CITY OF CENTRAL POINT
PLANNING COMMISSION AGENDA
October 5, 2010 - 6:00 p.m.

Next Planning Commission
Resolution No. 773

I. MEETING CALLED TO ORDER

II. ROLL CALL

Connie Moczygemba, Chuck Piland, Pat Beck, Mike Oliver, Justin Hurley, Tim Schmeusser and Keith Wangle

III. CORRESPONDENCE

IV. MINUTES - Review and approval of September 7, 2010 Planning Commission Minutes

V. PUBLIC APPEARANCES

VI. BUSINESS

Pgs. 1 - 7

A. File No. 11007. Consideration of removal of significant tree in Central Point East Subdivision per CPMC Section 12.36.040. **Applicant: Margie Runia**

Pgs. 8 - 48

B. File No. 08160(2). Continued discussion of proposed amendments to the Tourist and Office-Professsional (C-4) zoning district. **Applicant: City of Central Point**

Pgs. 49 - 75

C. File No. 11001. A public hearing to consider forwarding a recommendation to the City Council on proposed Central Point Municipal Code amendments to provide uniform land development approval expiration dates and a process for review of time extension requests. **Applicant: City of Central Point**

Pgs. 76 - 89

D. File No. 11002. A public hearing to consider forwarding a recommendation to the City Council on proposed Central Point Municipal Code amendments to Section 17.77, Accessory Dwelling Units (ADUs) for language to conform to the Public Works Department Chapter 13 standards. **Applicant: City of Central Point**

VII. DISCUSSION

Pgs. 90 - 92

A. Urban Reserve Management Agreements (URMAs)/Parcel Sizes

VIII. ADMINISTRATIVE REVIEWS

IX. MISCELLANEOUS

X. ADJOURNMENT

City of Central Point
Planning Commission Minutes
September 7, 2010

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

II. ROLL CALL

Commissioners Connie Moczygemba, Chuck Piland, Tim Schmeusser, Keith Wangle and Mike Oliver, and Pat Beck were present. Justin Hurley was absent.

Also in attendance were: Tom Humphrey, Community Development Director; Don Burt, Planning Manager; Connie Clune, Community Planner; Dave Jacob, Community Planner; and Didi Thomas, Planning Secretary.

III. CORRESPONDENCE - None

IV. MINUTES

Tim Schmeusser made a motion to approve the minutes of the August 3, 2010 Planning Commission meeting as submitted. Chuck Piland seconded the motion. ROLL CALL: Piland, yes; Oliver, abstained; Beck, yes; Schmeusser, yes; Wangle, abstained; and Moczygemba, yes. Motion passed.

V. PUBLIC APPEARANCES – None.

VI. BUSINESS

A. **File No. 10010.** Continued discussion of proposed amendments to the Tourist and Office-Professional (C-4) zoning district. **Applicant: City of Central Point**

Planning Manager Don Burt advised Planning Commission members that the proposed amendments to the Tourist and Office-Professional (C-4) zoning district were still in working draft format.

Mr. Burt presented a breakdown of the proposed code amendments by section as follows:

Section 17.44 – Tourist and Office Professional District – the proposed changes are minimal; redundancies between the permitted uses and conditional uses of this section have been corrected; size restrictions on the "large retail establishments" have been removed; site plan and architectural review to be required with any new development.

Community Development Director Tom Humphrey stated that he thought the Department of Land Conservation and Development (DLCD) would be most concerned about traffic impacts as a result of the elimination of size restrictions in this section of the code. Mr. Burt added that we would probably get a "big box" establishment in Central Point when the economy improves.

The revisions to this section of code can be adopted independently. They will also work with the rest of the code without further changes. The Planning Commission members agreed that they were agreeable with the proposed changes.

Section 17.72 – Site Plan and Landscaping Plan Approval – amended to clarify the process of reviewing major and minor projects; Planning Commission would review the major projects with staff reviewing the minor projects. Standards for review have been changed and are reflected in section 17.75. Section 17.72 is just the process.

Section 17.64 – Off-Street Parking – change in the minimum parking standards to maximum; addition of parking lot landscaping standards. Bicycle parking has been included as well.

Section 17.75 – Design Standards – This is a new section of code altogether and is intended to address all design standards for all uses and districts. Currently addresses uses in the commercial district but is structured to be amended in the future as need arises. Section 17.72 (Site Plan and Architectural Review) will need to be modified in order to effectuate section 17.75.

Staff would like to bring this matter back to the Planning Commission in October for final discussion and set the amendments for public hearing in November. Commission members agreed to this proposal.

B. <u>File No. 11001</u>. Discussion of proposed Central Point Municipal Code amendments to provide uniform land development approval expiration dates and a process for review of time extension requests. **Applicant: City of Central Point**

Community Planner Connie Clune presented proposed amendments to multiple sections of the municipal code which would provide for uniform and clear expiration dates for various types of land use applications, and provide a review process of time extension requests.

It was noted that if a fee is established for reviewing these extension requests, City Council would do this by resolution.

Mike Oliver made a motion to direct staff to schedule a public hearing on this matter for October 5, 2010. Chuck Piland seconded the motion. ROLL

CALL: Piland, yes; Oliver, yes; Beck, yes; Schmeusser, yes; and Wangle, yes. Motion passed.

C. **File No. 11002.** Discussion of proposed Central Point Municipal Code amendments to Section 17.77, Accessory Dwelling Units (ADUs) for language to conform to the Public Works Department Chapter 13 standards. **Applicant: City of Central Point**

Community Planner Connie Clune explained that with the recent amendment to Section 13.04.100 of the CPMC by the Public Works department which allows for one water meter to serve both a primary dwelling and an accessory dwelling unit, planning staff is requesting an amendment to CPMC Section 17.77 (Accessory Dwelling Units). Said amendment would provide a property owner with the flexibility of utilizing just one water meter for a primary dwelling and an accessory dwelling unit on the same property.

Chuck Piland made a motion to direct staff to schedule a public hearing on this matter for October 5, 2010. Pat Beck seconded the motion. ROLL CALL: Piland, yes; Oliver, yes; Beck, yes; Schmeusser, yes; and Wangle, yes. Motion passed.

VII. DISCUSSION

VIII. ADMINISTRATIVE REVIEWS

IX. MISCELLANEOUS

Tom Humphrey advised that Central Point would be making another presentation before the County Planning Commission in November of 2010 on the Regional Plan.

X. ADJOURNMENT

Mike Oliver made a motion to adjourn the meeting. Chuck Piland seconded the motion. Meeting was adjourned at 7:45 p.m.

The foregoing minutes of the September 7, 2010 Planning Commission meeting were approved by the Planning Commission at its meeting on the 5th day of October, 2010.

_____
Planning Commission Chair

Proposed Removal of Significant Tree

CENTRAL POINT

PUBLIC WORKS DEPARTMENT

Stephanie Holtey, CFM
Floodplain/Stormwater Coordinator

140 South 3rd Street · Central Point, OR 97502 · (541) 664-7602 · www.centralpointoregon.gov

STAFF REPORT

October 5, 2010

AGENDA ITEM: File No. 11007

Consideration of a request to remove a cottonwood tree located within the right-of-way at 111 Meadowbrook Drive; **Applicant:** Margie Runia.

STAFF SOURCE:

Stephanie Holtey, Floodplain/Stormwater Coordinator

MEETING OBJECTIVE:

The objective of this meeting is to consider a citizen's request to remove a Cottonwood tree located within the public right-of-way, due to view obstruction and infrastructure conflicts, and replace it with a Red Sunset Maple tree in a new location adjacent to the right-of-way.

BACKGROUND:

Trees are regulated in accordance with Chapter 12.36 of the Municipal Code, which provides a framework for the City to establish and maintain tree cover throughout the City, especially along streets, in a manner that minimizes hazards, nuisance, damage and maintenance cost. Removal of trees planted in the public right-of-way or private property that directly affects public infrastructure requires approval by the Planning Commission. Section 12.36.050 establishes review criteria for tree removal requests. Approval for tree removal applications can be made when a tree is determined by a certified arborist to be unsafe, diseased or dead; in conflict with public improvements; and/or, is part of an approved development project, public improvement project or street tree improvement program.

The subject Cottonwood tree is located in the public right-of-way and has been determined by a certified arborist to be hazardous to surrounding infrastructure. In the arborist's report, Cottonwood tree species are not recommended in the urban environment unless planted in a 12-foot wide landscape row to allow sufficent area for trunk and root development. In the case of the Runia's Cottonwood, there is approximately 5 to 6 feet between the trunk and the adjacent sidewalk at the corner of Meadowbrook Drive and Biddle Road. Although the Public Works Department has not observed damages to infrastructure that requires immediate action, the Arborist's report recommends removal and replacement with a different species to avoid future infrastructure conflicts that will arise as the tree continues to mature. Photographs provided in Attachement "B" illusstrate surace roots expanding toward utilities and the sidewalk. Upon approval, that applicant proposes to plant a Red Sunset Maple tree in new location in the front yard, outside of the right-of-way to avoid infrastructure conflicts.

ISSUES:

Cottonwoods are fast growing trees that have been documented to cause extensive damages to sidewalks, storm drain and sewer systems as the roots expand to seek water. In the event the Planning Commission denies approval of this application, the Cottonwood tree is expected to increase damages to public infrastructure that will require extensive action to cut the roots and repair damages.

EXHIBITS/ATTACHMENTS:

Attachment "A" – Right-of-way Determination Map
Attachment "B" – Photographs
Attachment "C" – Site Plan
Attachment "D" – Arborist Report

ACTION:

Discussion and decision by the Planning Commission.

RECOMMENDATION:

Approval of the request to remove the Cottonwood tree per the Staff Report dated October 5, 2010 subject to the following conditions:

1. Replacement of the removed tree with a Red Sunset Maple in the front yard as shown on the site plan provided in Attachment "C."

Tree Removal Application: 111 Meadowbrook Drive
Right-of-Way Determination

Created by: Stephanie Holtey, CFM
Date: 9-28-2010
Source: Central Point East, Phase I As-Built Sheet 3
Central Point 2006 Aerial Photograph, 3Di-West

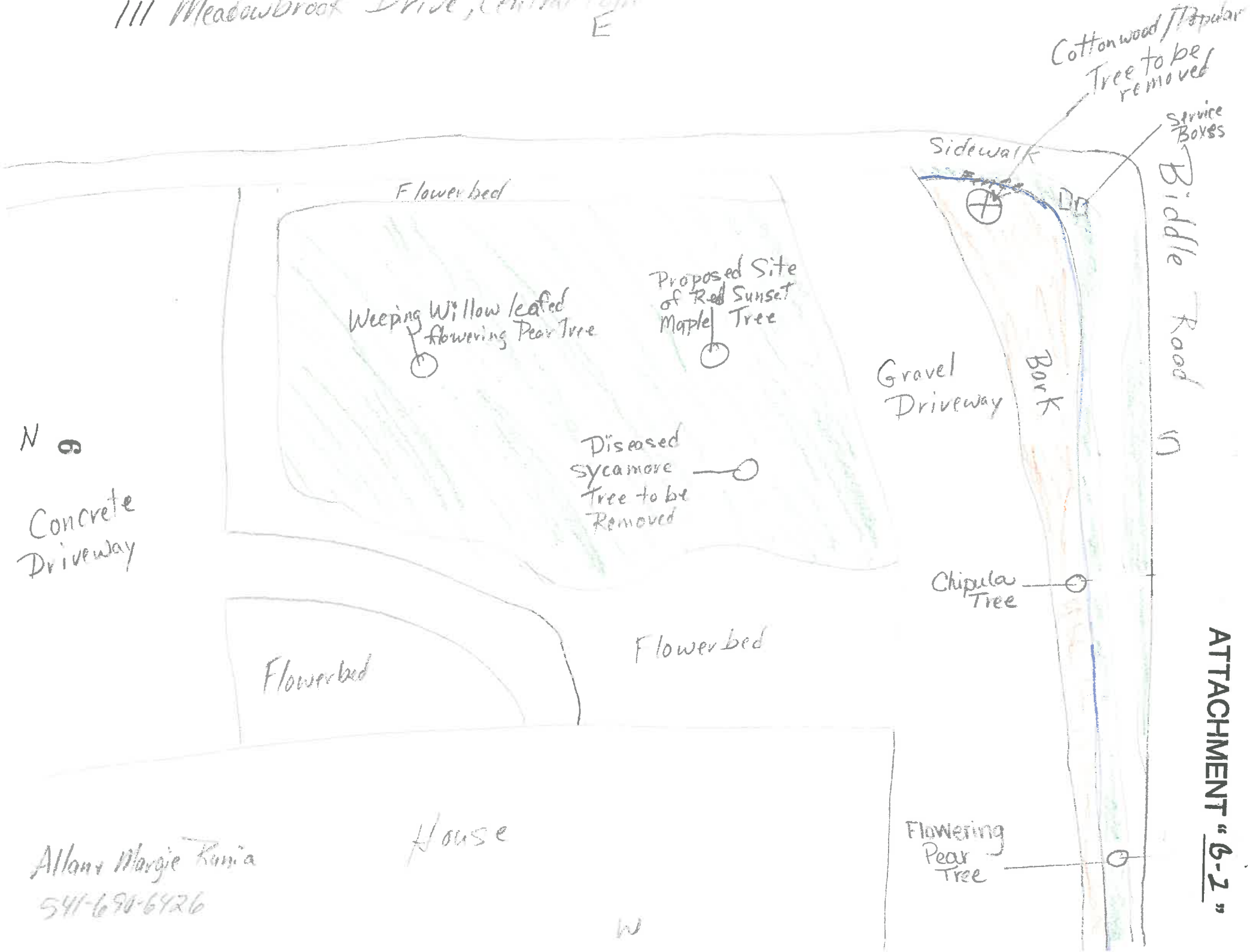
ATTACHMENT " A "

ATTACHMENT "B"

Cottonwood Tree Removal Request 9/2010:
111 Meadowbrook Dr.

Cottonwood Tree Removal Request 9/2010:
111 Meadowbrook Drive

111 Meadowbrook Drive, Central Point



Allan & Margie Rania
541-690-6426

ATTACHMENT "B-2"

ATTACHMENT "C"

To: City of Central Point

Subject: Cottonwood Tree - *Populus deltoides*
Location: 111 Meadow Brook Dr., Central Point, or 97502

To Whom It May Concern,

Regarding the cottonwood tree located in the south east corner of the Runias yard is, in my opinion, a hazard to the infrastructure surrounding it.
I strongly suggest the best alternative to eliminating this problem is the removal of the tree and treat the stump and roots with an herbicide.

Cotton wood trees can grow very fast, can grow large heavy limbs, are weak wooded, are prone to disease and wood decay, and on average have a lifespan of 70 years.
The area between the tree trunk and sidewalk should be at least 12 feet wide to allow a cottonwood to develop to its full trunk and root flair potential without damaging other infrastructure, such as the sidewalk and street. A cottonwood planted in a narrow or small ground site will push up the sidewalk and curb near the tree, which requires repair of the damage. Replacing curbs, gutters and sidewalks requires cutting tree roots. Often, large roots will have to be cut. Trees with cut roots result in structural stability problems for the tree and diminished water and nutrient uptake by the tree, which can cause a decline in tree health. A decline in tree health can result in increased insect and disease attack, limb die-back, or complete tree mortality.

The cottonwood tree in question is half the recommended distance. The tree is approximately 10 to 12 years old with the potential to get 4 to 5 times its size, meaning immeasurable amounts of damages to the sidewalk, street, waterlines, and fence, all in which the tree is growing a few feet from. This will cost the home owners and the home owners association thousands of dollars in expenses.
Cottonwoods become large trees quickly and are not recommended for residential settings. So the most feasible thing to do in this situation is remove the problem before it becomes a much larger expensive one.
The Runias would like to replace the cottonwood tree, with a red sunset maple tree. This maple tree would be planted at a recommended distance away from the sidewalk and view of the stop sign. The Red sun set maple is a much more practical tree for this urban environment.

Thank you, Kyle Bartell ---- **Certified arborist PN-6891A**

Tourist and Office-Professional Zoning District (C-4) – Proposed Amendments

STAFF REPORT

October 5, 2010

AGENDA ITEM: File No. 08160(02)

Continued discussion of proposed amendments to the Tourist and Office-Professional (C-4) zoning district; **Applicant:** City of Central Point.

STAFF SOURCE:

Don Burt, Planning Manager

MEETING OBJECTIVE:

The objective of this meeting is to address any final comments on the public hearing draft of the C-4 Ordinance amendments. The attached drafts are scheduled for consideration at the November 2, 2010 Planning Commission meeting.

BACKGROUND:

At the last Planning Commission the draft C-4 amendments and the amendment strategy were discussed. Changes to the section numbering have been made consistent with current convention. The following is an overview of each section:

1. **Section 17.44 Tourist and Office Professional District.** Addresses changes in use correcting redundancies and eliminating the "large retail establishment" size restriction.

2. **Section 17.72 Site Plan and Landscaping Plan Approval.** Restructures the site plan and architectural review process, including the provision for clear and understandable standards.

3. **Section 17.64 Off-Street Parking.** Adds maximum vehicular parking standards, handicapped parking standards, and bicycle standards. References Section 17.75 for parking construction standards.

4. **Section 17.75 Design Standards.** This is a new section that is structured to eventually contain development standards for all zoning districts. As currently written this section includes block and access provisions that apply to all zoning districts, and site plan and architectural provisions that apply to commercial districts. Reservations are included for other zoning districts and development standards.

ISSUES:

At this point there does not appear to be any issues.

EXHIBITS/ATTACHMENTS:

Attachment "A" – Tourist and Office Professional (C-4)
Attachment "B" – Site Plan and Architectural Review
Attachment "C" – Off-Street Parking and Loading

Attachment "D" – Design and Development Standards

ACTION:

Discussion and direction.

RECOMMENDATION:

Direct staff to set a public hearing for November 2, 2010.

ATTACHMENT "A"

C-4

CHAPTER 17.44
C-4 TOURIST AND OFFICE-PROFESSIONAL DISTRICT

17.44.000 Sections

Section 17.44.010 Purpose
Section 17.44.020 Permitted Uses
Section 17.44.030 Conditional Uses
Section 17.44.040 ~~Height Regulations~~Site Plan and Architectural Development Standards
Section 17.44.050 ~~Area, Width, and Yard Requirements~~
General Use Requirements
Section 17.44.060 ~~General Requirements~~Signage Standards
~~Section 17.44.04070 Height Regulations~~ Off-Street Parking
~~Section 17.44.070 Signs and Lighting of Premises~~
~~Section 17.44.080 Off-Street Parking~~

17.44.010 Purpose

The C-4 District is intended to provide for the development of concentrated tourist commercial and entertainment facilities to serve both local residents and traveling public, and also for the development of compatible ~~major~~ professional office facilities. C-4 development should occur at locations that will maximize ease of access and visibility from the Interstate 5 freeway and major arterial streets and to be convenient to the users of Expo Park, the airport, and downtown.

17.44.020 Permitted Uses

The following uses are permitted in the C-4 district:

(3) Professional and financial, including:
   a. Banks and similar financial institutions,
   b. Accounting and bookkeeping offices,
   c. Real Estate Offices
   d. Insurance Company Offices,
   e. Legal Services,
   f. Architectural and Engineering Services,
   g. Professional Photo or Art Studios,
   h. Counseling Services,
   i. Corporate or Government Offices;

(4) Tourist and Entertainment-Related Facilities, including:
   a. Convenience Market, Meat, Poultry, Fish and Seafood Sales; Fruit and beverage Stands,
   b. Drugstores,

c. Automobile Service Station, Automobile and Recreational Vehicle Parts Sales and Repairs; and Truck Rentals,
d. Motel and Hotel,
e. Walk-In Movie Theater,
f. Bowling Alley,
g. Photo and Art Galleries,
h. Photo Processing Pickup Station,
i. Travel Agencies,
j. Barber and Beauty Shops,
k. Sit-Down Restaurants or Dinner Houses (including alcohol),
l. Cocktail Lounges and Clubs serving alcoholic beverages,
m. Tavern with Beer Only,
n. Commercial Parking Lot,
o. Community Shopping Centers which may include any of the permitted uses in this section and may also include the following uses:

    i. Supermarkets,
    ii. Department Stores,
    iii. Sporting Goods,
    iv. Books and Stationary,
    v. Gifts, Notions and Variety,
    vi. Florists,
    vii. Leather Goods and Luggage,
    viii. Pet Sales and related supplies,
    ix. Photographic Supplies,
    x. Health Food,
    xi. Self-Service Laundry,
    xii. Antique Shop,
    xiii. Delicatessen,
    xiv. Pastry and Confectionery,
    xv. General Apparel,
    xvi. Shoes and Boots,
    xvii. Specialty Apparel,
    xviii. Jewelry,
    xix. Clocks and watches, Sales and Service,
    xx. Bakery, retail only,
    xxi. Bicycle Shop,
    xxii. Audio, Video, Electronic Sales and service,
    xxiii. Printing, Lithography and Publishing,

p. Mobile Food Vendors,
q. State-Regulated Package Liquor Stores,
r. Other uses not specified in this or any other district, if the planning commission finds them to be similar to the uses listed above and compatible with other permitted uses and with the intent of the C-4 district as provided in Section 17.60.140, *Authorization for Similar Uses*.
s. Large Retail Establishments ~~eighty thousand (80,000) square feet or less as defined in Section 17.08.010, Retail Establishment, Large.~~

17.44.30 Conditional Uses

A. The following uses are permitted in the C-4 district when authorized in accordance with Chapter 17.76, *Conditional Use Permits*:
   a) Campgrounds and recreational vehicle overnight facilities,
   b) Drive-In Movie Theater,
   c) Golf Course/Driving Range,
   d) Ice and Roller Skating Rinks,
   e) Dance Halls,
   f) Billiard/Pool Halls,
   g) Miniature Golf Courses,
   h) Amusement Center (Pinball, Games, etc.),
   i) Nonindustrial Business/Vocational Schools,
   j) Physical Fitness/Conditioning Center; Martial Arts Schools,
   k) Carwash,
   l) Taxicab Dispatch Office,
   m) Ambulance/Emergency Services,
   n) Day Care Center,
   o) Drive-In Fast Food Outlets,
   p) Other Specialty Food Outlets, ~~Mobile Food Vendors~~,
   q) Television and Radio Broadcasting Studio,
   ~~r) Retail Auto Parts Sales,~~
   ~~s)~~r) Accessory buildings and uses customarily appurtenant to a permitted use, such as incidental storage facilities, may be permitted as conditional uses when not included within the primary building or structure,
   s) Permitted uses that are referred to the planning commission by city staff because they were found to exhibit potentially adverse or hazardous characteristics not normally found in uses of a similar type and size.

