

**CITY OF CENTRAL POINT
City Council Meeting Agenda
May 10, 2012**

Next Res.1332
Next Ord. No.1960

**Central Point
City Hall
664-3321**

City Council

Mayor
Hank Williams

Ward I
Bruce Dingler

Ward II
Kelly Geiger

Ward III
Ellie George

Ward IV
Allen Broderick

At Large
Carol Fischer
Kay Harrison

Administration
Phil Messina, City
Manager
Chris Clayton, Assistant
City Manager
Deanna Casey, City
Recorder

**Community
Development
Department**
Tom Humphrey, Director

Finance Department
Bev Adams, Director

Human Resources
Barb Robson, Director

**Parks and Public Works
Department**
Matt Samitore, Director
Jennifer Boardman,
Manager

Police Department
Jon Zeliff, Chief

I. REGULAR MEETING CALLED TO ORDER – 7:00 P.M.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

IV. PUBLIC APPEARANCES

Pg 2 A. United States Postal Service Representative

V. CONSENT AGENDA

4 A. Approval of April 26, 2012 Council Minutes

9 B. Proclamation - National Police Week May 13 - 19, 2012
and Peace Officers Memorial Day

VI. ITEMS REMOVED FROM CONSENT AGENDA

VII. PUBLIC HEARING, ORDINANCES, AND RESOLUTIONS

12 - 41 A. Public Hearing - First Reading of an Ordinance Amending
the Central Point Zoning Map and Comprehensive Plan
Map in the Vicinity of Table Rock and Biddle Roads
Replacing 7.61 Acres of Land Zoned C-N, Neighborhood
Commercial to M-1 Industrial and from Neighborhood
Convenience to Light Industrial in the Comprehensive
Plan (372W01CA, TL 100, 200, 301, 400, 500, 600, 700 &
800) (Humphrey)

VIII. BUSINESS

43 A. Committee Appointments (Williams)

52 B. Planning Commission Report (Humphrey)

IX. MAYOR'S REPORT

X. CITY MANAGER'S REPORT

XI. COUNCIL REPORTS

XII. DEPARTMENT REPORTS

XIII. EXECUTIVE SESSION - ORS 192.660 (2)(d) Labor Negotiations

The City Council may adjourn to executive session under the provisions of ORS 192.660. Under the provisions of the Oregon Public Meetings Law, the proceedings of an executive session are not for publication or broadcast.

XIV. ADJOURNMENT

Presentation

Post Office

Representative

DISTRICT MANAGER



April 20, 2012

Hank Williams, Mayor
City of Central Point
140 South Third Street
Central Point, OR 97502-2216

RE: Medford, Oregon – Central Point Branch
625 E. Pine Street, Central Point, Oregon 97502-2446
Disposal / Re-Development

Dear Mayor Williams:

The non-tax supported U.S. Postal Service (USPS), like many other businesses in today's tough economy, is experiencing major financial and operating budget challenges. USPS is looking at potential sources for new revenue and savings on operational costs.

In that regard, the USPS is identifying certain Post Office building sites and properties nationwide that it will place on the market for potential disposal / re-development.

The Postal Service has evaluated our facility needs and is investigating options for the disposal of the Medford, Oregon Central Point Branch facility located at 625 E. Pine Street, Central Point, Oregon. As a self-supporting organization that receives no tax dollars for operations, we must pursue fiscally-responsible business practices. This includes consolidation of operations where appropriate, to increase efficiency and reduce costs.

Based on national criteria, the Postal Service has identified the Medford, Oregon Central Point Branch Facility as a facility that is excess to the Postal Service's needs. Declining mail volumes and dramatic changes in the way mail is processed and delivered have occurred over the last several years.

Please address any questions or concerns to:

RUSSELL RAINEY, REAL ESTATE SPECIALIST
UNITED STATES POSTAL SERVICE
7500 E. 53rd PLACE, ROOM 1108
DENVER, CO 80266-9918

Sincerely,

A handwritten signature in black ink, appearing to read "Kim Anderson".

Kim Anderson

[Return to Agenda](#)

PO Box 3609
PORTLAND OR 97208-3609

Consent Agenda

**CITY OF CENTRAL POINT
City Council Meeting Minutes
April 26, 2012**

I. REGULAR MEETING CALLED TO ORDER

Council President Bruce Dingler called the meeting to order at 7:05 p.m.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL: Mayor: Hank Williams was excused.
Council Members: Allen Broderick, Bruce Dingler, Carol Fischer, Kelly Geiger, Kay Harrison, and Ellie George were present.

City Manager Phil Messina; City Attorney Paul Nolte; Police Chief Jon Zeliff; Community Development Director Tom Humphrey; Assistant City Manager Chris Clayton; and City Recorder Deanna Casey were also present.

IV. SPECIAL PRESENTATION

A. Fire District 3 Strategic Plan and Budget

Fire Chief Dan Peterson presented the Quarterly Financials for Fire District No. 3. He also presented a brief overview of the District Strategic Plan and Budget. They kept the same vision and goals and plan to participate in community education. They will be building an additional station on Table Rock Road to help cover the east side of Central Point and out towards White City.

V. PUBLIC APPEARANCES - None

VI. CONSENT AGENDA

A. Approval of April 12, 2012, City Council Minutes

Kay Harrison made a motion to approve the consent agenda as presented. Allen Broderick seconded. Roll call: Allen Broderick, yes, Bruce Dingler, yes; Kelly Geiger, yes; Carol Fischer, yes; Kay Harrison, yes; and Ellie George, yes. Motion approved.

VI. ITEMS REMOVED FROM CONSENT AGENDA - None

VII. PUBLIC HEARINGS, ORDINANCES AND RESOLUTIONS

A. Ordinance No. 1958, An Ordinance Amending Subsections 9.68.170 and 9.68.220 and Adding Subsections 9.68.230 and 9.68.240 of the Central Point Municipal Code to Prohibit Nudity and Smoking in Designated Park Areas

Parks and Recreation Manager Jennifer Boardman stated that this was the second reading of an ordinance to designate certain areas in city parks that would prohibit dogs, nudity and smoking. These areas are specific to the play equipment areas, memorials, and the spray park.

Council Member Ellie George did not feel it proper to punish all dogs because of a few irresponsible dog owners in regards to the spray park. Ms. Boardman explained that this is a tool for the Police Department to help enforce common sense rules. When owners have pets in the spray park area that may be affecting the enjoyment of others the officers will have the tools to remove the problem. There have been times in the past when the spray park has been closed because dogs have defecated in it.

Allen Brodrick made a motion to approve Ordinance No. 1958, An Ordinance Amending Subsections 9.68.170 and 9.68.220 and Adding Subsections 9.68.230 and 9.68.240 of the Central Point Municipal Code to Prohibit Nudity and Smoking in Designated Park Areas. Carol Fischer seconded. Roll call: Allen Broderick, yes, Bruce Dingle, yes; Kelly Geiger, yes; Carol Fischer, yes; Kay Harrison, yes; and Ellie George, no. Motion passed.

B. Ordinance No. 1959, An Ordinance Amending Section 8.36 of the Central Point Municipal Code to Provide for Clear and Concise Rules for the Skate Park

Ms. Boardman stated that this is the second reading of an ordinance to provide a comprehensive set of rules allowing for more effective policing and management of the city skate park. The revisions allow for the removal of the fence and acceptance of alternate modes of recreation vehicles including bikes and non motorized scooters. The new rules allow the Police Department to help maintain order within the skate park. The City Attorney made some formatting changes to the document. No other changes were recommended at the first reading.

Kay Harrison made a motion to approve Ordinance No. 1959, An Ordinance Amending Section 8.36 of the Central Point Municipal Code to Provide for Clear and Concise Rules for the Skate Park. Carol Fischer seconded. Roll call: Allen Broderick, yes, Bruce Dingle, yes; Kelly Geiger, yes; Carol Fischer, yes; Kay Harrison, yes; and Ellie George, yes. Motion approved.

C. Resolution No. 1331, A Resolution to Annex 1.79 Acres Known as Skyrman Central Point Arboretum and Park, Identified on the Jackson County Assessor's Map as 37 2W 03 BD, Tax Lots 700 and 800.

Community Development Director Tom Humphrey stated that this is a public hearing to annex city owned property. The City of Central Point acquired 1.79 acres along Hwy 99 in 2010. This property will become the Skyrman Central Point Arboretum and Park. The property has unique types of trees and vegetation that will make a perfect learning center for the community. The

property must be annexed in order to move forward with the park design, site improvements and grant applications.

The property will be designated as TOD-LMR-Low Mix Residential once annexed into the City limits. If the property is not annexed into the city we will be required to get permits through Jackson County.

Council President Dingler opened the public hearing. No one came forward and the public hearing was closed.

Kelly Geiger made a motion to approve Resolution No. 1331, A Resolution to Annex 1.79 Acres Known as Skyрман Central Point Arboretum and Park, Identified on the Jackson County Assessor's Map as 37 2W 03 BD, Tax Lots 700 and 800. Allen Broderick seconded. Roll call: Allen Broderick, yes, Bruce Dingler, yes; Kelly Geiger, yes; Carol Fischer, yes; Kay Harrison, yes; and Ellie George, yes. Motion approved.

VIII. BUSINESS

A. Hopkins-Sandra Storm Drain Project

Assistant City Manager Chris Clayton stated that the Hopkins-Sandra-Hemlock Storm Drain project is the second major capital improvement project that will be fixing damaged lines while also moving storm drains that were installed in the 1960's. Those lines actually go through the backyards of residents homes.

Bids for this project were opened on April 10th, 2012. Seven bids were received with the low bid coming from Pilot Rock Excavation in the amount of \$89,105. The Engineers estimate for this project was \$100,000. Staff recommends the City Council award the Hopkins-Sandra-Hemlock Storm Drain project bid to Pilot Rock Excavation Inc., for \$89,105.

