

**CITY OF CENTRAL POINT  
City Council Meeting Agenda  
September 14, 2017**

**Central Point  
City Hall  
541-664-3321**

**City Council**

**Mayor**  
Hank Williams

**Ward I**  
Bruce Dinger

**Ward II**  
Michael Quilty

**Ward III**  
Brandon Thueson

**Ward IV**  
Tanea Browning

**At Large**  
Rob Hernandez  
Allen Broderick

**Administration**  
Chris Clayton, City  
Manager  
Deanna Casey, City  
Recorder

**Community  
Development**  
Tom Humphrey,  
Director

**Finance**  
Steven Weber,  
Director

**Human Resources**  
Elizabeth Simas,  
Director

**Parks and Public  
Works**  
Matt Samitore,  
Director

**Police**  
Kris Allison Chief

Next Res. 1517  
Next Ord. 2038

- I. REGULAR MEETING CALLED TO ORDER – 7:00 P.M.**
- II. PLEDGE OF ALLEGIANCE**
- III. ROLL CALL**
- IV. SPECIAL PRESENTATION – Fire District No. 3**
- V. PUBLIC APPEARANCES – *Comments will be limited to 3 minutes per individual or 5 minutes if representing a group or organization.***

**VI. CONSENT AGENDA**

Page 2 - 8     A. Approval of August 24, 2017 City Council Minutes

**VII. ITEMS REMOVED FROM CONSENT AGENDA**

**VIII. PUBLIC HEARING, ORDINANCES, AND RESOLUTIONS**

- 10 - 30     A. Public Hearing/First Reading of an Ordinance Approving the Housing Element for the Central Point Comprehensive Plan. Applicant: City of Central Point (Humphrey)
- 45 - 55     B. Public Hearing - Resolution No. \_\_\_\_\_, to Annexation 3.64 Acres, located at 3428 and 3470 Chicory Lane and Identified on the Jackson County Assessor's Map 372W11C, Tax Lots 8300 and 8400. Applicant: Bob Fellows (Humphrey)
- 57 - 59     C. Public Hearing/First Reading of an Ordinance Amending the Comprehensive Plan Clarifying two parcels totaling 3.64 acres at 3428 and 3470 Chicory Lane from Jackson County Land use designation Industrial to Central Point Land Use Designation Transit Oriented Development Corridor, and Identified on the Jackson County Assessor's Map as 372W11C, Tax Lots 8300 and 8400, Applicant: Bob Fellows (Humphrey)

61 - 69 D. Public Hearing/First Reading An Ordinance amending the Central Point Zoning Map from TOD Corridor Medium-Mix Residential (TOD-MMR) to TOD Corridor Low-Mix Residential (TOD-LMR) for 3.64 Acres of Property Located at 3428 and 3470 Chicory Lane and Identified on the Jackson County Assessor's Map as 372W11C, Tax Lots 8300 and 8400. Applicant: Bob Fellows (Humphrey)

71 - 75 E. Ordinance No. \_\_\_\_\_, An Ordinance Amending CPMC Chapter 15.04, Building Code to Comply with Updates and References to New State Code (Humphrey)

**IX. BUSINESS**

77 - 79 A. Committee Appointment for Parks and Recreation Commission (Williams)

81 - 82 B. Planning Commission Report (Humphrey)

**X. MAYOR'S REPORT**

**XI. CITY MANAGER'S REPORT**

**XII. COUNCIL REPORTS**

**XIII. DEPARTMENT REPORTS**

**XIV. EXECUTIVE SESSION**

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.

**XV. ADJOURNMENT**

Individuals needing special accommodations such as sign language, foreign language interpreters or equipment for the hearing impaired must request such services at least 72 hours prior to the City Council meeting. To make your request, please contact the City Recorder at 541-423-1026 (voice), or by e-mail at: [Deanna.casey@centralpointoregon.gov](mailto:Deanna.casey@centralpointoregon.gov) .

Si necesita traductor en español o servicios de discapacidades (ADA) para asistir a una junta publica de la ciudad por favor llame con 72 horas de anticipación al 541-664-3321 ext. 201

# Consent Agenda

**CITY OF CENTRAL POINT  
City Council Meeting Minutes  
August 24, 2017**

**I. REGULAR MEETING CALLED TO ORDER**

Mayor Williams called the meeting to order at 7:00 p.m.

**II. PLEDGE OF ALLEGIANCE**

**III. ROLL CALL:** Mayor: Hank Williams  
Council Members: Bruce Dingler, Brandon Thueson, Tanea Browning, and Rob Hernandez were present. Allen Broderick and Mike Quilty were excused.

City Manager Chris Clayton; City Attorney Dan O'Conner; Police Chief Kris Allison; Community Development Director Tom Humphrey; Recreation Program Coordinator Dave Jacobs; Finance Director Steven Weber; and City Recorder Deanna Casey were also present.

**IV. PUBLIC APPEARANCES - None**

**V. CONSENT AGENDA**

- A. Approval of July 27, 2017 City Council Minutes
- B. Approval of Change of Ownership OLCC Application for 7-Eleven

**Brandon Thueson moved to approve the Consent Agenda as presented.** Tanea Browning seconded. Roll call: Hank Williams, yes; Bruce Dingler, yes; Tanea Browning, yes; Brandon Thueson, yes; and Rob Hernandez, yes. Motion approved.

**VI. ITEMS REMOVED FROM CONSENT AGENDA - None**

**VII. PUBLIC HEARINGS, ORDINANCES AND RESOLUTIONS**

- A. Resolution No. 1515, Approving an Intergovernmental Agreement for the Facility Lease between the City of Central Point and the Douglas Education Service District**

Recreation Program Coordinator Dave Jacobs presented an agreement between the city of Central Point and Douglas Education Service District. The Douglas Education Service District (DESD) intends to utilize the city facility located at 405 S. 4<sup>th</sup> Street to operate a preschool for Jackson County Early Intervention/Early Childhood Special Education Program.

The proposed agreement is for five years in order to provide the preschool program with a consistent location. The program serves a maximum of twelve special needs students who will be primarily from the Central Point area. The use

of the facility will not conflict with Parks and Recreation programs and the facility will still be available for evening and weekend recreation classes. DESD is aware of the discussions for a community center at this location, if the community center is approved the agreement may be terminated with six months' notice.

**Tanea Browning moved to approve Resolution No. 1515, Approving an Intergovernmental Agreement for the Facility Lease between the City of Central Point and the Douglas Education Service District.** Rob Hernandez seconded. Roll call: Hank Williams, yes; Bruce Dingler, yes; Tanea Browning, yes; Brandon Thueson, yes; and Rob Hernandez, yes. Motion approved.

**B. Resolution No. 1516, A Resolution Authorizing the Finance Director to Represent the City of Central Point as a Bidder at the Foreclosure Sale of 466 South First Street in a Range of \$27,000 to \$50,000.**

Finance Director Steve Weber explained that the chronic nuisance property located at 466 S. First Street and related commercial business at 75 Bush Street has a long history of criminal activity and accumulation of junk. At a previous meeting the Council directed staff to start the foreclosure proceedings on this property because there are over \$100,000 in liens owed to the City by the current property owners.

While preparing the noticing process for foreclosure the city realized there are other lien holders, one of which had already started the process. In order to ensure the property does not remain in the same state of disrepair we are asking permission to attend the foreclosure auction scheduled for September 6, 2017 and attempt to acquire the property. Staff feels it is in the best interest of the City to make sure the property is cleaned up and an environmental study is conducted.

There was discussion regarding the various liens on the property and how much each would cost to pay off. Council would prefer that once the property is sold the other lien holders are paid.

**Bruce Dingler moved to approve Resolution No. 1516 A Resolution Authorizing the Finance Director to Represent the City of Central Point as a Bidder at the Foreclosure Sale of 466 South First Street in a Range of \$27,000 to \$50,000.** Rob Hernandez seconded. Roll call: Hank Williams, yes; Bruce Dingler, yes; Tanea Browning, yes; Brandon Thueson, yes; and Rob Hernandez, yes. Motion approved.

**C. Public Hearing/First Reading of an Ordinance Amending CPMC Chapter 15.04, Building Code to Comply with Updates and References to New State Code.**

Community Development Director Tom Humphrey stated it is time to update our Building Section in our Municipal Code. Every few years the state will update or adopt new building codes. All of the changes update and correct numerical code

references to the Residential Specialty Code, the Electrical Specialty Code and the Plumbing Specialty Code.

The proposed changes are being advocated by the City's Building Official, Derek Zwagerman who has compared the City's Code with recent updates to the Oregon Building Code.

Mayor Williams opened the Public Hearing, no one came forward and the Public Hearing was closed.

**Brandon Thueson moved to second reading an Ordinance Amending CPMC Chapter 15.04, Building Code to Comply with Updates and References to New State Code.** Roll call: Hank Williams, yes; Bruce Dinger, yes; Tanea Browning, yes; Brandon Thueson, yes; and Rob Hernandez, yes. Motion approved.

## **VIII. BUSINESS**

### **A. Planning Commission Report**

Mr. Humphrey presented the August 1, 2017 Planning Commission Report:

- The Commission held a public hearing to consider a Conditional Use Permit application to operate a preschool called "Imagination Station" in a residential neighborhood. The applicant proposes to use an existing 400 square foot accessory structure in the R-1-10 Zoning District. Preschools are designated Conditional Uses in the R-1, R-2, and R-3 zoning districts and are required special consideration with respect to objective in the zoning district and their effect on surrounding properties. The commission considered the impact that a group of preschool children would have in this neighborhood for three hours a day, three days a week. In response to neighbor concerns the proposal was limited to a maximum of six students, state Child Care Division authorization, a business license and building code compliance. The commission voted 4 to 1 to approve the CUP with seven conditions.
- Planning Commissioners were updated and invited to training called Building Successful Communities being offered on October 7, at the Rogue Valley COG Offices.
- The Commission was invited to attend a Joint Study Session with the City Council regarding Public Hearing protocols and Council Call-Up procedures.
- Planning Commissioner Elizabeth Powell has resigned from her position on the Commission and the City is currently advertising for interested citizens.

### **B. Community Center Ad Hoc Committee Appointments**

Mayor Williams explained that the Central Point Community Center was the topic of discussion at the July Study Session. We have a cost estimate and conceptual design drawn up. The current estimate is 22 Million dollars. The Council decided it would be a good idea to create an AdHoc Committee of Council Members and citizens to assist staff in setting priorities for a future center. He recommended

Rob Hernandez, Tanea Browning and Michael Quilty be appointed to the committee.

**Brandon Thueson moved to appoint Rob Hernandez, Tanea Browning and Michael Quilty to the Community Center Ad Hoc Committee.** Roll call: Hank Williams, yes; Bruce Dingler, yes; Tanea Browning, yes; Brandon Thueson, yes; and Rob Hernandez, yes. Motion approved.

### **C. Discussion on the use of Municipal Water for Agricultural Purposes**

City Manager Chris Clayton reported that both the Medford Water Commission (MWC) and the Jackson County Board of Commissioners have raised the issue of whether municipal water should be sold in bulk to commercial water haulers for the purposes of agriculture. Dramatic expansion of the marijuana industry in Jackson County is the reason for this discussion. As a customer agency of the MWC we are being encouraged to discuss future policy surrounding agricultural use of municipal water.

Our Water agreement with the MWC allows the city to provide water and services to customers within Central Point city limits or as approved by the MWC Agreement. Central Point may provide water and services outside of city limits but within its urban growth boundary, if the property requesting service has signed an irrevocable consent to annex agreement. Should the city be selling bulk water inside our service area knowing a portion of that water is being transported and used outside our boundary?

Mr. Clayton explained water rights issues in regards to selling municipal water for agricultural purposes outside our city boundaries. A case could be made that the use of filling stations is compatible with the city's water rights due to the fact that our filling station is located within our normal service area. Once the water is sold to a commercial water hauler, the city has no control where it might be delivered or the ability to monitor and control where it is delivered.

There was discussion regarding the 50-year source demand projections. In order to meet this demand, the Duff Water Treatment Plant will need to be expanded. The cost of increasing the plant will be paid by regional ratepayers and developers. Regional water providers are emphasizing the need for conservation in an effort to delay future expansion costs. The water being used for agricultural purposes by bulk is adding to the need for the next phase of the Duff Water Treatment Plant to be constructed.

An additional topic of discussion is that the water haulers are not required to pull a building permit like developers in order to help with infrastructure cost. By collecting SDC's the MWC and other city customers are acting responsibly for the future expansion of regional water facilities including the Duff Water Treatment Plant. When water is used for agricultural purposes outside of the MWC no water SDC is being collected. These agricultural properties are placing demand on infrastructure without contributing to the cost of future system expansion.

There was discussion regarding bulk water rates; the Medford Water Service agreement; and the Central Point bulk water sales revenue report. It has been said that the marijuana growers don't care if the rates go higher, they will still be willing to pay for the water. If the MWC and the other cities decide not to sell water to them they could find other ways to get water to their crops.

The next steps will be to have further conversations with the MWC and Jackson County Commissioners. We will speak with OLCC in regards to their rules and permit process when licensing these grows. He anticipates this will be a long term topic of discussion for the region.

#### **IX. MAYOR'S REPORT**

Mayor Williams reported that he:

- Attended the Oregon Mayor's Conference.
- Was given a tour of the CxFest and how it is run from behind the scenes.
- Attended the Fair Board meeting. They discussed the Festival in regards to security and traffic issues.
- Attended a Water Commission meeting.
- Attended a Chamber meeting at Seven Oaks Farm
- Attended the Medford Chamber Forum.
- Attended the Crater Foundation Dinner.

#### **X. CITY MANAGER'S REPORT**

City Manager Chris Clayton reported that:

- The City Attorney is drafting an ordinance to clarify the Council Call-up procedures.
- The Costco Project is coming along great. There is a web cam available to keep an eye on their progress.
- A child was hit by a car last Friday in the City. He is in critical condition and has been transported to a Portland hospital. There were no criminal actions by the driver.
- The LOC Annual Conference is at the end of September, if there are any other Council members interested in attending please contact the City Recorder right away. He will not be able to attend this year and someone is welcome to use his registration.
- Molly Bradley will be leaving the City to continue her education at University of Oregon in Eugene.
- The Medford Council will be eliminating their noon Council meeting and changing their evening meeting to 6:00 pm. He would like the Council to consider changing our meeting times to 6:00 pm.
- Lieutenant Bruce and SRO Monnenbach did a great job teaching the ALICE training to city employees this week. We are considering having them do a training session for the City Council and Planning Commission.

#### **XI. COUNCIL REPORTS**



Council Member Tanea Browning reported that she:

- Attended the CxFest. It was a great event but there are definitely things that could improve for next year.
- Attended a City Councilors workshop in Grants Pass presented by Joe Minicozzi to discuss the Value of Downtown: The Dollars and Sense of Development Patterns. It was a very interesting perspective in regards to tax increment, ROI, Community Engagement and Cultural trends and their cost to municipalities based on the infrastructure demands of suburbia.
- Attended the Moana movies in the park with Huai dancers. It was great to see the members of the multicultural committee in action. It was a great community event with lots of people enjoying the event and park.
- Attended the Solar Eclipse event with city hall employees in front of City Hall.
- attended an RVCOG meeting where they discussed the local census update. The Census estimates 21 hours to update a jurisdiction. A city the size of Eagle Point could take six to eight hours.
- attended the Study Session.
- attended the DARE Cruise
- attended a Fire District No. 3 Board meeting.
- Attended the Crater Foundation Wine Event.
- Has a potential meeting with Jon Isaacs the public affairs manager for Uber.