B. Uses other than those listed above may be permitted in a C-4 district when included as a component of a commercial, tourist, or office-professional planned unit development that consists predominantly of uses permitted in the zone and is planned and developed in accordance with Chapter 17.68, *Planned Unit Development (PUD)*. These uses shall include the following:
   i) Department Stores,
   ii) Sporting Goods,
   iii) Books and Stationary,
   iv) Gifts, Notions and Variety,
   v) Florists,
   vi) Leather Goods and Luggage,
   vii) Pet Sales and related supplies,
   viii) Photographic Supplies,
   ix) Health Food,
   x) Self-Service Laundry,
   xi) Antique Shop,
   xii) Delicatessen,
   xiii) Pastry and Confectionery,
   xiv) General Apparel,
   xv) Shoes and Boots,
   xvi) Specialty Apparel,
   xvii) Jewelry,
   xviii) Clocks and watches, Sales and Service,

xix) Bakery, retail only,
xx) Bicycle Shop,
xxi) Audio, Video, Electronic Sales and service, and
xxii) Printing, Lithography and Publishing.

Section 17.44.~~030~~ 040 Site Plan and Architectural Development Standards. Development within the C-4 district shall be subject to the site and architectural standards set forth in Chapter 17.75, *Design and Development Standards.* ~~The following standards address the basic site design requirements for all development within the C-4.~~

~~Table 17.44.030 Development Standards, C-4 District~~	
~~Standard~~	
~~Minimum Lot Area~~	~~5,000 sq. ft.~~
~~Minimum Lot Width~~	~~50 ft.~~
~~Minimum Lot Depth~~	~~100 ft.~~
~~Building/Structure Height (feet)~~ ~~*Except when authorized for telecommunication antenna support structures, or other antenna structures or signs (see Section 17.60.040 Antenna Standards).~~	~~60 ft.~~
~~Lot Coverage (% of site area)~~	~~None, provided setback, parking, and loading requirements are met~~
~~Minimum Landscaped Area (% of site area)~~	~~10%~~
~~Minimum Building/Structure Setbacks~~ ~~Front Yard~~ ~~Side Yard[1]~~ ~~Rear Yard[2]~~ ~~When abutting residentially zoned/planned lands~~	 ~~10 ft.~~ ~~5 ft.~~ ~~10 ft.~~ ~~20 ft.~~
~~Build-To Lines (feet)~~	~~See Section 17.44.0~~
~~Fences/Walls~~ ~~Front Yard~~ ~~Interior Side Yard~~ ~~Rear Yard~~ ~~Street Side~~ ~~*Height may be exceeded with approval of a Conditional Use Permit per Section 17.76~~	 ~~4 ft.~~ ~~6 ft.~~ ~~6 ft.~~ ~~4 ft.~~

~~[1] Side yard shall be increased by ½ ft. for each foot by which the building height exceeds 20 ft.~~

~~[2] When the rear property line abuts any residential (R) district or any unincorporated lands, the rear yard shall be increased by ½ ft. for each foot by which the structure or building height exceeds 20 ft.~~

Section 17.44.~~060~~ 050 General Use Requirements

A. Uses that are normally permitted in the C-4 district but that are referred to the planning commission for further review, per Section 17.44.030(A)(~~19~~r), *Conditional Uses,* will be processed according to application procedures for conditional use permits. No use shall be permitted and no process, equipment or materials shall be used which are found by the planning commission to be harmful to persons living or working in the vicinity by reason of odor, fumes, dust, smoke, cinders, dirt, refuse, water-carried waste, noise, vibration, illumination or glare, or are found to involve any hazard of fire or explosion.

B. All businesses, services and processes shall be conducted entirely within a completely enclosed structure, with the exception of off-street parking and loading areas, outdoor eating areas, service stations, outdoor recreational facilities, recreational vehicle overnight facilities, and other compatible activities, as approved by the planning commission.

C. Open storage of materials related to a permitted use shall be ~~conditionally~~ permitted only within an area surrounded or screened by a solid wall or fence having a height of six feet; provided~~,~~ that no materials or equipment shall be stored to a height greater than that of the wall.

~~D. Front yard areas shall be planted with lawn, trees, shrubs, flowers or other suitable landscaping materials and shall be continuously maintained in good condition and in an attractive manner. In cases where the buildings are set back to provide off-street parking in the front yard area, a landscape strip having a minimum width of ten feet shall be established and maintained along the front lot line.~~

Section 17.44.~~070~~ 060 Signage Standards

~~A. No illuminated sign or lighting standards used for the illumination of premises shall be so designed and installed that their direct rays are toward or parallel to a public street or highway or directed toward any property that lies within a residential (R) district.~~

~~B. No red, green or amber lights or illuminated signs may be placed in such a location or position that they could be confused with, or may interfere with , any official traffic control device, traffic signal or directional guide signs.~~

~~C.~~A. Signs in the C-4 district shall be permitted and designed according to provisions of Chapter 17.75.050, *Signage Standards* and Chapter 15.24, *Sign Code* ~~and with Section 17.60.110~~.

Section 17.44.070 Off-Street Parking

Off-street parking and loading spaces shall be provided as required in Chapter 17.64, *Off-Street Parking and Loading*, and developed to the standards set forth in Chapter 17.75.030(B), *Parking Design and Development Standards*.

ATTACHMENT "B"

SPAR

CHAPTER 17.72

SITE PLAN~~, LANDSCAPING~~ AND ~~CONSTRUCTION PLAN APPROVAL~~ARCHITECTURAL REVIEW

Sections:

17.72.010	Purpose
17.72.020	~~Site Plan Approval Required~~Applicability
~~17.72.021~~	~~Application and Review~~
17.72.030	Information Required
17.72.040	Standards
17.72.050	Conditions on Site Plan and Architectural ~~Approval~~Review
17.72.060	Building Permit Issuance – Plan Change
17.72.070	Expiration
17.72.080	Site Plan and Architectural Review Plan Compliance – Certificates of Occupancy

17.72.10 Purpose.

The purpose of ~~site~~ Site ~~plan~~Plan and Architectural Review~~, landscaping and construction plan approval~~ is to review the site, landscape, and ~~landscaping~~ architectural plans of the proposed use, structure or building to determine compliance with this title ~~and the building code~~, and to promote the orderly and harmonious development of the city, the stability of land values and investments, and the general welfare, and to promote aesthetic considerations, and to help prevent impairment or depreciation of land values and development by the erection of structures or additions or alterations thereto without proper attention to site planning, landscaping and the aesthetic acceptability in relation to the development of neighboring properties. (Ord. 1436 §2(part), 1981).

17.72.020 ~~Site plan approval required~~Applicability.

~~A.~~ No permit required under Chapter15, Buildings and Construction, shall be issued for a major or minor project, as defined in this section, unless an application for Site Plan and Architectural Review is submitted and approved, or approved with conditions, as set forth in this chapter. ~~A site plan application conforming to the requirements of Section 17.72.030 shall be made:~~

(1) Exempt Projects. Except as provided in subsection 2(C) the following projects do not require Site plan and architectural Review:

A. Single-family detached residential structures;
B. Any multiple-family residential project containing three (3) or less units;
C. Landscape plans, fences, when not part of a major project;

D. Storage sheds, patio covers, garages and carports, decks, gazebos, and similar non-occupied structures used in conjunction with residential uses; and

E. Signs that conform to a previously approved master sign program for the project site.

Exempt projects are required to comply with all applicable development standards of this chapter.

(2) Major Projects. The following are "major projects" for the purposes of the Site Plan and Architectural Review process and are subject to Type 2 procedural requirements as set forth in Chapter 17.05, *Applications and Types of Review Procedures*:

A. New construction, including private and public projects, that:

a. Includes a new building or building addition of five thousand (5,000) square feet or more;

b. Includes the construction of a parking lot of ten (10) or more parking spaces; or

c. Requires one or more variances or conditional use permits and, in the judgment of the director, will have a significant effect upon the aesthetic character of the city or the surrounding area;

B. Any attached residential project that contains four (4) or more units;

C. Any minor project, as defined in subsection (3), that the director determines will significantly alter the character, appearance, or use of a building or site.

(3) Minor Projects. Except when determined to be an exempt project, or a major project pursuant to subsections (1) and(2) respectively, the following are defined as "minor projects" for the purposes of Site Plan and Architectural Review, and are subject to the Type I procedural requirements of Chapter 17.05, *Applications and Types of Review Procedures*:

(A) New construction, including private and public projects, that involves a new building or building addition of less than 5,000 square feet.

(B) Signs that meet all applicable standards as set forth in Chapter 17.75.050, Signage Standards;

(C) Exterior remodeling within the commercial or industrial zoning districts when not part of a major project;

(D) Parking lots less than ten (10) parking spaces.

(E) Any project relating to the installation of cabinets containing communications service equipment or facilities owned and operated by a public utility and not subject to Section 17.60.040, *Antenna Standards*.

(F) Minor changes to the following:

i. Plans that have previously received Site Plan and Architectural Review approval;

ii. Previously approved planned unit developments;

(G) At the discretion of the director any changes to previously approved plans requiring Site Plan and Architectural Review.

As used in this subsection, the term "minor" means a change that is of little visual significance, does not materially alter the appearance of previously approved improvements, is not proposed for the use of the land in question, and does not alter the character of the structure involved. At the discretion of the director if it is determined that the cumulative effect of multiple minor changes would result in a major change, a new application for Site Plan and Architectural Review is required. All minor changes must comply with the development standards of this chapter.

~~1. For all construction requiring issuance of a building permit; or~~

~~2. Upon a change of use.~~

~~B. Except for the C-3 zoning district, the requirement for a site plan application upon a change of use may be waived by city staff if staff determines that no modifications are necessary to the existing access, parking, driveway, or any other facilities on the site.~~

~~C. In the C-3 zoning district, the requirement for a site plan application may be waived by city staff if:~~

~~1. The project involves either a change of use or only maintenance, rehabilitation or modernization of an existing building; and~~

~~2. City staff determines that no modifications are necessary to the existing access, driveway, or any other facilities on the site, excluding parking.~~

~~D. Site plan applications for properties located in R-L or R-1 districts shall be reviewed and approved by staff unless referred to the planning commission when unusual features or circumstances of the site or building could result in an adverse impact on the neighborhood or adjacent properties. Staff may, in its discretion, waive the site plan application filing fee and any of the requirements of 17.72.030(D) for:~~

~~1. Single-family residential structures; and~~

~~2. Storage sheds, patio covers, garages and carports, decks, gazebos, and similar nonoccupied structures used in conjunction with residential uses.~~

~~E. When the siting of a structure has the potential to interfere with future streets extended from subdivided or partitioned lands, such site plans shall be subject to approval by the planning commission.~~

~~F. No building permit shall be issued until approval, as provided in this chapter, has been obtained for any building or structure requiring plan approval according to the provisions of this title.~~

~~G. Site plan applications for properties located in R-2 or R-3 districts shall be reviewed and approved by staff if such applications consist of entirely new construction of a single building on a single tax lot having direct access to a public street. Staff may refer such applications to the planning commission when unusual features or circumstances of the site, building or improvements could result in an adverse impact on the neighborhood or adjacent properties. (Ord. 1745 §1, 1996; Ord. 1730 §1, 1995; Ord. 1717, 1995; Ord. 1702 §3, 1994; Ord. 1684 §63, 1993; Ord. 1615 §§52, 54, 1989; Ord. 1436 §2(part), 1981).~~

~~17.72.021 Application and review.~~

~~Applications shall be accompanied by a fee defined in the city's adopted planning application fee schedule. Such applications and the review thereof shall conform to the provisions of Chapter 17.05 and all applicable laws of the state. (Ord. 1786 §9, 1998; Ord. 1684 §64, 1993; Ord. 1436 §2(part), 1981).~~

17.72.030 Information ~~required~~Required

Application for Site Plan and Architectural Review shall be made to the Community Development Department and shall be accompanied by the application fee prescribed in the *City of Central Point Planning Department Fee Schedule*. The application shall be completed, including all information and submittals listed on the official Site Plan and Architectural Review application form.

~~An application shall be filed which shall include the following information:~~
~~A. Name and address of the applicant;~~
~~B. Statement that the applicant is the owner of the property or is the authorized agent of the owner;~~
~~C. Address and legal description of the assessor's parcel number of the property;~~
~~D. The application shall include an accurate scale drawing of the site, containing, at a minimum, the following:~~
~~1. North arrow,~~
~~2. Scale used,~~
~~3. Address and legal description of the assessor's parcel number and tax lot of the property,~~
~~4. Lot dimensions,~~
~~5. Applicable city zoning designation,~~
~~6. Setbacks,~~
~~7. Proposed landscaping,~~
~~8. Location of all buildings, parking areas, streets, accesses, sidewalks, and other improvements, including the dimensions of each,~~
~~9. Ground and architectural elevations,~~
~~10. Distances between buildings, parking areas, streets, sidewalks and other improvements,~~
~~11. Surrounding land uses,~~
~~12. Easements,~~
~~13. Adjacent streets,~~
~~14. Off-street parking calculations,~~
~~15. Existing trees,~~
~~16. Pedestrian routes and sidewalks,~~
~~17. Fencing,~~
~~18. Screening of outdoor trash bins, and~~
~~19. The location of all public improvements and all utilities, including their relation to other utilities in the area;~~
~~E. Construction plans and such other plans and information as are required to show the architecture of all buildings and other improvements;~~
~~F. In the discretion of the city, a traffic study performed by a licensed professional engineer; and~~
~~G. Such additional information as is necessary to carry out the purposes of this chapter. (Ord. 1685 §65, 1993; Ord. 1436 §2(part), 1981).~~

17.72.40 Site Plan and Architectural Standards.

In approving, conditionally approving, or denying ~~the plans submitted~~any Site Plan and Architectural Review application, the ~~city~~ approving authority shall base ~~their~~ its decision on compliance with the following standards:

A. Applicable site plan, landscaping, and architectural design standards as set forth in Section 17.75, *Design and Development Standards*.~~General setback, lot size, building height, density, and other requirements as set forth in this chapter for the zoning district in which the development is proposed~~~~Landscaping and fencing and the construction of walls on the site in such a manner as to cause the same to not substantially interfere with the landscaping scheme of the neighborhood, and in such a manner as to use the same to screen such activities and sights as might be heterogeneous to existing neighborhood uses. The planning commission may require the maintaining of existing trees for screening purposes and for sound and sight insulation from existing neighborhood use~~;

B. *City of Central Point Department of Public Works Department Standard Specifications and Uniform Standard Details for Public Works Construction;* ~~Design, number and location of ingress and egress points so as to improve and to avoid interference with the traffic flow on public streets;~~

~~C. To provide off-street parking and loading facilities and pedestrian and vehicle flow facilities in such a manner as is compatible with the use for which the site is proposed to be used and capable of use, and in such a manner as to improve and avoid interference with the traffic flow on public streets;~~

D. ~~Signage standards and other signage requirements as set forth in this chapter for the zoning district in which the development is proposed~~~~Signs and other outdoor advertising structures to ensure that they do not conflict with or deter from traffic control signs or devices and that they are compatible with the design of their buildings or uses and will not interfere with or detract from the appearance or visibility of nearby signs;~~

E. Accessibility and sufficiency of fire fighting facilities to such a standard as to provide for the reasonable safety of life, limb and property, including, but not limited to, suitable gates, access roads and fire lanes so that all buildings on the premises are accessible to fire apparatus;

~~F. Compliance with all city ordinances and regulations, including Section 16.20.080 pertaining to the maximum number of single-family dwellings or dwelling units allowable on cul-de-sac streets, and applicable state laws;~~

~~G. Compliance with such architecture and design standards as to provide aesthetic acceptability in relation to the neighborhood and the Central Point area and its environs. The architecture and design proposals may be rejected by the planning commission if found to be incompatible with the existing architectural or design characteristics of adjacent properties or uses. In addition, the planning commission reserves the right to establish additional height, setback, buffering, or other development requirements that may be necessary to ensure land use compatibility and ensure the health, safety, and privacy of Central Point residents. (Ord. 1702 §4, 1994; Ord. 1684 §67, 1993; Ord. 1436 §2(part), 1981).~~

~~F. Site plan and architectural design standards as set forth in Section 17.75.~~

17.72.050 Conditions on ~~site plan approval~~Site Plan and Architectural Review Approval.
The ~~city~~ approving authority may attach to any Site Plan and Architectural Review approval given under this chapter specific conditions, or restrictions, deemed necessary ~~in the interests of~~to protect the public health, safety or welfare including, but not limited to, the following:

(1) Construction and installation of any on-site or off-site improvements, including but not limited to sidewalks, curbs, gutters, streets, bikeways, street signs and street lights, traffic control signs and signals, water, storm drainage, sanitary sewer, and park and recreation improvements. In requiring off-site improvements, the city shall find that the improvements are reasonably related to the development and would serve a public purpose such as mitigating the negative impact of the proposed development.

All improvements required under this subsection shall be made at the expense of the applicant, and shall conform to the provisions of the ~~Standard Specifications and Uniform Standard Details for Public Works Construction in the City of Central Point, Oregon~~ *City of Central Point Department of Public Works Department Standard Specifications and Uniform Details for Public Works Construction*. However, the city, in its discretion, may modify such standards and determine site-specific design, engineering and construction specifications when appropriate in the particular development;

(2) An agreement by the owner of the property to waive, on his or her behalf, and on behalf of all future owners of the land, any objection to the formation of a local improvement district which may be formed in the future to provide any of the improvements specified in subsection ~~A~~ (1) of this section;

(3) An agreement by the owner of the property to enter into a written deferred improvement agreement, providing that one or more of the improvements specified in subsection A of this section shall be made by the owner at some future time to be determined by the city;

(4) Any agreement entered into pursuant to subsections ~~B~~ 2 or ~~C~~ 3 of this section shall be recorded in the county recorder's office and shall be intended to thereafter run with the land, so as to bind future owners of the lands affected to the conditions of the agreement. Any and all recording costs shall be ~~borne by the~~the responsibility of the applicant; and

(5) Any other conditions deemed by the city to be reasonable and necessary in the interests of the public health, safety or welfare. (Ord. 1684 §68, 1993).

17.72.060 Building Permit Issuance--Plan Change.

(1) No building permit will be issued for the construction without the prior approval by the ~~planning commission~~approving authority which will be noted on the first page of the plans. ~~One copy of the plans shall be retained by the city and one set so approved shall be given to the developer or owner.~~

(2) Any change or deviation from the plans approved by the ~~planning commission~~approving authority without the written ~~approval of the building inspector for structures, the planning department~~community development director ~~for site plans, or the public works director for public improvements~~ shall be considered a violation. (Ord. 1684 §69, 1993; Ord. 1436 §2(part), 1981).

17.72.070 Expiration.

(1) A site plan approval shall lapse and become void one year following the date on which it became effective unless, ~~by conditions of the site plan approval, a greater or lesser time is prescribed as a condition of approval, or unless~~ prior to the expiration of one year, a building permit is issued by the building inspector and construction is commenced and diligently pursued toward completion. The ~~planning commission~~community development director may extend the site plan approval for an additional period of one year, subject to the requirements of Section ~~17.76.040~~17.05, *Applications and Types of Review Procedures*.

(2) If an established time limit for development expired and no extension has been granted, the ~~site plan~~Site Plan and Architectural Review approval shall be void. (Ord. 1684 §70, 1993).

17.72.080 Site Plan and Architectural ~~plan~~ Review Compliance--Certificate of Occupancy.

The city may refuse issuance of a certificate of occupancy ~~for a change of use~~ until the applicant for a Ssite Pplan and Architectural Review application ~~approval~~ has completed all requirements and conditions in accordance with the ~~site~~ plans approved by the ~~planning commission~~approving authority. No person shall use or occupy a building or property unless such person has complied with the all applicable requirements of this title~~zoning ordinances~~, any conditions placed on the Site Plan and Architectural Review ~~person's land use~~ application, and has obtained a certificate of occupancy. (Ord. 1684 §71, 1993).