Allen Broderick made a motion to award the Hopkins-Sandra-Hemlock Storm Drain Project Bid to Pilot Rock Excavation Inc., in the amount of \$89,105. Kay Harrison seconded. Roll call: Allen Broderick, yes, Bruce Dingler, yes; Kelly Geiger, yes; Carol Fischer, yes; Kay Harrison, yes; and Ellie George, yes. Motion approved.

B. Planning Commission Appointment

Community Development Director Tom Humphrey stated that this is a last minute item to come before the Council. In March the City received two applications to fill Planning Commission Position No. 4. At the April 12, 2012 Council meeting Susan Szczesniak was appointed to fill that vacancy. The following week Justine Hurley sent a letter of resignation stating that his current schedule was conflicting with his ability to do a good job on the Planning Commission leaving Position No. 7 vacant. Staff is recommending filling this vacancy with the second applicant Craig Nelson.

Originally Mayor Williams was concerned about having two Rogue Creamery employees on the Commission but has decided they would need to state any conflicts if an item regarding the creamery came before the Commission. The City Recorder sent an email to the Mayor who responded prior to leaving for his vacation that we should go ahead and appoint Mr. Nelson to the Planning Commission.

Mr. Nelson introduced himself to the Council. He is excited to be able to serve the community on the Planning Commission.

Kay Harrison made a motion to appoint Craig Nelson Sr., to Position 7 of the Central Point Planning Commission. Carol Fischer seconded. Roll call: Allen Broderick, yes, Bruce Dingler, yes; Kelly Geiger, yes; Carol Fischer, yes; Kay Harrison, yes; and Ellie George, yes. Motion approved.

IX. CITY MANAGER'S REPORT

City Manager Phil Messina reported that he attended a meeting with the County in regards to Expo land and development opportunities. They are in favor of the Development Commission recommendation for the extension of Gebhard Road.

X. COUNCIL REPORTS

Council Member Ellie George reported that she attended the Budget Committee meeting.

Council Member Carol Fischer reported that she:

- Attended the Budget Committee meeting on Monday.
- Attended a Medford Water Commission meeting.
- Attended the Multicultural Committee lunch to talk with the businesses about the Graffiti Ordinance. None of the businesses showed up for the discussion. Captain Allison will present the ordinance to the Council in May.

Council Member Bruce Dingler reported that he attended the Budget Commission meeting and the Development Commission meeting.

Council Member Kay Harrison reported that she attended an RVCOG Board meeting, an RVACT meeting, and the Budget Committee meeting.

Council Member Kelly Geiger reported that he attended the Budget Committee meeting and several planning meetings in regards to the carwash project with his father.

Council Member Allen Broderick stated that he attended the Budget Committee meeting and the meeting with the County regarding the Expo property. He was glad that he attended that meeting. He is now aware of the potential for economic growth in regards to the Gebhard Road area.

XI. DEPARTMENT REPORTS

Assistant City Manager Chris Clayton reported that:

- The Mayor has received a letter from the Chairman from the Historic Cemetery Commission. He is asking if the City is looking into taking over the maintenance of the Cemetery. The current owners have received the money for the restoration from last year's vandalism but have not done all the restoration. The City should not get involved until the restorations have been completed. We are still in contact with the property owners trying to get more information on the maintenance and records. We are waiting for this issue to be resolved before we move forward.
- Coming to the Council next month will be an IGA with the Medford Water Commission in regards to a conservation study grant.
- There will be a Study Session in May regarding public contracting changes and Mrs. Robson will be asking for an Executive Session in regards to the Collective Bargaining Agreement.

Police Chief Jon Zeff reported that the Police Department is doing a general staff inspection of items that are in the department. This is an inspection done so that the next Chief knows exactly what they are taking control of. This includes guns, bullets and paperwork.

XII. EXECUTIVE SESSION - None

XIII. ADJOURNMENT

Kay Harrison moved to adjourn, Bruce Dingler seconded, all said "aye" and the Council Meeting was adjourned at 8:07 p.m.

The foregoing minutes of the April 12, 2012, Council meeting were approved by the City Council at its meeting of May 10, 2012.

Dated:

Mayor Hank Williams

ATTEST:

City Recorder

[Return to Agenda](#)

STAFF REPORT

To: The Honorable Mayor and City Council

From: Jon D. Zeliff, Chief of Police

**SUBJECT: PEACE OFFICERS MEMORIAL DAY
AND NATIONAL POLICE WEEK 2012**

Date: May 10th, 2012

Summary:

Each year, between 140 and 160 Police Officers are killed in the line of duty in the United States. Thousands more are injured, and many are often left permanently disabled.

In 1962, President John F. Kennedy signed a proclamation which designated May 15th as Peace Officers Memorial Day and the week in which that date falls, as National Police Week.

This proclamation sets aside a day “in honor of those law enforcement officers who, through their courageous deeds, have made the ultimate sacrifice in service to their community or have become disabled in the performance of their duty.”

Peace Officers Memorial Day is part of National Police Week, a time to “reflect upon the sacrifices our fellow citizens make to serve their communities and recognize the service of those who hold the public trust,” by honoring their fallen comrades across the nation.

Recommendation:

Staff recommends that the City Council approve a proclamation designating Tuesday, May 15th, 2012 as Peace Officers Memorial Day and Sunday, May 13th through Saturday, May 19th 2012 as National Police Week in the City of Central Point.

Proclamation

National Police Week 2012
Peace Officers Memorial Day
Tuesday, May 15th, 2012

WHEREAS, in 1962 President Kennedy proclaimed May 15th as Peace Officers' Memorial Day, and the week in which May 15th falls as National Police Week; and

WHEREAS, the members of the Central Point Police Department play an essential role in safeguarding the rights and freedoms of the citizens of Central Point; and

WHEREAS, it is important that all citizens know and understand the problems, duties, responsibilities, hazards, and sacrifices of their police department, and that members of our police department recognize their duty to serve the people by safeguarding life and property, by protecting them against violence and disorder, and by protecting the innocent against deception and the weak against oppression or intimidation; and

WHEREAS, the City of Central Point Police Department is a principled, modern and scientific law enforcement agency which unceasingly provides a vital public service;

NOW, THEREFORE, I, HANK WILLIAMS, MAYOR OF THE CITY OF CENTRAL POINT, OREGON call upon all citizens of Central Point and upon all patriotic, civic and educational organizations to observe the week of May 13th through 19th, 2012, as NATIONAL POLICE WEEK with appropriate ceremonies and observances in which all of our people may join in commemorating law enforcement officers, past and present, who, by their faithful and loyal devotion to their responsibilities, have rendered a dedicated service to their communities and, in doing so, have established for themselves an enviable and enduring reputation for preserving the rights and security of all citizens.

I FURTHER call upon all citizens of the City of Central Point to observe Tuesday, May 15th, 2012, as PEACE OFFICERS' MEMORIAL DAY in honor of those valiant peace officers who, through their courageous deeds, have made the ultimate sacrifice and lost their lives or have become disabled in the performance of their solemn duty.

IN WITNESS WHEREOF, I hereby set my hand this _____, day of _____, 2012.

[Return to Agenda](#)

Mayor Hank Williams
City of Central Point

Ordinance

**Amending Zoning
Map and
Comprehensive Plan
Map**



STAFF REPORT
May 10, 2012

ITEM:

A Public Hearing and First Reading of an Ordinance to Consider Comprehensive Plan (map) and Municipal Code Zoning (map) Amendments from C-N, Neighborhood Commercial to M-1, Light Industrial for 7.61 acres on Table Rock Road north of Pine Street/Biddle Road in the Central Point Urban Growth Boundary. **Applicant: City of Central Point**

STAFF SOURCE:

Tom Humphrey AICP, Community Development Director

BACKGROUND:

The Community Development Department has had conversations with property owners along Table Rock Road regarding the C-N, Neighborhood Commercial zoning in which their properties are located. These property owners believe that the nature of their light manufacturing businesses *don't fit* in this land use designation and zoning category. Their businesses involve light manufacturing which is not allowed in the C-N zoning district.

In one case, a new business would like to move to Central Point and develop vacant land along Table Rock Road that is already in the city limits. The zoning prevents him from doing so. In another case, the manufacturing business already exists outside city limits (UGB) in a county industrial zone and there is no incentive for the property owner to annex knowing that the property would be out of compliance once he does.

DISCUSSION:

The majority of the land west of Table Rock Road between Vilas and Pine/Biddle Roads is already designated for industrial use in the County and the City of Central Point. The same is true east of Table Rock Road in the County and the City of Medford. There is no incentive for industrial property owners and manufacturing businesses to annex to the city if the city and county land uses are inconsistent.

The C-N, Neighborhood Commercial zoning category was really intended for use in predominantly residential settings to accommodate convenience markets such as Fair City Market at 10th and 3rd Streets or the stores and Dave's Market at Hopkins and Bursell Roads. Central Point East subdivision once contemplated access to Table Rock Road. A convenience shopping area and zoning might have made sense in the past however this is no longer the case.

Changing the zoning from C-N to M-1 require both a Comprehensive Plan (map) amendment and a zoning (map) change. Initiating this process will engage other property owners who have not yet come forward to express their opinions. Public hearings and input from the State of Oregon will either confirm or discourage the City from pursuing the amendments. CPMC Section 17.96.020(B) grants the City Council the authority to initiate a Comprehensive Plan Amendment and corresponding zone changes upon their resolution of intent. The Council passed such a resolution in February.

Both the Citizens Advisory Committee and the Planning Commission supported this proposal and recommended that the Council approve the amendments. One property owner expressed concern about the future of their home which is in a *legal non-conforming status* whether in the county or if annexed to the City. Their concerns were addressed by the Planning Commission. Other property owners who responded prior to the meeting were in favor of changes. The findings of fact in the Planning Commission Report have been modified to reflect public hearing noticing and citizen input.