Council Member Bruce Dingler stated that he attended the Study Session.

Council Member Rob Hernandez reported that he attended the Crater Foundation meeting.

Council Member Brandon Thueson reported that he attended the DARE Show and Shine event.

## **XII. DEPARTMENT REPORTS**

Police Chief Kris Allison reported that:

- She attended a CxFest debrief meeting with the County and other jurisdictions. CxFest organizers were not at this meeting. She will update the Council on changes for next year after they have met with the entire group.
- She will be meeting with RVCOG to help fill in the gaps in our community. They have great resources for our citizens and with help from the Police Department may be able to help citizens they don't know about.
- She had a meeting with Rogue Valley Shooters Association who have concerns about the Police Department taking business away from private businesses by providing concealed weapons classes in the Police Department. This may come to the Council as a Study Session item in the next few months.

Finance Director Steven Weber reported that:

- Audit preparation has begun. Staff has been getting documents together in anticipation of them returning.

- We will be including an audit for Super 8 Motel this year. They are under new ownership. It will be interesting to see how their Transient Room Tax is being calculated.

Community Development Director Tom Humphrey reported that:

- he is sorry to see Molly Bradly leave, but it this will be a good time for her to go to graduate school. We will be looking for a replacement for Ms. Bradley to continue working on our Elements and UGB expansion.
- Stephanie Holtey has been promoted to Principal Planner.

**XIII. EXECUTIVE SESSION - None**

**XIV. ADJOURNMENT**

Rob Hernandez moved to adjourn, Tanea Browning seconded, all said “aye” and the Council Meeting was adjourned at 8:35 p.m.

The foregoing minutes of the August 24, 2017, Council meeting were approved by the City Council at its meeting of September 14, 2017.

Dated:

\_\_\_\_\_  
Mayor Hank Williams

ATTEST:

\_\_\_\_\_  
City Recorder

# **Ordinance**

## **Adopting the Housing Element**



September 14, 2017

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**AGENDA ITEM: File No. CPA-17004**

First Reading to consider Central Point 2017-2037 Housing Element for the Comprehensive Plan; **Applicant:** City of Central Point.

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**STAFF SOURCE:**

Tom Humphrey AICP, Community Development Director

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**BACKGROUND:**

The City's current Housing Element was completed in 1983 and is in need of updating, which will be a mandatory pre-requisite to adding more residential land to the urban growth boundary.

In Updating the Housing Element there have been two key objectives:

- Ensuring that development occurs at the densities and mix needed to meet the City's housing needs over the next 20 years; and
- Ensuring that there is enough buildable land to accommodate the 20-year housing need within the UGB

There were eight (8) tasks required to complete the Housing Element as follows:

1. Inventory current supply of residential lands (buildable lands);
2. Identify actual density and housing mix;
3. Conduct a housing needs analysis;
4. Determine if "needed" housing density and mix is the same as actual housing density and mix;
5. Determine adequacy of buildable lands at actual densities;
6. Determine likelihood that needed residential development will occur and what needs to be done to encourage needed residential development;
7. Determine if needed measures forego expansion of the UGB; and
8. Adopt Housing Element including measures to provide needed housing and, if necessary, expansion of the UGB.

As a land use planning document, the Housing Element is constructed to comply with Statewide Planning Goal 10 and administrative rules (OAR 660 Division 015-0000(10)). Amending the Housing Element is also a pre-requisite to updating the Urban Growth Boundary (UGB).

The Planning Commission considered the draft Housing Element (Exhibit A) at their meeting on September 5, 2017 and recommended City Council approval (Attachment A). Planning staff made various typographic and formatting changes at the direction of the Planning Commission and prepared an ordinance (Attachment B) for the first reading of this document to initiate a Comprehensive Plan amendment for adoption.

**ISSUES:**

The Planning Department distributed the draft Housing Element to DLCD and the document was subsequently reviewed by 1000 Friends of Oregon, the Housing Land Advocates (HLA) and the Fair Housing Council of Oregon (FHCO). Revisions were made to address the concerns of these agencies and the attached document has been judged to be satisfactory and complete based on agency follow-on comments.

**EXHIBITS/ATTACHMENTS:**

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Attachment "A" – Planning Commission Resolution No. 844

Attachment "B" – Ordinance No. \_\_\_\_\_, An Ordinance Updating and Adopting the Central Point Comprehensive Plan Housing Element (2017-2037).

Exhibit "A" - Housing Element 2017-2037

**ACTION:**

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Consider proposed amendment and 1) forward the ordinance to a second reading, 2) make revisions and forward the ordinance to a second reading or 3) deny the ordinance.

**RECOMMENDATION:**

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Discuss ordinance proposal and forward ordinance and amendments to a second reading.

**PLANNING COMMISSION RESOLUTION NO. 844**

**A RESOLUTION RECOMMENDING APPROVAL OF THE CITY OF CENTRAL POINT 2017-2037 HOUSING ELEMENT**

**WHEREAS**, the latest version of the Housing Element was adopted in 1983 and needs to be updated to reflect the latest population projections and housing needs; and

**WHEREAS**, the City of Central Point has received and accepted the *Coordinated Population Forecast 2015-2065, Jackson County, Urban Growth Boundaries (UGB) & and Areas Outside UGBs (PRC Forecast)* prepared by the Population Research Center, Portland State University in accordance with ORS 195.033, Area Population Forecasts, Rules; and

**WHEREAS**, the PRC Forecast for the City of Central Point has been used to update the City of Central Point 2016 Population Element; and

**WHEREAS**, by Ordinance 1964 the City adopted the Regional Plan Element, City of Central Point, establishing minimum residential standards; and

**WHEREAS**, given the projected population growth, new density requirements, and need for vacant residential lands the City has prepared an updated Housing Element; and

**WHEREAS**, on August 1, 2017, the Central Point Planning Commission conducted a duly-noticed public hearing at which time it reviewed the City staff report (File No. 17004) and heard testimony and comments on the draft City of Central Point 2017-37 Housing Element.

**NOW, THEREFORE, BE IT RESOLVED**, the City of Central Point Planning Commission by Resolution No. 844 does hereby recommend to the City Council approval of the 2017-37 Housing Element as presented in Attachment "A".

**PASSED** by the Planning Commission and signed by me in authentication of its passage this 5<sup>th</sup> day of September, 2017



Planning Commission Chair

**ATTEST:**



City Representative

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE UPDATING AND ADOPTING THE CENTRAL POINT COMPREHENSIVE PLAN HOUSING ELEMENT (2017-2037)

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 update its Housing Element which was originally adopted in 1983.
- 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 August 1, 2017
  - b) City Council hearing on September 14, 2017.

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 dated September 28, 2017 and incorporated herein by reference; determines that changing community conditions, needs and desires justify the amendments and hereby adopts the changes entirely.

Section 2. The City Comprehensive Plan Population and Demographics Element is hereby updated and adopted as set forth in Exhibit A –Comprehensive Plan Housing Element, 2017-2037 which is attached hereto and by this reference incorporated herein.

Section 3. The City Manager is directed to conduct post acknowledgement procedures defined in ORS 197.610 et seq. upon adoption of the Housing Element.

Passed by the Council and signed by me in authentication of its passage this \_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Mayor Hank Williams

ATTEST:

\_\_\_\_\_  
City Recorder



# Housing Element

2017-2037

City of Central Point  
Comprehensive Plan



Ordinance No.

DLCD Acknowledged



## Exhibit “A”

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**Exhibit “A”**

**Exhibit “A”**

**1 Summary**

During the next twenty year planning period (2017-37) the physical and demographic characteristics of the City’s housing and housing needs are not expected to significantly change. Single-family detached owner-occupied housing will continue to be the preferred housing type, followed by multiple-family rental housing. Aside from the Great Recession (the “Recession”) the most significant influence on the City’s housing program was the adoption of a minimum development density of 6.9 dwelling units per gross acre<sup>1</sup>. The relevance of this new density standard becomes apparent when compared to the City’s 1980 – 2016 average gross density of 5.31 dwelling units, a 37% density increase. To achieve the new average density standard it is necessary that the City’s residential land use classification distribution and the current minimum densities be modified. Table 1.1 illustrates the change in distribution of residential land use classifications, which is minimal and will not affect the City’s built landscape. Table 1.2 illustrates the changes in density. As illustrated in Table 1.2 the New Minimum Average Density will be 7.05 vs. the 1980-2016 density of 5.31.

**Table 1.1  
City of Central Point  
Residential Development by Land Use Classification**

<b>Land Use Classification</b>	<b>Percentage of Developed Residential Acres, 1980-2016</b>	<b>New Vacant Residential Acreage Distribution, 2017-2037</b>
VLRes	2%	5%
LRes	63%	60%
MRes	17%	20%
HRes	18%	15%
<b>Total Percentage</b>	<b>100%</b>	<b>100%</b>

Note: <sup>1</sup> Based on Net Acres adjusted 25% for public right-of-way.

**Table 1.2. Current Maximum, Actual Gross Density vs. New Minimum Gross Density**

<b>Land Use Classification</b>	<b>Current Maximum Gross Density*</b>	<b>Actual Developed Gross Density, 2008-2016</b>	<b>New Minimum Gross Density</b>
VLRes	1.00	1.51	1.00
LRes	6.00	3.91	4.00
MRes	12.00	6.00	8.00
HRes	25.00	10.08	20.00
<b>Average Density</b>	<b>10.95</b>	<b>5.31</b>	<b>7.05</b>

\*Assumes Build-Out

<sup>1</sup> City of Central Point Regional Plan

## Exhibit “A”

During the 2017-37 planning period it is projected that 1,780 new dwelling units will be needed to accommodate the projected population growth. At an average density of 6.9 units per gross acre the City will need an estimated 260 acres of gross residential land (Table 1.3). After taking into consideration the City’s current inventory of residential land (136 acres) there is a need for an additional 190 gross acres.

**Table 1.3. Proposed New Density, 2017-2037**

<b>Land Use Classification</b>	<b>New Minimum Gross Density</b>	<b>Gross Vacant Residential Acres Needed</b>	<b>Minimum Build-Out (DUs)</b>
VLRes	1.00	13	13
LRes	4.00	151	605
MRes	8.00	50	403
HRes	20.00	38	756
<b>Average Density</b>	<b>7.05</b>	<b>252</b>	<b>1,777</b>

Housing affordability will continue to be an impediment for many households, improving and declining as a function of the economy. Housing affordability is not an issue that the City can effectively influence other than as a participant in the development of regional strategies addressing affordability. To this end the Housing Element includes policies calling for the development of a Housing Implementation Plan (the “HIP”). The specific purpose of the HIP will be to monitor housing affordability in the context of regional efforts by local governments and the private sector to address the affordability issue, and to put into action those strategies that have the most impact on affordability.

The City does have control over a very critical resource in the affordability equation – the availability of vacant land necessary to meet market demand for housing. The primary objective of this Housing Element is the continued assurance that sufficient land is available for housing and that zoning standards are flexible and take in to account all housing types.

## 2 Introduction

The City’s Housing Element was last updated in 1983 and stated as its purpose that:

*“The role of the housing element is not aimed at seeking precise solutions to the housing problem. Both national and regional trends are the greatest influence on the housing market. Attempts to resolve these fluctuating conditions at the local level are usually ineffective. Therefore, the purpose or objective of this element is open to an avenue of communication between private industry and local public officials in seeking an improved housing environment.”*

Ironically, the 1983 Housing Element was completed just after the 1980’s Real Estate Crash. Its purpose statement reflects local government’s frustration in its inability to offer timely, meaningful and sustainable solutions to needed housing as “. . . usually ineffective.” This

## Exhibit “A”

reaction is understandable given the circumstances in 1983. At the housing peak in 1978 over 4 million homes across the U.S. were sold. Then, over the course of the next four years housing sales dropped over 50%. With interest rates in excess of 15% housing affordability was a major issue. It wasn't until 1996, almost two decades later, that the national housing market recovered to its 1978 level. Since the Recession we once again confront the issue of housing affordability.

Housing demand and supply, as with most commodities, varies with changing demographics and economic cycles. Demographic changes can affect the long-term (generational) demand for housing and is predictable and easily factored into the supply side of the housing equation. Economic cycles, unlike demographic changes, are more whimsical, less predictable, and can be very disruptive to the shorter-term demand and supply for housing. The recent Recession had, and still poses, a significant impact on housing, both on the demand and the supply side of the equation. Prior to the Recession demand for housing was high and with sub-prime lending practices housing was affordable. By the end of 2007 the housing bubble had burst – the Recession had arrived. Unemployment skyrocketed (16%), mortgage foreclosures reached historic levels, and housing prices tumbled. Overnight housing production of all types virtually ceased. Without jobs homeownership was out of reach for many households.

The Recession did not reduce the real demand for housing; people still needed a place to live. Consequently, the demand for rental units increased, but due to the failure of the financial system, real estate lending for all housing types dried up, the short-term housing supply plateaued. With the increase in the demand for rental housing rents began to escalate. Today, unemployment and interest rates are at all-time lows, wages are increasing (although slowly), and lending practices are easing, all of which are improving the supply and affordability of housing, but affordability still remains a challenge. As the economy continues to improve the question remains – will housing affordability continue to improve, or will additional measures be needed before sustainable solutions to the affordability issue are realized?

Oregon's Statewide Planning Goals, Goal 10, Housing, offers a venue to address not only housing needs in general, but also the broader spectrum of housing – its affordability. The stated purpose of Goal 10 is to “. . . encourage adequate numbers of needed housing at price ranges and rent levels commensurate with the financial capabilities of the City's households”. The City of Central Point's Housing Element focuses on housing need, with a primary emphasis on assuring (Goals and Policies) that adequate land is available to accommodate/encourage the supply side of the housing equation. It is at this level that the City has the most direct influence on addressing needed housing. As we've seen from recent history the scope of what is defined as “needed housing” can change significantly in a shorter period than the typical 20-year planning timeframe. It is for this reason that this Housing Element will not only encourage adequate numbers of needed housing, but also includes a secondary emphasis – the continuous monitoring of housing activity as it relates to need and affordability, and the development of strategies and actions addressing housing affordability. It is for this reason that the Housing Element introduces the creation of a Housing Implementation Plan, a dynamic working document that monitors housing activity within the City and coordinates with other communities in the development and implementation of affordable housing at both the local and regional level.

## Exhibit “A”

### 3 Purpose

Over the course of the next twenty years (2017-37) the City’s population is projected to increase by 4,420 residents<sup>2</sup>. With an average household size of 2.5 persons<sup>3</sup> there will be a need for 1,770 dwelling units. The types, density, and land required to meet the projected housing demand will be addressed in this Housing Element. On the demand side the Housing Element will monitor the demand for housing and make necessary adjustments in land supply and encourage and support the financing and construction of a wide array of housing types. The purpose of this Housing Element has been modified only slightly from the previous purpose statement, and now reads as follows:

*To assure that the City’s land use policies, support a variety of housing types at densities and locations that provide and encourage opportunities for the provision of adequate numbers of needed housing units at price ranges and rent levels commensurate with the financial capabilities of the City’s households. It is also the purpose of this element to open and maintain communication between private industry and local public officials in seeking an improved housing environment within the Greater Bear Creek Valley Region.*

In addressing the purpose of the Housing Element, both now and in the future, there are six basic, but dynamic, indicators of housing need that are the basis of this Housing Element:

1. Household Characteristics
2. Housing Characteristics
3. Housing Density, Land Use and Zoning
4. Buildable Residential Lands
5. Housing Affordability
6. Future Housing Demand and Residential Land Needs

The conclusions, and goals and policies of this Housing Element are derived from the current status of each indicator. As part of the Housing Implementation Plan it is expected that each indicator be monitored and tracked annually for changes that affect this Housing Element.