ATTACHMENT "C"

CHAPTER 17.64
OFF-STREET PARKING AND LOADING

17.64.010 Purpose.
17.64.020 ~~Off-Street Loading General~~ Applicability
17.64.030 ~~Off-Street parking, Required~~ Off-Street Loading
17.64.040 ~~Off-Street Parking, Number of Spaces~~ Off-Street Parking Requirements
~~17.64.050 Mixed Uses Parking Facility Design Standards~~
~~Vehicle Parking Facilities~~
~~Accessible Parking Standards~~
~~Landscaping of Parking Facilities~~
~~Bicycle Parking Facilities~~
~~Miscellaneous Design Standards~~
~~17.64.060 Common Parking or Loading Areas~~
~~17.64.070 Compact Car Adjustment~~
~~17.64.080 Change to Another Use~~
~~17.64.090 Fractional Requirement~~
~~17.64.100 Parking Design Requirements~~

17.64.010 Purpose.

The following regulations are established to provide for the number of off-street parking ~~of automobiles, trucks and other vehicles~~ , loading and bicycle spaces for new uses and enlargement of existing uses in connection with the uses of land permitted by this zoning ordinance. ~~Various land uses generate vehicular traffic according to their specific characteristics and require differing amounts of off-street parking, loading. These requirements will help to relieve on-street parking demand and traffic congestion by ensuring adequate off-street parking and loading facilities where they are needed the most~~ The requirements and standards set forth in this chapter are intended to ensure the usefulness of parking, loading and bicycle facilities, protect the public safety, and to mitigate potential adverse impacts on adjacent land uses.

17.64.020 ~~Off-Street Loading~~ Applicability

In all districts, in connection with any use whatsoever, there shall be provided at the time any building or structure is erected, enlarged or increased in capacity, or the use is changed or increased in intensity, off-street parking spaces for automobiles, off-street loading, and bicycle parking facilities for the enlarged or increased portion in the case of an addition or for the building, structure or use in other cases, in accordance with the requirements herein. All parking shall be developed and maintained to the standards set forth in Section 17.75.030(B), *Parking Design and Development Standards.*

Section 17.64.030 ~~Off-Street Parking, Required~~ Off-Street Loading.

A. In all districts~~, except those specifically excepted and noted,~~ for each use for which a building is to be erected or structurally altered to the extent of increasing the floor area to equal the minimum floor area required to provide loading space and which will require the receipt or distribution of materials or merchandise by truck or similar vehicle, there shall be provided off-street loading space ~~on the basis of minimum requirements, as follows:~~ in accordance with the standards set forth in Table 17.64.01, *Off-Street Loading Requirements.*

~~1. Commercial, industrial, and public utility uses which have agross floor area of five thousand square feet or more shall provide off-street truck loading or unloading berths in accordance with the following table:~~

~~2. Office buildings, hotels, motels, hospitals, schools, institutions, public buildings, recreational or entertainment facilities, and any similar use which has a gross floor area of thirty thousand square feet or more shall provide off-street truck loading or unloading berths in accordance with the following table:~~

TABLE 17.64.01 OFF-STREET LOADING REQUIREMENTS

Use Categories	Off-Street Requirement (fractions rounded up to the closest whole number)
COMMERCIAL, INDUSTRIAL, AND PUBLIC UTILITIES	
Sq. Ft. of Floor Area	**No. of Loading Berths Required**
Less than 5,000	0
5,000 to 30,000	1
30,001 to 100,000	2
100,001 and Over	3
OFFICE, HOTELS/MOTELS, HOSPITALS, SCHOOLS, PUBLIC BUILDINGS, RECREATIONAL/ENTERTAINMENT FACILITIES	
Sq. Ft. of Floor Area	**No. of Loading Berths Required**
Less than 30,000	0
30,001 to 100,000	1
100,001 and Over	2

B. A loading berth shall not be less than ten feet wide, thirty-five feet long and have a height clearance of twelve feet. Where the vehicles generally used for loading and unloading exceed these dimensions, the required length of these berths shall be increased.

C. If loading space has been provided in connection with an existing use or is added to an existing use, the loading space shall not be eliminated if elimination would result in less space than is required to

adequately meet the needs of the use.

D. Off-street parking areas used to fulfill the requirements of this title shall not be counted as required loading spaces and shall not be used for loading and unloading operations, except during periods of the day when not required to meet parking needs.

E. In no case shall any portion of a street or alley be counted as a part of the required parking or loading space, and such spaces shall be designed and located as to avoid undue interference with the public use of streets or alleys. (Ord. 1436 §2(part), 1981).

17.64.040 ~~**Off-Street Parking, Number of Spaces**~~ **Off-Street Parking Requirements.** ~~In all districts, except those specifically excepted and noted, in connection with any use whatsoever, there shall be provided, at the time any building or structure is erected or is enlarged or increased in capacity or the use is changed or increased in intensity, off-street parking spaces for automobiles for the enlarged or increased portion in the case of an addition or for the building, structure or use in other cases, in accordance with the requirements herein.~~ All uses shall not exceed the maximum number of off-street parking spaces in accordance with Table 17.64.02, *Off-Street Parking Requirements*. The maximum number of off-street parking spaces may be reduced in accordance with Section 17.64.040(B), *Reduction of Maximum Off-Street Vehicle Parking*.

The requirement for any use not specifically listed shall be determined by the community development director on the basis of requirements for similar uses, and on the basis of evidence of actual demand created by similar uses in the city and elsewhere, and such other traffic engineering or planning data as may be available and appropriate to the establishment of a minimum requirement.

TABLE 17.64.02 OFF-STREET PARKING ~~STANDARDS~~REQUIREMENTS

Use Categories	Maximum Vehicle Parking Requirement (fractions rounded down to the closest whole number)
RESIDENTIAL	
Single-Family Residential	2 spaces per Dwelling Unit, both of which must be covered.
Accessory Dwelling Unit	1 space per Accessory Dwelling Unit.
Two-Family	Two Spaces per Dwelling Unit, both of which must be covered.
Multiple-Family	1 space per studio or 1-bedroom unit; 1.5 spaces per 2-bedroom unit; and 2 spaces per 3-bedroom unit.
Mobile Home Parks	2 spaces per Dwelling Unit on the same lot or pad as the mobile home (may be tandem); plus 1 guest space for each four mobile homes.
Boarding Houses, Bed and Breakfast	1 space per bedroom plus 1 space per each two employees
COMMERCIAL LODGING	
Hotel or Motel	~~Not less than~~ 1 space per guest; plus 1 spaces per each two

	employees. Units having kitchen facilities shall provide 2 spaces per unit with kitchen.
~~Club, Lodge~~	~~Spaces to meet the combined requirements of the uses being conducted within.~~
INSTITUTIONS	
Welfare or Correctional Institutions	1 space per five beds for patients or inmates.
Group Living such as Convalescent Hospitals, Nursing Home	1 space per each two beds for patients or residents bedrooms
Hospital	~~Not less than~~ 3 spaces per each two beds, determined by the maximum design capacity of the facility.
PLACES OF PUBLIC ASSEMBLY	
Churches, Chapels, Mortuaries	1space per 75 sq. ft. of main assembly area; or per Section 17.72, Site Plan and Architectural Review
Libraries, Museum, Art Gallery	1 space per 400 sq. ft. of net floor area; plus 1 space per each 2 employees
SCHOOLS	
Day Care Center, Preschool	~~Not less than~~ 1 space per employee; plus one space per five children the facility is designed or intended to accommodate. No requirements for facilities caring for five or fewer children simultaneously.
Elementary and Junior High Schools (public and private/parochial)	~~Not less than~~ 3 spaces per classroom, or 1 space per four seats in the main auditorium, gymnasium, or other place available for public assembly, whichever is greater.
High Schools ,Colleges, and Trade Schools (public and private/parochial)	~~Not less than~~ 1 space per each five students, based on the design capacity of the facility, or 1 space per four seats in the main auditorium, gymnasium, or other place available for public assembly, whichever is greater.
COMMERCIAL AMUSEMENT and ENTERTAINMENT	
Theaters, amphitheaters, stadiums	~~Not less than~~ 1 space per each four fixed seats or eight feet of bench length.
Bowling Alley	5 spaces per lane; plus one space per each two employees. Other uses in the building shall be calculated separately per Section 17.64.~~050~~040(F), Mixed Uses.
Dancehall, Skating Rink	~~Not less than~~ 1 space per each one hundred square feet of net floor (or ice) area or fraction thereof; plus one space per each two employees.
Swimming Pool	~~Not less than~~ 1 space per each one hundred square feet of pool surface area.
GENERAL COMMERCIAL	
Retail Stores, Personal Services	~~Not less than~~ 1 space per each two hundred square feet of net floor area (excluding storage and other non-sales or non-display areas).
Furniture, Appliances	~~Not less the~~ 1 space per each five hundred square feet of gross floor area.
Automobile, Boat, Manufacture Home and Recreational Vehicle Sales, Service, and Rental	~~Not less than~~ 1 space for each employee on the major shift; plus 2 spaces for each service bay; plus 1 space per each three hundred square feet of showroom area; plus 1 space per each two thousand

	square feet of used or new vehicle sales area, or other outdoor sales area.
Nurseries, Gardening and Building Materials	~~Not less than~~ 1 space for each employee on the major shift; plus 2 spaces for each service bay; plus 1 space per each three hundred square feet of showroom area; plus 1 space per each two thousand square feet of used or new vehicle sales area, or other outdoor sales area.
Service and Repair Shops	~~Not less than~~ 1 space per each three hundred square feet of gross floor area.
Eating & Drinking Establishments	10 spaces per 1,000 sq. ft. of gross floor area
Restaurants, Fast Food	~~Not less than~~ 1 space per one hundred (100) feet of gross floor area, plus three (3) stacking spaces for drive-through window.
OFFICE - PROFESSIONAL	
Banks and other Financial Institutions	~~Not less than~~ 1 space per ~~each~~ three hundred square feet of gross floor area~~ or fraction thereof~~. In no case shall there be fewer than three spaces provided.
General and Professional Offices	1 space per 250 sq. ft. of gross floor area.
Medical and Dental Offices	~~Not less than 3 spaces per practitioner; plus 1 space per each two employees, or one~~ 1 space per ~~each two hundred~~250 square feet of gross floor area~~, whichever is greater~~.
INDUSTRIAL and MANUFACTURING	
Assembly and manufacturing	~~Not more than~~ 2 spaces per each three employees on the two largest shifts*, or one space per each five hundred square feet of gross floor area, whichever is greatest. (*One space per employee if the business has only one shift).
Warehousing and storage	~~Not more than two~~ 2 spaces per each three employees on the two largest adjacent shifts*, or one space per each one thousand square feet of gross floor area, whichever is greater. (*One space per employee if the business has only one shift).
Industrial Vehicles	~~Not more than one~~ 1 space for each vehicle kept or operated in connection with the use.

A) **Calculation of Required Off-Street Parking.** Off-street parking facility requirements set forth in Table 17.64.02, *Off-Street Parking Requirements*, shall be applied as follows:

a. Where the application of the schedule results in a fractional requirement it shall be rounded down to the lowest whole number.

b. For purposes of this chapter, gross floor area shall not include enclosed or covered areas used for off-street parking or loading, or bicycle facilities.

c. Where uses or activities subject to differing requirements are located in the same structure or on the same site, or are intended to be served by a common facility, the total parking requirement shall be the sum of the requirements for each use or activity computed separately, except as adjusted through the Site Plan and Architectural Review process under the provisions of subsection 17.64.040(B)(c) of this chapter. The community development director, when issuing a permit(s) for multiple uses on a site, may restrict the hours of operation or place other conditions on the multiple uses so

that parking needs do not overlap and may then modify the total parking requirement to be based on the most intense combination of uses at any one time.

d. Where requirements are established on the basis of seats or person capacity, the building regulations provisions applicable at the time of determination shall be used to define capacity.

e. Where residential use is conducted together with or accessory to other permitted uses, applicable residential requirements shall apply in addition to other nonresidential requirements.

f. In addition to the parking requirements outlined in Table 17.64.02, *Off-Street Parking Standards*, parking for handicapped persons shall be provided pursuant to the requirements of Section 17.64.040(C), *Accessible Parking Requirements*.

B) **Reduction of Maximum Off-Street Vehicle Parking.** The off-street parking requirements in Table 17.64.02, *Off-Street Parking Requirements*, may be reduced in any commercial (C) or industrial (M) district as follows:

a. By one space for each on-street parking space when it is on the block face abutting the subject land use. On-street parking spaces counted toward meeting the parking requirements of a specific use per this subsection may not be used exclusively by that use, but shall be available for general public use at all times. Signs or other actions that limit general public use of on-street spaces are prohibited.

b. By up to 10 percent to preserve significant stands of trees or protected trees in addition to those required to be preserved by the Code.

c. Through a separate parking demand analysis prepared by the applicant as part of the Site Plan and Architectural Review Process.

Unless otherwise specified, the above reductions may be applied cumulatively, but in no case may the maximum off-street parking requirements be reduced by more than 20 percent.

C) **Accessible Parking Requirements.** Where parking is provided accessory to a building, accessible parking shall be provided, constructed, striped, signed and maintained as required by ORS 447.233, and Section 1104 of the latest Oregon Structural Specialty Code, as set forth in this section

a. The minimum number of accessible parking spaces shall be provided for all uses in accordance the standards in Table 17.74.03, *Minimum Number of Accessible Parking Spaces*. Parking spaces used to meet the standards in Table 17.64.03, *Minimum Number of Accessible Parking Spaces*, shall be counted toward meeting off-street parking requirements in Table 17.64.02, *Off-Street parking Requirements*. The accessible parking requirements set forth in Table 17.64.03, *Minimum Number of Accessible Parking Spaces*, are minimum requirements and are not subject to reductions per Section 17.64.050(2);

b. Accessible parking shall be located in close proximity to building entrances and shall be designed to permit occupants of vehicles to reach the entrance on an unobstructed path or walkway; and

c. Accessible spaces shall be grouped in pairs where possible.

Required accessible parking spaces shall be identified with signs and pavement markings identifying them as reserved for persons with disabilities; signs shall be posted directly in front of the parking space at a height of no less than 42 inches and no more than 72 inches above pavement level. Van spaces shall be specifically identified as such.

TABLE 17.64.03 - MINIMUM NUMBER OF ACCESSIBLE PARKING SPACES ORS 447.233

Total Number of Parking Spaces Provided (per lot)	Total Minimum Number of Accessible Parking Spaces (with 60" access aisle, or 96" aisle for vans*)	Van Accessible Parking Spaces with min. 96" wide access aisle	Accessible Parking Spaces with min. 60" wide access aisle
1 to 25	1	1	0
26 to 50	2	1	1
51 to 75	3	1	2
76 to 100	4	1	3
101 to 150	5	1	4
151 to 200	6	1	5
201 to 300	7	1	6
301 to 400	8	1	7
401 to 500	9	2	7
501 to 1000	2% of total parking provided in each lot	1/8 of Column A**	7/8 of Column A***
1001	20 plus 1 for each 100 over 1000	1/8 of Column A**	7/8 of Column A***

*vans and cars may share access aisles
**one out of every 8 accessible spaces
***7 out of every 8 accessible parking spaces

A)D) **~~Section 17.64.060 Common Parking or Loading Areas~~ Shared Parking.** ~~Parking area requirements applicable to~~ Required parking facilities for two or more uses, structures, or parcels of land in any commercial (C) or industrial (M) district may be satisfied by ~~the establishment and maintenance of common parking areas~~ the same parking facilities used jointly, to the extent that the owners or operators show that the need for parking facilities does not materially overlap (e.g., uses primarily of a daytime versus nighttime nature; weekday uses versus weekend uses), and provided that prior to the issuance of any building permit for the property that the right of joint use is evidenced by a recorded deed, lease, contract, or similar written instrument establishing the joint use. The City may approve owner requests for shared parking through the Site Plan and Architectural Review process. ~~Such areas shall be subject to approval by the planning commission as to size, shape, location and other manner provided in this chapter. If the common parking area and the buildings or building sites to be served are subject to more than one ownership, permanent improvement and maintenance of such parking facilities must be provided for and such~~

~~facilities shall not be used for any other purpose, unless approved substitute parking areas are provided.~~

~~B)~~E) **Off-Site Parking.** Except for single-family dwellings, the vehicle parking spaces required by this Chapter may be located on another parcel of land, provided the parcel is within three hundred (300) feet of the use it serves and the City has approved the off-site parking through the Site Plan and Architectural Review process. The distance from the parking area to the use shall be measured from the nearest parking space to a building entrance, following a sidewalk or other pedestrian route. The right to use the off-site parking must be evidenced by a recorded deed, lease, easement, or similar written instrument in the same manner as set forth in Section 17.64.~~050~~040(~~4~~A)(c).

~~C)~~F) ~~**17.64.050**~~ **Mixed Uses.** ~~In the case of mixed uses in a building or on a lot, the total requirements for off-street parking facilities shall be the sum of the requirements for each of the various uses, computed separately. Off-street parking facilities provided for one use shall not be considered as providing required parking space for any other use, except as specified in Section 17.64.060.~~ If more than one type of land use occupies a single structure or parcel of land, the total requirements for off-street automobile parking shall be the sum of the requirements for all uses, unless it can be shown that the peak parking demands are actually less (see Section 17.64.040(D), *Shared Parking*).

~~D)~~G) ~~**17.64.070**~~ **Compact Car Adjustment.**

a. Any parking lot or otherwise required public parking area containing ten or more parking spaces shall be eligible for a compact car adjustment, provided all requirements of this chapter are adequately met.

b. Up to, but not exceeding, twenty-five (25) percent of the total number of required parking spaces may be designed and provided for the parking of compact cars.

c. All compact parking spaces must be identified for compact parking only. Compact parking spaces shall ~~have the following minimum dimensions:~~be designed in accordance with the minimum standards set forth in Section 17.75.030(B)(2), *Parking Stall Minimum Dimensions.*

~~Width – as per Table 1, as provided in Section 17.64.100.~~
~~Length – reduced column "C" in Table 1 by three feet, as provided in Section 17.64.100.~~

~~d. All compact car parking spaces shall be clearly marked as such, with such marking to be of the type found to be most appropriate by the planning commission.~~

~~E)~~H) ~~**17.64.080**~~ **Change ~~to Another~~of Use.**
Prior to the change of use of a building or structure the applicant shall demonstrate that adequate parking spaces are available to accommodate the new use(s) as required in this chapter. ~~Areas needed to meet the parking requirements of a particular building or use shall not be transformed or changed to another type of use, nor transferred to meet the parking requirements of another building or use until the original user of said parking area has adequately met the parking requirements of his use or has adequately provided his needed parking at another location approved by the planning commission. (Ord. 1436 §2(part), 1981).~~

~~**Section 17.64.100 Off-Street Vehicular Parking Design and Development Standards.** All off-street vehicular parking spaces shall be improved to conform with the following standards:~~

~~A. Parking Stall Development and Minimum Dimensions. All off-street parking spaces shall be improved to conform to city standards for surfacing, storm water management, and striping. Standard parking spaces shall conform to the following standards and the dimensions in Figure 1 and Table 17.64.03:~~

~~**Figure 17.64.01**~~

~~A = Parking Angle~~
~~B = Stall Width~~
~~C = Stall to Curb~~
~~D = Aisle Width~~
~~E = Curb Length per Vehicle~~
~~F1 = Maximum Center-to-Center Width of 2-Row Bin~~
~~F2 = Nested Center-to-Center Width of 2-Row Bin~~

~~**TABLE 17.64.03. Parking Dimension Schedule**~~

A	B	C	D	E	F1	F2
0 Degrees (parallel)	8.00	8.00	12.00	23.00	28.00	n.a.
	8.50	8.50	12.00	23.00	29.00	n.a.
	9.00	9.00	12.00	23.00	30.00	n.a.
	9.50	9.50	12.00	23.00	31.00	n.a.
20 Degrees	8.00	14.00	11.00	23.40	39.00	31.50
	8.50	14.50	11.00	24.90	40.00	32.00
	9.00	15.00	11.00	26.30	41.00	32.50
	9.50	15.50	11.00	27.80	42.00	33.10
30 Degrees	8.00	16.50	11.00	16.00	44.00	37.10
	8.50	16.90	11.00	17.00	44.80	37.40
	9.00	17.30	11.00	18.00	45.60	37.80
	9.50	17.80	11.00	19.00	46.60	38.40