ISSUES:

No significant issues have surfaced relative to this proposal. The Oregon Department of Transportation (ODOT) determined that the proposal will *not* adversely impact the states' transportation facility and that the proposed land use actions *do not trigger* ODOT's review. Jackson County Roads has no objections to the changes and they acknowledge that the City's proposed zoning is equivalent to the County's existing zoning along Table Rock Road. The Department of Land Conservation and Development (DLCD) chose not to comment on the amendment.

In order to make a recommendation to the City Council, the Planning Commission must make findings either in favor or against the proposed amendment. These findings are based on Oregon State Planning Goals 1-14 and are included in the Planning Commission report (Attachment A).

ATTACHMENTS:

- Attachment A: Planning Commission Staff Report dated May 1, 2012
- Attachment B: Planning Commission Resolution No. 786
- Attachment C: Ordinance No. ___ Amending Comprehensive Plan (Map) and Municipal Code Zoning (Map)

ACTION:

Conduct a public hearing and move ordinance to a second reading or decide against an amendment of the Comprehensive Plan (map) and municipal code, zoning (map) to from commercial land use designations and zoning to light manufacturing ones along Table Rock Road.

RECOMMENDATION:

Conduct a public hearing and move ordinance to a second reading of amendment of the Comprehensive Plan (map) and municipal code, zoning (map) from commercial land use designations and zoning to light manufacturing ones along Table Rock Road.

[To Ordinance](#)

[To Agenda](#)

STAFF REPORT



Community Development
Tom Humphrey, AICP
Community Development Director

STAFF REPORT
May 1, 2012

ITEM:

A Public Hearing to Consider Comprehensive Plan (map) and Municipal Code Zoning (map) Amendments from C-N, Neighborhood Commercial to M-1, Light Industrial for 7.61 acres on Table Rock Road north of Pine Street/Biddle Road in the Central Point Urban Growth Boundary. **Applicant: City of Central Point**

STAFF SOURCE:

Tom Humphrey AICP, Community Development Director

BACKGROUND:

The Community Development Department has had conversations with property owners along Table Rock Road regarding the C-N, Neighborhood Commercial zoning in which their properties are located. These property owners believe that the nature of their light manufacturing businesses *don't fit* in this land use designation and zoning category. Their businesses involve light manufacturing which is not allowed in the C-N zoning district.

In one case, a new business would like to move to Central Point and develop vacant land along Table Rock Road that is already in the city limits. The zoning prevents him from doing so. In another case, the manufacturing business already exists outside city limits (UGB) in a county industrial zone and there is no incentive for the property owner to annex knowing that the property would be out of compliance once he does.

DISCUSSION:

The majority of the land west of Table Rock Road between Vilas and Pine/Biddle Roads is already designated for industrial use in the County and the City of Central Point. The same is true east of Table Rock Road in the County and the City of Medford. There is no incentive for industrial property owners and manufacturing businesses to annex to the city if the city and county land uses are inconsistent.

The C-N, Neighborhood Commercial zoning category was really intended for use in predominantly residential settings to accommodate convenience markets such as Fair City Market at 10th and 3rd Streets or the stores and Dave's Market at Hopkins and Bursell Roads. Central Point East subdivision once contemplated access to Table Rock Road. A convenience shopping area and zoning might have made sense in the past however this is no longer the case.

Changing the zoning from C-N to M-1 require both a Comprehensive Plan (map) amendment and a zoning (map) change. Initiating this process will engage other property owners who have not yet come forward to express their opinions. Public hearings and input from the State of Oregon will either confirm or discourage the City from pursuing the amendments. CPMC Section 17.96.020(B) grants the City Council the authority to initiate a Comprehensive Plan Amendment and corresponding zone changes upon their resolution of intent. The Council passed such a resolution in February (see Attachment B).

ISSUES:

No significant issues have surfaced relative to this proposal. The Oregon Department of Transportation (ODOT) determined that the proposal will *not* adversely impact the states' transportation facility and that the proposed land use actions *do not trigger* ODOT's review. Jackson County Roads has no objections to the changes and they acknowledge that the City's proposed zoning is equivalent to the County's existing zoning along Table Rock Road. The Department of Land Conservation and Development (DLCD) chose not to comment on the amendment (refer to Attachment C).

The City has heard from property owners who are affected by the proposed amendment and also from some neighbors. The owners and neighbors who have responded have all been in favor of the change.

In order to make a recommendation to the City Council, the Planning Commission must make findings either in favor or against the proposed amendment. These findings are based on Oregon State Planning Goals 1-14 and are included in this report as Attachment D.

ATTACHMENTS:

- Attachment A: Comprehensive Plan Map(s)
- Attachment B: Resolution of Intent
- Attachment C: Letters from Affected Agencies
- Attachment D: Findings of Fact and Conclusions of Law
- Attachment E: Planning Commission Resolution

ACTION:

Conduct a public hearing and recommend for or against an amendment of the Comprehensive Plan (map) and municipal code, zoning (map) to from commercial land use designations and zoning to light manufacturing ones along Table Rock Road.

RECOMMENDATION:

Conduct a public hearing and recommend amendment of the Comprehensive Plan (map) and municipal code, zoning (map) from commercial land use designations and zoning to light manufacturing ones along Table Rock Road.

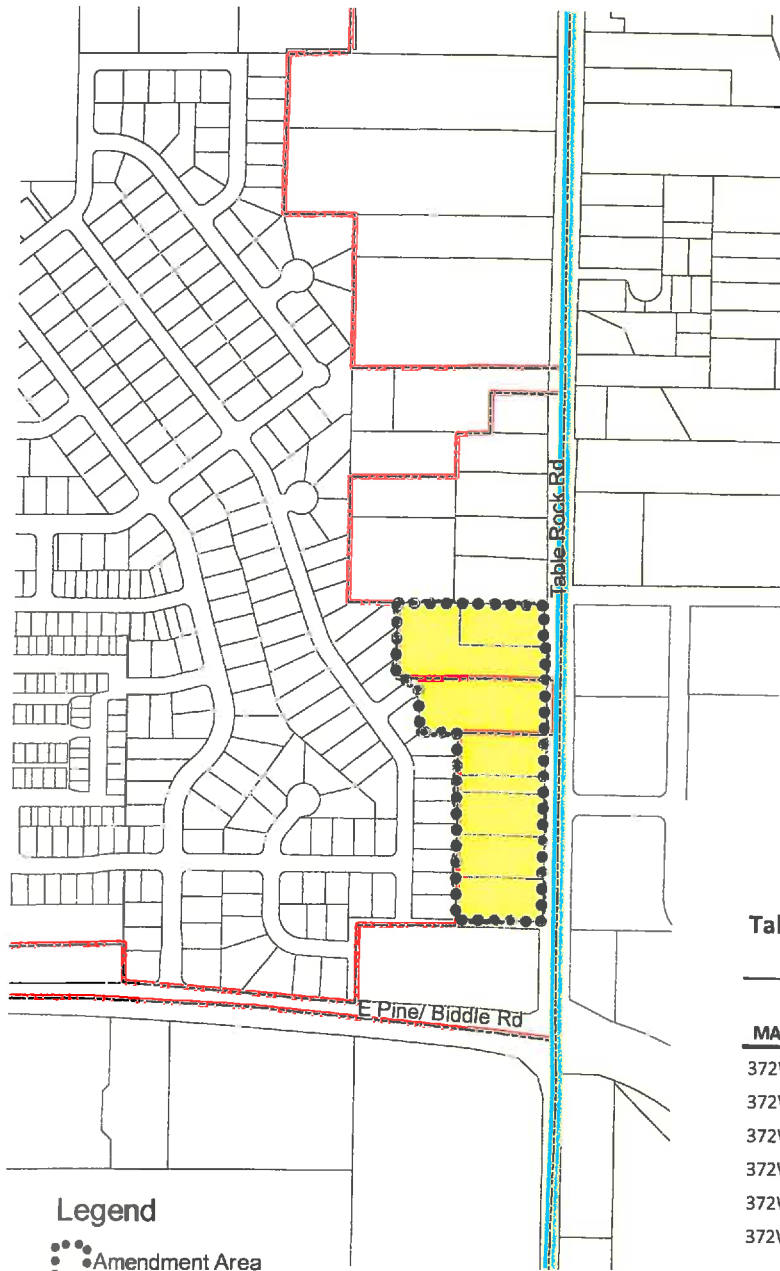
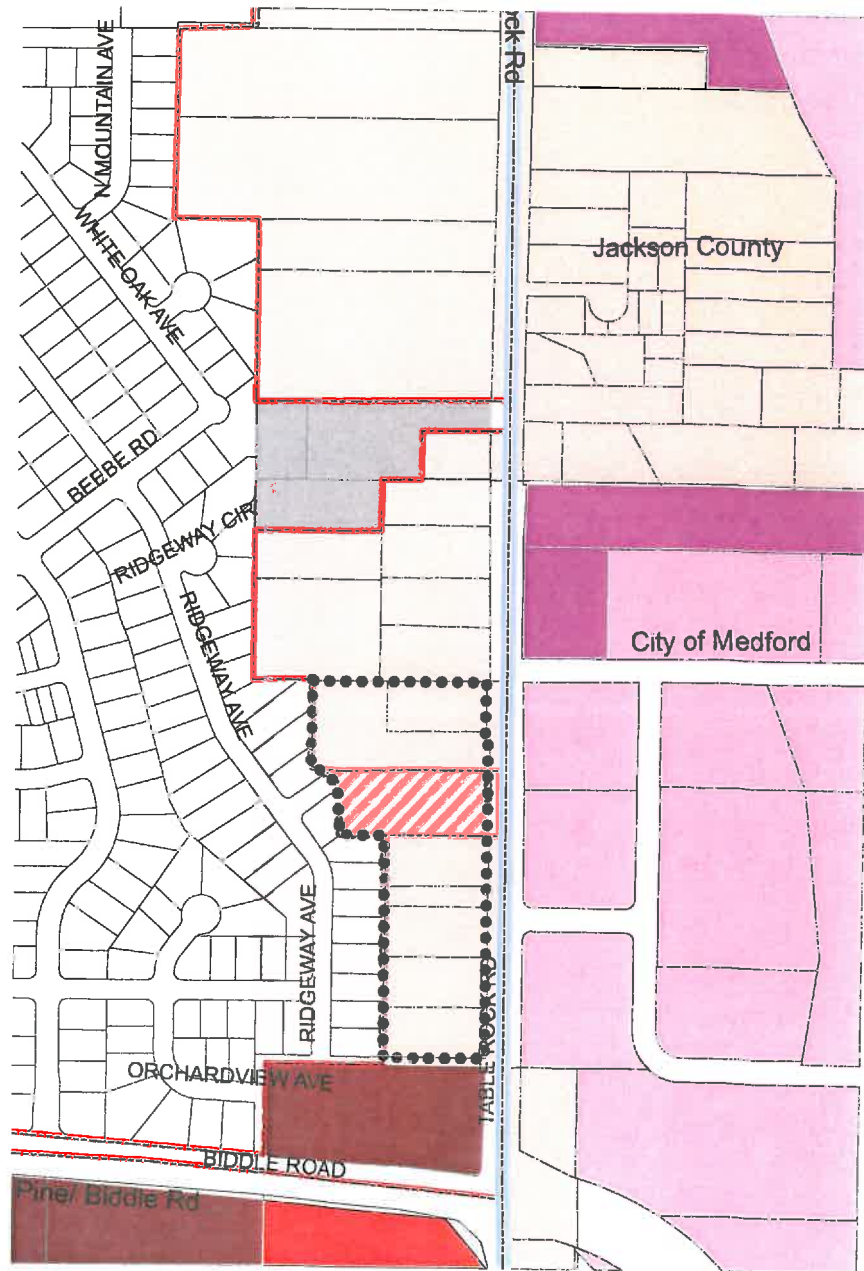