### 4 Household Characteristics

One of the factors in determining housing demand, other than population growth, is an understanding of the characteristics of our households. As defined by the U.S. Census a household includes all the people who occupy a housing unit (such as a house or apartment) as their usual place of residence. There are two major categories of households, "family" and "nonfamily." For purposes of this Housing Element the term “household” includes both “family” and “non-family” households.

The following describes those household characteristics pertinent to an understanding the City’s

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<sup>2</sup> City of Central Point Population & Demographics Element

<sup>3</sup> City of Central Point Population & Demographics Element

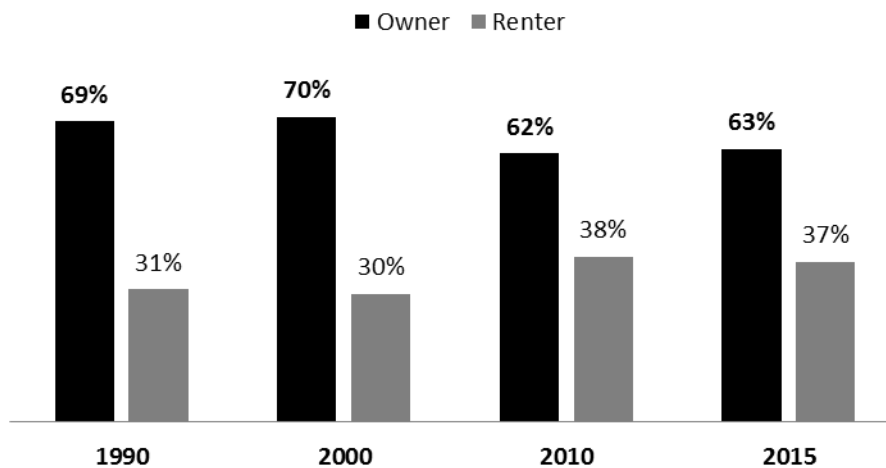
## Exhibit “A”

housing needs.

### 4.1 Household Tenure

By definition tenure refers to the distinction between owner-occupied and renter-occupied housing units. For the City of Central Point owner occupied housing has been historically the dominant form of tenure, representing 66% of all households (Figure 4.1). Renter occupied units have typically been less than half of owner occupied units (34%). As a result of the Recession and its impact on jobs and income the owner occupied percentage declined 8% as foreclosures forced many to abandon their homes and seek rental housing. Since the Recession, as jobs and wages gradually improved, there has been a steady movement back to ownership as the preferred tenure. At the county and state level, although slightly lower, similar percentages and changes occurred in tenure.

**Figure 4.1. Housing Tenure**



### 4.2 Age of Householder

A householder is a person, or one of the people, in whose name the home is owned or rented. If there is no such person present then any household member 15 years old and over can serve as the householder<sup>4</sup>. As illustrated in Figure 4.2 the dominant householder age has been within the 35 to 64 category. As a result of the Recession, and the subsequent loss in jobs and income, householders in this age category experienced a reduction numbers. Since the recession, as job conditions improved this age category as returned to its pre-recession level.

The age category 65 plus was not affected by the Recession. Householders in this category are typically retired, and therefor insulated against the income induced impacts (jobs) of a recession. The increase on householders in this age category is the product of the aging of the Baby Boomer generation.

Unlike the other two age categories the 15 to 34 category experienced an increase as a result of the Recession. Since the recovery the housing participation of this category has

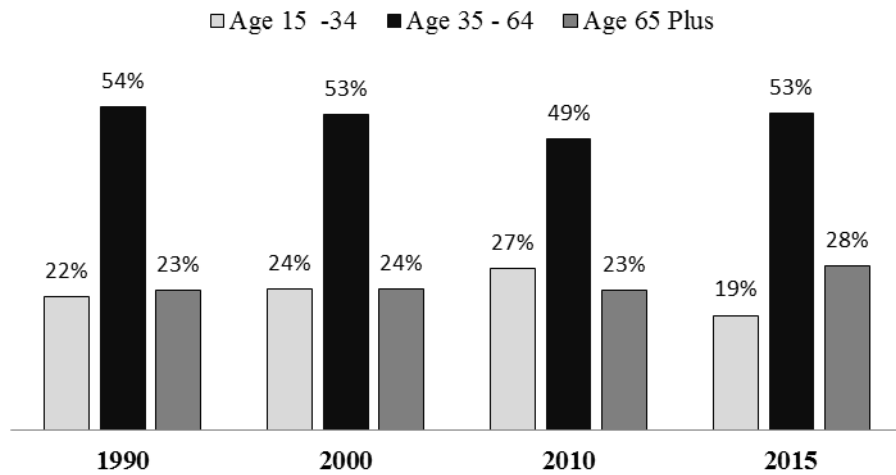
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<sup>4</sup> U.S. Census Glossary

**Exhibit “A”**

dropped below 20%, possibly as a result of relocation for employment purposes.

**Figure 4.2. Household Age Characteristics**

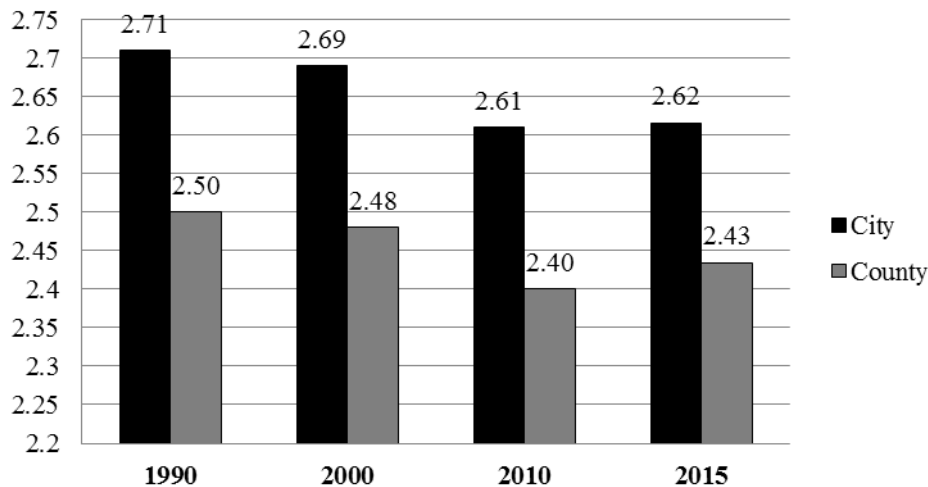


**4.3 Household Size**

The average household size is computed using the occupied housing and the total population. Until the Recession the average household size had been continually declining, and projected to level-out at 2.5 persons per household. Since the Recession the average household size has actually increased. The increase in household size also occurred at the state and county. The primary cause for the increase in average household size is again due to the Recession as many younger adults moved in with their parents or cohabitated for affordability reasons. It is anticipated that as the economy improves that the average household size will continue its downward trend.

Figure 4.3 identifies the average household size. The Population Element identified an average household size of 2.5 for planning purposes over the next twenty years.

**Figure 4.3 Average Household Size, 1990 -2015**



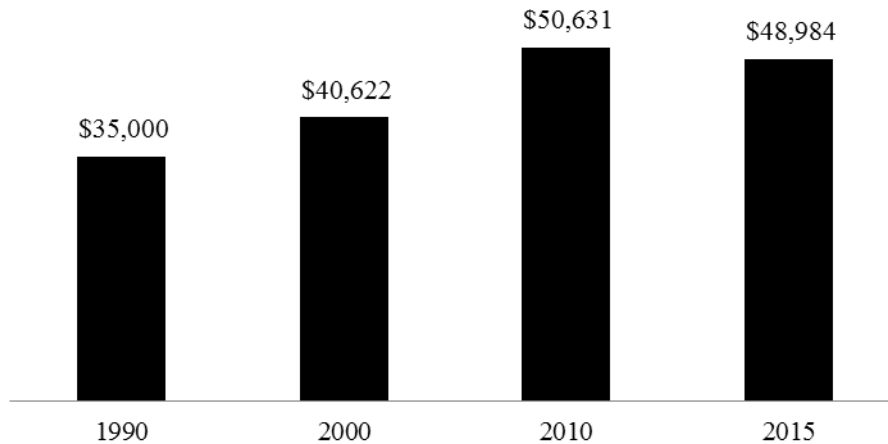


## Exhibit “A”

### 4.4 Household Income

Since 1990 median household income has steadily increased, peaking in 2010 at \$50,631. Since the Recession household incomes have declined. As of 2015 the median household income was \$48,984 (Figure 4.4). A similar trend has been exhibited at the county and state level.

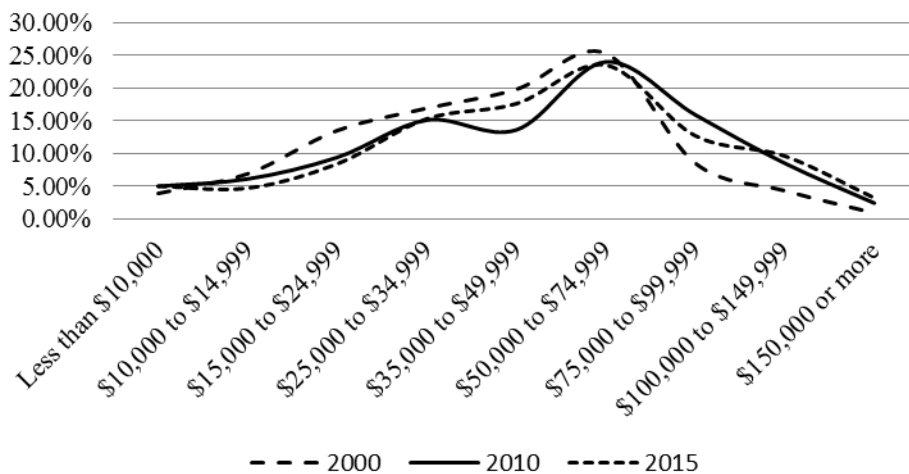
**Figure 4.4. Median Household Income**



Pending continued improvement in the economy it can be expected that the median household income will continue to improve, which in turn should improve housing affordability.

During the Recession the most financially impacted household income group was the \$35,000 to \$49,999 category. This group has almost recovered to pre-Recession levels (Figure 4.5). The \$50,000 to \$74,999 income group is the largest group representing approximately 25% of all households.

**4.5. Household Income Distribution**



#### **4.5 Summary, Household Characteristics**

The City has a higher percentage of owner occupied units that at the county and state level. The median household income is higher than the county and the state. Although the average household size increased this is expected to be a reaction to the Recession, and will return to lower levels in the future as housing affordability improves.

### **5 Special Needs Housing**

Certain minority groups within the general population have unique problems or needs that deserve consideration as part of this Housing Element. Often these groups are ignored because they represent a small portion of the total population. However, it is the responsibility of local government to ensure that all citizens have an opportunity for safe and decent housing. The City’s most significant contribution to addressing special housing is assurances that the City’s zoning and building regulations are not impediments and that the City works collaboratively with other organizations to assure that special needs housing is not left behind.

#### **5.1 Elderly Residents**

The Baby Boom Generation is the fastest growing segment of the population at both the national, state, and local level. By 2040 it is projected that nationally one in eight persons will be at least 75. In 2014 that figure was one in sixteen. Among individuals aged 80 and over more than 75% live in their own homes, making “aging in place” the preference of most of the elderly population. However, as this older demographic continues to grow, they will find themselves in housing that is not suited or “. . . prepared to meet their increasing need for affordability, accessibility, social connectivity, and well-being.” As people age, their physical needs change. Climbing stairs and turning doorknobs can become more difficult impacting the ability to “age in place” becomes more difficult.

The majority of elderly residents are retired and living on pensions or other forms of fixed income. As the costs of maintaining a household increase over time the elderly are typically spending an increasing percentage of their income on housing. As people age, they need housing that is structurally and mechanically safe and that is designed to accommodate people with disabilities. Given the widely varying circumstances of older adults, meeting their housing and housing-related needs requires a range of responses.

#### **5.2 Handicapped Residents**

Residents who are physically handicapped suffer many of the same problems as the elderly, such as fixed incomes and in ability to maintain property.

#### **5.3 Poverty and Low Income Residents**

The federal government defines the 2015 poverty level for a family of four (4) at \$24,250 and below, and the low income level (\$48,258) between the poverty level and 199% of the poverty level. As with all communities a percentage of the City’s households are within either the poverty or low income category. In 2015 8.8% of all families within the City were classified at or below the poverty level<sup>5</sup>, while approximately 49% were considered low-income. As illustrated in Figure 5.1, the percentage of households that

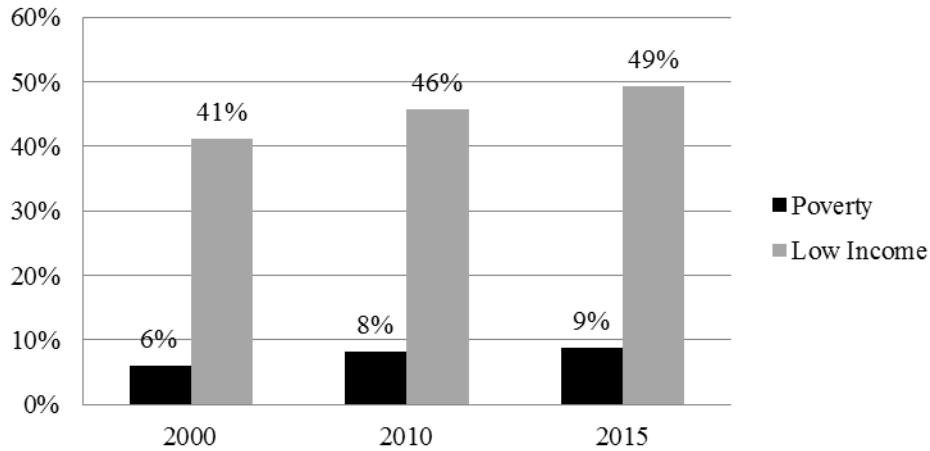
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<sup>5</sup> Based on a family of four

## Exhibit “A”

were categorized as poverty and low income has increased since the Recession.

**Figure 4.7. City of Central Point Poverty Level and Low Income Households**



## 6 Housing Characteristics

The City’s housing stock is comprised of over 6,000 dwelling units of various type, ages, and value. In 1980 the City’s housing inventory totaled 2,291<sup>6</sup> dwelling units. By the end of 2016 the housing unit inventory reached 6,321 dwelling units. The following describes the characteristics of the City’s housing stock by age, type, tenure, and value.