~~40 Degrees~~	~~8.00~~	~~18.30~~	~~13.00~~	~~12.40~~	~~49.60~~	~~43.50~~
	~~8.50~~	~~18.70~~	~~12.00~~	~~12.20~~	~~49.40~~	~~42.90~~
	~~9.00~~	~~19.10~~	~~12.00~~	~~14.00~~	~~50.20~~	~~43.30~~
	~~9.50~~	~~19.50~~	~~12.00~~	~~14.80~~	~~51.00~~	~~43.70~~
~~45 Degrees~~	~~8.00~~	~~19.10**~~	~~14.00~~	~~11.30~~	~~52.20~~	~~46.50~~
	~~8.50~~	~~19.40**~~	~~13.50~~	~~12.00~~	~~52.30~~	~~46.30~~
	~~9.00~~	~~19.80**~~	~~13.00~~	~~12.70~~	~~52.60~~	~~46.20~~
	~~9.50~~	~~20.10**~~	~~13.00~~	~~13.40~~	~~53.20~~	~~46.50~~
~~50 Degrees~~	~~8.00~~	~~19.70**~~	~~14.00~~	~~10.50~~	~~53.40~~	~~48.30~~
	~~8.50~~	~~20.00**~~	~~12.50~~	~~11.10~~	~~52.50~~	~~47.00~~
	~~9.00~~	~~20.40**~~	~~12.00~~	~~11.70~~	~~52.80~~	~~47.00~~
	~~9.50~~	~~20.70**~~	~~12.00~~	~~12.40~~	~~53.40~~	~~47.30~~
~~60 Degrees~~	~~8.00~~	~~20.40**~~	~~19.00~~	~~9.20~~	~~59.80~~	~~55.80~~
	~~8.50~~	~~20.70**~~	~~18.50~~	~~9.80~~	~~59.90~~	~~55.60~~
	~~9.00~~	~~21.00**~~	~~18.00~~	~~10.40~~	~~60.00~~	~~55.50~~
	~~9.50~~	~~21.20**~~	~~18.00~~	~~11.00~~	~~60.40~~	~~55.60~~
~~70 Degrees~~	~~8.00~~	~~20.60**~~	~~20.00~~	~~8.50~~	~~61.20~~	~~58.50~~
	~~8.50~~	~~20.80**~~	~~19.50~~	~~9.00~~	~~61.10~~	~~58.20~~
	~~9.00~~	~~21.00**~~	~~19.00~~	~~9.60~~	~~61.00~~	~~57.90~~
	~~9.50~~	~~21.20**~~	~~18.50~~	~~10.10~~	~~60.90~~	~~57.70~~
~~80 Degrees~~	~~8.00~~	~~20.10**~~	~~25.00*~~	~~8.10~~	~~65.20~~	~~63.80~~
	~~8.50~~	~~20.20**~~	~~24.00*~~	~~8.60~~	~~64.40~~	~~62.90~~
	~~9.00~~	~~20.30**~~	~~24.00*~~	~~9.10~~	~~64.30~~	~~62.70~~
	~~9.50~~	~~20.40**~~	~~24.00*~~	~~9.60~~	~~64.40~~	~~62.70~~

~~90 Degrees~~	~~8.00~~	~~19.00**~~	~~26.00*~~	~~8.00~~	~~64.00~~	~~n.a.~~
	~~8.50~~	~~19.00**~~	~~25.00*~~	~~8.50~~	~~63.00~~	~~n.a.~~
	~~9.00~~	~~19.00**~~	~~24.00*~~	~~9.00~~	~~62.00~~	~~n.a.~~
	~~9.50~~	~~19.00**~~	~~24.00*~~	~~9.50~~	~~62.00~~	~~n.a.~~
~~Notes:~~ ~~* Two-way circulation~~ ~~** Maximum deduction of two feet for overhang when curb serves as wheel stop~~						

~~B. When a concrete curb is used as a wheel stop, it may be placed within the parking space up to two feet from the front of a space. In such cases, the area between the wheel stop and landscaping need not be paved provided it is maintained with appropriate ground cover, or walkway. In no event shall the placement of wheel stops reduce the minimum landscape or walkway width requirements.~~

~~C. Access. There shall be adequate provision for ingress and egress to all parking spaces.~~

~~D. Driveways. Driveway width shall be measured at the driveway's narrowest point, including the curb cut. The design and construction of driveways shall be as set forth in the Standard Specifications and Public Works Department Standards and Specifications.~~

~~E. Improvement of Parking Spaces.~~

~~1. All areas utilized for off-street parking, access and maneuvering of vehicles shall be paved with durable materials for all-weather use and shall be adequately drained, including prevention of the flow of runoff water across sidewalks or other pedestrian areas.~~

~~2. Required parking areas shall be designed with painted striping or other approved method of delineating the individual spaces, with the exception of lots containing single- or two-family dwellings.~~

~~3. Parking spaces for uses other than one- and two-family dwellings shall be designed so that no backing movements or other maneuvering within a street or other public right-of-way shall be necessary.~~

~~4. Any lighting used to illuminate off-street parking or loading areas shall be so arranged as to reflect the light away from adjacent streets or properties.~~

~~5. Service drives shall have a minimum vision clearance area formed by the intersection of the driveway centerline, the street right-of-way line, and a straight line joining the lines through points twenty feet from their intersection.~~

~~6. Parking spaces located along the outer boundaries of a parking lot shall be contained by a curb or a bumper rail so placed to prevent a motor vehicle from extending over an adjacent property line, a public street, public sidewalk, or a required landscaping area.~~

~~7. Parking, loading, or vehicle maneuvering areas shall not be located within the front yard area or side yard area of a corner lot abutting a street in any residential (R) district, nor within any portion of a street setback area that is required to be landscaped in any commercial (C) or industrial (M) district.~~

~~F. Limitation on Use of Parking Areas. Required parking areas shall be used exclusively for vehicle parking in conjunction with a permitted use and shall not be reduced or encroached upon in any manner. The parking facilities shall be so designed and maintained as not to constitute a nuisance at any time, and shall be used in such a manner that no hazard to persons or property, or unreasonable impediment to traffic, will result.~~

I) Bicycle Parking. Bicycle parking shall be provided in accordance Table 17.64.04, *Bicycle Parking Requirements.*

TABLE 17.64.04 BICYCLE PARKING REQUIREMENTS

Land Use	Minimum Required	Minimum Covered
Residential		
Single-Family Residential	NA	NA
Multi-Family Residential, General	1 space per unit	100%
Multi-Family Residential, Seniors or with Physical Disabilities	1 space per 5 units	100%
Institutional		
Schools, Elementary	4 spaces per classroom	100%
Schools, Junior High/Middle School	4 spaces per classroom	100%
Schools, Senior High	8 spaces per classroom	100%
College/Trade School	1 space per 4 students (plus 1 space per student housing room/unit)	100%
Transit Centers/Park & Ride Lots	5% of automobile parking spaces	100%
Religious Institutions	1 space per 40 seat capacity	25%
Hospitals	1 space per 5 beds	75%
Doctor/Dentist Offices	2 or 1 space per 1,000 sq. ft., whichever is greater	25%
Libraries/Museums, etc.	2 or 1 space per 1,000 sq. ft., whichever is greater	25%
Commercial		
Retail Sales	0.33 spaces per 1,000 sq. ft.	50%
Auto-Oriented Sales	2 or 0.33 spaces per 1,000 sq. ft, whichever is greater	10%
Groceries/Supermarkets	0.33 spaces per 1,000 sq. ft.	10%
Office	2 or 1 space per 1,000 sq. ft, whichever is greater	10%
Restaurant	1 space per 1,000 sq. ft.	25%
Drive-In Restaurant	1 space per 1,000 sq. ft.	25%
Shopping Center	0.33 spaces per 1,000 sq. ft.	50%
Financial Institutions	2 or 0.33 spaces per 1,000 sq. ft, whichever is greater	10%
Theaters/Auditoriums, etc.	1 space per 30 seats	10%
Industrial		

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Industrial Park	2 or 0.1 space per 1,000 sq. ft, whichever is greater	100%
Warehouse	2 or 0.1 space per 1,000 sq. ft, whichever is greater	100%
Manufacturing, etc.	2 or 0.15 space per 1,000 sq. ft, whichever is greater	100%

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ATTACHMENT "D"

CHAPTER 17.75
DESIGN AND DEVELOPMENT STANDARDS

17.75.010 Purpose
17.75.020 Applicability
17.75.030 Site Design and Development Standards
- **17.75.031 General Connectivity, Access, and Circulation Standards**
- **17.75.033 Residential Site Design and Development Standards**
- **17.75.035 Commercial Site Design and Development Standards**
- **17.75.037 Industrial Site Design and Development Standards**
- **17.75.039 Parking Standards**

17.75.040 Building Design and Development Standards
- **A. Residential Building Design and Development Standards (RESERVED)**
- **B. Commercial Building Design and Development Standards**
- **C. Industrial Building Design and Development Standards (RESERVED**

17.75.050 Sign Standards (RESERVED)
17.75.060 Exceptions

17.75.010. Purpose

The purpose of this chapter is to set forth clear and objective design and development standards to facilitate the submittal and review of development proposals in a manner that implements the goals and policies of the Comprehensive Plan maintain and enhance the city's Small Town Environment. The standards set forth in this chapter are considered minimums and may be, on a case by case basis, supplemented by the approving authority as necessary to mitigate impacts on abutting property that are unique to the proposed development.

17.75.020. Applicability

The regulations set forth in this chapter apply to all development within the City of Central Point.

17.75.030. Site Design and Development Standards

The design and development standards of this section apply to all development within the City of Central Point. The site design and development standards are presented in two parts;

17.75.031 General Connectivity, Circulation and Access Standards.

The purpose of this section is to assure that the connectivity and transportation policies of the City's Transportation System Plan are implemented. In achieving the objective of maintaining and enhancing the City's small town environment it is the City's goal to base its development pattern on a general circulation grid using a walkable block system. Blocks may be comprised of public/private street right-of-way, or accessways.

1. **Streets and Utilities.** The public street and utility standards set forth in the *City of Central Point Department of Public Works Standard Specifications and Uniform Standard Details for Public Works Construction* shall apply to all development within the City.

2. **Block Standards.** The following block standards apply to all development:

a. Block perimeters shall not exceed two thousand 2,000 feet measured along the public street right-of-way, or outside edges of accessways, or other acknowledged block boundary as described in subsection d.

b. Block lengths shall not exceed six hundred feet between through streets or pedestrian accessways, measured along street right-of-way, or the pedestrian accessway. Block dimensions are measured from right-of-way to right-of-way along street frontages. A block's perimeter is the sum of all sides.

c. Accessways or private/retail streets may be used to meet the block length or perimeter standards of this section provided they are designed in accordance with this section and are open to the public at all times.

d. The standards for block perimeters and lengths may be modified to the minimum extent necessary based on written findings that compliance with the standards are not reasonably practicable or appropriate due to:

i. Topographic constraints;

ii. Existing development patterns on abutting property which preclude the logical connection of streets or accessways;

iii. Major public facilities abutting the property such as railroads and freeways;

iv. Traffic safety concerns;

v. Functional and operational needs to create large commercial building(s); or

vi. Protection of significant natural resources.

3. **Driveway and Property Access Standards.** Vehicular access to properties shall be located and constructed in accordance with the standards set forth in the *City of Central Point Department of Public Works Standard Specifications and Uniform Standard Details for Public Works Construction, Section 320.10.30 – Driveway and Property Access.*

4. **Pedestrian Circulation.** Attractive access routes for pedestrian travel shall be provided through the public sidewalk system, and where necessary supplemented through the use of pedestrian accessways as required to accomplish the following:

a. Reducing distances between destinations or activity areas such as public sidewalks and building entrances;

b. Bridging across barriers and obstacles such as fragmented pathway systems, wide streets, heavy vehicular traffic, and changes in level by connecting pedestrian pathways with clearly marked crossings and inviting sidewalk design;

c. Integrating signage and lighting system which offers interest and safety for pedestrians;

d. Connecting parking areas and destinations with retail streets or pedestrian accessways identified through use of distinctive paving materials, pavement striping, grade separation, or landscaping.

6. **Accessways, Pedestrian.** Pedestrian accessways may be used to meet the block requirements of Section 17.75.031(2). When used pedestrian accessways shall be developed as illustrated in Figure 17.75.01. All landscaped areas next to pedestrian accessways shall be maintained, or plant materials chosen, to maintain a clear sight zone between three and eight feet from the ground level.

PEDESTRIAN ACCESSWAY

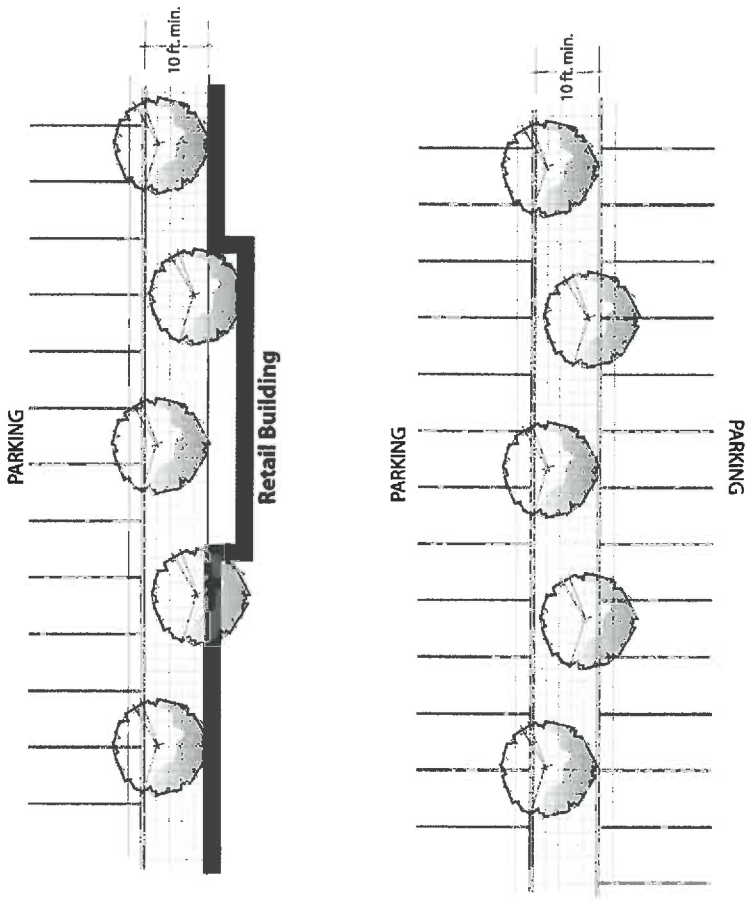


FIGURE 17.75.01

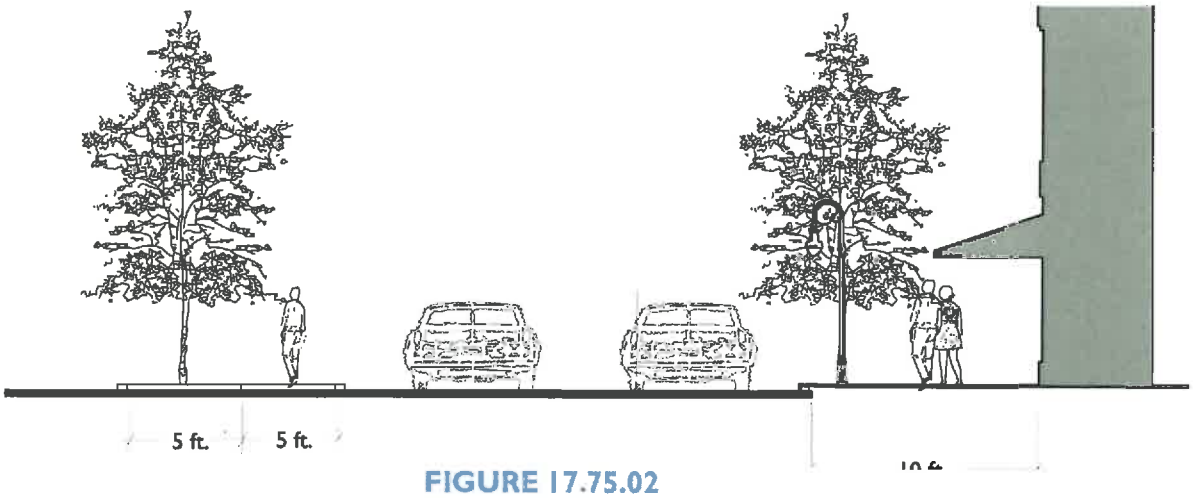


FIGURE 17.75.02

RETAIL STREET

35' Right-of-Way
Travel Lanes (2 @ 12 feet)
On-Street Parking Lanes (optional)
Sidewalks (1 @ 5 feet, 1 @ 10 feet)

7. **Retail Street.** Retail streets may be used to meet the block requirements of Section 17.75.031(2). When used retail streets shall be developed as illustrated in Figure 17.75.02.

17.75.033 Residential Site Design and Development Standards (RESERVED)

17.75.035 Commercial Site Design and Development Standards

a. **Commercial Site Design Standards.** The lot area, dimension, set back, and coverage requirements for development within commercial districts shall be subject to the standards set forth in Table 17.75.02.

TABLE 17.75.02 COMMERCIAL SITE DEVELOPMENT STANDARDS

	Commercial District			
	C-N	C-2(M)	C-4	C-5
Lot Area	N.A.	N.A.	N.A.	N.A.
Lot Width	N.A.	N.A.	N.A.	50 ft.
Lot Depth	N.A.	N.A.	N.A.	100 ft.
Setbacks				
Front Yard	N.A.	15 ft.	10 ft.	10 ft.[3]
Side Yard	N.A.	5 ft.	5 ft.[4]	0 ft. – 5 ft.[1]
Rear Yard	N.A.	N.A.	10 ft.[5]	0 ft. – 20 ft.[2]
Lot Coverage	50%	50%	N.A.	N.A.

1. Wherever the side or rear yard property lines of a parcel in the C-5 district abut parcels in a residential (R) district, a solid wall or fence, vine-covered open fence or compact evergreen hedge six feet in height shall be located on that property line and continuously maintained to ensure effective buffering and visual screening between the two land uses. Where a public alley or street separates the two properties, the barrier or screen shall be placed on the C-5 property at the time of construction and may include driveway and pedestrian openings to the alley or street, as approved by the planning commission.
2. Where abutting a residential zone the rear yard setbacks shall be a minimum of 20 ft., except when separated by an alley or public street, in which case no rear yard setback is required.
3. When off-street parking is located in the front yard area, the landscaped strip may be reduced to not less than six feet with the planning commission approval of the site plan.
4. Plus ½ ft. for each ft. of building height in excess of 20 ft.
5. Except when the rear property line abuts any residential (R) district or any unincorporated lands, the rear yard shall be increased by ½ ft. for each ft. of building height in excess of 20 ft.

17.75.037 Industrial Site Design and Development Standards (RESERVED)

17.75.039 Off-Street Parking Design and Development Standards. All off-street vehicular parking spaces shall be improved to the following standards:

A. **Connectivity.** Parking lots for new development shall be designed to provide vehicular and pedestrian connections to adjacent sites unless as a result of any of the following such connections are not possible:

a. Topographic constraints;

b. Existing development patterns on abutting property which preclude a logical connection;

c. Traffic safety concerns; or

d. Protection of significant natural resources.

B. **Parking Stall Minimum Dimensions**. All off-street parking spaces shall be improved to conform to city standards for surfacing, storm water management, and striping. Standard parking spaces shall conform to the following standards and the dimensions in Figure 17.75.03 and Table 17.75.02.

C. **Access.** There shall be adequate provision for ingress and egress to all parking spaces.

D. **Driveways.** Driveway width shall be measured at the driveway's narrowest point, including the curb cut. The design and construction of driveways shall be as set forth in the *Standard Specifications and Public Works Department Standards and Specifications*.

E. **Improvement of Parking Spaces.**

a. When a concrete curb is used as a wheel stop, it may be placed within the parking space up to two feet from the front of a space. In such cases, the area between the wheel stop and landscaping need not be paved provided it is maintained with appropriate ground cover, or walkway. In no event shall the placement of wheel stops reduce the minimum landscape or walkway width requirements.