Table Rock Road Comprehensive Plan Amendment
UGB: CN to M-1

MAP TAX LOT	ACCOUNT	ACRES	UGB /CITY	SITE ADDRESS
372W01CA500	10592296	0.33	UGB	TABLE ROCK RD
372W01CA600	10195388	0.81	UGB	4335 TABLE ROCK RD
372W01CA700	10195396	0.81	UGB	4299 TABLE ROCK RD
372W01CA800	10195400	0.81	UGB	4297 TABLE ROCK RD
372W01CA301	10926224	1.52	CITY	TABLE ROCK RD
372W01CA400	10195370	0.81	UGB	4375 TABLE ROCK RD
372W01CA100	10195361	0.81	UGB	4495 TABLE ROCK RD
372W01CA200	10755793	1.71	UGB	4445 TABLE ROCK RD
Total Acres		7.61		

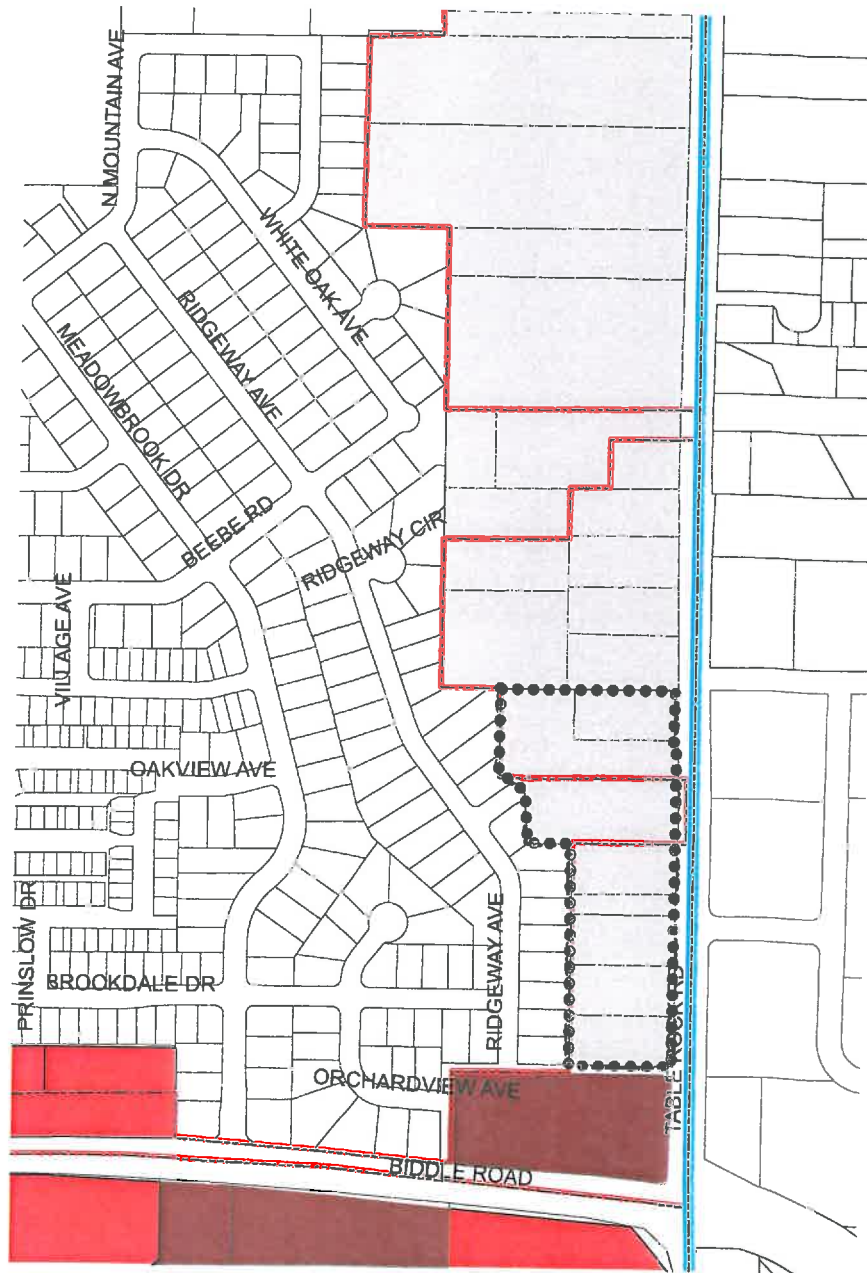
Central Point
Proposed Plan Amendment









Legend

- | | | |
|---|---|--|
|  Amendment Area | Central Point | City of Medford |
|  Urban Growth Boundary |  CN Neighborhood Commercial |  Light Industrial |
|  City Limits |  C-4 Tourist and Office |  General Industrial |
| |  C-5 Thoroughfare Commercial | Jackson County |
| |  M-1 Industrial |  Light Industrial |

Current Zoning Districts



Legend

- | | |
|---|---|
|  Amendment Area | Zone |
|  Urban Growth Boundary |  C-4 = Tourist and Office |
|  Central Point City Limits |  C-5 = Thoroughfare Commercial |
| |  M-1 = Light Industrial |

Central Point

Proposed Comprehensive Plan and Zoning Districts

RESOLUTION NO. 1325

A RESOLUTION DECLARING THE CITY COUNCIL'S INTENTION TO AMEND THE CENTRAL POINT COMPREHENSIVE PLAN (MAP) AND CENTRAL POINT MUNICIPAL CODE (MAP) TO MODIFY COMMERCIAL LAND USE DESIGNATIONS AND ZONING ALONG TABLE ROCK ROAD IN THE CITY OF CENTRAL POINT

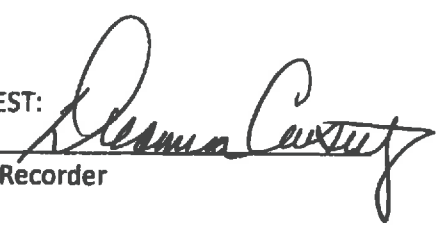
RECITALS:

- A. An amendment of the Central Point Comprehensive Plan and corresponding sections of the municipal code may be initiated by adoption of a resolution of intention by the City Council per CPMC, Section 17.96.020(B).
- B. The City Council has reason to believe that some commercial plan designations and zoning is inappropriate for the Table Rock Road Corridor and that a change in the designations and zoning will be more compatible with County land uses and adjacent land uses in the City of Medford.
- C. The City Council has reason to believe that changes in comprehensive plan designations and zoning will encourage properties, now in the urban growth boundary, to annex to the city of Central Point.
- D. The City Council determines that it is in the City's economic interest and that the public necessity, convenience and general welfare require such amendment.

The City of Central Point resolves:

Section 1: It is the intention of the City Council to amend the Central Point Comprehensive Plan (map) and Central Point Municipal Code Zoning (map) to modify commercial land use designations and zoning along Table Rock Road.

Passed by the Council and signed by me in authentication of its passage this 9th day of February, 2012.

ATTEST: 
City Recorder


Mayor Hank Williams



Oregon

John A. Kitzhaber, M.D., Governor

Department of Transportation

District 8 - Headquarters

100 Antelope Rd.

White City, OR 97503

Phone: (541) 774-6299

Fax: (541) 774-6349

ATTACHMENT "C-1"

April 12, 2012

City of Central Point, OR
Attn: Tom Humphrey
140 S. Third Street
Central Point, OR 97502

Re: Comprehensive Plan Map and Zoning Map Amendment (File No. 12011).