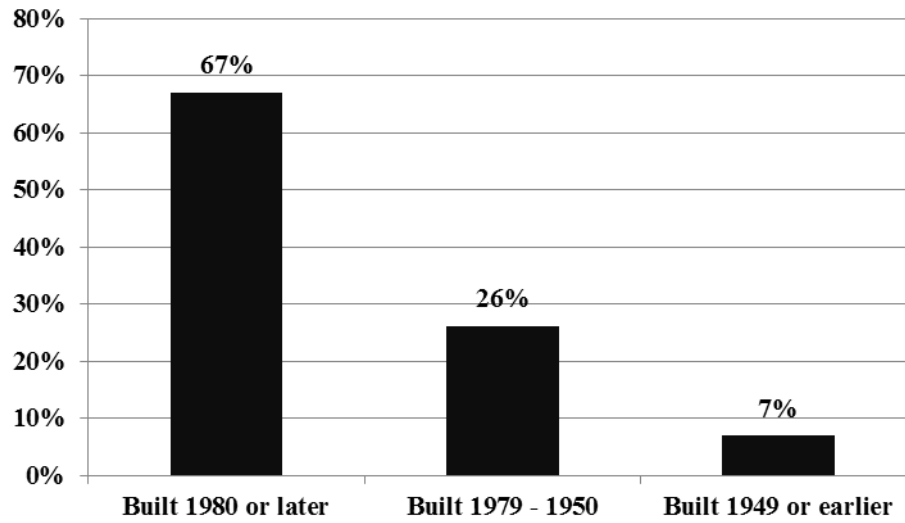
### 6.1 Housing Age

Based on the age of the City’s housing stock Central Point is considered a young community. Most of the housing was constructed after 1980 (67%). The older housing stock (pre-1949) is concentrated in the original central area of the City. Because of its age most of the City’s housing stock is in very good physical shape.

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<sup>6</sup> City of Central Point Housing Element

**Figure 6.1. Age of Housing Stock**



## 6.2 Housing Type

The City’s housing stock is comprised of seven (7) housing types as follows:

1. Single-Family Detached; a dwelling on a legally defined property designed to be occupied by only one family.
2. Single-Family Attached; a dwelling on a legally defined property designed to be occupied by only one family, but has a common wall with other single-family attached dwelling(s);
3. Duplex/Triplex/Apartments; a group of dwellings on a legally defined property having 2, 3, and 4 or more dwelling units with separate entrances. This includes two-story houses having a complete apartment on each floor and also side-by-side apartments on a single legally described lot that shares a common wall. Apartments that have accessory services such as food service, dining rooms, and housekeeping are included within this definition;
4. Manufactured Homes; a dwelling on a legally defined property that is constructed for movement on the public highways that has sleeping, cooking and plumbing facilities intended for residential purposes and that is constructed on a foundation in accordance with local laws and federal manufactured construction and safety standards and regulations.
5. Manufactured Homes in Mobile Home Parks; a group of dwellings located on a legally defined property (Mobile Home Park) that are constructed for movement on the public highways that has sleeping, cooking and plumbing facilities intended for residential purposes and that is constructed on a foundation in accordance with local laws and federal manufactured construction and safety standards and regulations and

**Exhibit “A”**

6. Government Assisted, housing that provides the occupants with government sponsored economic assistance to alleviate housing costs and expenses for needy people with low to moderate income households. Forms of government assisted housing include direct housing subsidies, non-profit housing, public housing, rent supplements and some forms of co-operative and private sector housing

The City’s housing policies and zoning regulations allow for all of the above housing types. The current distribution of housing type by land use category is illustrated in Table 6.1.

**Table 6.1**  
**City of Central Point**  
**Housing Inventory by Type and Land Use Classification**

Land Use Class	Dwelling Units								Total Housing Units
	SFR Detached	SFR Attached	Duplex	Triplex	Apartment	Mobile Home	Mobile Home Park	Government Assisted	
VLRes	75	-	-	-	-	-	-	-	75
LRes	3,391	-	6	3	4	8	76	-	3,488
MRes	1,003	54	90	15	20	1	-	-	1,183
HRes	727	54	193	27	659	75	288	137	2,160
<b>Residential Units</b>	<b>5,196</b>	<b>108</b>	<b>289</b>	<b>45</b>	<b>683</b>	<b>84</b>	<b>364</b>	<b>137</b>	<b>6,906</b>
<b>Percentage Distribution</b>	<b>75%</b>	<b>2%</b>	<b>4%</b>	<b>1%</b>	<b>10%</b>	<b>1%</b>	<b>5%</b>	<b>2%</b>	<b>100%</b>

Source: City of Central Point Buildable Lands Inventory

At 75% of the total housing stock the single-family detached home is the preferred housing type, followed by apartments (10%) and Duplex/Triplex (6%).

Table 6.2 illustrates the shifting of preferences in new residential construction between 2006 and 2016. As a percentage of new construction single-family detached represented 63% of the housing types constructed during that period. For the duplex housing types it was 5%, and for apartments it was at 25%. The point is that during any given time span the housing inventory will respond with variations in the housing type mix.

**Table 6.2**  
**City of Central Point**  
**Housing Inventory by Type and Land Use Classification, 2006 - 2016**

Land Use Class	Dwelling Units								Total Housing Units
	SFR Detached	SFR Attached	Duplex	Triplex	Apartment	Mobile Home	Mobile Home Park	Government Assisted	
VLRes	1	-	-	-	-	-	-	-	1
LRes	173	-	-	-	-	-	-	-	173
MRes	127	44	18	-	-	-	-	-	189
HRes	114	30	18	-	180	-	1	15	358
<b>Residential Units</b>	<b>415</b>	<b>74</b>	<b>36</b>	<b>-</b>	<b>180</b>	<b>-</b>	<b>1</b>	<b>15</b>	<b>721</b>
<b>Percentage Distribution</b>	<b>58%</b>	<b>10%</b>	<b>5%</b>	<b>0%</b>	<b>25%</b>	<b>0%</b>	<b>0%</b>	<b>2%</b>	<b>100%</b>

Source: City of Central Point Buildable Lands Inventory

The reasoning for the decline in single-family detached was the loss of jobs and the subsequent reduction in income occurring as a result of the Recession. When measured between 2010 (post recession) to 2016 the preference for single-family detached homes

## Exhibit “A”

improved, whether or not it will continue improving to its post-Recession levels remains to be seen.

**Table 6.3**  
**City of Central Point**  
**Housing Inventory by Type and Land Use Classification, 2006 - 2016**

Land Use Class	Dwelling Units								Total Housing Units
	SFR Detached	SFR Attached	Duplex	Triplex	Apartment	Mobile Home	Mobile Home Park	Government Assisted	
VLRes	-	-	-	-	-	-	-	-	-
LRes	65	-	-	-	-	-	-	-	65
MRes	64	10	14	-	-	-	-	-	88
HRes	68	30	-	-	16	-	-	15	129
<b>Residential Units</b>	<b>197</b>	<b>40</b>	<b>14</b>	<b>-</b>	<b>16</b>	<b>-</b>	<b>-</b>	<b>15</b>	<b>282</b>
<b>Percentage Distribution</b>	<b>70%</b>	<b>14%</b>	<b>5%</b>	<b>0%</b>	<b>6%</b>	<b>0%</b>	<b>0%</b>	<b>5%</b>	<b>100%</b>

Source: City of Central Point Buildable Lands Inventory

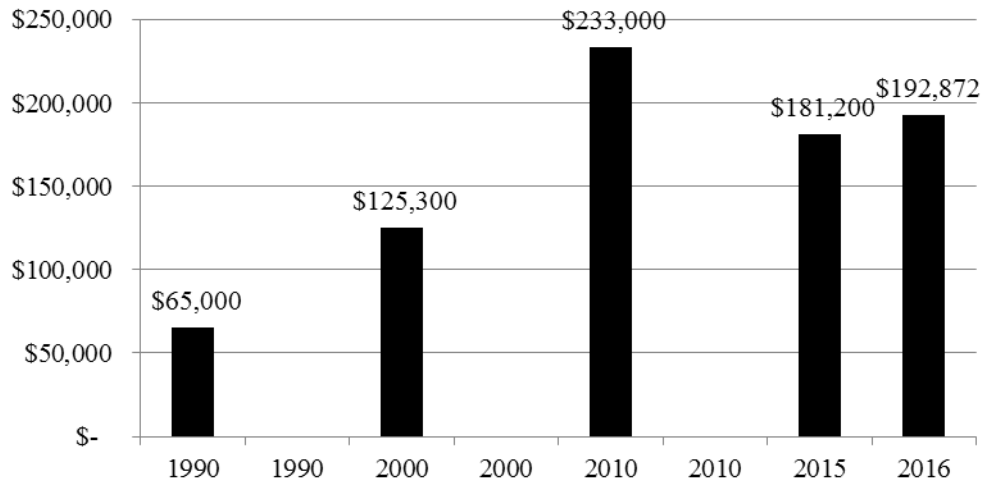
It is worth noting (Table 6.1) that a significant number of single-family detached units are located within the higher density land use classifications (24%). The reason for this is primarily historic and regulatory. Many of the older single-family detached neighborhoods have been designated as medium density (MRes) to encourage infill development. On the regulatory side it was not until 2006 that new single-family detached dwelling units were prohibited in both the MRes and the HRes classifications as an acceptable housing type. This practice was suspended in 2006 with amendments to the zoning code requiring minimum densities in all residential zones, and the exclusion of single-family detached dwellings in the medium and high density residential districts.

### 6.3 Housing Value

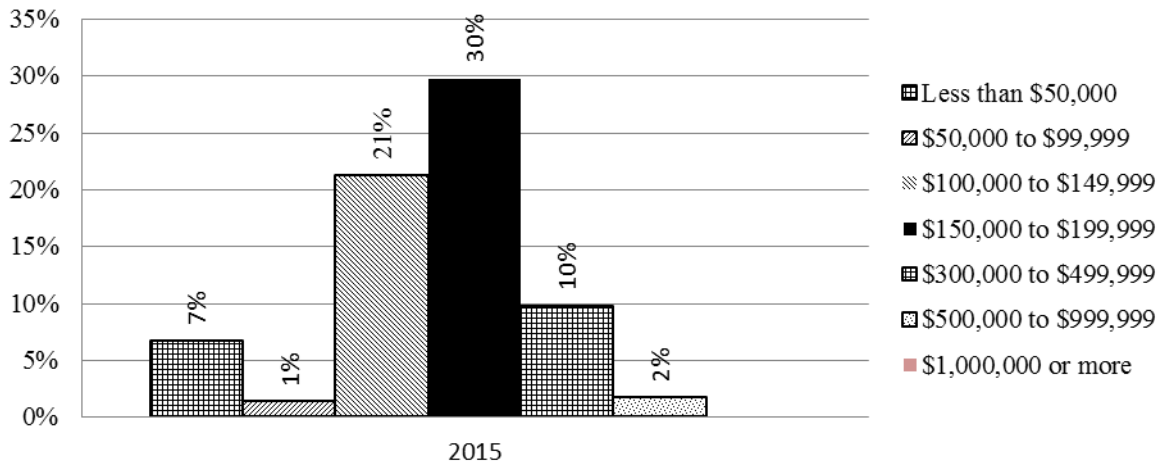
Prior to the Recession the median owner occupied housing value increased substantially reaching a peak value of \$233,000. These early value increases were indicative of the demand and affordability of housing. Jobs were plentiful and easy financing was accessible. With the on-set of the Recession the real estate bubble burst causing a 22% reduction (\$181,200) in the 2010 median house value. Since 2010 owner occupied housing values have been increasing, but not to pre-Recession levels. By 2016 the estimated median housing value, at \$192,872<sup>7</sup>, resumed its upward movement and by 2017 is expected to reach and exceed its 2010 peak.

<sup>7</sup> Zillow, 2016 City of Central Point

**Figure 6.2 Median Owner Occupied Value**



**Figure 6.3. Housing Values, 2015**



The latest housing value distribution<sup>8</sup> (Figure 6.3) places 59% of the City’s owner occupied inventory in the \$150,000 to \$199,999 or less category (median value).

**6.4 Summary, Housing Characteristics**

The City’s housing inventory is typical of the region reflecting the western region’s preference for single-family detached housing. The housing stock is young and heavily concentrated in the single-family detached category. The cost of housing is slightly on the high side for the region, but typical for the state.

**7 Housing Density, Land Use and Zoning**

In 2012 the Greater Bear Creek Valley Regional Plan was approved by Jackson County. Shortly

<sup>8</sup> U.S. Census 2015 American Community Survey

**Exhibit “A”**

thereafter the City of Central Point adopted its component of the Regional Plan as an element to the City’s Comprehensive Plan. In the City’s Regional Plan Element it was agreed that all new residential development within the UGB would be constructed at an average minimum density of 6.9 dwelling units per gross acre, and after 2036 the minimum density would increase to 7.9 dwelling units per gross acre.

**7.1 Housing Density**

In the 1983 Housing Element only maximum densities were addressed, not minimum densities, in the hopes that residential development by the private sector would pursue the higher density development. This did not come to pass. Since 1983 the actual built densities have been far below the maximum densities set in both the Housing Element and the City’s zoning ordinance (Table 7.1). In 2006 the City amended its zoning ordinance setting mandatory minimum density standards and housing types for all residential zoning districts. Until then the higher density zoning districts were allowed to build at much lower single-family detached densities.

**Table 7.1  
City of Central Point  
Maximum Allowable Densities vs.  
Actual Built Densities, 1983-2016**

<b>Land Use Classification</b>	<b>Maximum Allowable Density*</b>	<b>Average Gross Density by Land Use Class</b>
VLRes	1	1.50
LRes	6	4.08
MRes	12	7.50
HRes	25	8.79
<b>Average Net Density by Housing Type</b>	<b>10.79</b>	<b>5.08</b>

\*Assumes Build-Out

Table 7.1 identifies the City’s average density by both land use classification and housing type for housing built between 1980 and 2016. The Maximum Allowable Density column represents the maximum densities established in the 1983 Housing Element. The Average Gross Density column represents the average gross density of all residential development between 1980 and 2016. The period between 1980 and 2016 was used for the following reasons:

- The last Housing Element was based on 1980 Census information; and
- The period 1980-2016 covered two recessionary periods and as such provides a balanced view of housing demand and supply.

After the zoning code was amended in 2006 establishing minimum density standards, the City’s gross density for this period increased significantly (Table 7.3) from 5.05 to 7.08 dwelling units per gross acre. The result of the minimum density code revisions is most evident in the MRes



## Exhibit “A”

and the HRes land use classifications. When looked at by zoning district (Table 7.4 and 7.5) the same pattern is revealed – in the higher density districts (R-2 through HMR) the density has improved.