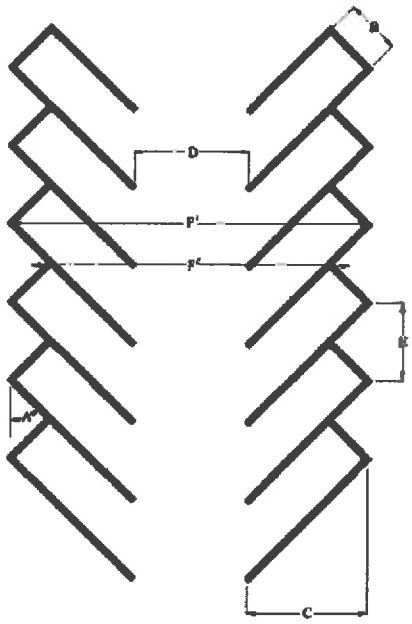


Figure 17.75.3
Figure 17.75.03

A = Parking Angle
B = Stall Width
C = Stall to Curb
D = Aisle Width
E = Curb Length
F1 = Maximum Center-to-Center Width of 2-Row Bin
F2 = Nested Center-to-Center Width of 2-Row Bin

TABLE 17.75.02. PARKING DIMENSION SCHEDULE						
A	B	C	D	E	F1	F2
0 Degrees (parallel)	8.00	8.00	12.00	23.00	28.00	n.a.
	8.50	8.50	12.00	23.00	29.00	n.a.
	9.00	9.00	12.00	23.00	30.00	n.a.
	9.50	9.50	12.00	23.00	31.00	n.a.
20 Degrees	8.00	14.00	11.00	23.40	39.00	31.50
	8.50	14.50	11.00	24.90	40.00	32.00
	9.00	15.00	11.00	26.30	41.00	32.50
	9.50	15.50	11.00	27.80	42.00	33.10
30 Degrees	8.00	16.50	11.00	16.00	44.00	37.10
	8.50	16.90	11.00	17.00	44.80	37.40
	9.00	17.30	11.00	18.00	45.60	37.80
	9.50	17.80	11.00	19.00	46.60	38.40
40 Degrees	8.00	18.30	13.00	12.40	49.60	43.50
	8.50	18.70	12.00	12.20	49.40	42.90
	9.00	19.10	12.00	14.00	50.20	43.30
	9.50	19.50	12.00	14.80	51.00	43.70
45 Degrees	8.00	19.10**	14.00	11.30	52.20	46.50
	8.50	19.40**	13.50	12.00	52.30	46.30
	9.00	19.80**	13.00	12.70	52.60	46.20
	9.50	20.10**	13.00	13.40	53.20	46.50
50 Degrees	8.00	19.70**	14.00	10.50	53.40	48.30
	8.50	20.00**	12.50	11.10	52.50	47.00

	9.00	20.40**	12.00	11.70	52.80	47.00
	9.50	20.70**	12.00	12.40	53.40	47.30
60 Degrees	8.00	20.40**	19.00	9.20	59.80	55.80
	8.50	20.70**	18.50	9.80	59.90	55.60
	9.00	21.00**	18.00	10.40	60.00	55.50
	9.50	21.20**	18.00	11.00	60.40	55.60
70 Degrees	8.00	20.60**	20.00	8.50	61.20	58.50
	8.50	20.80**	19.50	9.00	61.10	58.20
	9.00	21.00**	19.00	9.60	61.00	57.90
	9.50	21.20**	18.50	10.10	60.90	57.70
80 Degrees	8.00	20.10**	25.00*	8.10	65.20	63.80
	8.50	20.20**	24.00*	8.60	64.40	62.90
	9.00	20.30**	24.00*	9.10	64.30	62.70
	9.50	20.40**	24.00*	9.60	64.40	62.70
90 Degrees	8.00	19.00**	26.00*	8.00	64.00	n.a.
	8.50	19.00**	25.00*	8.50	63.00	n.a.
	9.00	19.00**	24.00*	9.00	62.00	n.a.
	9.50	19.00**	24.00*	9.50	62.00	n.a.

Notes:

* Two-way circulation

** Maximum deduction of two feet for overhang when curb serves as wheel stop

b. All areas utilized for off-street parking, access and maneuvering of vehicles shall be paved to the standards of the City of Central Point for all-weather use and shall be adequately drained, including prevention of the flow of runoff water across sidewalks or other pedestrian areas.Required parking areas shall be designed with painted striping or other approved method of delineating the individual spaces, with the exception of lots containing single-family or two-family dwellings.

c. Parking spaces for uses other than one- and two-family dwellings shall be designed so that no backing movements or other maneuvering within a street or

other public right-of-way shall be necessary.

d. Any lighting used to illuminate off-street parking or loading areas shall be so arranged as to reflect the light away from adjacent streets or properties.

e. Service drives shall have a minimum vision clearance area formed by the intersection of the driveway centerline, the street right-of-way line, and a straight line joining the lines through points twenty feet from their intersection.

f. Parking spaces located along the outer boundaries of a parking lot shall be contained by a curb or a bumper rail so placed to prevent a motor vehicle from extending over an adjacent property line, a public street, public sidewalk, or a required landscaping area.

g. Parking, loading, or vehicle maneuvering areas shall not be located within the front yard area or side yard area of a corner lot abutting a street in any residential (R) district, nor within any portion of a street setback area that is required to be landscaped in any commercial (C) or industrial (M) district.

F. **Limitation on Use of Parking Areas.** Required parking areas shall be used exclusively for vehicle parking in conjunction with a permitted use and shall not be reduced or encroached upon in any manner. The parking facilities shall be so designed and maintained as not to constitute a nuisance at any time, and shall be used in such a manner that no hazard to persons or property, or unreasonable impediment to traffic, will result.

G. **Parking Facility Landscaping and Screening.** Parking lot landscaping shall be used to reinforce pedestrian and vehicular circulation, including parking lot entries, pedestrian accessways, and parking aisles. To achieve this objective the following minimum standards shall apply; however, additional landscaping may be recommended during the Site Plan and Architectural Review process (Section 17.72). All parking lots shall be landscaped in accordance with the following standards:

a. **Perimeter and Street Frontage Landscaping Requirements**. The perimeter and street frontage for all parking facilities shall be landscaped according to the standards set forth in Table 17.75.03.

TABLE 17.75.03 PARKING FACILITY PERIMETER AND STREET FRONTAGE LANDSCAPING STANDARDS

Street Frontage	Min. Planting Area Width	Plants Required per 100 Lineal Ft. of Street Frontage	
		Trees	Shrubs
Arterial/Collector	15ft.	4	20
Local	10 ft.	3	15
Perimeter (Abutting) Land Use			
Residential	20 ft.	4	20
Commercial	10 ft.	3	15
Industrial	5 ft.	2	10

b. **Terminal and Interior Islands.** For parking lots in excess of 10 spaces all rows of parking spaces must provide terminal and interior islands a minimum of six (6) feet in width to protect parked vehicles, provide visibility, confine traffic to aisles and driveways, and provide a minimum of five (5) feet of space for landscaping. In addition, when 10 or more vehicles would be parked side-by-side in an abutting configuration, interior landscaped islands a minimum of eight (8) feet wide must be located within the parking row. For parking lots greater than fifty (50) parking spaces, the location of interior landscape island shall be allowed to be consolidated for planting of large stands of trees to break up the scale of the parking lot.

i. The number of trees required in the interior landscape area shall be dependent upon the location of the parking lot in relation to the building and public right-of-way:

a) Where the parking lot is located between the building and the public right-of-way, one tree for every four spaces;

b) Where the parking lot is located to the side of the building and partially abuts the public right-of-way, one tree for every six spaces;

c) Where the parking lot is located behind the building and is not visible from the public right-of-way, one tree for every eight spaces.

c. **Bioswales.** The use of bioswales within parking lots is encouraged and may be located within landscape areas subject to Site Plan and Architectural Review. The tree planting standards may be reduced in areas dedicated to bioswales subject to Site Plan and Architectural Review.

H. Bicycle Parking. The amount of bicycle parking shall be provided in accordance 17.64.04 and constructed in accordance with the following standards:

a) Location of Bicycle Parking. Required bicycle parking facilities shall be located on-site in well lighted, secure locations within 50 feet of well-used entrances and not farther from the entrance than the closest automobile parking space. Bicycle parking shall have direct access to both the public right-of-way and to a main entrance of the principal use. Bicycle parking may also be provided inside a building in suitable, secure and accessible locations. Bicycle parking for multiple uses (such as in a commercial center) may be clustered in one or several locations.

b) Bicycle Parking Design Standards. All bicycle parking and maneuvering areas shall be constructed to the following minimum design standards

i. Surfacing: Outdoor bicycle parking facilities shall be surfaced in the same manner as a motor vehicle parking area or with a minimum of a three-inch thickness of hard surfacing (i.e., asphalt, concrete, pavers or similar material). This surface will be maintained in a smooth, durable and well-drained condition.

ii. Parking Space Dimension Standard: Bicycle parking spaces shall be at least 6 feet long and 2 feet wide with minimum overhead clearance of 7 feet.

iii. Lighting: Lighting shall be provided in a bicycle parking area so that all facilities are thoroughly illuminated and visible from adjacent sidewalks or motor vehicle parking lots during all hours of use.

iv. Aisles: A 5-foot aisle for bicycle maneuvering shall be provided and maintained beside or between each row of bicycle parking.

v. Signs: Where bicycle parking facilities are not directly visible from the public rights-of-way, entry and directional signs shall be provided to direct bicycles from the public rights-of-way to the bicycle parking facility.

c) Exceptions to Bicycle Parking. The community development director may allow exceptions to the bicycle parking standards in connection with temporary uses or uses that do not generate the need for bicyclists parking such as Christmas tree sales and mini-storage units.

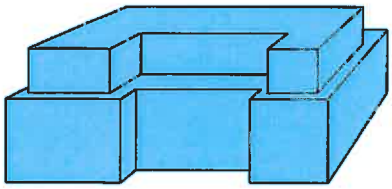
17.75.040 Building Design Standards. The following building design standards are established to maintain and enhance the Small Town Character of the City.

17.75.041 Residential Building Design Standards (RESERVED)

17.75.042 Commercial Building Design Standards. The following design standards are applicable to development in all commercial zoning districts, and are intended to assure pedestrian scale commercial development that supports and enhances the small town character of the community. All publicly visible buildings shall comply with the standards set forth in this section.

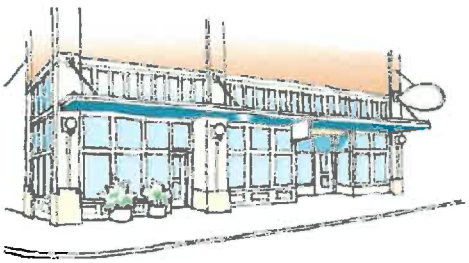
A. Massing, Articulation, Transparency, and Entrances

1. Building Massing. The "top" of the building shall emphasize a distinct profile or outline with elements such as a projecting parapet, cornice, upper level setback, or pitched roofline.



2. Façade Articulation. Facades longer than forty (40) feet and visible from a street or residential area shall be divided into small units through the use of articulation, which may include offsets, recesses, staggered walls, stepped walls, pitched or stepped rooflines, overhangs, or other elements of the building's mass.

For purposes of complying with the requirements in this subsection "façade articulation" shall consist of a combination of two of the following design features:



a. Changes in plane with a depth of at least 24 inches, either horizontally or vertically, at intervals of not less than 20 feet and not more than 40 feet; or

b. Changes of color, texture, or material, either horizontally or vertically, at intervals of not less than 20 feet and not more than 100 feet; or

c. A repeating pattern of wall recesses and projections, such as bays, offsets, reveals or projecting ribs, that has a relief of at least eight inches.

3. Pedestrian Entrances. For buildings adjacent to a street, a primary pedestrian entrance shall be provided that is easily visible, or easily accessible, from the street right-of-way, or a pedestrian access way. To ensure that building entrances are clearly visible and identifiable to pedestrians the principal entry to the building shall be made prominent with canopies, or overhangs.

To achieve the objectives of this subsection the design of a primary entrance should incorporated at least three of the following design criteria:

a. Building facades over two hundred feet in length facing a street or accessway shall provide two or more public building entrances off the street.

b. Architectural details such as arches, friezes, tile work, murals, or moldings;

c. Integral planters or wing walls that incorporate landscape or seating;

d. Enhanced exterior light fixtures such as wall sconces, light coves with concealed light sources, ground-mounted accent lights, or decorative pedestal lights;

e. Prominent three-dimensional features, such as belfries, chimneys, clock towers, domes, spires, steeples, towers, or turrets; and

f. A repeating pattern of pilasters projecting from the façade wall by a minimum of eight inches or architectural or decorative columns.

4. Transparency. Transparency (glazing) provides interest for the pedestrian, connects the building exterior and interior, puts eyes on the street/parking, promotes reusability, and provides a human-scale element on building facades. The transparency standard applies to the building facades that front a street, sidewalk, or accessway. Projects subject to this section shall meet the following minimum glazing requirements, but glazing shall not be limited to the areas discussed:

a. A minimum of forty (40) percent of any ground floor façade shall be comprised of transparent glazing from windows or doors. Reflective or tinted glass, or film is not permitted on ground floor façade windows. See subsection

17.75.070(5)(a) for alternative design solutions.

b. The second floor must provide a minimum of 25 percent glazing between three and eight feet, as measured from that story's finished floor level.

c. On all other publicly visible facades, at least 25 percent of the wall area between two and ten feet above grade must consist of glazing. This requirement shall not apply if the building code prohibits windows on such facades.

d. If a single-story building has a façade taller than 20 feet, the façade area above 15 feet is subject to the same window requirement as the second floor requirement in Subsection b.

e. Any façade that is built up to an interior mid-block property line is not required to have glazing on that façade if no prohibitions and no contractual or legal impediments exist that would prevent a building being constructed on the adjacent property up to the wall of the façade.

5. Wall Faces. To ensure that buildings do not display unembellished walls visible from public or residential areas the following standards are imposed on wall faces that front a street, sidewalk, accessway, or an abutting residential zone:

a. As applicable each side of a building shall be given architectural treatment to meet the intent of this section by using three (3) or more of the following:

i. Varying rooflines with one foot or greater changes of height at least every forty (40) feet;

ii. Transparent windows that comprise at least forty (40) percent of the visible façade;

iii. Secondary entrances that include glazing and landscape treatment;

iv. Balconies;

v. Awnings/canopies;

vi. Planted trellises;

vii. Projecting cornices at least twelve inches in height;

viii. Variation in building form and materials demonstrated to meet the intent of this section.

b. As applicable, where transparent windows are not provided on at least forty (40) percent of walls (or portions of walls) to meet the intent of this section, at least three (3) of the following elements shall be incorporated:

i. Masonry (but not flat concrete block);

ii. Concrete or masonry plinth at wall base;

iii. Belt courses of a different texture and color;

iv. Projecting cornice;

v. Projecting awning/canopy (minimum 4 ft. overhang);

vi. Decorative tile work;

vii. Trellis containing planting;

viii. Artwork of a scale clearly visible from the associated right-of-way;

ix. Vertical articulation;

x. Lighting fixtures;

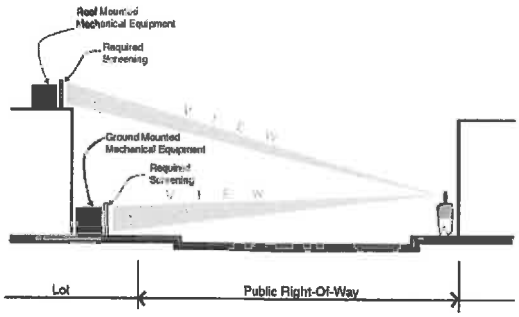
xi. Recesses or bays;

xii. Use of other architectural elements not listed that is demonstrated to meet the intent of this section.

c. Building facades adjoining other buildings (attached to more than 50%of the sidewall), or designed to abut other buildings are exempt.

d. Building facades not abutting residentially zoned lands, but facing loading areas, or rear services areas are exempt.

6. Screening of Service Areas and Rooftop Equipment. Service areas, loading zones, waste disposal, storage areas, and rooftop equipment (mechanical and communications) shall be fully screened from the ground level of nearby streets and residential areas within 200 feet, the following standards apply:



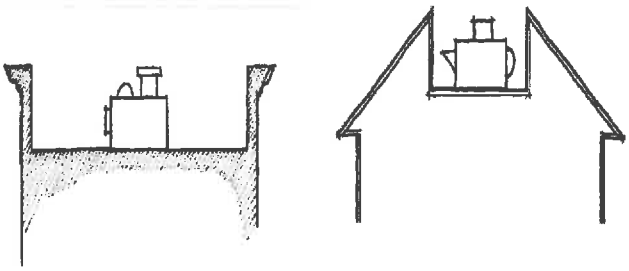
a. Service Areas

i. A six-foot masonry enclosure, decorative metal fence enclosure, a wood enclosure; or other approved materials complementary to adjacent buildings; or

ii. A six-foot solid hedge or other plant material screening as approved.

b. Rooftop Equipment

i. Mechanical equipment shall be screened by extending parapet walls or other roof forms that are integrated with the architecture of the building. Painting of rooftop equipment or erecting fences are of screening.



not acceptable methods

ii. Rooftop mounted voice/data transmission equipment shall be integrated with the design of the roof, rather than being simply attached to the roof-deck.

17.75.043 Industrial Building Design Standards (RESERVED)

17.75.050 Signage Standards (RESERVED)

17.75.060 Exceptions
Exceptions to the standards set forth in this subsection shall be considered as a variance per Chapter 17.13.

17.75.070 Definitions
The following definitions are applicable to all of Chapter 17.75:

Pedestrian Accessway. The term "pedestrian accessway" means a walkway that provides pedestrian and/or bicycle passage either between streets or from a street to a building or other destination such as a school, park, or transit stop.

Block. The term "block" means the area surrounded by streets, or a combination of streets, existing development, accessways, and/or impenetrable natural features. The block is the core element of the City's small town urban design strategy, and is the foundation of the City's pedestrian friendly development goals. Depending on the underlying zoning, blocks may be subdivided into any number of smaller lots or parcels, or other forms of tenure. The minimum and maximum requirements for block size are set forth in Section 17.75.030 of this chapter.

Building Façade Line. A line that is parallel to a lot line or internal circulation route curb line, as applicable, and the same distance from the lot line or curb line as the closest portion of a building.

Glazing. The panes or sheets of glass or other non-glass material made to be set in frames, as in windows or doors.

Parking Space. The term "parking space" means on-street and off-street parking spaces designated for automobile parking.

Street. The term "street" means the entire area within the right-of-way lines of every public, or private way used for vehicular, bicycle, and pedestrian traffic and includes the terms road, highway, lane, place, avenue, alley, and other similar designation.

Street, Retail. A street, either public or private, with or without on-street parking, that is the primary frontage for commercial lots.

Small Town Environment. The citizens of Central Point recognize and support the continued growth of the community, provided that such growth maintains and enhances the City's small town character as represented by the development of a pedestrian scale city. The term "small town environment" refers to the physical and social advantages of a community that is designed to be walkable, safe, and buildings designed with the pedestrians in mind (human scale).

Principal Entrance. The place of ingress and egress most frequently used by the public.

Publicly Visible. A site, building, structure, object, or any part thereof, that is visible from a public street or other area to which the public has legal access, from a vantage point of three feet to six feet off the ground.

Uniform Land Development Approval Expiration Dates

City of Central Point, Oregon
140 S 3rd Street, Central Point, OR 97502
541.664.3321 Fax 541.664.6384
www.centralpointoregon.gov

Community Development
Tom Humphrey, AICP,
Community Development Director

STAFF REPORT

October 5, 2010

AGENDA ITEM: File No. 11001

Consideration of proposed Central Point Municipal Code amendments to provide uniform land development approval expiration dates and a process for review of time extension requests.
Applicant: City of Central Point

STAFF SOURCE:

Connie Clune, Community Planner

BACKGROUND:

The Planning Commission has directed staff to draft code amendments to resolve the inconsistencies concerning expiration dates for land use applications and to provide an extension request process. In the CPMC, there are differing expiration dates for the various types of land use applications, as well as ambiguities related to time extensions allowed for the different types of applications. The proposed Chapters 16 and 17 amendments (Attachments A and B) provide a uniform one (1) year expiration date for all applications. The procedure for time extension applications is defined as a Type I (Administrative) process reviewed by the community development director. Also included is a correction on Table 17.02.1, Subdivision Final Plat. This is a clerical (typographic) error and should read as a Type I review. The time extension review criteria are based on a demonstration that the project remains compliant with the Comprehensive Plan or Land Development Code.

ATTACHMENTS:

Attachment A - Proposed CPMC Amendments for extension procedure:

1. Chapter 17.05 Applications and Types of Review, Section 17.200 (E) Type I procedure
2. Chapter 17.66 Application Review Process for the TOD District and Corridor, Section 17.66.070
3. Chapter 17.68 Planned Unit Development (PUD), Section 17.68.05 – 17.68.70
4. Chapter 17.72 Site Plan, Landscaping and Construction Plan, Section 17.72.070
5. Chapter 17.76 Conditional Use Permit, Section 17.76.060

Attachment B - Title 16, Tentative Plans and Final Plats Amendments for extension procedure:

1. Chapter 16.10 Tentative Plans, Section 16.10.80 – 16.10-091
2. Chapter 16.12 Final Plats, Section 16.12.010 – 16.12.060

Attachment C - Findings

Attachment D - Resolution

ACTION:

Consideration of Resolution No. _____, a recommendation to the City Council for approval of the text amendments to the Central Point Municipal Code, Title 16 and Title 17, Sections 16.10; 16.12; 17.05; 17.66; 17.68; 17.72; and 17.76 to provide a uniform land development approval expiration date and extension request process (File: 11001).

RECOMMENDATION:

Approval of Resolution No. _____, forwarding a favorable recommendation to the City Council.

Amendment A. 1:

Chapter 17.05
APPLICATIONS AND TYPES OF REVIEW PROCEDURES
Sections:

17.05.100 Purpose and applicability of review procedures.
17.05.200 Type I procedure (administrative).
17.05.300 Type II procedure (administrative).
17.05.400 Type III procedure (quasi-judicial).
17.05.500 Type IV procedure (legislative).
17.05.600 General provisions--One-hundred-twenty-day rule--Time computation--Pre-application conferences--Acceptance and review--Planning official's duties--Amended applications--Resubmittal.
17.05.700 Special procedures.
17.05.900 Traffic impact analysis.