Dear Mr. Humphrey,

Thank you for the opportunity to comment on the consideration of a Comprehensive Plan Map and concurrent Zone Map change for the 7.61 acres within the UGB of Central Point from Neighborhood Convenience to Light Industrial with M-1 Industrial Zoning.

ODOT has reviewed the land use application and determined this proposal will not adversely impact the state's transportation facility; therefore, these proposed land use actions do not trigger ODOT's review under the Transportation Planning Rule (OAR 660-012-0000), or Access Management Rule under (OAR 734-051-0000). We have no further comment on this matter.

Please enter this letter into the public record for the proposed project and send me a copy of the City's final decision. Please feel free to contact me at (541) 774-6399 if you have any additional comments or concerns.

Respectfully,


Ian K. Horlacher
Development Review Planner

Cc: RVDRT



JACKSON COUNTY

Roads

Roads
Engineering

Russ Logue
Construction Manager

200 Antelope Road
White City, OR 97503
Phone: (541) 774-6255
Fax: (541) 774-6286
loguere@jacksoncounty.org

www.jacksoncounty.org

April 9, 2012

ATTACHMENT "C-2"

Attention: Tom Humphrey
City of Central Point Planning
140 South Third Street
Central Point, OR 97502

RE: Comprehensive Plan Map and Zoning Map Amendment.
Planning File: 12011.

Dear Tom:

Thank you for the opportunity to comment on the request for a Comprehensive Plan Map and concurrent Zone Map change for the 7.61 acres within the UGB of Central Point from Neighborhood Convenience to Light Industrial with M-1 Industrial zoning. The proposal provides the City's designation to be equivalent to the current Jackson County Industrial zoning for the site. The change is complimentary to existing Medford and County designations to the east and across Table Rock Road. Jackson County Roads has no comment.

If you have any questions or need further information feel free to call me at 774-6255.

Sincerely,



Russ Logue
Construction Manager

Connie Clune

From: LeBombard, Josh [josh.lebombard@state.or.us]
Sent: Wednesday, April 11, 2012 12:08 PM
To: Connie Clune
Subject: RE: Table Rock Rd Plan Amendment

Connie,
Thanks for the check-in on this proposal. I do not plan on making comments on this at this time.

Cheers,
Josh

Josh LeBombard | Southern Oregon Regional Representative
Community Services Division
Oregon Dept. of Land Conservation and Development
Southern Oregon Regional Solution Center
c/o Jobs Council, Southern Oregon University
673 Market Street | Medford, OR 97504
Cell: (541) 414-7932
josh.lebombard@state.or.us | www.oregon.gov/LCD

From: Connie Clune [<mailto:Connie.Clune@centralpointoregon.gov>]
Sent: Friday, April 06, 2012 12:17 PM
To: LeBombard, Josh
Cc: Tom Humphrey
Subject: Table Rock Rd Plan Amendment

Josh,
I am checking to see if you have all the information needed to review the City's proposed plan and zoning map amendment for property along Table Rock Rd (copy of DLCD notice attached). Please let me know if you need anything additional.
Thank you,

Connie Clune, Community Planner
Community Development Department
City of Central Point
140 South Third Street
Central Point, OR 97502
Desk: 541-423-1048
Fax: 541-664-2598
www.centralpointoregon.gov





ROGUE VALLEY SEWER SERVICES

Location: 138 West Vilas Road, Central Point, OR - Mailing Address: P.O. Box 3130, Central Point, OR 97502-0005
Tel. (541) 664-6300, Fax (541) 664-7171 www.RVSS.us

April 16, 2012

Tom Humphrey
City of Central Point Planning Department
155 South Second Street
Central Point, Oregon 97502

Re: Comprehensive Plan Map and Zoning Map Amendment, File #12011

Tom,

Sanitary sewer capacity exists for the proposed zoning change from Neighborhood Convenience to Light Industrial with M-1 Industrial zoning. Please be advised, M-1 sewer flows can vary depending on the specific user, exact impacts to the sanitary sewer will be assessed on an individual basis.

Feel free to call me if you have any questions regarding my comments

Sincerely,

Wade Denny,

PE

Wade Denny, P.E.

District Engineer

Digitally signed by Wade Denny, PE
DN: cn=Wade Denny, PE, o=Rogue
Valley Sewer Services, ou=District
Engineer, email=wdenny@rvss.us, c=US
Date: 2012.04.17 09:03:13 -0700

K:\DATA\AGENCIES\CENTPT\PLANNING\ZONE CHANGE\2012\12011.DOC

Connie Clune

From: Mike Ono
Sent: Wednesday, April 25, 2012 10:31 AM
To: Connie Clune
Subject: RE: Table Rock Road properties Floodplain review

This is Correct.

Mike Ono, GIS / Engineering Tech II
 Public Works Department
 City of Central Point
 140 South Third Street
 Central Point, OR 97502
 Desk: 541-664-3321 (x243)
 Fax: 541-664-6384
www.centralpointoregon.gov



From: Connie Clune
Sent: Wednesday, April 25, 2012 10:30 AM
To: Mike Ono
Subject: Table Rock Road properties Floodplain review

Mike
 Would you concur with this statement:

The proposed comprehensive plan map and zoning map amendment does not involve, or otherwise affect regulations protecting the citizens of Central Point from natural hazards. Mike Ono, CFM, City of Central Point review of the subject site found, according to the DFIRM, the site is located in a Flood Zone X Unshaded, which is a low to moderate risk flood hazard and is not subject to the requirements established by CPMC 8.24. The subject site is not located in a regulatory floodplain area.

Connie Clune, Community Planner
 Community Development Department
 City of Central Point
 140 South Third Street
 Central Point, OR 97502
 Desk: 541-423-1048
 Fax: 541-664-2598
www.centralpointoregon.gov

Tom Humphrey

From: Marcy Black [BlackMA@jacksoncounty.org]
Sent: Monday, April 09, 2012 10:20 AM
To: Tom Humphrey
Subject: File Number/Project Name - 12011 Comp Plan Map and Zoning Map Amendment

Tom:

The airport has no comments or conditions for the zoning change.

Thank you.

**FINDINGS OF FACT
AND
CONCLUSIONS OF LAW
File No: 12011**

INTRODUCTION

Consideration of a Comprehensive Plan map and Municipal Code land use district (zoning) map amendment from the plan designation of Neighborhood Convenience to Light Industrial and a zoning district change from C-N, Neighborhood Commercial to M-1, Industrial for 7.61 acres on Table Rock Road north of Pine Street/Biddle Road in the Central Point Urban Growth Boundary.

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, 17.10.200 and 17.96.

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 Resolution Number 1325 the Central Point City Council initiated a comprehensive plan map and zoning map amendment for 7.61 acres located along Table Rock Road as illustrated by Attachment A-1. The subject properties are within the Urban Growth Boundary for Central Point and are as follows:

Table Rock Road Comprehensive Plan Amendment

UGB: CN to M-1

MAP TAX LOT	ACCOUNT	ACRES	UGB /CITY	SITEADD
372W01CA500	10592296	0.33	UGB	TABLE ROCK RD
372W01CA600	10195388	0.81	UGB	4335 TABLE ROCK RD
372W01CA700	10195396	0.81	UGB	4299 TABLE ROCK RD
372W01CA800	10195400	0.81	UGB	4297 TABLE ROCK RD
372W01CA301	10926224	1.52	CITY	TABLE ROCK RD
372W01CA400	10195370	0.81	UGB	4375 TABLE ROCK RD
372W01CA100	10195361	0.81	UGB	4495 TABLE ROCK RD
372W01CA200	10755793	1.71	UGB	4445 TABLE ROCK RD

Finding: The proposal is a comprehensive plan and land use district (zoning map) amendment for the 7.61 acres from the plan designation of Neighborhood Convenience to Light Industrial and is submitted for review as a Legislative amendment using the Type IV procedure in conformance with Section 17.10.200.

Conclusion: The comprehensive plan map and zoning district map 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 1 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 amendment does not enhance, or detract, from citizen participation in the City's planning process. A duly noticed public hearing before the Planning Commission was conducted on May 1, 2012 to review the proposed amendment.

Finding, Goal 1: A duly noticed public hearing before the City Council is scheduled for May 10, 2012 to review the proposed 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: The proposed comprehensive plan map and zoning map amendment for 7.61 acres 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.

Conclusion Goal 2: Not applicable.

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

Finding Goal 3: The proposed zone change 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 zone change 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 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 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 comprehensive plan map and zoning map amendment does not involve, or otherwise affect regulations protecting the citizens of Central Point from natural hazards. Mike Ono, Certified Floodplain Manager, City of Central Point, reviewed the subject site finding, according to the DFIRM, that the site is located in a Flood Zone X Unshaded. The Flood Zone X Unshaded is a low to moderate risk flood hazard and is not subject to the requirements established by CPMC 8.24. The subject site is not located in a regulatory floodplain area.

Conclusion Goal 7: Consistent.

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

Finding Goal 8: The proposed 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 comprehensive plan map and zoning map amendment does not alter the City's provision for adequate economic opportunities. The City's Comprehensive Plan Land Use Map currently designates the property as Neighborhood Convenience and is zoned by Jackson County as Light Industrial. Light manufacturing businesses are located on three (3) of the properties with an interest in expanding to an adjacent vacant parcel. The proposed amendment will provide plan/land use district consistency between the County and City thereby encouraging economic enhancement of the project area.

Conclusion Goal 9: Consistent.

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

Finding Goal 10: The proposed amendment does not involve, or otherwise affect the City's provision for the housing needs of the city.

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 comprehensive plan map and zoning map amendment does not involve, or otherwise affect the City's provision of timely, orderly and efficient public facilities and services. The proposal does not cause an increase in the demand for public facilities and services not already available within the Table Rock Road area. The project site has existing public facilities available to serve the existing and future light manufacturing businesses.

Conclusion Goal 11: Consistent.