**Table 7.2**  
**City of Central Point**  
**Housing Inventory by Housing Type and Land Use, City Limits, 1980-2016**

Zoning	Gross Density								Average Gross Density by Land Use Class
	SFR		Duplex	Triplex	MFR	Mobile		Government Assisted	
	Detached	Attached				Home	Park		
VLRes	1.51	-	-	-	-	-	-	-	1.51
LRes	4.05	7.34	8.35	-	-	2.07	-	-	4.06
MRes	6.64	11.99	9.04	-	20.19	-	-	12.84	7.51
HRes	7.83	19.67	10.75	13.41	15.85	6.39	6.38	-	8.78
<b>Average Net Density by Housing Type</b>	<b>4.48</b>	<b>13.37</b>	<b>10.09</b>	<b>13.41</b>	<b>16.73</b>	<b>5.56</b>	<b>6.38</b>	<b>12.84</b>	<b>5.05</b>

**Table 7.3**  
**City of Central Point**  
**Housing Inventory by Housing Type and Land Use, City Limits, 2006-2016**

Zoning	Gross Density								Average Gross Density by Land Use Class
	SFR		Duplex	Triplex	MFR	Mobile		Government Assisted	
	Detached	Attached				Home	Park		
VLRes	1.65	-	-	-	-	-	-	-	1.65
LRes	4.83	7.34	8.35	-	-	-	-	-	4.98
MRes	8.60	12.44	9.36	-	22.00	-	-	12.84	10.52
HRes	8.40	17.99	14.26	-	18.00	-	6.18	-	15.87
<b>Average Net Density by Housing Type</b>	<b>5.47</b>	<b>12.98</b>	<b>10.55</b>	<b>-</b>	<b>19.16</b>	<b>-</b>	<b>6.18</b>	<b>12.84</b>	<b>7.08</b>

Table 7.4 identifies the densities for development between 1980 and 2016 that occurred in each zoning district.

**Table 7.4. Housing Density by Housing Type and Zoning, 1980-2016**

Zoning	Average Gross Density by Housing Type								Average Gross Density by Zoning District
	SFR		Duplex	Triplex	MFR	Mobile		Government Assisted	
	Detached	Attached				Home	Park		
R-L	1.51	-	-	-	-	-	-	-	1.51
R-1-10	3.26	-	-	-	-	-	-	-	3.26
R-1-8	3.70	-	-	-	-	2.78	-	-	3.70
R-1-6	4.11	-	-	-	-	1.77	-	-	4.09
R-2	6.02	15.61	8.96	-	-	-	-	-	6.34
R-3	7.83	-	10.75	13.41	15.76	6.39	6.38	-	8.66
LMR	5.30	7.34	8.35	-	-	-	-	-	5.37
MMR	10.78	11.13	12.88	-	20.19	-	-	12.84	13.08
HMR	-	19.67	-	-	18.21	-	-	-	19.08
<b>Average Net Density by Housing Type</b>	<b>4.48</b>	<b>13.37</b>	<b>10.09</b>	<b>13.41</b>	<b>16.73</b>	<b>5.56</b>	<b>6.38</b>	<b>12.84</b>	<b>5.05</b>

## Exhibit “A”

Table 7.5. Housing Density by Housing Type and Zoning, 2006-2016

Zoning	Average Gross Density by Housing Type								Average Gross Density by Zoning District
	SFR Detached	SFR Attached	Duplex	Triplex	MFR	Mobile Home	Mobile Home Park	Government Assisted	
R-L	1.65	-	-	-	-	-	-	-	1.65
R-1-10	-	-	-	-	-	-	-	-	-
R-1-8	4.30	-	-	-	-	-	-	-	4.30
R-1-6	4.82	-	-	-	-	-	-	-	4.82
R-2	7.45	15.61	9.36	-	-	-	-	-	8.16
R-3	8.40	-	14.26	-	18.00	-	6.18	-	15.59
LMR	5.70	7.34	8.35	-	-	-	-	-	6.06
MMR	10.03	8.85	-	-	22.00	-	-	12.84	12.82
HMR	-	17.99	-	-	-	-	-	-	17.99
<b>Average Net Density by Housing Type</b>	<b>5.47</b>	<b>12.98</b>	<b>10.55</b>	<b>-</b>	<b>19.16</b>	<b>-</b>	<b>6.18</b>	<b>12.84</b>	<b>7.08</b>

### 7.2 Land Use and Housing Type

The City has four (4) residential land use classifications and seven residential zoning districts. These classifications accommodate differing densities and housing types. Each land use classification has assigned zoning districts. Within each residential land use classification/zoning district certain housing types are allowed as follows:

Table 7.6 Housing Type by Land Use Classification

Land Use Class	SFR Detached	SFR Attached	Duplex	Triplex	Apt	Manuf. Home	Mobile Home Park
<b>VLRes</b>							
<b>R-L</b>	Yes	No	No	No	No	Yes	No
<b>LRes</b>							
<b>R-1</b>	Yes	No	No	No	No	Yes	No
<b>MRes</b>							
<b>R-2</b>	No	Yes	Yes	No	No	Yes	No
<b>LMR</b>	Yes	Yes	Yes	Yes	Yes	No	No
<b>HRes</b>							
<b>R-3</b>	No	Yes	Yes	Yes	Yes	Yes	Yes
<b>MMR</b>	Yes	Yes	Yes	Yes	Yes	No	No
<b>HMR</b>	No	Yes	Yes	Yes	Yes	No	No

The maximum and minimum density for each of the land use classifications and zoning districts is illustrated in Table 7.7.

**Exhibit “A”**

**Table 7.7  
City of Central Point  
Maximum and Minimum Gross Densities**

<b>Land Use Classification</b>	<b>Maximum Allowable Gross Density</b>	<b>Minimum Allowable Gross Density</b>
<b>VLRes</b>	<b>0.8</b>	<b>N.A.</b>
R-L	N.A.	2.3
<b>LRes</b>	<b>4.8</b>	<b>N.A.</b>
R-1-6	4.8	3.2
R-1-8	4	2.4
R-1-10	3.2	1.6
<b>MRes</b>	<b>9.6</b>	<b>N.A.</b>
R-2	9.6	4.8
LMR	9.6	4.8
<b>HRes</b>	<b>20</b>	<b>N.A.</b>
R-3	20	11.2
MMR	25.6	11.2
HMR	N.A.	24

**7.3 Summary, Housing Density**

Since 1980 the City’s average gross density, at 5.31 is considerably lower than the 6.9 minimum density required in the Regional Plan Element. Depending on the time period selected to calculate density the results vary, often significantly.

**8 Buildable Residential Lands**

The 2016 BLI identifies a total residential land inventory within the City’s urban area of approximately 1,530 net acres that are zoned and planned for residential use (Table 8.1), representing 52% of the City’s total area. The City’s residential lands are distributed over four residential land use categories and nine zoning districts. The largest of the residential classifications is the LRes at 55% of all residential lands (Table 8.1). The four (4) residential land use classifications and their related zoning districts are:

1. Very Low Density Residential (VLRes);
  - a. Very Low
2. Low Density Residential (LRes);
  - a. R-1-6
  - b. R-1-8
  - c. R-1-10
3. Medium Density Residential (MRes);
  - a. LMR
  - b. R-2; and
4. High Density Residential (HRes).

**Exhibit “A”**

- a. R-3
- b. MMR; and
- c. HMR

**Table 8.1  
City of Central Point  
Urban Land Inventory by Land Use Designation**

<b>Comprehensive Plan Designation</b>	<b>Total City Acres</b>	<b>Total UGB Acres</b>	<b>Total Urban Acres</b>	<b>Percentage of Total Residential Acres</b>
VLRes	45.87	21.86	67.73	4.4%
LRes	802.95	39.28	842.23	55.1%
MRes	245.23	48.45	293.67	19.2%
HRes	301.28	23.68	324.96	21.3%
<b>Residential Acres</b>	<b>1,395.33</b>	<b>133.26</b>	<b>1,528.60</b>	<b>100%</b>

Table 8.2 identifies the City’s residential land allocations by zoning district.

**Table 8.2. City of Central Point  
Urban Land Inventory by Zoning**

<b>Zoning</b>	<b>Total City Acres</b>	<b>Total UGB Acres</b>	<b>Total Urban Area Acres</b>	<b>Percentage of Total</b>
R-L	45.87	21.86	67.73	<b>4.4%</b>
R-1-6	375.95	5.92	381.87	<b>25.0%</b>
R-1-8	393.31	11.25	404.56	<b>26.5%</b>
R-1-10	33.69	22.12	55.81	<b>3.7%</b>
LMR	136.72	48.45	185.16	<b>12.1%</b>
R-2	108.51	-	108.51	<b>7.1%</b>
R-3	193.85	-	193.85	<b>12.7%</b>
MMR	72.66	23.68	96.34	<b>6.3%</b>
HMR	34.77	-	34.77	<b>2.3%</b>
<b>Residential Acres</b>	<b>1,395.33</b>	<b>133.26</b>	<b>1,528.60</b>	<b>100.0%</b>

As of the end of 2016 there were approximately 136 acres of net buildable residential land within the City’s urban area. The vacant acreage in each land use classification is illustrated in Table 8.3. The vacant acreage available in the single-family VLRes and LRes land use classifications is 2.6% and 18.5% respectively of the total vacant land use inventory. The bulk of the City’s net buildable residential acreage is in the MRes (31%) and HRes (47%) classifications, representing over 78% of the City’s net buildable vacant residential acres (107 acres), a disproportionately high number given the historic development in those two classifications (18%) since 1980.

## Exhibit “A”

**Table 8.3**  
**City of Central Point**  
**Net Buildable Vacant**

Zoning	Total Gross Vacant Acres	(less) Envir. Constrained Acres	Total Gross Buildable Vacant Acres	(less) Public Lands	Net Buildable Vacant Acres	(plus) Redevelopment Acres	Total Net Buildable Acres	Percentage of Total Net Buildable Acres
VLRes	4.25	-	4.25	1.06	3.19	0.34	3.53	3%
LRes	17.87	0.12	17.76	4.44	13.32	11.81	25.13	19%
MRes	41.51	4.82	36.69	9.17	27.52	14.83	42.34	31%
HRes	75.15	4.02	71.13	17.78	53.35	11.47	64.81	48%
<b>Vacant Residential Acres</b>	<b>138.79</b>	<b>8.96</b>	<b>129.83</b>	<b>32.46</b>	<b>97.37</b>	<b>38.45</b>	<b>135.82</b>	<b>100%</b>

**Table 8.4**  
**City of Central Point**  
**Buildable Land Inventory by Zoning**

Zoning	Total Gross Vacant Acres	(less) Envir. Constrained Acres	Total Gross Buildable Vacant Acres	(less) Public Lands	Total Net Buildable Acres	(plus) Total Redev. Acres	Total Net Buildable Acres	Percentage of Total Net Buildable Acres
R-L	4.25	-	4.25	1.06	3.19	0.34	3.53	3%
R-1-6	10.88	0.09	10.79	2.70	8.09	5.58	13.67	10%
R-1-8	3.86	0.02	3.84	0.96	2.88	5.42	8.29	6%
R-1-10	3.13	0.00	3.13	0.78	2.35	0.82	3.17	2%
LMR	37.99	4.82	33.17	8.29	24.88	7.98	32.86	24%
R-2	3.52	-	3.52	0.88	2.64	6.85	9.49	7%
R-3	15.44	-	15.44	3.86	11.58	3.06	14.64	11%
MMR	46.21	0.37	45.84	11.46	34.38	6.75	41.13	30%
HMR	13.50	3.65	9.85	2.46	7.38	1.66	9.05	7%
<b>Total Residential Acres</b>	<b>138.79</b>	<b>8.96</b>	<b>129.83</b>	<b>32.46</b>	<b>97.37</b>	<b>38.45</b>	<b>135.82</b>	<b>100%</b>

While the higher density land use classifications account for the greater majority of the vacant residential land (78%) it is out of sync with the demand side of the equation (20%).

### 8.1 Summary, Buildable Residential Lands

The City’s net buildable residential land inventory is overly represented in the higher density residential land use classifications (MRes and HRes). Going forward this disparity will need to be taken into consideration. It is unlikely that these higher density lands will be re-designated and rezoned to lower density residential land use, and netted-out off the need equation. Table 8.5 illustrates the required new gross acreage needed by land use category.

Exhibit “A”

**Table 8.5  
City of Central Point  
Required New Buildable Vacant Residential Land**

Zoning	2016 Total Net Buildable Acres	Required Gross Acres	Surplus or (Shortage)	Net Required New Gross Acres
VLRes	3.53	7.80	(4.27)	4.27
LRes	25.13	156.00	(130.87)	130.87
MRes	42.34	57.20	(14.86)	14.86
HRes	64.61	39.00	25.61	N.A.
<b>Vacant Residential Acres</b>	<b>135.62</b>	<b>260.00</b>		<b>149.99</b>

Source: City of Central Point Buildable Lands Inventory

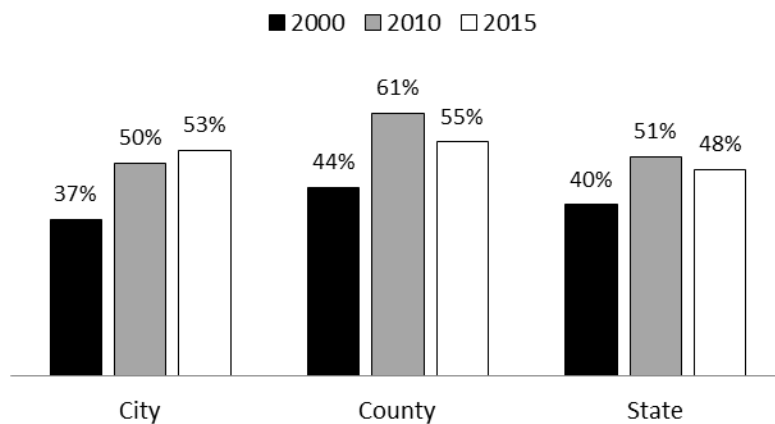
## 9 Housing Affordability

Housing affordability, whether renter or owner occupied is typically measured as a percentage of household income. A standard benchmark for affordability is when housing costs are less than or equal to 30% of total household income.

### 9.1 Renter Households

As illustrated in Figure 9.1 the Recession had a significant impact on housing affordability for renter households as the percentage of renter households paying more

**Figure 9.1. Renter Households Paying 30% or More of Income on Housing**



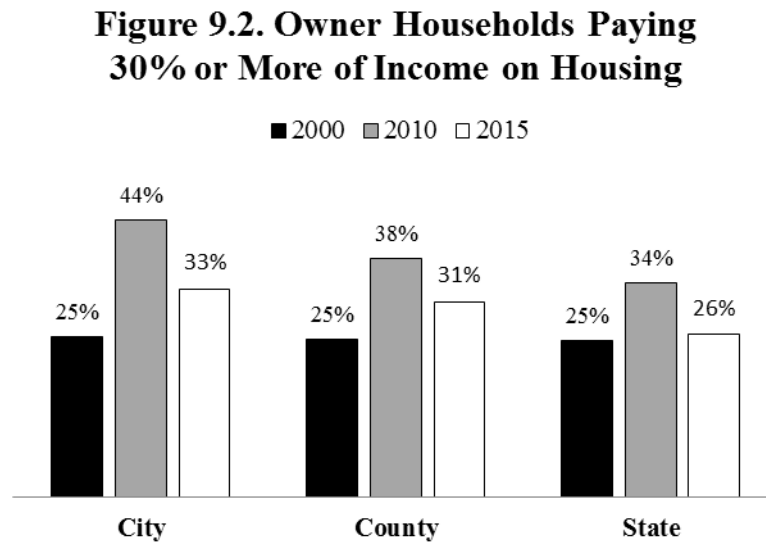
than 30% increased from 37% to 50% by 2010 and by 2015 had further increased to 53% of all renter households. At the county and state level the experience was much the same except that by 2015 there was a drop in the number of renter households paying more than 30%.

### 9.2 Owner Households

To a lesser extent the rate of affordability in owner households followed the pattern of

## Exhibit “A”

renter households. Since the Recession the price of housing has been exceeding the increase in wages. As of March 2017 average hourly wages are up 2.7% year over year, while the median sales price of a previously owned home was up 7.7%<sup>9</sup>. Prior to the Recession 25% of owner households exceeded 30% of household income for housing (Figure 9.2).