17.05.100 Purpose and applicability of review procedures.
A. Purpose. The purpose of this chapter is to establish standard decision-making procedures that will enable the city, the applicant, and the public to review applications and participate in the local decision-making process in a timely and effective way. Table 17.05.1 provides a key for determining the review procedure and the decision-making body for particular approvals.

B. Applicability of Review Procedures. All land use and development permit applications and approvals, except building permits, shall be decided by using the procedures contained in this chapter. The procedure "type" assigned to each application governs the decision-making process for that permit or approval. There are four types of permit/approval procedures: Type I, II, III, and IV. These procedures are described in subsections (B)(1) through (4) of this section. Table 17.05.1 lists all of the city's land use and development approvals and their required review procedure(s).

1. Type I Procedure (Administrative). Type I decisions are made by the community development director or designee without public notice and without a public hearing. The Type I procedure is used when there are clear and objective approval criteria and applying city standards and criteria requires no use of discretion;

2. Type II Procedure (Administrative). Type II decisions involve limited discretion and are made by the community development director or designee with public notice, and an opportunity for a public hearing if appealed. The appeal of a Type II decision is heard by the planning commission, who makes the city's final decision.

3. Type III Procedure (Quasi-Judicial). Type III decisions are made by the planning commission after a public hearing, with appeals reviewed by the city council. Type III decisions generally use discretionary approval criteria.

4. Type IV Procedure (Legislative). Type IV procedures apply to legislative matters. Legislative matters involve the creation, revision, or large-scale implementation of public policy (e.g., adoption of land use regulations, zone changes, and comprehensive plan amendments that apply to entire districts, rather than just one property). Type IV matters are considered initially by the planning commission with final decisions made by the city council.

Table 17.05.1Summary of Approvals by Type of Review Procedure

Approvals*	**Review Procedures**	**Applicable Regulations**
Annexation	Type IV	Chapter 1.20
Code Interpretation	Type II	Chapter 17.11
Code Amendment	Type IV	Chapter 17.10
Comprehensive Plan Text Amendment	Type IV	Chapter 17.96
Conditional Use Permit	Type III	Chapter 17.76
Extension Request	Type I	Chapter 17.05
Home Occupation	Type I	Section 17.60.190
Planned Unit Development	Type III	Chapter 17.68
Modification to Approval		
Minor	Type II	Chapter 17.09
Major	Type III	Chapter 17.09
Plan Amendment or Zone Change		
- Quasi-Judicial	Type III	Section 17.12.030
- Legislative	Type IV	Chapter 17.96
Property Line Adjustments and Lot Consolidations	Type I	

Transit Oriented District/Corridor Review	Type III	Chapter 17.66
Nonconforming Use	Type II	Chapter 17.56
Partition Tentative Plan Final Plat	 Type II Type II	 Chapter 16.36 Chapter 16.12
Land Use Review	Type I	
Site Plan, Landscaping and Construction Plan Review	Type II	Chapter 17.72
Subdivision Tentative Plan Final Plat	 Type III Type ~~II~~ I	 Chapter 16.10 Chapter 16.12
Right-of-Way Vacation	Type IV	Section 12.28.020
Tree Removal	Type II	Chapter 12.36
Variance	Type II or III	Chapter 17.13
Zoning, Major Zoning, Minor	Type III Type II	Chapter 17.13 Chapter 17.13
Subdivisions, Major Subdivisions, Minor	Type III Type II	Chapter 17.13 Chapter 17.13
Conversion Plan Review	Type II	Chapter 16.32
Uncategorized Decision	Type II	

* An applicant may be required to obtain approvals from other agencies, such as the Oregon Department of Transportation, or Rogue Valley Sewer. The city may notify agencies of applications that may affect their facilities or services.
(Ord. 1874 §1(part), 2006).

17.05.200 Type I procedure (administrative).

A. Application Requirements.

1. Application Forms. Type I applications shall be made on forms provided by the planning department.

2. Application Requirements. Type I applications shall:
    a. Include the information requested on the application form;
    b. Address the criteria in sufficient detail for review and action; and
    c. Be filed with the required fee.

B. Administrative Decision Requirements. The community development director's or designee's decision shall address all of the approval criteria. Based on the criteria and the facts contained within the record, the community development director shall approve or deny the requested permit or action. A written record of the decision shall be provided to the applicant and kept on file at City Hall.

C. Final Decision. A Type I decision is the final decision of the city and may not be appealed further.

D. Effective Date. A Type I decision is final on the date it is made. (Ord. 1874 §1(part), 2006).

E. Extension.
The community development director shall, upon written request by the applicant and payment of the required fee, grant a written one year extension of the approval period provided that:

1. No changes are made to the original application as approved by the City;

2. There have been no changes in the Code or Comprehensive Plan provisions on which the approval was based. In the case where the plan conflicts with a code or Comprehensive Plan change, the extension shall be either:
    a. denied; or
    b. at the discretion of the community development director re-reviewed as a modification per Section 17.09.300.

3. The extension request is made before expiration of the original approved plan.

4. If the time limit expired and no extension has been granted, the application shall be void.

17.05.300 Type II procedure (administrative).
A. Pre-Application Conference. A pre-application conference is optional for Type II reviews. (Pre-application conference requirements and procedures are found in Section 17.05.600(C).)

Amendment A. 2:

Chapter 17.66
APPLICATION REVIEW PROCESS FOR THE TOD DISTRICT AND CORRIDOR
Sections:
17.66.010 Purpose.
17.66.020 Applicability.
17.66.030 Application and review.
17.66.040 Parks and open spaces.
17.66.050 Application approval criteria.
17.66.060 Conditions of approval.
17.66.070 Approval expiration.

17.66.070 Approval expiration.

A. Application approvals granted according to the provisions of this chapter ~~shall be valid for the following time periods, unless a longer time period is specified in the approval.~~
~~1. Master plan - two years for the first phase and ten years for all subsequent phases, if any.~~
~~2. Site plan, landscape plan and construction plan; land division; and conditional use - one year.~~
shall expire and become void one year from the date on which it was issued unless:

1. an application for extension is filed and approved subject to the requirements of Section 17.05, or

2. building permits for the development have been issued and construction diligently pursued to initiate construction.

~~B. Application approvals shall expire if building permits to initiate construction or final plat approval have not been obtained within the time allowed in Section 17.66.070(A). (Ord. 1815 §1(part), Exh. B(part), 2000).~~

B. If the time limit for development expired and no extension has been granted, the application shall be void.

Amendment A. 3:

Chapter 17.68
PLANNED UNIT DEVELOPMENT (PUD)
Sections:
17.68.010 Purpose.
17.68.020 Size of the planned unit development site.
17.68.030 Application and review.
17.68.040 Criteria to grant or deny a PUD.

17.68.050 Preliminary development plan.

H. Other pertinent information shall be included as the planning commission finds necessary to determine any appropriate and desirable requirements that may differ from those ordinarily applicable under this title. (Ord. 1615 §68, 1989).

I. A preliminary (tentative) plan approval shall expire and become void one year from the date on which it was issued unless the final development plan has been approved pursuant to Section 17.68.060 or an application for extension is filed and approved subject to the requirements of Section 17.05.

J. If the time limit for development expired and no extension has been granted, the tentative PUD plan shall be void.

17.68.060 Final development plan.
A. ~~Within six months f~~Following the approval of the preliminary development plan, the applicant shall file a final development plan with the city, containing in final form the information required in the preliminary plan. The same shall be reviewed ~~by the planning commission and decided by the city council~~ as set forth in Chapter 17.05 of this code. ~~The council may, in its discretion and for a good cause, extend for six months the period for the filing of the final development plan.~~

B. The ~~permit for a PUD~~ final approved development plan shall expire and become void one year from the date on which it was issued unless an application for extension is filed and approved subject to the requirements of Section 17.05. The one year shall commence with approval of the final development plan.

~~C. Within thirty days after the granting of a permit from a PUD the permit application file number shall be indicated on the zone map on the lot or lots affected by such permit.~~

~~D.~~C. The final development plan shall continue to control the planned unit development after it is finished. (Ord. 1631 §2, 1990; Ord. 1615 §69, 1989).

17.68.070 Control of the PUD during and after completion.
If the city ~~council~~ finds evidence of a major deviation from the preliminary or final development plan, it shall advise the applicant to submit an application to the planning commission for amendment to the planned unit development pursuant to Section 17.09. An amendment shall be considered in the same manner as an original application.

17.68.080 Exceptions to zoning and subdivision titles.
17.68.090 Accessory uses in a planned unit development.
17.68.100 Density bonus.
17.68.110 Common open space.
17.68.120 General conditions.
17.68.130 Residential conditions.
17.68.140 Appeals and permit revocation.

Amendment A. 4:

Chapter 17.72
SITE PLAN, LANDSCAPING AND CONSTRUCTION PLAN APPROVAL
Sections:
17.72.010 Purpose.
17.72.020 Site plan approval required.
17.72.021 Application and review.
17.72.030 Information required.
17.72.040 Standards.
17.72.050 Conditions on site plan approval.
17.72.060 Building permit issuance--Plan change.

17.72.070 Expiration.
A. A site plan approval shall lapse and become void one year following the date on which it became effective unless, ~~by conditions of the site plan approval, a greater or lesser time is prescribed as a condition of approval, or unless~~ prior to the expiration of one year, a building permit is issued by the building inspector and construction is commenced and diligently pursued toward completion. The community development director ~~planning commission~~ may extend the site plan approval for an additional period of one year, subject to the requirements of Section 17.05. ~~17.76.040.~~

B. If ~~an established~~ the time limit for development expired and no extension has been granted, the site plan approval shall be void. (Ord. 1684 §70, 1993).

17.72.080 Site plan compliance--Certificate of occupancy.

Amendment A. 5:

Chapter 17.76
CONDITIONAL USE PERMITS
Sections:
17.76.010 Purpose.
17.76.011 Application and review.
17.76.020 Information required.

17.76.040 Findings and conditions.
The planning commission in granting a conditional use permit shall find as follows:
A. That the site for the proposed use is adequate in size and shape to accommodate the use and to meet all other development and lot requirements of the subject zoning district and all other provisions of this code;

B. That the site has adequate access to a public street or highway and that the street or highway is adequate in size and condition to effectively accommodate the traffic that is expected to be generated by the proposed use;

C. That the proposed use will have no significant adverse effect on abutting property or the permitted use thereof. In making this determination, the commission shall consider the proposed location of improvements on the site; vehicular ingress, egress and internal circulation; setbacks; height of buildings and structures; walls and fences; landscaping; outdoor lighting; and signs;

D. That the establishment, maintenance or operation of the use applied for will comply with local, state and federal health and safety regulations and therefore will not be detrimental to the health, safety or general welfare of persons residing or working in the surrounding neighborhoods and will not be detrimental or injurious to the property and improvements in the neighborhood or to the general welfare of the community based on the review of those factors listed in subsection C of this section;

E. That any conditions required for approval of the permit are deemed necessary to protect the public health, safety and general welfare and may include:

1. Adjustments to lot size or yard areas as needed to best accommodate the proposed use; provided the lots or yard areas conform to the stated minimum dimensions for the subject zoning district, unless a variance is also granted as provided for in Chapter 17.13,

2. Increasing street widths, modifications in street designs or addition of street signs or traffic signals to accommodate the traffic generated by the proposed use,

3. Adjustments to off-street parking requirements in accordance with any unique characteristics of the proposed use,

4. Regulation of points of vehicular ingress and egress,

5. Requiring landscaping, irrigation systems, lighting and a property maintenance program,

6. Regulation of signs and their locations,

7. Requiring fences, berms, walls, landscaping or other devices of organic or artificial composition to eliminate or reduce the effects of noise, vibrations, odors, visual incompatibility or other undesirable effects on surrounding properties,

8. Regulation of time of operations for certain types of uses if their operations may adversely affect privacy of sleep of persons residing nearby or otherwise conflict with other community or neighborhood functions,

9. Establish a time period within which the subject land use must be developed,

10. Requirement of a bond or other adequate assurance within a specified period of time,

11. Such other conditions that are found to be necessary to protect the public health, safety and general welfare,

12. In considering an appeal of an application for a conditional use permit for a home occupation, the planning commission shall review the criteria listed in Section 17.60.190. (Ord. 1823 §5, 2001; Ord. 1684 §72, 1993; Ord. 1615 §55, 1989; Ord. 1533 §1, 1984; Ord. 1436 §2(part), 1981).

17.76.060 Expiration.

A. A conditional use permit shall lapse and become void one year following the date on which it became effective, unless:

1. By conditions of the conditional use permit, a greater or lesser time is prescribed as a condition of approval;

2. Prior to the expiration of one year, a building permit is issued by the city and construction is commenced and diligently pursued toward completion; or

3. If no building permit is required in the particular case, the conditionally-approved use has been commenced.

B. The ~~planning commission~~ community development director may extend the conditional use permit for an additional period of one year, subject to the requirements of Section 17.05. ~~17.76.040.~~

C. If ~~an established~~ the time limit for development expired and no extension has been granted, the conditional use permit shall be void. (Ord. 1684 §73, 1993; Ord. 1436 §2(part), 1981).

17.76.070 Revocation.
17.76.080 Appeal.
17.76.090 Effect.
17.76.110 Mapping.
17.76.120 Change of ownership.

ATTACHMENT B:

Amendment B

Chapter 16.10
TENTATIVE PLANS
Sections:
16.10.010 Submission of application--Filing fee.
16.10.015 Application and review--Fees.
16.10.020 Scale.
16.10.030 General information.
16.10.040 Existing conditions.
16.10.050 Additional information.
16.10.060 Partial development.
16.10.070 Explanatory information.
16.10.080 Tentative plan approval.
16.10.090 Conditions on tentative plan approval.

16.10.010 Submission of application--Filing fee.
The applicant shall submit an application and tentative plan together with improvement plans and other supplementary material as may be required to indicate the development plan and shall submit ten copies to the city together with a filing fee defined in the city's adopted planning application fee schedule. The diagrams submitted shall consist of ~~ten~~ three copies at the scale specified in Section 16.10.020 and one copy in an eight-and-one-half-inch by eleven-inch format. (Ord. 1786 §4, 1998; Ord. 1684 §6, 1993; Ord. 1650(part), 1990).

16.10.015 Application and review--Fees.
16.10.020 Scale.
16.10.030 General information
16.10.040 Existing conditions
16.10.050 Additional information.
16.10.060 Partial development.
16.10.070 Explanatory information.

16.10.080 Tentative plan approval.
A. Approval of the tentative plan shall not constitute final acceptance of the final plat of the proposed subdivision or partition for recording; however, approval of the tentative plan shall be binding upon city for the purpose of the approval of the final plat if the final plat is in substantial compliance with the tentative plan and any conditions of approval thereof. ~~The action of the council in approving the tentative plan shall be noted on two copies thereof, including reference to any attached documents describing any conditions. One copy of the tentative plan shall be~~

~~returned to the applicant and the other retained in the city files with a memorandum setting forth the action of the council.~~ (Ord. 1650(part), 1990).
A tentative plan approval shall expire and become void one year from the date on which it was issued unless the final plat has been approved pursuant to Section 16.12 or an application for extension is filed and approved subject to the requirements of Sections 16.10.091 and 17.05.

B. When it is the intent to develop a tentative plan and record a final plat in phases, the city, at the time of tentative plan approval, may authorize a time schedule for platting the various phases in periods exceeding one year, but in no case shall the total time period for platting all phases be greater than five years without review of the tentative plan for compliance with the current code and comprehensive plan. Each phase so platted shall conform to the applicable requirements of this chapter. Phases platted after the passage of one year from approval of the tentative plan will be required to modify the tentative plan as necessary to avoid conflicts with changes in the comprehensive plan or this chapter.

16.10.090 Conditions on tentative plan approval.

16.10.91 Extension

A. The community development director shall, upon written request by the applicant and payment of the required fee, grant a written one year extension of the approval period provided that:

1. No changes are made to the original plan application as approved by the City;

2. There have been no changes in the Code or Comprehensive Plan provisions on which the approval was based. In the case where the plan conflicts with a code or plan change, the extension shall be either:
   a. denied; or
   b. at the discretion of the community development director re-reviewed as a modification per Section 17.09.300.

3. The extension request is made before expiration of the original approved plan.

B. If the time limit expired and no extension has been granted, the tentative plan shall be void.

Amendment B. 1:

Chapter 16.12
FINAL PLATS
Sections:
16.12.010 Submission--Procedure.
16.12.020 Submission--Fees.
16.12.030 Information required.
16.12.040 Supplemental information.
16.12.050 Staff review.
16.12.060 Final plat approval.
16.12.070 Agreement for improvements.
16.12.080 Bond.
16.12.090 Filing.

16.12.010 Submission--Procedure.
Within one year after approval of the tentative plan, the applicant shall cause the subdivision to be surveyed and a final plat prepared and approved in conformance with the approved tentative plan. ~~as approved.~~ The applicant shall submit the final plat as required by state law and this title, ~~ten~~ three prints thereof, one eight-and-one-half-inch by eleven-inch reduction thereof, and any supplementary information, including any proposed separate document imposing further land use restrictions in the area. (Ord. 1684 §8, 1993; Ord. 1650(part), 1990).

16.12.020 Submission--Fees.
16.12.030 Information required.
16.12.040 Supplemental information.
16.12.050 Staff review.

16.12.060 Final plat approval.
A. Review and approval or denial of final plats shall be made by city staff. ~~unless staff, in its discretion, refers the application to the planning commission for decision.~~ Final plat approval shall be evidenced by signature of an authorized city representative on the original plat. The approval of the final plat by the city shall not be deemed to constitute or effect an acceptance for maintenance responsibility of any street or easement or way shown on the final plat.

(*Moved to: Tentative plan approval Section 16.10.080 (B)*)

~~B. When it is the intent to record a final plat and develop a tentative plan land division in phases, city staff may authorize a time schedule for platting the various phases in periods exceeding one year, but in no case shall the total time period for platting all phases be greater than five years without having to resubmit the tentative plan. Each phase so platted shall conform to the applicable requirements of this chapter. Phases platted after the passage of one year from~~

~~approval of the tentative plan will be required to modify the tentative plan as necessary to avoid conflicts with changes in the comprehensive plan or this chapter. (Ord. 1778 §1, 1997; Ord. 1739 §3, 1996; Ord. 1684 §9, 1993; Ord. 1650 (part), 1990).~~

16.12.070 Agreement for improvements.
16.12.080 Bond.
16.12.090 Filing.

Attachment C

FINDINGS OF FACT
AND
CONCLUSIONS OF LAW
File No: 11001

INTRODUCTION

Consideration of a text amendment to sections of Title 16 and Title 17 of the Central Point Municipal Code to provide uniform land development approval expiration dates and a process for review of time extension request.

These findings are prepared in four (4) parts to address the statewide planning goals, the applicable elements of City's Comprehensive Plan, public facilities and the Transportation Planning Rule as required by CPMC 17.05.500 and 17.10.600.

PART 1 CPMC LEGISLATIVE AMENDMENT

17.10.200 Legislative amendments.
Legislative amendments are policy decisions made by city council. They are reviewed using the Type IV procedure in Section 17.05.500 and shall conform to the statewide planning goals, the Central Point comprehensive plan, the Central Point zoning ordinance and the transportation planning rule provisions in Section 17.10.600, as applicable.

> **Finding**: The City of Central Point Planning Commission directed staff to prepare code amendments to resolve the inconsistencies concerning expiration dates for land use applications and to provide an extension request process. a text amendment of the Central Point Municipal Code. These amendments are reviewed as a Legislative amendment using the Type IV procedure in conformance with Section 17.10.200.
>
> **Conclusion**: A text amendment is reviewed as a Type IV, Legislative decision.

17.05.500 Type IV procedure (legislative).

G. Decision-Making Criteria. The recommendation by the planning commission and the decision by the city council shall be based on the following factors:

1. Whether the request is consistent with the applicable statewide planning goals;

2. Whether the request is consistent with the comprehensive plan; and

3. If the proposed legislative change is particular to a particular site, the property and affected area is presently provided with adequate public facilities, services and transportation networks to support the use, or such facilities, services and transportation networks are planned to be provided concurrently with the development of the property.

PART 2 STATEWIDE PLANNING GOALS:

17.05.500 G. 1. *Whether the request is consistent with the applicable statewide planning goals;*

GOAL 1. CITIZEN INVOLVEMENT *- To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.*

Finding, Goal 1: The proposed text amendment does not enhance, or detract, from citizen participation in the City's planning process. A duly noticed public hearing is scheduled for October 5, 2010 to review the proposed text amendment.

Conclusion, Goal 1: Consistent.

GOAL 2. LAND USE PLANNING *- To establish a land use planning process and policy framework as a basis for all decision and actions related to use of land and to assure an adequate factual base for such decisions and actions.*

Finding Goal 2: Element I of the Central Point Comprehensive Plan addresses the Goal 2 requirement that plans and implementing ordinances be revised on a periodic cycle to take into account changing public polices, community attitudes and other circumstances; as such the proposed code amendment provides a process and policy framework as a basis for land use decisions.

Finding Goal 2: The proposed text amendment is in accordance with CPMC Section 17.10.200 and therefore does not modify or otherwise affect the City's planning process as set forth in the Comprehensive Plan. The proposed text amendment serves to clarify current code language by providing clear and measurable standards.