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

Finding Goal 12: Table Rock Road is classified as a county major arterial and truck route as identified in the City's Transportation System Plan, 2008 (TSP). Additional, Central Point Freight Routes as identified in Rogue Valley Metropolitan Planning Region Freight Study (2006) include Table Rock Road.

Finding: The TSP, Chapter 11 *Truck Freight System* and the associated policies recognize the official freight route system and the necessity for cooperation with the RVMPO, Jackson County, and ODOT to enhance freight movement. The TSP incorporated regional and local transportation plans to maintain consistency and compliance with the Oregon Transportation Rule.

Conclusion Goal 12: Consistent.

GOAL 13 ENERGY - *To conserve energy.*

Finding Goal 13: The proposed amendment does not involve, or otherwise affect 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 project site is within the Urban Growth Boundary (UGB) for the City of Central Point with Tax Lot 301 in the city limits. The proposed 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 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 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 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 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 proposal does not involve, or otherwise affect marine resources and marine ecological functions.

Conclusion Goal 19: Not applicable.

PART 2 CITY OF CENTRAL POINT COMPREHENSIVE PLAN

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

Finding: As stated in the above finding, the properties involved in this proposal are within the UGB of Central Point.

Finding: The Comprehensive Plan Land Use Element Chapter 12 identifies lands along Table Rock Road as an area for light industrial uses. The Plan states that ‘the intent is to encourage a transitional redevelopment of this area to a functional area of light industrial uses’.

Finding: The current Plan designation is described in the Land Use Element as a category that would provide for small convenience shopping within residential neighborhoods. The project area is not listed as an inventoried convenience center location (page XII-15).

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.

Conclusion: Consistent

PART 3 PUBLIC FACILITIES

17.05.500 (G) (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.*

Finding: Public facilities, services and transportation network are in place and are sufficient to serve the project site.

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 amendment does not modify any existing land use regulations. The proposed change 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 amendment does not modify any existing land use regulations. The proposed change 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 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 or County'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 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 change 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.

17.05.900 Traffic impact analysis.

A. When a Traffic Impact Analysis is Required. The city shall require a traffic impact analysis (TIA) as part of an application for development, a change in use, or a change in access in the following situations:

- 2. If the application does not include residential development, a TIA shall be required when a land use application involves one or more of the following actions:*
 - a. A change in zoning or a plan amendment designation;*
 - b. Any proposed development or land use action that a road authority, including the city, Jackson County or ODOT, states may have operational or safety concerns along its facility(ies);*
 - c. An increase in site traffic volume generation by two hundred fifty average daily trips (ADT) or more;*
 - d. An increase in peak hour volume of a particular movement to and from the State highway by twenty percent or more;*
 - e. An increase in use of adjacent streets by vehicles exceeding twenty thousand pounds gross vehicle weight by ten vehicles or more per day;*
 - f. The location of the access driveway does not meet minimum sight distance requirements, as determined by the city engineer, or is located where vehicles entering or leaving the property are restricted, or such vehicles queue or hesitate on the state highway, creating a safety hazard in the discretion of the community development director; or*

g. A change in internal traffic patterns that, in the discretion of the community development director, may cause safety problems, such as back-up onto a street or greater potential for traffic accidents.

Finding: For comprehensive plan map and zoning map amendments 17.05.900(A)(2) provide actions that either individually or collectively determine the need for Traffic Impact Analysis (TIA). Of the seven factors only one is present for this amendment, (A)(2)(a).

Finding: The Oregon Department of Transportation (ODOT) in a letter dated April 12, 2012, determined that the project will not adversely impact the transportation facility; therefore does not trigger their review under the Transportation Planning Rule (ORA 660-012-0000) or the Access Management Rule OAR 734-051-0045).

Finding: Sufficient traffic planning has previously been completed by the June 2007 City of Central Point Transportation System Plan, the City of Central Point Transportation System Plan, 2008 and the 2009-2034 Regional Transportation Plan, 2009. The recommendations of these plans have been incorporated in the City's standards and applied to the proposed amendment.

Conclusion: Sufficient traffic information is available for the project area and a TIA is not warranted.

CPMC COMPREHENSIVE LAND-USE PLAN AMENDMENT

17.96.020 Initiation of amendments.

Amendment may be initiated by:

B. Resolution of intention by the city council;

Finding: By Resolution Number 1325 the Central Point City Council initiated a comprehensive plan map and zoning map amendment for 7.61 acres located along Table Rock Road.

Conclusion: Consistent

17.96.040 Schedule of public hearings.

All proposals for amendment to the comprehensive plan, including major revisions and minor changes, shall be scheduled for public hearing before the citizens advisory committee, the city's planning commission and the city council, on dates to be scheduled by the city council by resolution, which dates may be set by the resolution of intent. The applications and review thereof shall conform to the provisions of Chapter 17.05 of this code and all applicable laws of the state.

Finding: On April 10, 2012 the City of Central Point Citizens Advisory Committee (CAC) heard the application for the proposed amendment. The CAC voted to forward a

favorable recommendation to the Planning Commission as evidenced by the submitted minutes.

Finding: On May 1, 2012 the City of Central Point Planning Commission scheduled a duly noticed public hearing as provided by CPMC 17.05.500.

Finding: Notice of the proposed amendment was delivered to the Department of Land Conservation and Development on March 5, 2012.

Finding: By Resolution 786 the City of Central Point Planning Commission recommends and sends forward to the City Council of the proposed amendment.

Conclusion: Consistent

Summary Conclusion: As proposed, the comprehensive plan and land use district (zoning map) amendment for the 7.61 acres is in conformance with the acknowledged Comprehensive Plan, Transportation System Plan and Central Point Municipal Code.

PLANNING COMMISSION RESOLUTION NO. 786

A RESOLUTION RECOMMENDING APPROVAL OF AN AMENDMENT TO THE CENTRAL POINT COMPREHENSIVE PLAN (MAP) AND THE MUNICIPAL CODE ZONING (MAP) CHANGING 7.61 ACRES OF LAND DESIGNATED C-N, NEIGHBORHOOD COMMERCIAL TO M-1, LIGHT INDUSTRIAL ON TABLE ROCK ROAD

Applicant: City of Central Point; Agent: Tom Humphrey, Community Development Department (372W01CA, Tax Lots; 100, 200, 301,400, 500, 600, 700 & 800) File No. 12011

WHEREAS, on May 1, 2012 the City of Central Point Planning Commission, in accordance with Section 17.05.500 of the City of Central Point Municipal Code, initiated a Type IV Legislative change to the City's Comprehensive Plan (map) and the Municipal Code Zoning (map) for 7.61 acres on eight tax lots from C-N, Neighborhood Commercial to M-1, Light Industrial; and

WHEREAS, the amendment has been prepared in compliance with OAR 660-15, the Oregon state adopted rules governing land use planning and with Oregon Statewide Planning Goals and guidelines #1 - 14; and

WHEREAS, on May 1, 2012, the Central Point Planning Commission conducted a duly-noticed public hearing at which time it reviewed the City staff report and heard testimony and comments on the Comprehensive Plan and Zoning Code Amendments;

NOW, THEREFORE, BE IT RESOLVED, that the City of Central Point Planning Commission by the Resolution No. 786 does hereby accept, and forward to the City Council, the Comprehensive Plan (map) and Zoning Code (map) amendments as set forth in attached Exhibit "A" for final consideration and adoption.

PASSED by the Planning Commission and signed by me in authentication of its passage this 1st day of May, 2012


Planning Commission Chair

ATTEST:


City Representative

Approved by me this 1st day of May, 2012.


Planning Commission Chair

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CENTRAL POINT ZONING MAP AND
 COMPREHENSIVE PLAN MAP IN THE VICINITY OF TABLE ROCK AND BIDDLE
 ROADS REPLACING 7.61 ACRES OF LAND ZONED C-N, NEIGHBORHOOD
 COMMERCIAL TO M-1 INDUSTRIAL AND FROM NEIGHBORHOOD CONVENIENCE
 TO LIGHT INDUSTRIAL IN THE COMPREHENSIVE PLAN
 (372W01CA, TL 100, 200, 301, 400, 500, 600, 700 & 800)

Recitals:

- A. The City of Central Point (City) is authorized under Oregon Revised Statute (ORS) Chapter 197 to prepare, adopt and revise comprehensive plans and implementing ordinances consistent with the Statewide Land Use Planning Goals.
- B. The City has coordinated its planning efforts with the State in accordance with ORS 197.040(2)(e) and OAR 660-030-0060 to assure compliance with goals and compatibility with City and County Comprehensive Plans.
- C. Pursuant to authority granted by the City Charter and the ORS, the City has determined to amend the Central Point Zoning Map which was originally adopted on August 29, 1980 and has been amended at various times since.
- D. Pursuant to the requirements set forth in CPMC Chapter 17.10.100 Amendments – Purpose and Chapter 17.96.010, Procedure, the City has initiated the amendments and conducted the following duly advertised public hearings to consider the proposed amendments:
 - a) Planning Commission hearing on May 1, 2012
 - b) City Council hearings on May 10 and May 24, 2012.

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

Section 1. Based upon all the information received, the City Council adopts the findings of fact and conclusions of law set forth in the City staff report; determines that changing community conditions, needs and desires justify the amendments and hereby adopts the changes entirely.

Section 2. The City Comprehensive Plan map is hereby amended as set forth in Exhibit 1 which is attached hereto and by this reference incorporated herein.

Section 3. The City zoning map is hereby amended as set forth in Exhibit 2 which is attached hereto and by this reference incorporated herein.

Section 4. The City Manager is directed to conduct post acknowledgement procedures defined in ORS 197.610 et seq. upon adoption of the changes to the zoning and Comprehensive Plan maps.

Passed by the Council and signed by me in authentication of its passage this
_____ day of _____, 20____.