### 9.3 Summary, Affordability

The question of housing affordability, especially since the Recession, is without question a social issue that needs addressing. The demand and supply mechanics of housing affordability are easily understandable, but the solutions; either demand or supply side, are extremely complex, especially at the local level. The only solutions that this Housing Element offers regarding affordability are:

1. Provide an inventory of vacant residential lands sufficient to accommodate the need for all housing types.
2. Prepare and maintain a Housing Implementation Program that annually tracks the demand and supply of vacant residential lands and housing construction by type of housing.
3. Collaborate at the regional level in the identification, prioritization, and development of solutions addressing housing affordability.

## 10 Future Housing Demand and Residential Land Need

Based on the Population Projections prepared by PSU it is projected that by 2037 the City’s population will have increased by 4,420 residents. The City’s average household size is 2.5

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9

**Exhibit “A”**

persons per household<sup>10</sup> requiring an additional 1,770 new dwelling units to accommodate the projected population growth. At a density of 6.9 dwelling units per gross acre<sup>11</sup> the City will need 260<sup>12</sup> acres of residentially planned lands to accommodate 1,770 new dwelling units.

It is expected that new residential construction will follow a similar land use distribution pattern as experienced between 1980 and 2016<sup>13</sup> (Table 10.1).

**Table 10.1. Housing Units Built by Land Use Category, 1980 - 2016**

Land Use Class	Housing Units Constructed 1980-2016	Percentage by Land Use Class	Adjusted Percentage	Projected Housing Demand 2017-37*
VLRes	30	1%	1%	15
LRes	2,503	58%	78%	1,370
MRes	715	17%	4%	75
HRes	1,051	24%	17%	290
<b>Total</b>	<b>4,299</b>	<b>100%</b>	<b>100%</b>	<b>1,750</b>

\*Figures rounded

The “Adjusted Percentage” in Table 10.1 is an adjustment for all the single-family detached development that occurred prior to 2006 within the MRes and the HRes classifications.

In Table 10.2 the current minimum density allowed in each residential land use classification and the resulting gross acreage needed to accommodate future housing demand is identified. Based on today’s minimum densities for each of the land use classifications allocated by housing types the average projected gross density would be 4.33 dwelling units per gross acre, which is not an acceptable average gross density.

**Table 10.2 Average Projected Density based on Current Minimum Densities**

Land Use Classification	Current Minimum Density	Projected Dwelling Units	Gross Acres Needed	Density
VLRes	0.75	15	20	0.75
LRes	3.75	1,370	365	3.75
MRes	11.20	75	7	11.20
HRes	24.00	290	12	24.00
<b>Average Density</b>		<b>1,750</b>	<b>404</b>	<b>4.33</b>

<sup>10</sup> City of Central Point Population & Demographics Element, 2016-36

<sup>11</sup> City of Central Point Regional Plan Element

<sup>12</sup> Rounded figure

<sup>13</sup> , Adjusted for the high occurrence of single-family detached construction in the MRes and the HRes land use classifications,



**Exhibit “A”**

To achieve the minimum density standard it is necessary to either re-allocate the distribution of housing by land use classification, increase the minimum density requirements for each land use classification, or a combination of both. To avoid major disruptions to the built landscape a strategy of using both land use reallocation and density modifications.

**Table 10.3 Needed Residential Acreage (2017-37)**

Land Use Classification	Proposed Minimum Gross Density	Percentage of Land Use Class by Gross Acres	Projected New Dwelling Units	Gross Acres Needed	Minimum Gross Density
VLRes	1.00	3%	10	8	1.28
LRes	4.00	60%	620	156	3.97
MRes	7.00	22%	400	57	6.99
HRes	20.00	15%	780	39	20.00
<b>Average Density</b>		100%	1,810	260	6.96

By adjusting both the mix and density of the various residential land use classifications (Table 10.3) results in an average gross density of 6.96 dwelling units per gross acre. The justification for the density and allocation adjustments is illustrated in Table 10.3, and explained as follows:

- VLRes – The allocation of very low density lands has increased from 1% to 5%. The allocation increase was based on the finding that the low demand for large lot development was due to a lack of developable land. The increase in density went from .75 to 1 dwelling unit per gross acre, a minor increase in density adjusting for the conversion of net acreage to gross acreage.
- LRes – The allocation of low density residential lands has been reduced from a previous 78% (adjusted) to 60%. Historically the LRes has been the preferred land use category, with an emphasis on single-family detached housing. The single-family detached preference is likely to continue into the future. Consequently, this land use classification experienced the most quantitative changes in density and allocation. The density went from 3.75 to 8 dwelling units per gross acre. Viewed from a lot size perspective the minimum lot size went from approximately 12,000 gross sq. ft. per lot to 5,500 gross sq. ft. per lot.
- MRes – The allocation of medium density residential lands increased from 4% (adjusted) to 22%. The density increased from 11.2 to 14. A minimum density of density of 14 units per gross acre is consistent with the TOD MMR zoning designation.
- HRes – The allocation of the high density residential lands was reduced from 17% (adjusted) to 15%. The minimum density increased slightly with the conversion from net density to gross density.

As illustrated in Table 10.3 the revised mix of residential land use categories and changes in

**Exhibit “A”**

density result in a minimum build-out density of 6.96 dwelling units per gross acre.

The City currently has an inventory of 136 net buildable acres (Section 8, Buildable Residential Lands) of residential land. The assumption is that the 136 acres is properly allocated and supports the relevant housing demand by type. Table 10.4 identifies the current vacant land, need, and where there is a shortage, the additional needed acreage by land use classification. Of the overall 252 acres needed to satisfy the future demand a total of 150 new gross acres are needed to supplement the existing inventory. The projected need is dedicated to the two low density residential land use districts; VLRes and LRes. As discussed earlier the MRes and the HRes land use classifications already have an excess supply of vacant land. Rather than re-designate the excess acreage, and having to address appropriateness of location and the takings issue, it was decided that it will remain as currently designated.

**Table 10.4  
City of Central Point  
Required New Buildable Vacant Residential Land**

<b>Zoning</b>	<b>2016 Total Net Buildable Acres</b>	<b>Required Gross Acres</b>	<b>Surplus or (Shortage)</b>	<b>Net Required New Gross Acres</b>
VLRes	3.53	7.80	(4.27)	4.27
LRes	25.13	156.00	(130.87)	130.87
MRes	42.34	57.20	(14.86)	14.86
HRes	64.61	39.00	25.61	N.A.
<b>Vacant Residential Acres</b>	<b>135.62</b>	<b>260.00</b>		<b>149.99</b>

Source: City of Central Point Buildable Lands Inventory

As previously noted the current net buildable residential land inventory is 136 gross acres distributed across four residential land use classifications. When considering the current vacant acreage inventory it needs to be recalled that there is a significant over allocation to the higher density residential districts. Rather than reclassify these higher density lands to a lower density classification they will remain as excess net buildable acreage. To meet its 20-year supply of buildable residential land the City will need to add, at a minimum, an additional 150 gross acres, primarily in the LRes land use category (Table 10.4).

**10.1 Future Housing Tenure**

It is expected that the mix of owner (70%) and renter (30%) occupied will remain in the long run as it was prior to the Recession. Tenure should not be confused with housing type and density, which are components of affordability.

**10.2 Future Housing Types**

For the foreseeable future the preferred housing type will be the single-family detached dwelling. The only impediment to this choice will be affordability, which will rise and fall with changes in the economy. It is expected that attached single-family will continue to improve as a housing choice. The City’s current land use regulations provide for a wide variety of housing types. Over the course of time the City needs to monitor, through it HIP, any changes in housing type

## Exhibit “A”

demand against deficiencies in land supply, and where appropriate make adjustments.

### 11 Housing Goals and Policies

Goal 1. To provide an adequate supply of housing to meet the diverse needs of the City’s current and projected households.

Policy 1.1. Continue to support new residential development at minimum residential densities.

Policy 1.2. Develop a Housing Implementation Plan that is regularly updated based current market conditions.

Policy 1.3. Provide an efficient and consistent development review process.

Policy 1.4. Work with regional partners to develop and implement measure that reduce upfront housing development costs.

Policy 1.5. Support UGB expansions and annexations that can be efficiently provided with urban services and that will in a timely manner meet the City’s housing needs.

Policy 1.6. When properly mitigated support higher density residential development within the Downtown and older surrounding residential area, capitalizing on availability of existing infrastructure and supporting revitalization efforts.

Goal 2. To encourage the development and preservation of fair and affordable housing.

Policy 1.1. Obtain local, state, and federal financial resources and incentives that support the development and preservation of affordable housing.

Policy 1.2. Through a Housing Implementation Plan explore and promote programs and incentives that support new affordable housing.

Policy 1.3. Support and participate in the Greater Bear Creek Valley Regional Plan’s program addressing regional housing strategies, particularly as they apply to affordable housing

Policy 1.4. Support regional efforts addressing homelessness and housing, medical and social services to special need households.

Goal 3. To maintain a timely supply of vacant residential acres sufficient to accommodate development of new housing to serve the City’s projected population.

Policy 1.1. Provide a sufficient inventory of residential planned and zoned vacant land to meet projected demand in terms of density, tenure, unit size, accessibility, and cost.

## Exhibit “A”

- Policy 1.2. Throughout the 2017-2036 planning period the City’s new vacant residential land use mix shall support an average density of not less than 6.9 dwelling units per gross.
- Policy 1.3. Update the Housing Element’s vacant acreage needs every four-years consistent with the PSU Population Research Centers update of population.
- Policy 1.4. To avoid speculation the City shall, when expanding the UGB establish procedures that give priority to lands that will be developed in a timely manner.
- Policy 1.5. Monitor residential in-fill development activity and develop and enact programs that encourage the expanded use of in-fill as a component to the City’s residential land use inventory
- Goal 4. To ensure that a variety of housing will be provided in the City in terms of location, type, price and tenure, according to the projected needs of the population.
- Policy 1.1. Residential land use designations on the General Land Use Plan and the Zoning Map shall be compliant with the residential land use needs identified in the Housing Element.
- Policy 1.2. Based on the findings of the Housing Implementation Plan incentivize housing types that are needed but not being provided in adequate numbers by the market forces.
- Policy 1.3. In larger residential developments encourage a mix of densities and housing types to accommodate a variety of households based on age and income levels.
- Policy 1.4. Support programs that encourage the ability of older residents to age in place by making existing housing more age friendly and accessible.
- Goal 5. To ensure that municipal development procedures and standards are not unreasonable impediments to the provision of affordable housing.
- Policy 1.1. As part of a Housing Implementation Plan periodically evaluate development procedures and standards for compliance with the goals of this Housing Element and modify as appropriate.
- Goal 6. To develop and maintain a Housing Implementation Plan that includes programs that monitor and address the housing affordability needs of the City’s low- and moderate-income households.
- Policy 1.1. Support collaborative partnerships with non-profit organizations, affordable housing builders, and for-profit developers to gain greater access to

## Exhibit “A”

various sources of affordable housing funds.

Policy 1.2. Support and participate in the Greater Bear Creek Valley Regional Plan’s program addressing regional housing strategies.

Policy 1.3. Address the special housing needs of seniors through the provision of affordable housing and housing related services.

Goal 7. To assure that residential development standards encourage and support attractive and health neighborhoods.

Policy 1.1. Encourage quality design throughout the City that acknowledges neighborhood character, provides balanced connectivity (multi-modal), and integrates recreational and open space opportunities.

Policy 1.2. Provide flexible development standards for projects that exceed minimum standards for natural resource protection, open space, public gathering places, and energy efficiency.

Policy 1.3. Where appropriate encourage mixed uses at the neighborhood level that enhance the character and function of the neighborhood and reduce impacts on the City’s transportation system.

Policy 1.4. Support minimum parking standards for multiple family development served by public transit.

Policy 1.5. Maintain and enforce Chapter 17.71 Agricultural Mitigation ensuring that all new residential development along the periphery of the Urban Growth Boundary includes an adequate buffer between the urban uses and abutting agricultural uses on lands zoned Exclusive Farm Use (EFU).

# **Reslution**

## **Fellows Annexation**

City of Central Point, Oregon  
140 S 3rd Street, Central Point, OR 97502  
541.664.3321 Fax 541.664.6384  
[www.centralpointoregon.gov](http://www.centralpointoregon.gov)



Community Development  
Tom Humphrey, AICP  
Community Development Director

**STAFF REPORT**  
September 14, 2017

**AGENDA ITEM: FILE NO: 17001**

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Annexation of 3428 and 3470 Chickory Lane comprising 3.64 acres. This application is precursor to a comprehensive plan amendment and a zone change which will be considered separately. It is identified on the Jackson County Assessor's map as 37 2W 11C Tax Lots 8300 and 8400. **Applicant:** Bob Fellows; **Agent:** CSA Planning, Ltd.

**STAFF SOURCE:**

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Tom Humphrey AICP, Community Development Director

**BACKGROUND:**

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The applicant would like to bring his property into the City and develop it for residential purposes. The property must be annexed in order to consider land use amendment, a zone change and subsequent development.

The Planning Department sent a letter to area property owners to invite participation in this annexation. The two immediate properties that are still in the County have elected NOT to participate. The subject property is adjacent to the city limits along all property lines as illustrated by the site map, Attachment A.

Currently the subject properties are each occupied with single family dwellings and zoned by Jackson County as General Industrial (GI). It is designated TOD-Corridor on the City's Comprehensive Plan (Map) and TOD-MMR/R-3 on the Zoning Map. When annexed, the property will no longer have a County zoning classification. The existing buildings on each tax lot will be removed in order to redevelop the property. The City Planning Commission conducted a public hearing on this item and then recommended approval.

**AUTHORITY:**

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ORS 222.125 authorizes annexation of property contiguous to cities when all of the owners of land and a majority of electors consent. CPMC 1.20 vests the City Council with the authority to order the annexation of unincorporated territory in the Urban Growth Boundary into the City of Central Point. The Planning Commission is involved in the review of this annexation because it is associated with land use changes and staff wanted commission review before sending it to the City Council.

This annexation is a ‘full consent annexation’ since the property owner has consented in writing to the annexation.

**Annexation Criteria:**

1. **Written Consents:** The annexation application includes written consent to annex from 100% of the property owners and a majority of the electors within the annexation territory, who have signed the annexation petition, which is evidence of written consent to annexation (Attachment B). Accordingly, pursuant to ORS 222.125 and CPMC 1.24.020, the City Council may order the annexation without notice, hearing or election.
2. **Contiguous to City Limits:** Pursuant to ORS 222.111, territory proposed for annexation must be contiguous to the City or separated from it only by a public right-of-way or a stream, lake or other body of water. The subject annexation area is contiguous to Central Point to the north, west and south.
3. **Within Urban Growth Boundary (UGB):** The annexation territory is within the Urban Growth Boundary of Central Point and is in compliance with the City-County Urban Growth Boundary and Policy Agreement of September 1984 and amended in 1998 and again in 2015.
4. **Orderly Provision of Public Facilities:** The City-County Urban Growth Boundary and Policy Agreement requires that, in considering an annexation, urban facilities and services must be adequate in condition and capacity to accommodate the additional level of growth allowed by the Comprehensive Plan within the annexation area prior to or concurrent with the development. Public Works and Rogue Valley Sewer Services have reviewed the existing public facilities and their proximity to the annexation area and concluded that public facilities can be provided or extended to the site. Any future enhancements of these facilities made necessary by development of the annexation area will be the responsibility of the developer and regulated through the City’s land use application process. This will result in an orderly provision of public facilities to the annexation area.
5. **Duly noticed and advertised notice of public hearing:** Pursuant to ORS 222.120 notice of the hearing was published for the Planning Commission meeting on September 5, 2017 and for the City Council meeting on September 14, 2017, in the Mail Tribune newspaper and notice was posted in four (4) public locations. In addition, on August 14, 2017 notice was mailed to each property owner of record within 100 feet of the proposed annexation.