Conclusion Goal 2*:* Consistent.

Goal 3. AGRICULTURAL LANDS *- To preserve and maintain agricultural lands.*

Finding Goal 3: The proposed text amendment does not involve, or otherwise affect lands designated for agricultural use.

Conclusion Goal 3: Not applicable.

Goal 4. FOREST LANDS *- To conserve forest lands by maintaining the forest land base and to protect the state's forest economy by making possible economically efficient forest practices that assure the continuous growing and harvesting of forest tree species as the leading use on forest land consistent with sound management of soil, air, water, and fish and wildlife resources and to provide for recreational opportunities and agriculture.*

Finding, Goal 4: The proposed text amendment does not involve, or otherwise affect lands designated for forest use.

Conclusion, Goal 4: Not applicable.

GOAL 5. OPEN SPACE, SCENIC AND HISTORIC AREAS, AND NATURAL RESOURCES *- To protect natural resources and conserve scenic and historic areas and open spaces.*

Finding Goal 5: The proposed text amendment does not involve, or otherwise affect lands designated as natural, scenic, or historic resources.

Conclusion Goal 5: Not applicable.

GOAL 6 AIR, WATER, AND LAND RESOURCES QUALITY *- To maintain and improve the quality of the air, water and land resources of the state.*

Finding Goal 6: The proposed text amendment does not involve, or otherwise affect regulations managing the quality of air, water and land resources.

Conclusion Goal 6: Not applicable.

GOAL 7. AREAS SUBJECT TO NATURAL HAZARDS AND DISASTERS *- To protect people and property from natural hazards.*

Finding Goal 7: The proposed text amendment does not involve, or otherwise affect regulations protecting the citizens of Central Point from natural hazards

Conclusion Goal 7: Consistent.

GOAL 8. RECREATION NEEDS *- To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.*

Finding Goal 8: The proposed text amendment does not involve, or otherwise affect the City's provision of necessary recreational facilities.

Conclusion Goal 8: Not applicable.

GOAL 9. ECONOMY OF THE STATE *– To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.*

Finding Goal 9: The proposed text amendment does not alter the City's provision of adequate economic opportunities. The proposed text amendment serves to clarify current code language by providing clear and measurable standards specifically for the submission and review of time extension requests of land use applications.

Conclusion Goal 9: Consistent.

GOAL 10. HOUSING *- To provide for the housing needs of citizens of the state.*

Finding Goal 10: The proposed text amendment does not involve, or otherwise affect regulations and development standards that address the City's housing needs.

Conclusion Goal 10: Consistent.

GOAL 11. PUBLIC FACILITIES AND SERVICES *- To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.*

Finding Goal 11: The proposed text amendment does not involve, or otherwise affect the City's provision of timely, orderly and efficient public facilities and services. The proposed text amendment does not cause an increase in the demand for public facilities and services not already available within the City.

Finding Goal 11: The text amendment to Section 17.77, Accessory Dwelling Units provides for conformity to the recent amendment to the Public Works Department water regulation, Section 13.04.100 to allow one water meter to serve both the primary dwelling and the accessory dwelling unit.

Conclusion Goal 11: Consistent.

GOAL 12. TRANSPORTATION *- To provide and encourage a safe, convenient and economic transportation system.*

Finding Goal 12: The proposed text amendment does not involve, or otherwise affect the City of Central Point Transportation System Plan or modify CPMC Section 17.05.900, Traffic impact analysis.

Conclusion Goal 12: Consistent.

GOAL 13 ENERGY *- To conserve energy.*

Finding Goal 13: The proposed text amendment does not involve, or otherwise affect and development standards or regulations that address conservation of energy.

Conclusion Goal 13: Not applicable.

***GOAL 14. URBANIZATION** - 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.*

Finding Goal 14: The proposed text amendment does not involve, or otherwise affect, regulations addressing and regulating the transition from rural to urban lands.

Conclusion Goal 14: Not applicable.

***GOAL 15. WILLAMETTE GREENWAY** - To protect, conserve, enhance and maintain the natural, scenic, historical, agricultural, economic and recreational qualities of lands along the Willamette River as the Willamette River Greenway.*

Finding Goal 15: The proposed text amendment does not involve, or otherwise affect the Willamette River or Willamette River Greenway.

Conclusion Goal 15: Not applicable.

***GOAL 16. ESTUARINE RESOURCES** - To recognize and protect the unique environmental, economic, and social values of each estuary and associated wetlands; and to protect, maintain, where appropriate develop, and where appropriate restore the long-term environmental, economic, and social values, diversity and benefits of Oregon's estuaries.*

Finding Goal 16: The proposed text amendment does not involve, or otherwise affect estuaries and associated wetlands.

Conclusion Goal 16: Not applicable.

***GOAL 17. COASTAL SHORELANDS** - To conserve, protect, where appropriate, develop and where appropriate restore the resources and benefits of all coastal shorelands, recognizing their value for protection and maintenance of water quality, fish and wildlife habitat, water-dependent uses, economic resources and recreation and aesthetics. The management of these shoreland areas shall be compatible with the characteristics of the adjacent coastal waters; and To reduce the hazard to human life and property, and the adverse effects upon water quality and fish and wildlife habitat, resulting from the use and enjoyment of Oregon's coastal shorelands.*

Finding Goal 17: The proposed text amendment does not involve, or otherwise affect coastal shorelands.

Conclusion Goal 17: Not applicable.

GOAL 18. BEACHES AND DUNES *- To conserve, protect, where appropriate develop, and where appropriate restore the resources and benefits of coastal beach and dune areas; and to reduce the hazard to human life and property from natural or man-induced actions associated with these areas.*

Finding Goal 18: The proposed text amendment does not involve, or otherwise affect coastal beach or dune areas.

Conclusion Goal 18: Not applicable.

GOAL 19. OCEAN RESOURCES *- To conserve marine resources and ecological functions for the purpose of providing long-term ecological, economic, and social value and benefits to future generations.*

Finding Goal 19: The City of Central Point is not adjacent to, or near the ocean. The proposed text amendment does not involve, or otherwise affect marine resources and marine ecological functions.

Conclusion Goal 19: Not applicable.

PART 3 CITY OF CENTRAL POINT COMPREHENSIVE PLAN

17.05.500 (G) (2)(m) *The request is consistent with the Central Point comprehensive plan;*

Finding: The amendments are consistent with the comprehensive plan and serve to clarify current code language by providing clear and measurable standards by the uniform one year expiration date of approved land use applications and to provide an extension time request procedure as a Type I, Administrative review.

Finding: Correction of a clerical or typographic error, Section 17.05.1 Table Summary of Approvals by Type: Subdivision Final Plat, should read Type I review as provided by 16.12.060. This correction is consistent with CPMC Section 17.10.100.

Conclusion: Consistent

1. Transportation

Finding: The City of Central Point Transportation System Plan 2030 (TSP) replaces Chapter XI, Circulation/Transportation of the Comprehensive Plan. The TSP provides an inventory of the City's existing transportation system, including street standards. This element of the Comprehensive Plan addresses Statewide Planning Goal 12, Transportation.

Finding: The proposed text amendment will not cause an increase in land uses that would result in levels of travel or access that would be inconsistent with the City's functional street classification system for existing and planned transportation facilities.

Conclusion: Consistent

PART 4 TRANSPORTATION PLANNING RULE

17.10.600 Transportation planning rule compliance.
Section 660-012-0060(1) *Where an amendment to a functional plan, an acknowledged comprehensive plan, or a land use regulation would significantly affect an existing or planned transportation facility, the local government shall put in place measures as provided in section (2) of this rule to assure that allowed land uses are consistent with the identified function, capacity, and performance standards (e.g. level of service, volume to capacity ratio, etc.) of the facility. A plan or land use regulation amendment significantly affects a transportation facility if it would:*

a) Change the functional classification of an existing or planned transportation facility;

b) Change standards implementing a functional classification system; or

c) As measured at the end of the planning period identified in the adopted transportation system plan:

(A) Allow types or levels of land uses that would result in levels of travel or access that are inconsistent with the functional classification of an existing or planned transportation facility;

(B) Reduce the performance of an existing or planned transportation facility below the minimum acceptable performance standard identified in the TSP or comprehensive plan; or

(C) Worsen the performance of an existing or planned transportation facility that is otherwise projected to perform below the minimum acceptable performance standard identified in the TSP or comprehensive plan.

Finding 660-012-0060(1)(a): The proposed text amendment serves to provide clear and measurable code standards while resolving the current nebulous language. The proposed text amendment will not cause any changes to the functional classification of any existing or planned transportation facilities.

Conclusion 660-012-0060(1)(a): No significant affect.

Finding 660-012-0060(1)(b): The proposed text amendment does not modify any existing land use regulations. The proposed text amendment will not cause a change to standards implementing the City's transportation system.

Conclusion 660-012-0060(1)(b): No significant affect.

Finding 660-012-0060(1)(c)(A): The proposed text amendment will not cause an increase in land uses that would result in levels of travel or access that would be

inconsistent with the City's functional street classification system for existing and planned transportation facilities.

Conclusion 660-012-0060(1)(c)(A): No significant affect.

Finding 660-012-0060(1)(c)(B): The proposed text amendment will not cause a reduction in the performance of any existing or planned transportation facilities below the minimum acceptable performance standard identified in the TSP or Comprehensive Plan.

Conclusion 660-012-0060(1)(c)(B): No significant affect.

Finding 660-012-0060(1)(c)(C): The proposed text amendment will not cause the worsening of an existing or planned transportation facility that is otherwise projected to perform below the minimum acceptable performance standard identified in the TSP or Comprehensive Plan.

Conclusion 660-012-0060(1)(c)(C): No significant affect.

Summary Conclusion: As proposed, the text amendment is in conformance with the acknowledged Comprehensive Plan, Transportation System Plan and Central Point Municipal Code.

PLANNING COMMISSION RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION FORWARDING A FAVORABLE RECOMMENDATION TO THE CITY COUNCIL TO CONSIDER AMENDMENTS TO THE MUNICIPAL CODE TITLE 16, SECTIONS 16.10 TENTATIVE PLANS; 16.12 FINAL PLATS; TITLE 17 SECTIONS 17.05 APPLICATIONS AND TYPES OF REVIEW; 17.66 APPLICATION REVIEW PROCESS FOR THE TOD DISTRICT AND CORRIDOR; 17.68 PLANNED UNIT DEVELOPMENT (PUD); 17.72 SITE PLAN, LANDSCAPING AND CONSTRUCTION PLAN, AND 17.76 CONDITIONAL USE PERMITS

(File No: 11001)

WHEREAS, on October 5, 2010, the Planning Commission of the City of Central Point, in a public hearing declared the need to amend Sections 16.10 Tentative Plans, 16.12 Final Plats; 17.05 Applications and Types of Review; 17.66 Application Review Process for the TOD District and Corridor, 17.68 Planned Unit Development (PUD); 17.72 Site Plan, Landscaping and Construction Plan, and 17.76 Conditional Use Permits and determined that the amendments as proposed were in the public interest and that the general welfare of the public will benefit by the proposed amendment; and

WHEREAS, on October 5, 2010 the Planning Commission, held a public hearing to consider public testimony on the proposed amendments; and

WHEREAS, after reviewing the requested proposal and considering public testimony it is the determination of the Planning Commission that the proposed amendments as set forth in Planning Department Staff Report (Exhibit "A") dated October 5, 2010 are minor adjustments that do not alter, or otherwise modify the uses and character of development and land use within the City of Central Point, and is therefore determined to be consistent with all of the goals, objectives, and policies of the City's Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Central Point, Oregon that the amendments as set forth in Exhibit "A" be forwarded to the City Council with a recommendation that the City Council favorably consider amending the City of Central Point Municipal Code as specifically set forth in the attached Exhibit "A".

Passed by the Planning Commission and signed by me in authentication of its passage this _____ day of _____, 2010.

_____
Planning Commission Chair

ATTEST:

_____
City Representative

Approved by me this _____ day of _____, 2010.

_____
Planning Commission Chair

Proposed Amendments – CPMC
Section 17.77 - ADUs

City of Central Point, Oregon
140 S 3rd Street, Central Point, OR 97502
541.664.3321 Fax 541.664.6384
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Community Development
Tom Humphrey, AICP,
Community Development Director

STAFF REPORT

October 5, 2010

AGENDA ITEM: File No. 11002

Consideration of proposed Central Point Municipal Code amendments to Section 17.77, Accessory Dwelling Units (ADUs) for language consistent with the Public Works Department Chapter 13, Water Rates and Regulations standards. **Applicant: City of Central Point**

STAFF SOURCE:

Connie Clune, Community Planner

BACKGROUND:

In response to the City of Central Point City Council approved Central Point Municipal Code (CPMC) text changes to Section 13.04.100, Water Rates and Regulations (by Ordinance No. 1939), the adopted water regulation standard provides for one meter to serve both the primary dwelling and the accessory dwelling unit. The proposed amendment to Section 17.77, Accessory Dwelling Units (ADUs), provides for this change and specifies the application for an ADUs as a Type I review procedure (see Attachment A).

ATTACHMENTS:

Attachment A - Chapter 17.77 Accessory Dwelling Units (ADUs)
Attachment B - City Council Ordinance No.1939
Attachment C - Findings
Attachment D - Resolution No. ____

ACTION:

Consideration of Resolution No. _____, a recommendation to the City Council for approval of the text amendments to the Central Point Municipal Code, Section 17.77, Accessory Dwelling Units (File: 11002).

RECOMMENDATION:

Approval of Resolution No. _____, forwarding a favorable recommendation to the City Council.

ATTACHMENT A

Chapter 17.77
ACCESSORY DWELLING UNITS (ADU)
Sections:
17.77.005 Purpose.
17.77.010 Permitted in residential districts, R-L and R-1.
17.77.020 Provisions for water and sewer.
17.77.030 Only one accessory dwelling unit per single-family dwelling.

17.77.040 General provisions.
A. ADUs shall be permitted as second dwelling units that are added to or created within or on the same lot as a single-family dwelling.

B. All housing and building codes and standards shall be applicable to all ADUs including, but not limited to, the building code, the plumbing code, the electrical code, the mechanical code, the fire code, and all requirements of the city of Central Point.

C. ADUs, whether attached or detached, ~~that are added to or created within single-family dwellings shall~~ are not ~~be~~ required to have separate independent utility connections~~; however, ADUs that are detached from the single-family dwelling to which they are accessory shall have separate independent utility connections and solid waste collection.~~.

D. The gross floor area of an accessory dwelling unit shall contain no more than thirty-five percent of the gross floor area of the main dwelling in existence prior to the construction of the accessory dwelling unit or eight hundred square feet, whichever is less.

E. No subdivision of land, air rights or condominium is allowed so as to enable the sale or transfer of the accessory dwelling unit independently of the main dwelling unit or other portions of the property.

F. All ADUs shall be designed to maintain the appearance of the single-family dwelling to which they are accessory. If an ADU extends beyond the current footprint of the single-family dwelling it must be consistent with the existing roof pitch, siding and windows of the single-family dwelling. If a separate entrance door is provided, it must be located either off the rear or side of the single-family dwelling. Any additions to an existing structure or building shall not exceed the allowable lot coverage or encroach into the required setbacks.

G. All ADUs which are attached to a single-family dwelling shall have a separate entrance for the accessory dwelling unit, but it shall not be located on the front of the existing building.

H. At least one off-street parking space shall be provided for each ADU in addition to the off-street parking spaces required for the single-family dwelling.

I. All ADUs shall have separate street addresses that are visible from the street and that clearly identify the location of the ADU. (Ord. 1884 (part), 2006).

17.77.050 Special provisions.

A. The owner or contract purchaser of record of the single-family dwelling to which an ADU is accessory shall reside either in the single-family dwelling or the ADU as a permanent place of residence and shall not be permitted to rent or lease the same. The ownership of ADUs may not be separated from ownership of the single-family dwelling to which they are accessory.

B. No home occupations, day care centers or adult foster homes shall be permitted in ADUs or in single-family dwellings to which they are accessory. (Ord. 1884 (part), 2006).

17.77.060 Permit--Fee--Application--Inspection.

A. No ADU may be added to, created within, or constructed upon the same lot as a single-family dwelling without a permit therefore, issued by the planning department. ADU permits shall be processed as a Type I land use application.

B. All applications for ADU permits shall be on forms provided by the planning department, and the fee for such permit shall be as provided in the building code.

C. Before any permit for the creation or construction of an ADU is granted, the proposed site thereof and the plans and specifications therefore shall be inspected by the building official to assure that the provisions of this chapter are not violated. (Ord. 1884 (part), 2006).

17.77.070 ADUs Detached from single-family dwelling--Special.

The following provisions shall be applicable to detached ADUs:

A. Water, sewer and solid waste collection ~~shall~~ may be by way of connections and service that is completely separate, apart and independently metered from the single-family dwelling to which such ADU is accessory~~.~~, or by other means approved by the public works department.

B. All detached ADUs shall comply with all setback and separation requirements for detached accessory buildings except that the minimum rear yard setback shall be ten feet.

C. Detached ADUs shall be designed in such a manner as to blend with or complement the architectural design of the single-family dwelling to which such ADU is accessory; approval of such design shall be made by the appeal board of adjustment.

D. Detached ADUs shall share the same hard-surfaced driveway as the single-family dwelling to which such ADU is accessory, and shall have direct access to the street upon which the single-family dwelling fronts, or take access from an alley. No new or additional curb cuts shall be permitted for the ADU, except on corner lots where a new curb cut will be allowed on the street frontage having no existing curb cut.

E. Detached ADUs shall have a minimum of twenty-five feet of unobstructed street frontage with no intervening structures to ensure adequate visibility and access for emergency vehicles. (Ord. 1884 (part), 2006).

ATTACHMENT "B"

ORDINANCE NO. 1939

AN ORDINANCE AMENDING CHAPTER 13.04.100 PERTAINING TO THE AMOUNT OF WATER METERS PER SEPARATE BUILDINGS

THE PEOPLE OF THE CITY OF CENTRAL POINT, OREGON, DO ORDAIN AS FOLLOWS:

Section 1. Chapter 13.01.100 amends the ordinance pertaining to the allowed uses for one meter to read as follows:

CHAPTER 13.04

WATER RATES AND REGULATIONS

Section:

13.04.100 Separate buildings

13.04.100 Separate buildings: ~~In no case shall two or more buildings be connected to a single water service with a single meter.~~ Multiple water meters to a single building are discouraged, but under special circumstances multiple water meters to a single building may be allowed with written permission from the public works director or his/her designee. ***One water meter shall be allowed to serve one parcel for the purpose of providing water to the main dwelling and an accessory structure.***

Passed by the City Council and signed by me in authentication of its passage this 9th day of September, 2010.

Mayor Hank Williams

ATTEST:

City Recorder

Approved by me this 9th day of September, 2010

Mayor Hank Williams

Attachment C

FINDINGS OF FACT
AND
CONCLUSIONS OF LAW
File No: 11002

INTRODUCTION

The text amendment to Section 17.77, Accessory Dwelling Units (ADUs) is language to conform to the adopted code change to the Public Works water regulation standards, Section 13.04.100.

These findings are prepared in four (4) parts to address the statewide planning goals, the applicable elements of City's Comprehensive Plan, public facilities and the Transportation Planning Rule as required by CPMC 17.05.500 and 17.10.600.

PART 1 CPMC LEGISLATIVE AMENDMENT

17.10.200 Legislative amendments.
Legislative amendments are policy decisions made by city council. They are reviewed using the Type IV procedure in Section 17.05.500 and shall conform to the statewide planning goals, the Central Point comprehensive plan, the Central Point zoning ordinance and the transportation planning rule provisions in Section 17.10.600, as applicable.

Finding: By Ordinance No. 1939, the City of Central Point City Council approved Central Point Municipal Code (CPMC) text changes to Section 13.04.100, Water Rates and Regulations. The adopted standard provides for a single meter to serve the main dwelling and an accessory dwelling. The amendment to Section 17.77 of the CPMC is to conform to the adopted water regulation standards and to provide for a Type I, Administrative review for an Accessory Dwelling application. The amendment is reviewed as a Legislative amendment using the Type IV procedure in conformance with Section 17.10.200.

Conclusion: A text amendment is reviewed as a Type IV, Legislative decision.

17.05.500 Type IV procedure (legislative).

G. Decision-Making Criteria. The recommendation by the planning commission and the decision by the city council shall be based on the following factors:

1. Whether the request is consistent with the applicable statewide planning goals;

2. Whether the request is consistent with the comprehensive plan; and

3. If the proposed legislative change is particular to a particular site, the property and affected area is presently provided with adequate public facilities, services and transportation networks to support the use, or such facilities, services and transportation networks are planned to be provided concurrently with the development of the property.

PART 2 STATEWIDE PLANNING GOALS:

17.05.500 G. 1. *Whether the request is consistent with the applicable statewide planning goals;*

GOAL 1. CITIZEN INVOLVEMENT *- To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.*

Finding, Goal 1: The proposed text amendment does not enhance, or detract, from citizen participation in the City's planning process. A duly noticed public hearing is scheduled for October 5, 2010 to review the proposed text amendment.

Conclusion, Goal 1: Consistent.