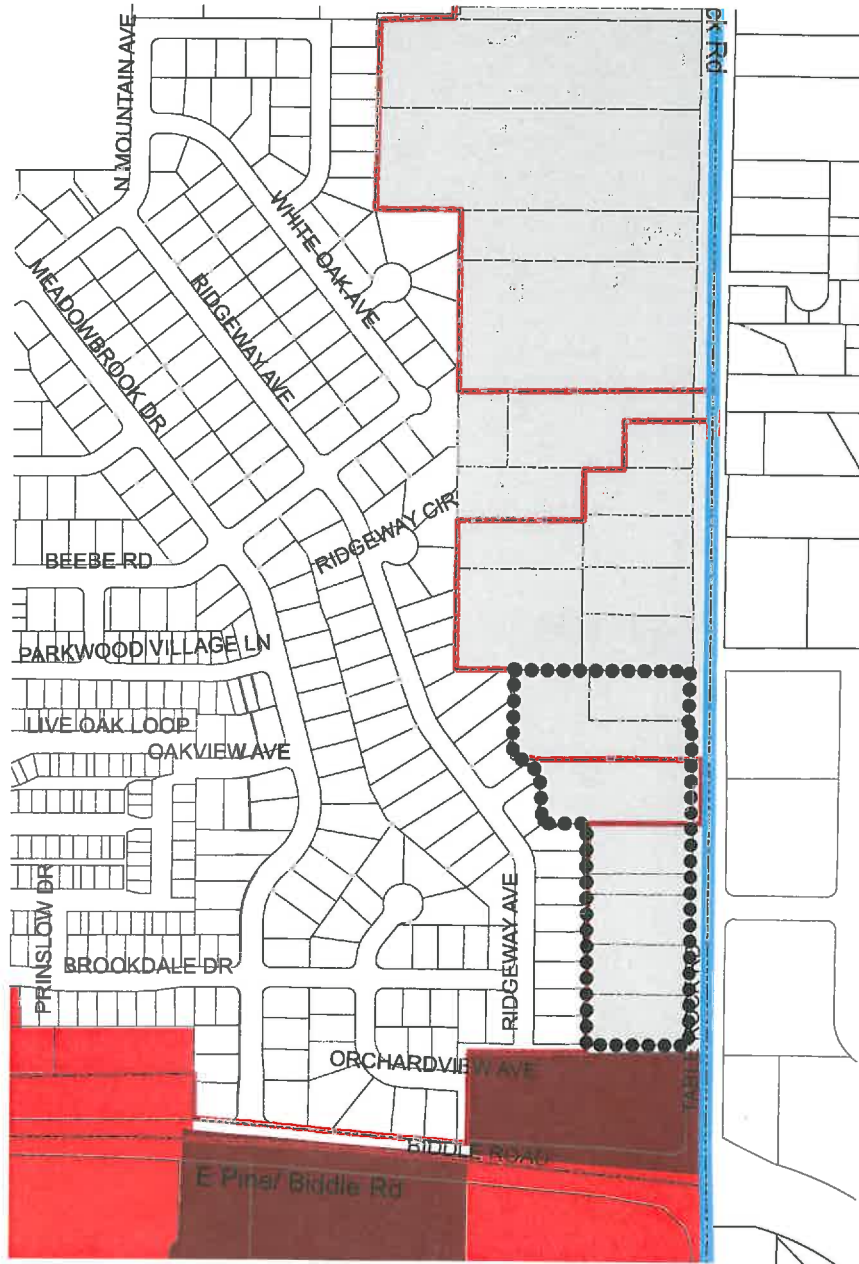
Mayor Hank Williams

ATTEST:


City Recorder

[Return to Staff Report](#)

[Return to Agenda](#)

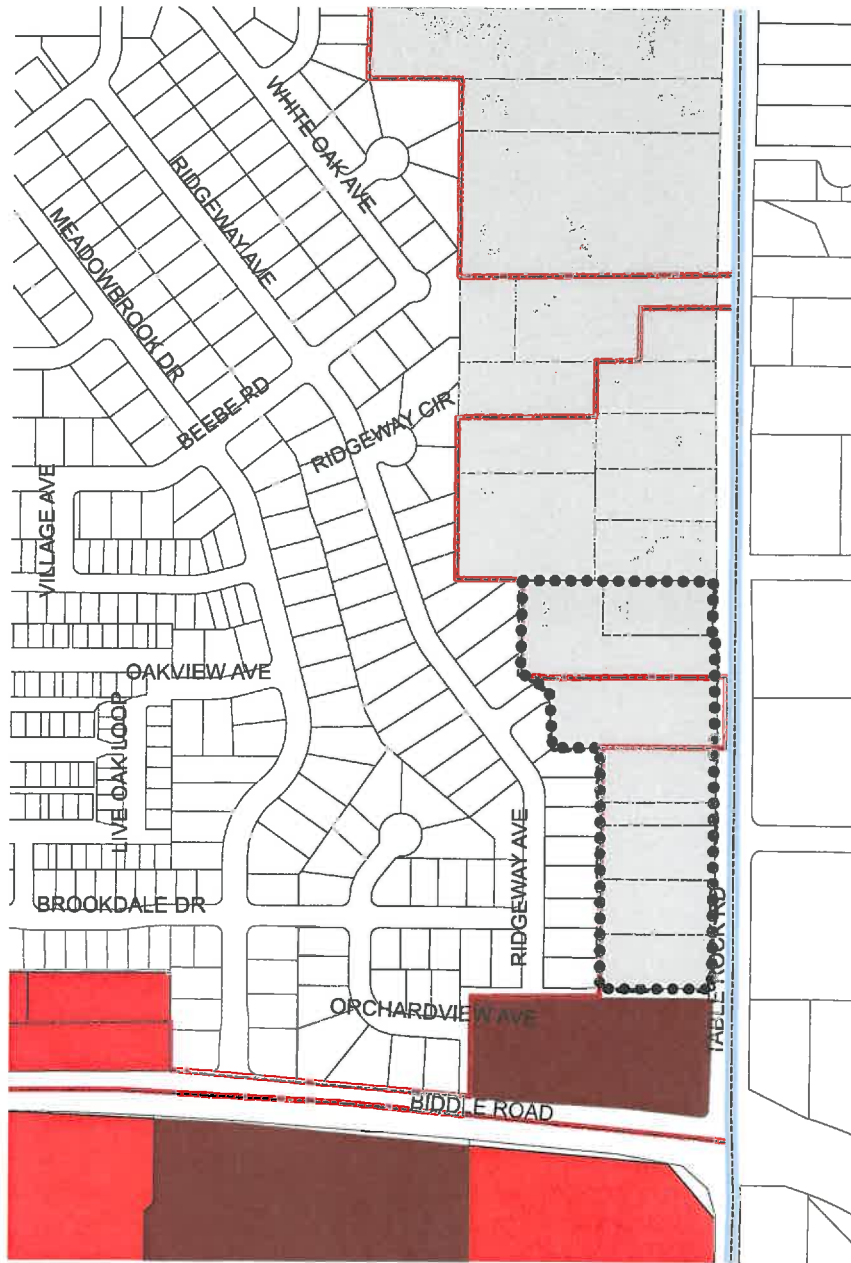


Legend







-  Amendment Area
-  Urban Growth Boundary
-  City Limits
-  Tourist and Office Professional
-  General Commercial
-  Light Industrial
-  Comprehensive Plan

Central Point

Comprehensive Plan Land Use



Legend

- | | |
|---|---|
|  Amendment Area | Zone |
|  Urban Growth Boundary |  C-4 = Tourist and Office |
|  Central Point City Limits |  C-5 = Thoroughfare Commercial |
| |  M-1 = Light Industrial |

Central Point

Zoning Districts

Business Committee Appointments

Staff Report



Administration Department
Phil Messina, City Manager
Chris Clayton, Assistant City Manager
Deanna Casey, City Recorder
Barb Robson, Human Resource Manager

TO: Honorable Mayor and City Council
FROM: Deanna Casey, City Recorder
SUBJECT: Appointment of Committee Members
DATE: May 10, 2012

PARKS AND RECREATION FOUNDATION RECOMMENDATION

Staff has been actively recruiting for several vacancies on the Parks and Recreation Foundation. Park of the Council membership comes from the Parks and Recreation Commission membership. The Foundation has been short on members for several months and have not been able to hold a meeting.

Parks and Recreation Manager Jennifer Boardman has been actively recruiting members from various sources with some success. We have two applications for the Foundation Membership.

Holly Drake works at the Peoples Bank in Central Point and lives on Isherwood Drive in Central Point. Ms. Drake has participated in Community events and looks forward to getting involved more.

Robert Coplen lives on Valley Heart Lane and works for the Rogue Creamery. He has volunteered for various organizations in the past. Mr. Coplen grew up in Central Point and looks forward to serving his community.

RECOMMENDED MOTION:

Motion to appoint Robert Coplen and Holly Drake for a three year terms to expire December 31, 2015.

MULTICULTURAL COMMITTEE RECOMMENDATION

Currently the Multicultural Committee has four members and is in need of three more. We have received an application from Adam McCarthy who lives on Rock Way in Central Point. Mr. McCarthy works for Harry and David and is affiliated with the Bear Creek Water Shed Council and the Regional Problem Solving process.

RECOMMENDED MOTION:

Motion to appoint Adam McCarthy to the Multicultural Committee for a three year term to expire on December 31, 2015

ATTACHMENT:

Applications from Robert Coplen, Holly Drake and Adam McCarthy.

[Return to Agenda](#)



**APPLICATION FOR APPOINTMENT TO
CITY OF CENTRAL POINT COMMITTEE**

Name: Holly Drake Date: 4.25.12

Address: 706 Isherwood Dr.