**ISSUES:**

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There is one issue relative to this application:

1. The City had hoped to encourage the two adjoining properties to the south to participate in this annexation but neither elected to do so. Letters were mailed to the adjoining property owners with an invitation to be included. Had one or the other decided to join the applicant, all would have been forced to participate and a ‘county island’ could have been eliminated completely.



**ATTACHMENTS:**

---

Attachment "A"- Graphic Illustration of the subject property

Attachment "B"- Annexation Petition

Attachment "C"- Infrastructure Maps (Exhibits 9A-9C)

Attachment "D"- City Council Resolution No. \_\_\_\_ Ordering Annexation

Exhibit A: Written Description

Exhibit B: Annexation Depiction Map

**ACTIONS:**

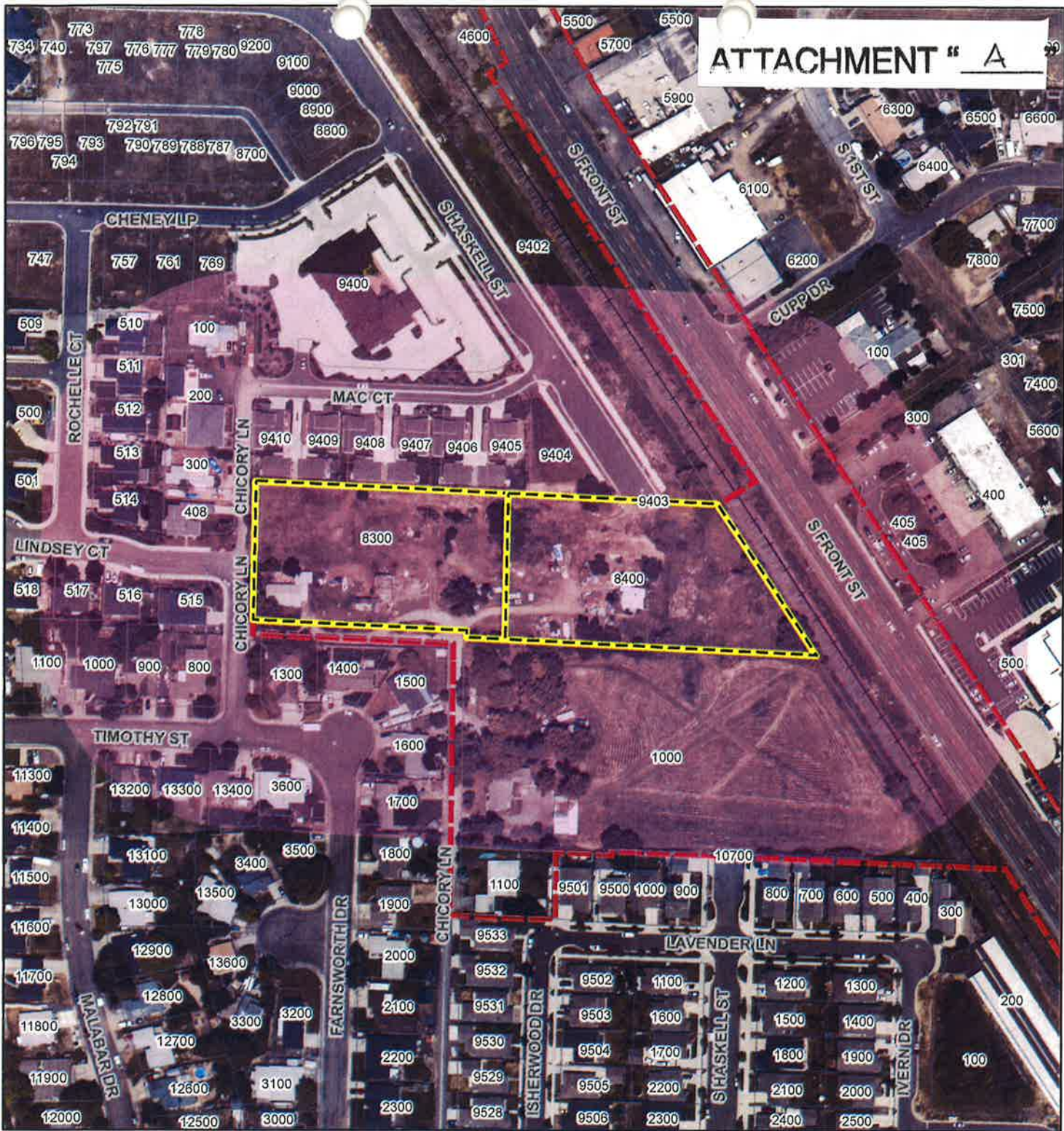
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Open public hearing and consider the request to annex approximately 3.64 acres located at 37 2W 11C Tax Lots 8300 and 8400, close the public hearing and 1) approve the resolution for annexation; 2) approve the resolution with revisions; or 3) don't approve the resolution and deny the application.

**RECOMMENDATION:**

---


Approve the Resolution for Annexation (File No. 17001) per the Staff Report dated September 14, 2017.





Subject Lots      2012 Aerial  
 300-Foot Buffer  
 Tax Lots  
 City Limits  
 Railroad

### 300-Foot Radius Map

Annexation / Zone Change  
 Bob Fellows Construction, LLC  
 37-2W-11C tax lots 8300 & 8400




200    100    0    200 Feet  




**ANNEXATION PETITION**

The undersigned hereby request and consent to the annexation to the City of Central Point, Oregon, of the real property contiguous thereto described in Exhibit "A" attached hereto and by this reference made a part of the within petition.

By their signature hereto, the undersigned certify that they are either "owners" of land in the territory proposed to be annexed as described in Exhibit "A", or are "electors" registered in the territory proposed to be annexed as described in Exhibit "A".

This petition, containing the request and consent to said annexation, must be filed with the Central Point City council on or before the date of the public hearing to be held upon the proposed annexation pursuant to ORS 222.120.

"Owner" is defined by ORS 222.120 as meaning the legal owner of record or, where there is a recorded land contract which is in force, the purchaser thereunder. If there is multiple ownership in a parcel of land, each consenting owner shall be counted as a fraction of the same extent as the interest of the owner in the land bears in relation to the interest of the other owners, and the same fraction shall be applied to the parcel's land mass for purposes of the consent petition. If a corporation owns land in a territory proposed to be annexed, the corporation shall be considered to be the individual owner of that land.

"Elector" is defined in said statute as an individual qualified to vote under Article II, Section 2 of the Oregon Constitution, which in turn requires that the individual be 18 years of age or older, a resident of the area in question, and registered to vote as required by applicable state law. Furthermore, ORS 222.270(2) requires that electors petitioning for annexation be registered in the territory proposed to be annexed.


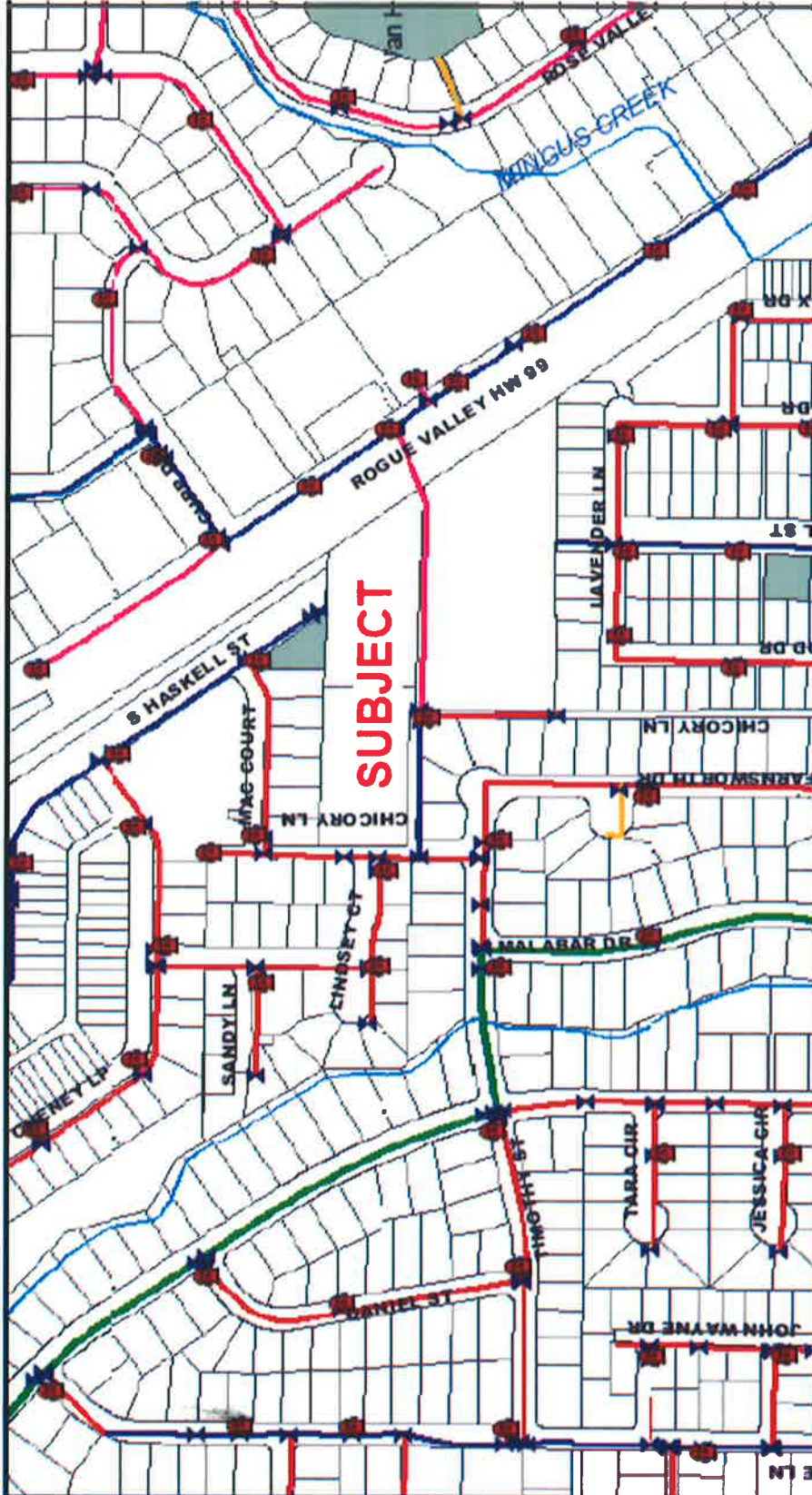
Name/Address	Elector or Property Owner	Signature	Date
Bob Fellows Construction LLC 2950 Phillips Wy Central Point OR 97502	Property Owner		4-27-17

EXHIBIT 9A

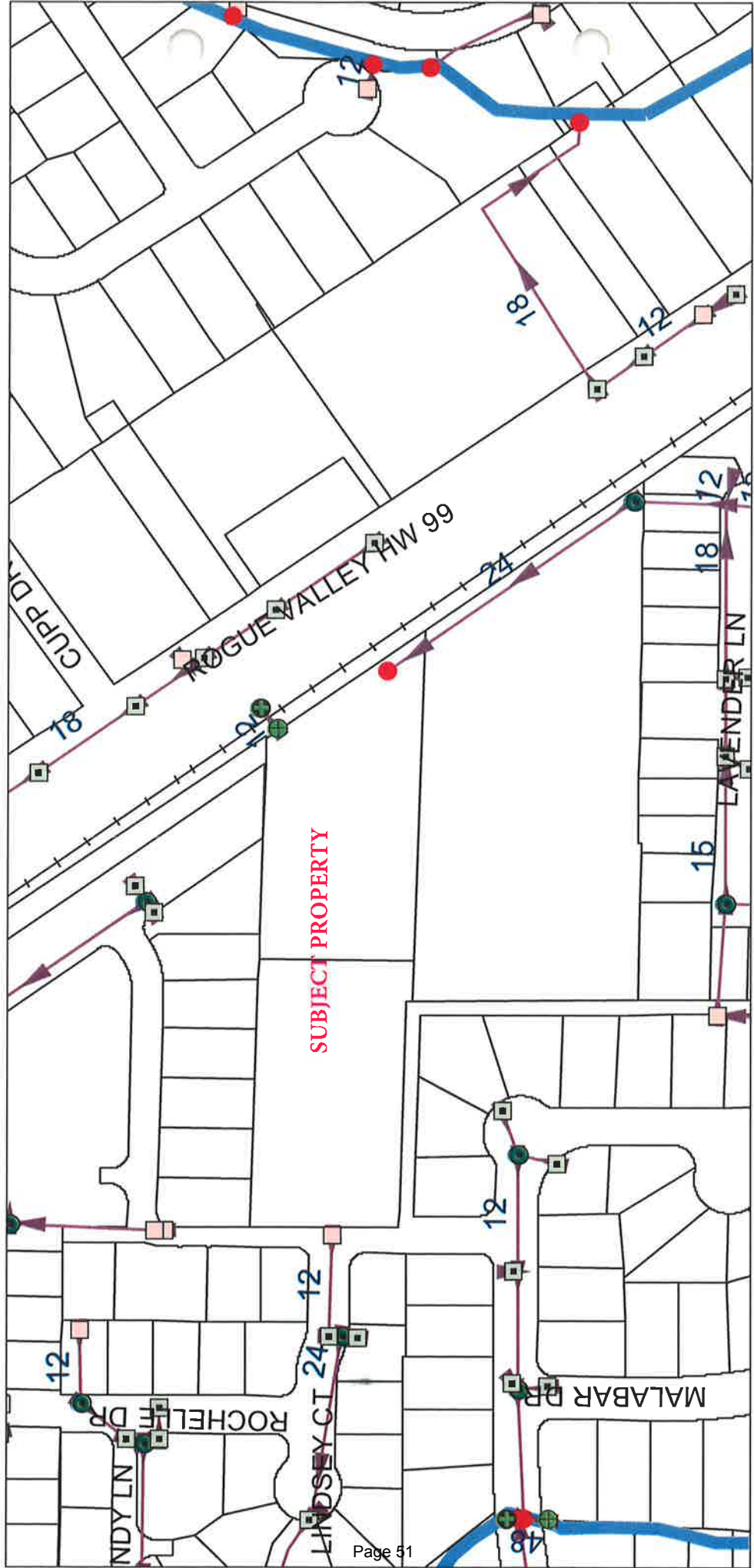
Central Point Waterlines, Valves and FH's



Print Date: 04-27-2017 Source: City of Central Point

**EXHIBIT 9 B**

Central Point Storm Drain System



**LEGEND**

- N
- Storm Pipe
- storm\_retention\_areas
- Streams
- MH
- CB
- LYNCH
- CULVIN
- CULVOUT
- OUTFALL
- parts

Print Date: 04-27-2017  
Source: City of Central Point





April 25, 2017

RVSS\_recordmaps

Other

Manholes

Sewer Lines

RVSS\_Service\_Boundary

Sources: Esri, HERE, DeLorme, Intermap, increment, P. Corp., GEBCO, USGS, FAO, NPS, NRCAN, Geobase, IGN, Kadaster NL, Ordnance Survey,

County of Jackson, OR, MRLC, Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, EPA, USDA, U.S. Forest Service | RVSS GIS | Jackson County GIS |

Web AppBuilder for ArcGIS

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION TO ANNEX 3.71 ACRES,  
LOCATED AT 3428 and 3470 CHICKORY LANE AND  
IDENTIFIED ON THE JACKSON COUNTY  
ASSESSOR’S MAP AS 37 2W 11C, TAX LOTS 8300 AND 8400.  
APPLICANT: BOB FELLOWS CONSTRUCTION, LLC.**

**RECITALS:**

- A. Bob Fellows Construction, LLC owns two tax lots at 3428 and 3470 Chickory Lane, and generally described by Exhibit A, which is not located within the City of Central Point city limits. The Central Point City Council (the Council) is authorized under ORS 222.120 to hold a public hearing for annexation proceedings without an election for annexation.
- B. On September 14, 2017 the Council conducted a duly noticed public hearing on the annexation application, at which time it reviewed the City staff report, heard testimony and comments on the application to annex the 3.71 acre property specifically described in attached Exhibits “A” Written Description and Exhibit “B” Annexation Depiction Map.
- C. The City Manager, or designee, will transmit a copy of this resolution to the Oregon Secretary of State, and this annexation is effective when filed with the Oregon Secretary of State pursuant to ORS. 222.180.
- D. This annexation is a full consent annexation as Bob Fellows has consented to the annexation.