GOAL 2. LAND USE PLANNING *- To establish a land use planning process and policy framework as a basis for all decision and actions related to use of land and to assure an adequate factual base for such decisions and actions.*

Finding Goal 2: Element I of the Central Point Comprehensive Plan addresses the Goal 2 requirement that plans and implementing ordinances be revised on a periodic cycle to take into account changing public polices, community attitudes and other circumstances; as such the proposed code amendment provides a process and policy framework as a basis for land use decisions.

Finding Goal 2: The proposed text amendment is in accordance with CPMC Section 17.10.200 and therefore does not modify or otherwise affect the City's planning process as set forth in the Comprehensive Plan. The proposed text amendment serves to clarify current code language by providing conformity with the Public Works water regulation standards, Section 13.04.100.

Conclusion Goal 2*:* Consistent.

Goal 3. AGRICULTURAL LANDS *- To preserve and maintain agricultural lands.*

Finding Goal 3: The proposed text amendment does not involve, or otherwise affect lands designated for agricultural use.

Conclusion Goal 3: Not applicable.

Goal 4. FOREST LANDS *- To conserve forest lands by maintaining the forest land base and to protect the state's forest economy by making possible economically efficient forest practices that assure the continuous growing and harvesting of forest tree species as the leading use on forest land consistent with sound management of soil, air, water, and fish and wildlife resources and to provide for recreational opportunities and agriculture.*

Finding, Goal 4: The proposed text amendment does not involve, or otherwise affect lands designated for forest use.

Conclusion, Goal 4: Not applicable.

GOAL 5. OPEN SPACE, SCENIC AND HISTORIC AREAS, AND NATURAL RESOURCES *- To protect natural resources and conserve scenic and historic areas and open spaces.*

Finding Goal 5: The proposed text amendment does not involve, or otherwise affect lands designated as natural, scenic, or historic resources.

Conclusion Goal 5: Not applicable.

GOAL 6 AIR, WATER, AND LAND RESOURCES QUALITY *- To maintain and improve the quality of the air, water and land resources of the state.*

Finding Goal 6: The proposed text amendment does not involve, or otherwise affect regulations managing the quality of air, water and land resources.

Conclusion Goal 6: Not applicable.

GOAL 7. AREAS SUBJECT TO NATURAL HAZARDS AND DISASTERS *- To protect people and property from natural hazards.*

Finding Goal 7: The proposed text amendment does not involve, or otherwise affect regulations protecting the citizens of Central Point from natural hazards

Conclusion Goal 7: Consistent.

GOAL 8. RECREATION NEEDS *- To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.*

Finding Goal 8: The proposed text amendment does not involve, or otherwise affect the City's provision of necessary recreational facilities.

Conclusion Goal 8: Not applicable.

***GOAL 9. ECONOMY OF THE STATE** – To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.*

Finding Goal 9: The proposed text amendment does not alter the City's provision of adequate economic opportunities. The proposed text amendment serves to provide consistency with Title 13 of the CPMC standards specifically for the number of water meters necessary for single family and an accessory dwelling.

Conclusion Goal 9: Consistent.

***GOAL 10. HOUSING** - To provide for the housing needs of citizens of the state.*

Finding Goal 10: The proposed text amendment does not involve, or otherwise affect regulations that address the City's housing needs.

Conclusion Goal 10: Consistent.

***GOAL 11. PUBLIC FACILITIES AND SERVICES** - To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.*

Finding Goal 11: The proposed text amendment does not involve, or otherwise affect the City's provision of timely, orderly and efficient public facilities and services. The proposed text amendment does not cause an increase in the demand for public facilities. Water service is available within the City.

Finding Goal 11: The text amendment to Section 17.77, Accessory Dwelling Units provides for conformity to the recent amendment to the Public Works Department water regulation, Section 13.04.100 to allow one water meter to serve both the primary dwelling and the accessory dwelling unit.

Conclusion Goal 11: Consistent.

***GOAL 12. TRANSPORTATION** - To provide and encourage a safe, convenient and economic transportation system.*

Finding Goal 12: The proposed text amendment does not involve, or otherwise affect the City of Central Point Transportation System Plan or modify CPMC Section 17.05.900, Traffic impact analysis.

Conclusion Goal 12: Consistent.

***GOAL 13 ENERGY** - To conserve energy.*

Finding Goal 13: The proposed text amendment does not involve, or otherwise affect and development standards or regulations that address conservation of energy.

Conclusion Goal 13: Not applicable.

***GOAL 14. URBANIZATION** - 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.*

Finding Goal 14: The proposed text amendment does not involve, or otherwise affect, regulations addressing and regulating the transition from rural to urban lands.

Conclusion Goal 14: Not applicable.

***GOAL 15. WILLAMETTE GREENWAY** - To protect, conserve, enhance and maintain the natural, scenic, historical, agricultural, economic and recreational qualities of lands along the Willamette River as the Willamette River Greenway.*

Finding Goal 15: The proposed text amendment does not involve, or otherwise affect the Willamette River or Willamette River Greenway.

Conclusion Goal 15: Not applicable.

***GOAL 16. ESTUARINE RESOURCES** - To recognize and protect the unique environmental, economic, and social values of each estuary and associated wetlands; and to protect, maintain, where appropriate develop, and where appropriate restore the long-term environmental, economic, and social values, diversity and benefits of Oregon's estuaries.*

Finding Goal 16: The proposed text amendment does not involve, or otherwise affect estuaries and associated wetlands.

Conclusion Goal 16: Not applicable.

***GOAL 17. COASTAL SHORELANDS** - To conserve, protect, where appropriate, develop and where appropriate restore the resources and benefits of all coastal shorelands, recognizing their value for protection and maintenance of water quality, fish and wildlife habitat, water-dependent uses, economic resources and recreation and aesthetics. The management of these shoreland areas shall be compatible with the characteristics of the adjacent coastal waters; and To reduce the hazard to human life and property, and the adverse effects upon water quality and fish and wildlife habitat, resulting from the use and enjoyment of Oregon's coastal shorelands.*

Finding Goal 17: The proposed text amendment does not involve, or otherwise affect coastal shorelands.

Conclusion Goal 17: Not applicable.

GOAL 18. BEACHES AND DUNES *- To conserve, protect, where appropriate develop, and where appropriate restore the resources and benefits of coastal beach and dune areas; and to reduce the hazard to human life and property from natural or man-induced actions associated with these areas.*

Finding Goal 18: The proposed text amendment does not involve, or otherwise affect coastal beach or dune areas.

Conclusion Goal 18: Not applicable.

GOAL 19. OCEAN RESOURCES *- To conserve marine resources and ecological functions for the purpose of providing long-term ecological, economic, and social value and benefits to future generations.*

Finding Goal 19: The City of Central Point is not adjacent to, or near the ocean. The proposed text amendment does not involve, or otherwise affect marine resources and marine ecological functions.

Conclusion Goal 19: Not applicable.

PART 3 CITY OF CENTRAL POINT COMPREHENSIVE PLAN

17.05.500 (G) (2)(m) The request is consistent with the Central Point comprehensive plan;

Finding: The amendment to Section 17.77 is consistent with CPMC Section 13.04 and the comprehensive plan. The amendment serves to provide clear and measurable standards with ADUs request procedure listed as a Type I, Administrative review.

Conclusion: Consistent

1. Transportation

Finding: The City of Central Point Transportation System Plan 2030 (TSP) replaces Chapter XI, Circulation/Transportation of the Comprehensive Plan. The TSP provides an inventory of the City's existing transportation system, including street standards. This element of the Comprehensive Plan addresses Statewide Planning Goal 12, Transportation.

Finding: The proposed text amendment will not cause an increase in land uses that would result in levels of travel or access that would be inconsistent with the City's functional street classification system for existing and planned transportation facilities.

Conclusion: Consistent

PART 4 TRANSPORTATION PLANNING RULE

17.10.600 Transportation planning rule compliance.

Section 660-012-0060(1) *Where an amendment to a functional plan, an acknowledged comprehensive plan, or a land use regulation would significantly affect an existing or planned transportation facility, the local government shall put in place measures as provided in section (2) of this rule to assure that allowed land uses are consistent with the identified function, capacity, and performance standards (e.g. level of service, volume to capacity ratio, etc.) of the facility. A plan or land use regulation amendment significantly affects a transportation facility if it would:*

a) Change the functional classification of an existing or planned transportation facility;

b) Change standards implementing a functional classification system; or

c) As measured at the end of the planning period identified in the adopted transportation system plan:

(A) Allow types or levels of land uses that would result in levels of travel or access that are inconsistent with the functional classification of an existing or planned transportation facility;

(B) Reduce the performance of an existing or planned transportation facility below the minimum acceptable performance standard identified in the TSP or comprehensive plan; or

(C) Worsen the performance of an existing or planned transportation facility that is otherwise projected to perform below the minimum acceptable performance standard identified in the TSP or comprehensive plan.

Finding 660-012-0060(1)(a): The proposed text amendment serves to provide CPMC consistency, review process and measurable code standards. The proposed text amendment will not cause any changes to the functional classification of any existing or planned transportation facilities.

Conclusion 660-012-0060(1)(a): No significant affect.

Finding 660-012-0060(1)(b): The proposed text amendment serves to maintain the density standard of residential property consistent with the Comprehensive Plan. The proposed text amendment will not cause a change to standards implementing the City's transportation system.

Conclusion 660-012-0060(1)(b): No significant affect.

Finding 660-012-0060(1)(c)(A): The proposed text amendment will not cause an increase in land uses that would result in levels of travel or access that would be inconsistent with the City's functional street classification system for existing and planned transportation facilities.

Conclusion 660-012-0060(1)(c)(A): No significant affect.

Finding 660-012-0060(1)(c)(B): The proposed text amendment will not cause a reduction in the performance of any existing or planned transportation facilities below the minimum acceptable performance standard identified in the TSP or Comprehensive Plan.

Conclusion 660-012-0060(1)(c)(B): No significant affect.

Finding 660-012-0060(1)(c)(C): The proposed text amendment will not cause the worsening of an existing or planned transportation facility that is otherwise projected to perform below the minimum acceptable performance standard identified in the TSP or Comprehensive Plan.

Conclusion 660-012-0060(1)(c)(C): No significant affect.

Summary Conclusion: As proposed, the text amendment is in conformance with the acknowledged Comprehensive Plan, Transportation System Plan and Central Point Municipal Code.

ATTACHMENT "D"

PLANNING COMMISSION RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION FORWARDING A FAVORABLE RECOMMENDATION TO THE CITY COUNCIL TO CONSIDER AMENDMENTS TO MUNICIPAL CODE TITLE 17 SECTION 17.77, ACCESSORY DWELLING UNITS (ADUs)

(File No: 11002)

WHEREAS, on September 7, 2010, with the adoption of Council Ordinance No. 1939, the Planning Commission of the City of Central Point, in a public meeting declared the need to amend Section 17.77, Accessory Dwelling Units, and determined that the amendments as proposed were in the public interest and that the general welfare of the public will benefit by the proposed amendment; and

WHEREAS, on October 5, 2010 the Planning Commission, held a public hearing to consider public testimony on the proposed amendments; and

WHEREAS, after reviewing the requested proposal and considering public testimony it is the determination of the Planning Commission that the proposed amendments as set forth in Planning Department Staff Report (Exhibit "A") dated October 5, 2010 are minor adjustments that do not alter, or otherwise modify the uses and character of development and land use within the City of Central Point, and is therefore determined to be consistent with all of the goals, objectives, and policies of the City's Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Central Point, Oregon that the amendments as set forth in Exhibit "A" be forwarded to the City Council with a recommendation that the City Council favorably consider amending the City of Central Point Municipal Code as specifically set forth in the attached Exhibit "A".

Passed by the Planning Commission and signed by me in authentication of its passage this _____ day of _____, 2010.

_____
Planning Commission Chair

ATTEST:

_____
City Representative

Approved by me this _____ day of _____, 2010.

_____
Planning Commission Chair

Urban Reserve Management Agreements (URMAs)

City of Central Point, Oregon
140 S 3rd Street, Central Point, OR 97502
541.664.3321 Fax 541.664.6384
www.centralpointoregon.gov

Community Development
Tom Humphrey, AICP,
Community Development Director

TO: City of Central Point Planning Commission

FROM: Tom Humphrey, AICP

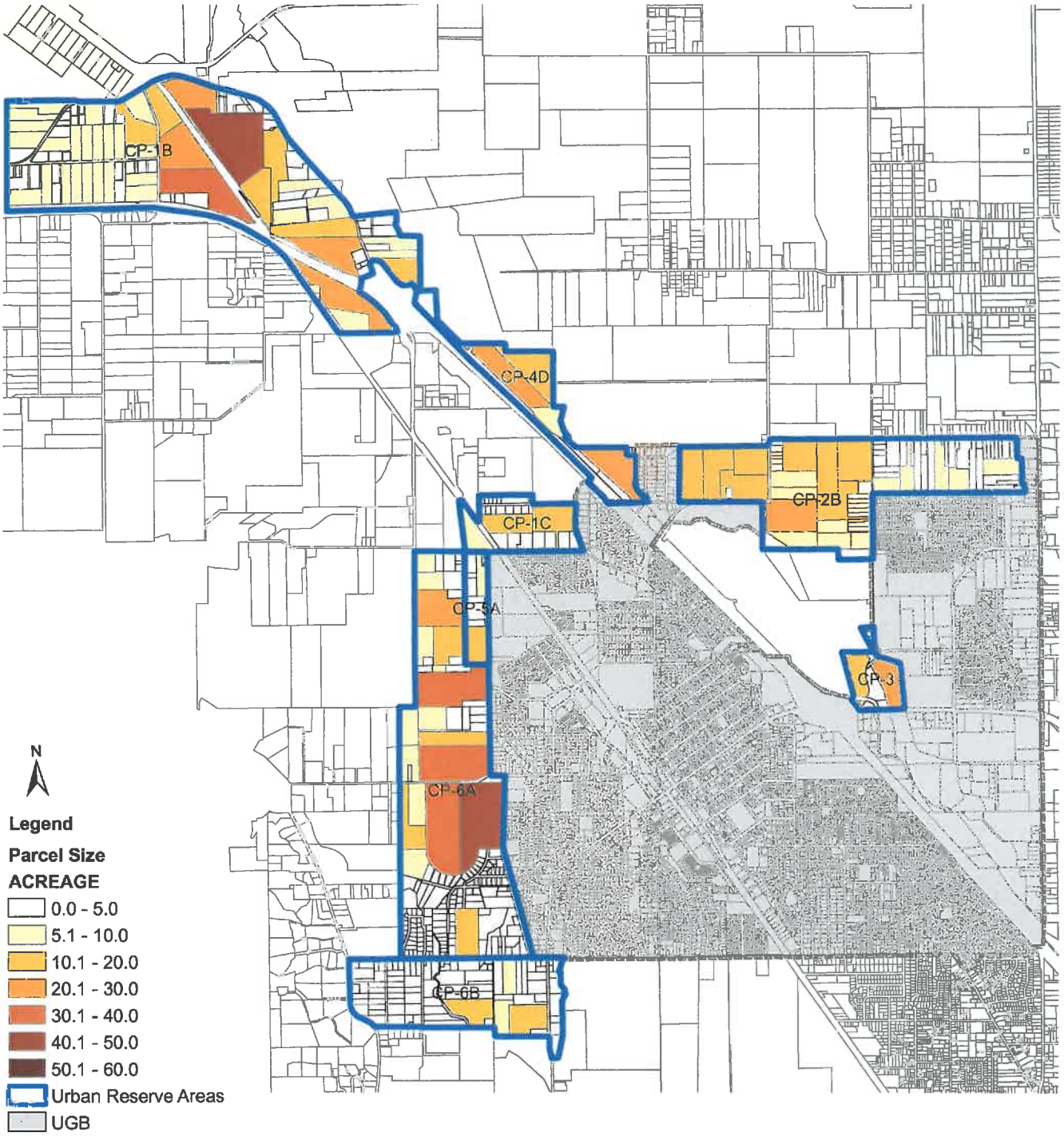
DATE: October 5, 2010

Discussion Item: Urban Reserve Management Agreement (URMA)/Parcel Size

In October the City will meet with Jackson County Planning Commission to discuss elements of the Urban Reserve Management Agreement (URMA). This agreement is a part of the Regional Problem Solving process to insure coordinated planning for lands designated within the Urban Reserve Areas (URAs) for Central Point. The lands will continue to be under the jurisdiction of the County until the area transitions to Central Point's Urban Growth Boundary and city limits. Conceptual plans for the URAs will be developed and larger parcel sizes will provide better design options. Until this occurs and to insure this design opportunity remains, the City will request that the County adopt a 40 acre minimum parcel size for *non-resource* land as part of the agreement.

Two maps are attached to help illustrate the current conditions. The parcel sizes of URA lands are depicted on the first map and the Jackson County Zoning as shown on the second map.

CENTRAL POINT

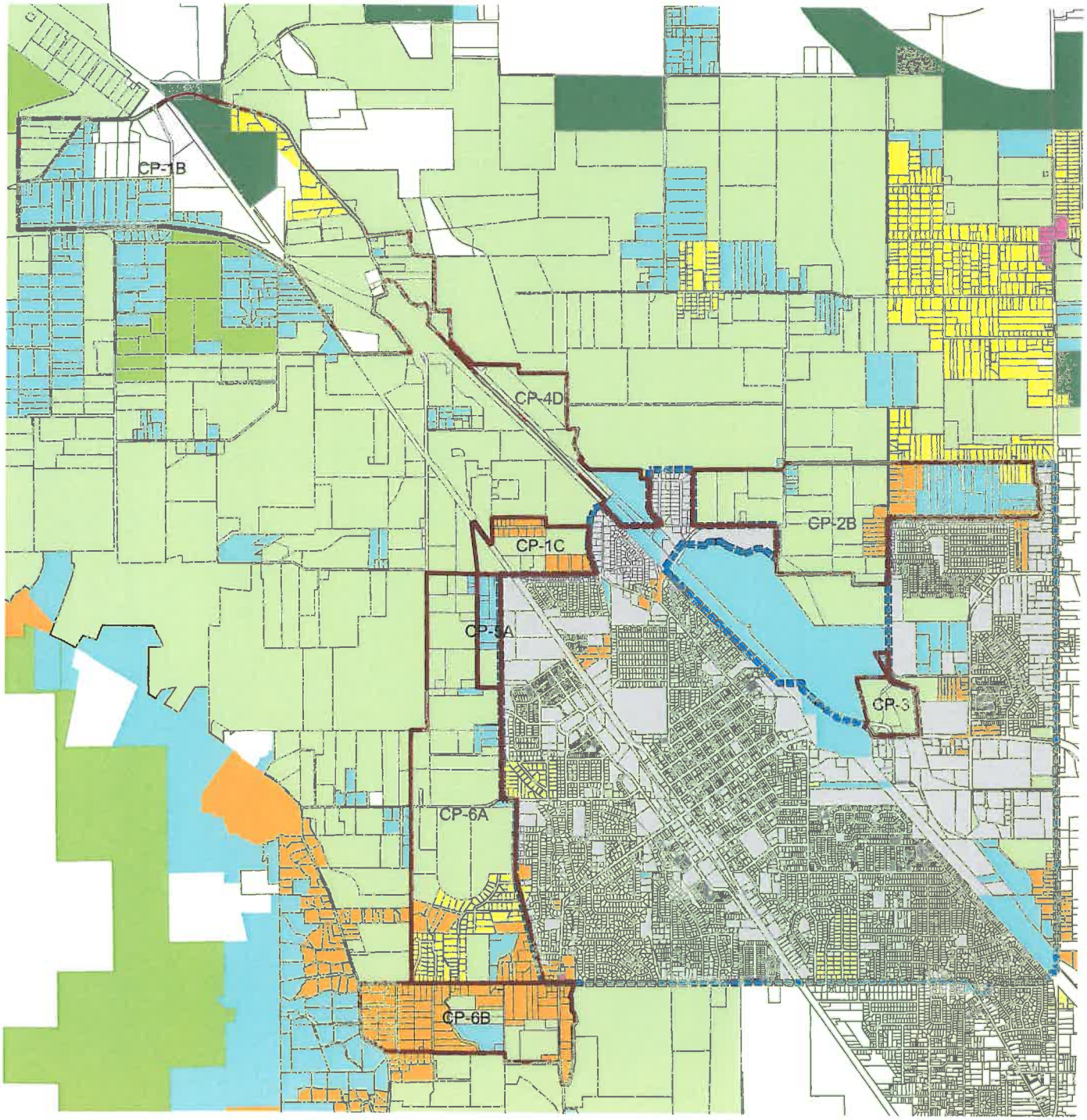


Central Point

\\cpfile1\DEPARTMENT\PLANNING\RPS\County Zoning CP\URAs Parcel Size 0-60

Urban Reserve Area Parcel Size

CENTRAL POINT



Legend

Jackson County Zoning
- EFU
- Open Space Reserve
- Woodland Resource
- Rural Residential -2.5
- Rural Residential -5
- Rural Service Commercial
- Urban Residential
- Urban Reserve Areas
- UGB

N

Central Point

County Zoning and Urban Reserve

\\cpfile1\DEPARTMENT\PLANNING\RPS\CP Individual Area Maps\County Zoning CPs