Home Phone: 541.531.9151 Business Phone: 541.665.5262 Cell Phone: 541.531.9151

Fax: 541.665.5869 E-mail: hollyd@peoplesbankofcommerce.com

Are you a registered Voter with the State of Oregon? Yes No

Are you a city resident? Yes No

Which Committee(s) would you like to be appointed to: Parks & Recreation
(Dates of meetings are listed at the end of this application. Please make sure those dates work with your schedule before you apply. Council and Planning Commission members are required to file Ethics reports to the State of Oregon.)

Employment, professional, and volunteer background:

I am currently employed at Peoples Bank @ the Central Point Branch. I have participated in many community events through the Bank. I haven't had the opportunity to do a lot of volunteer work in the past, but look forward to getting involved more now.

Community affiliations and activities: Most of my community affiliation has been through work & some with my church group.

Previous City appointments, offices, or activities:

N/A

As additional background for the Mayor and City Council, please answer the following questions.

1. Please explain why you are interested in the appointment and what you would offer to the community.

I grew up in this community & have raised my 3 children here also. I would like to see our community be a safe place for our children & a place people would want to visit.

2. Please describe what you believe are the major concerns of the City residents and businesses that this committee should be concerned about.

As a resident, I think a major concern is the cleanliness & safety of our parks. We also need activities to keep teens off the streets.

3. Please provide any additional information or comments which you believe will assist the City Council in considering your application.

I believe in our community. I want to see it remain the great little town where people recognize you, aren't afraid

4. Do you anticipate that any conflicts of interest will arise if you are appointed; and if so, how would you handle them?

No

to say hello and where you know you can raise your family.

Meeting Dates (All meeting dates are subject to change or additions, times vary for each committee):

- Arts Commission: Meeting dates vary
- Citizens Advisory Committee: 2nd Tuesday of every quarter.
- Council Meetings: 2nd and 4th Thursday of each month
- Council Study Sessions: 3rd Monday of each month
- Multicultural Committee: 2nd Monday of each month
- Planning Commission: 1st Tuesday of each month
- Parks and Recreation Committee/Foundation: Meeting dates vary

My signature affirms that the information in this application is true to the best of my knowledge. I understand that misrepresentation and/or omission of facts are cause for removal from any council, advisory committee, board or commission I may be appointed to. All information/documentation related to service for this position is subject to public record disclosure.

Date: 4.25.12

Signature: [Handwritten Signature]

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



Administration Department
Phil Messina, City Administrator
Deanna Casey, City Recorder

**APPLICATION FOR APPOINTMENT TO
CITY OF CENTRAL POINT COMMITTEE**

Name: Robert Coplen Date: April 23, 2012

Address: 628 Valley Heart Ln. Central Point OR, 97502

Home Phone: 541-622-5011 Business Phone: 541-665-1155 x 100 Cell Phone: 541-622-5011

Fax: 541-665-1133 E-mail: rcoplen@roguecreamery.com

Are you a registered Voter with the State of Oregon? Yes No

Are you a city resident? Yes No

Which Committee(s) would you like to be appointed to: Parks and Recreation Committee

(Dates of meetings are listed at the end of this application. Please make sure those dates work with your schedule before you apply. Council and Planning Commission members are required to file Ethics reports to the State of Oregon.)

Employment, professional, and volunteer background:

I worked as Structural Special Inspector for Marquess & Associates Inc. for over 7 years. Currently, I work as Quality Assurance and Sustainability Administrator for Rogue Creamery. Historically I have volunteered through Youth for Christ / Campus Life. Now, as part of the Rogue Creamery Team, I have able to be a part of Adopt a Highway several times a year, Ashland Independent Film Festival, Oregon Cheese Festival, Earth Day.

Community affiliations and activities:

It is my hope, thru various opportunities within the City of Central Point, to become more active in my local government and community affiliations.

Previous City appointments, offices, or activities:

I have none to date.

Central Point Committee Application
Page 2

As additional background for the Mayor and City Council, please answer the following questions.

1. Please explain why you are interested in the appointment and what you would offer to the community.
My involvement with volunteering thru Rogue Creamery has furthered my desire to be a part of my community. I feel the next step is to begin involving myself in my local government. I grew up in Central Point. I have traveled, gained personal experience both in work and as an individual. I offer an opinion representative as a parent, citizen, peer, coworker and I fully intend to foster growth and development for others, in all that I do.
2. Please describe what you believe are the major concerns of the City residents and businesses that this committee should be concerned about.
I believe topics of concern (in respect to Parks and Rec) are safety in public areas first and foremost. Providing outdoor areas that are both safe and appreciated as a recreational area are major for our area. There are limited areas that parents can take children / themselves / parents to and the primary concerns I have heard are regarding safety and decency. Placement of these recreational areas should not have a negative impact on the businesses or residences that will be in proximity to.
3. Please provide any additional information or comments which you believe will assist the City Council in considering your application.
I am seeking an opportunity to better be of service to my community, should it be decided that my skills and efforts are better served in another area, I am very happy to apply myself there.
4. Do you anticipate that any conflicts of interest will arise if you are appointed; and if so, how would you handle them?
I do not anticipate conflicts of interest. If they do occur, it will be brought to the committee's attention immediately and whatever course of action is in the best interest of the City of Central Point and its people, will be the solution I pursue.

Meeting Dates (All meeting dates are subject to change or additions, times vary for each committee):

Arts Commission: Meeting dates vary
 Citizens Advisory Committee: 2nd Tuesday of every quarter.
 Council Meetings: 2nd and 4th Thursday of each month
 Council Study Sessions: 3rd Monday of each month
 Multicultural Committee: 2nd Monday of each month
 Planning Commission: 1st Tuesday of each month
 Parks and Recreation Committee/Foundation: Meeting dates vary

My signature affirms that the information in this application is true to the best of my knowledge. I understand that misrepresentation and/or omission of facts are cause for removal from any council, advisory committee, board or commission I may be appointed to. All information/documentation related to service for this position is subject to public record disclosure.

Date: April, 23 2012

Signature: 



APPLICATION FOR APPOINTMENT TO
CITY OF CENTRAL POINT COMMITTEE

RECEIVED
APR 19 2012
BY:

Name: Adam McCarthy Date: 04/17
Address: 4030 Rock Way, Central Point, OR 97502
Home Phone: (541) 399-3089 Business Phone: (541) 227-8658 Cell Phone: _____
Fax: _____ E-mail: amccarthy@harryanddavid.com

Are you a registered Voter with the State of Oregon? Yes X No _____
Are you a city resident? Yes X No _____

Which Committee(s) would you like to be appointed to: Multicultural Committee
(Dates of meetings are listed at the end of this application. Please make sure those dates work with your schedule before you apply. Council and Planning Commission members are required to file Ethics reports to the State of Oregon.)

Employment, professional, and volunteer background:
2007 - Present Harry and David, Manager of Fruit Growing Operations

Community affiliations and activities:
2008 - Present Bear Creek Watershed Council
2009 - Present Significant involvement in RPS (Regional Problem Solving) process.

Previous City appointments, offices, or activities:

As additional background for the Mayor and City Council, please answer the following questions.

1. Please explain why you are interested in the appointment and what you would offer to the community.
I enjoy living in Central Point and what the community has to offer. I feel that small communities can remain vibrant if they have a good direction and look for new ways to provide services to members of the community.
2. Please describe what you believe are the major concerns of the City residents and businesses that this committee should be concerned about. Not having areas that are separated based on cultural differences. Ensure that cultural differences are understood and incorporated into new community projects, growth, or activities.
3. Please provide any additional information or comments which you believe will assist the City Council in considering your application. I bank at 3 banks in Central Point, work out at Anytime Fitness, shop at the Grange Coop + Rays, and support other local businesses as much as possible. I think it's a great feeling to do business with people you know, who are friendly, and you can trust - and I think that should be preserved in Central Point, because it's more difficult to find that sense of
4. Do you anticipate that any conflicts of interest will arise if you are appointed; and if so, how would you handle them? I do not anticipate any conflicts of interest will arise if I am appointed.

Meeting Dates (All meeting dates are subject to change or additions, times vary for each committee):

Arts Commission: Meeting dates vary
Citizens Advisory Committee: 2nd Tuesday of every quarter.
Council Meetings: 2nd and 4th Thursday of each month
Council Study Sessions: 3rd Monday of each month
Multicultural Committee: 2nd Monday of each month
Planning Commission: 1st Tuesday of each month
Parks and Recreation Committee/Foundation: Meeting dates vary

community in today's fast paced, largely urban environment.

My signature affirms that the information in this application is true to the best of my knowledge. I understand that misrepresentation and/or omission of facts are cause for removal from any council, advisory committee, board or commission I may be appointed to. All information/documentation related to service for this position is subject to public record disclosure.

Date: _____

Signature: Adam M. McEntery

Business

Planning Commission



PLANNING DEPARTMENT MEMORANDUM

Date: May 10, 2012
To: Honorable Mayor & Central Point City Council
From: Tom Humphrey AICP, Community Development Director
Subject: Planning Commission Report

The following items were presented by staff and discussed by the Planning Commission at a regularly scheduled meeting on May 1, 2012.

- A. **Consideration of Comprehensive Plan (map) and Municipal Code Zoning (map) Amendments from C-N, Neighborhood Commercial to M-1, Light Industrial on Table Rock Road - File No. 12011.** The Amendment was initiated by the City Council to make land use and zoning along Table Rock Road more consistent with Jackson County and City of Medford designations and to create incentive for new businesses to annex and/or relocate to Central Point. The Planning Commission conducted a public hearing and fielded questions by a property owner who still maintains a home in the affected area. The legal non-conforming status of their home would not change with the proposed amendment. The proposal in general is supported by state and local agencies and there were no adverse impacts identified by them or by other property owners in the area. The Commission recommended approval of the Amendment to the City Council.

[Return to Agenda](#)