The City of Central Point resolves as follows:

**Section 1:** The property at 3428 and 3470 Chickory Lane, described in the above recitals and set forth in attached Exhibits “A” and “B” is proclaimed to be annexed to the City of Central Point.

Passed by the Council and signed by me in authentication of its passage this \_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Mayor Hank Williams

ATTEST:

\_\_\_\_\_  
City Recorder

Resolution No. \_\_\_\_\_

TELEPHONE  
541-772-2782



**L.J. FRIAR & ASSOCIATES P.C.**

CONSULTING LAND SURVEYORS

P.O. BOX 1947  
PHOENIX, OR 97535

FAX  
541-772-8465

JAMES E. HIBBS, PLS

ljfriar@charter.net

LEGAL DESCRIPTION

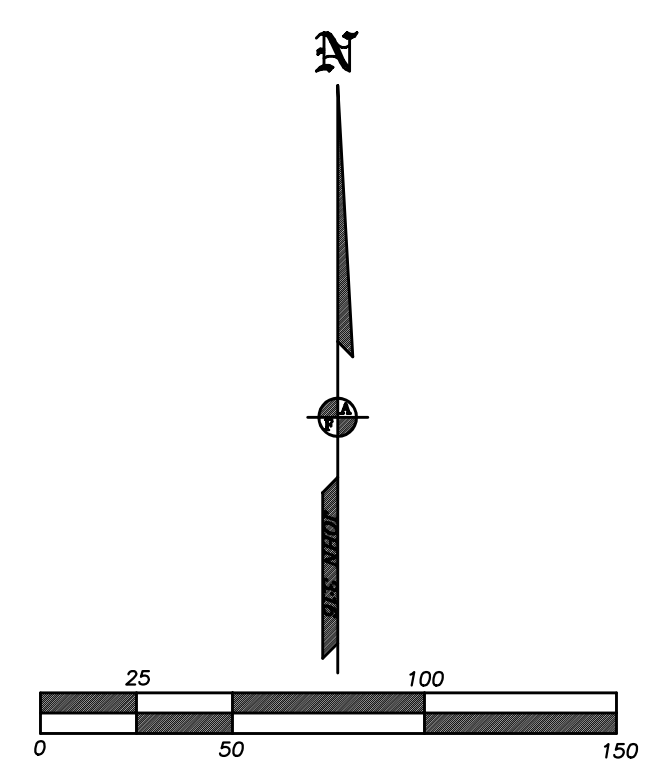
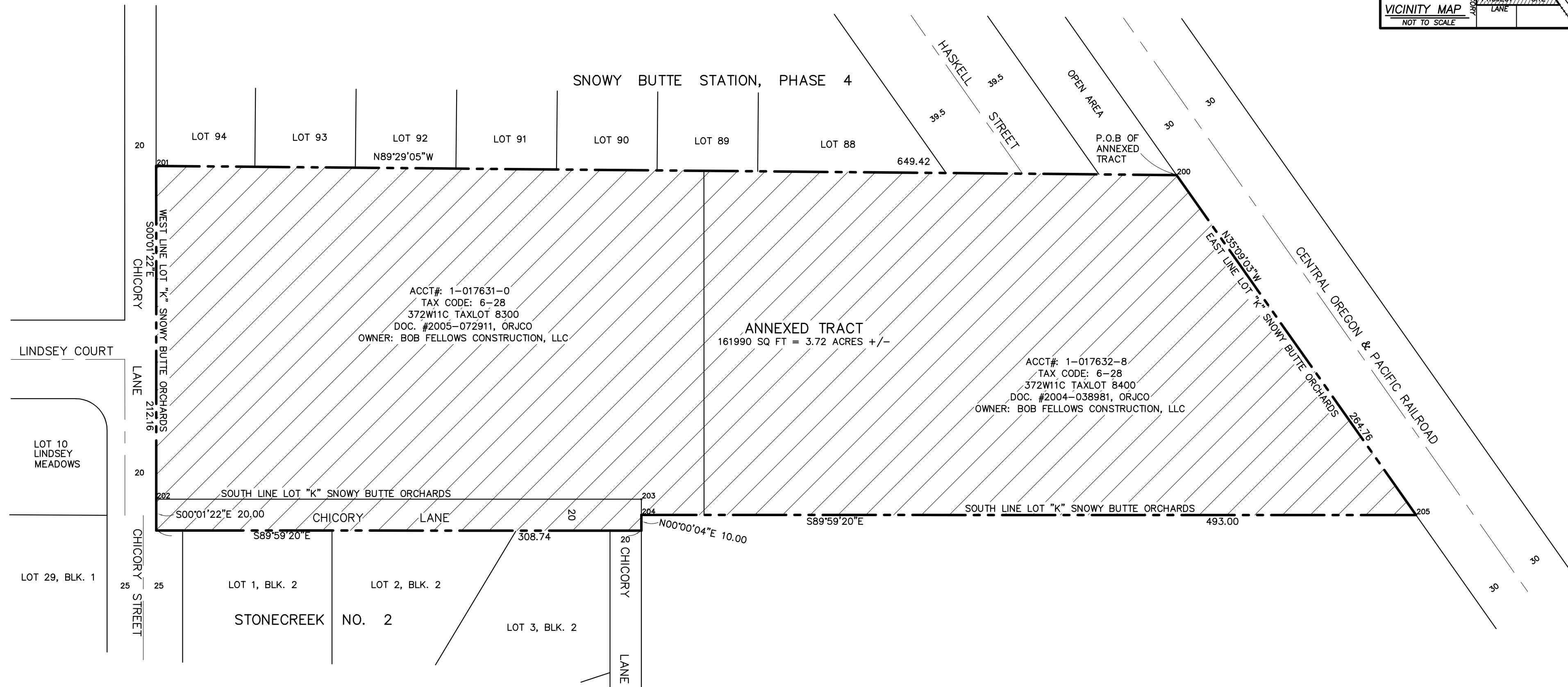
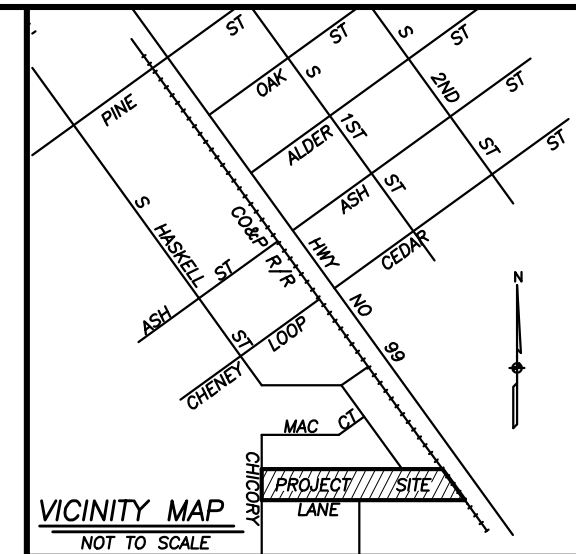
Beginning at the Southeast corner of SNOWY BUTTE STATION, PHASE 4, according to the official plat thereof, now of record, in Jackson County, Oregon, said point being on the existing Central Point City boundary; thence along said City boundary and along the South line of said SNOWY BUTTE STATION, Phase 4, North 89°29'05" West, 649.42 feet to the Southwest corner of Lot 94, said PHASE 4 also being on the West line of Lot "K" of SNOWY BUTTE ORCHARDS, according to the official plat thereof, now of record, in Jackson County, Oregon; thence continue along said City boundary and along the West line of said Lot "K", South 00°01'22" East, 212.16 feet to the Southwest corner of said Lot "K"; thence South 00°01'22" East, 20.00 feet to the Westerly prolongation of the South line of Chicory Lane; thence along said Westerly prolongation, the South line of said Chicory Lane and its Easterly prolongation, South 89°59'20" East, 308.73 feet to the Easterly line of Chicory Lane; thence along said Easterly line, North 00°00'04" East, 10.00 feet to an angle point in the South line of said Lot "K"; thence leaving said City boundary along the South line of said Lot "K", South 89°59'20" East, 493.00 feet to the Southeast corner of said Lot "K"; thence along the East line thereof, North 35°09'03" West, 264.76 feet to the point of beginning. Containing 161990 square feet or 3.72 acres, more or less.

ANNEXED TRACT  
372W11C TL'S 8300 & 8400  
Bob Fellows Construction, LLC  
17-140  
August 29, 2017





**ANNEXED TRACT**  
 Located in the S.W. 1/4 of Section 11,  
 T.37S, R.2W., W.M. City of Central Point  
 Jackson County, Oregon



© L.J. FRIAR & ASSOCIATES, P.C. 2017

REGISTERED PROFESSIONAL LAND SURVEYOR <i>James E. Hibbs</i> OREGON JULY 17, 1986 JAMES E. HIBBS 2234 RENEWAL DATE: 6-30-19	TITLE: ANNEXED TRACT ASSESSOR'S MAP #: 372W11C TL'S 8300 & 8400	DATE: 29 AUG 2017
	APPLICANT: BOB FELLOWS CONSTRUCTION, LLC 2950 PHILLIPS WAY CENTRAL POINT, OR 97502	SCALE: 1 inch : 50 feet
L.J. FRIAR & ASSOCIATES P.C. CONSULTING LAND SURVEYORS P.O. BOX 1947 PHOENIX, OR 97535 541-772-2782  lfriar@charter.net	ORIGIN: ROTATION: 0° JOB#: 17140FM	Sheet 1 of 1

# **Ordinance**

## **Public Hearing – Comp Plan Amendment**



**STAFF REPORT**  
 September 14, 2017

**AGENDA ITEM: File No. CPA-17002**

CONTINUATION of a Comprehensive Plan Amendment/Clarification for two (2) parcels totaling 3.64 acres at 3428 and 3470 Chicory Lane, from Jackson County land use designation Industrial to Central Point land use designation Transit Oriented Development (TOD) Corridor, and identified on the Jackson County Assessor’s map as 37S 2W 11C, Tax Lots 8300 & 8400 (“Property”). **Applicant:** Bob Fellows Construction, LLC. **Agent:** CSA Planning, Ltd.

**STAFF SOURCE:**

Tom Humphrey AICP, Community Development Director

**BACKGROUND:**

The Applicant has requested a Comprehensive Plan (Map) amendment/clarification in preparation for a subsequent zone change application for the above referenced Property (File No. ZC-17001). The Property is being annexed from the Urban Growth Boundary (UGB), and its Comprehensive Plan designation when annexed to the City is TOD-Corridor.

In accordance with the City/County Urban Growth Boundary Management Agreement (UGBMA), the Property retains its County land use and zoning designations until annexation into the City, which are Industrial and General Industrial (GI), respectively. Upon annexation, the Property will be subject to the TOD-Corridor land use classification. For purposes of this report it will be assumed that the Property has been annexed and the City’s TOD-Corridor land use classification applies.

In Ordinance No. 1815 adopting the TOD-Corridor, Table 2 of Exhibit “A” identifies the land uses allowed in the TOD-Corridor. Existing conventional zoning designations remain in the TOD Corridor as underlying zones, and TOD designations represent optional standards that could be applied to development at the property owner’s discretion. As illustrated in Table 2, the TOD Corridor allows a broad range of land uses, including medium density and multi-family residential, commercial and industrial uses. The determination of land use was established based on the underlying conventional zoning designations. The Property is currently zoned TOD-MMR with an underlying zone of R-3, which is consistent with Table 2.

<b>Table 2</b>	
<b>Land Use Summary – TOD Corridor</b>	
<b>Existing Comprehensive Plan and Zoning Designations</b>	<b>Optional TOD Corridor Comprehensive Plan and Zoning Designations</b>
<b>Residential</b>	
R-1-8 – Residential, Single Family District (8,000 sq. ft. min. lot size)	TOD-MMR – Medium-Mix Residential
R-2 – Residential, Two Family District (6,000 sq. ft. min. lot size)	TOD-LMR – Medium-Mix Residential
R-3 – Residential, Multiple Family District (6,000 sq. ft. min. lot size)	TOD-MMR – Medium-Mix Residential
<b>Commercial</b>	
C-2 – Commercial-Professional	TOD-HMR – High-Mix Residential

C-3 – Downtown Business District	TOD-EC – Employment Commercial
C-4 – Tourist and Office Professional District	TOD-EC – Employment Commercial
C-5 – Thoroughfare Commercial District	TOD-GC – General Commercial
<b>Industrial</b>	
M-1 – Industrial District	TOD-GC – General Commercial
M-2 – Industrial General District	TOD-GC – General Commercial

The Applicant is requesting that the Property maintain the land use designation of TOD Corridor when it is annexed, but apply a different zoning district than what is currently planned. *To ensure that the proper procedures are followed, the Applicant submitted an application for Comprehensive Plan Amendment to clarify that the subsequent zone change is acceptable under the land use designations.* The Applicant is requesting a zone change from TOD-MMR/R-3 to TOD-LMR/R-2, which is consistent with the allowed uses within the TOD-Corridor, per Table 2.

The Applicant’s agent is requesting that this item be continued to a subsequent City Council meeting so that the Agent can be present to participate in the public hearing (Attachment A).

**ISSUES & NOTES:**

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There are no issues with this application for Comprehensive Plan Amendment as the real issue here is one of clarification.

**CONDITIONS OF APPROVAL:**

---

Although a recommendation for a decision to approve a Comprehensive Plan Amendment may include conditions, staff has not identified the need to impose any conditions at this time.

**ATTACHMENTS:**

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Attachment “A” – Letter from Applicant’s Agent dated September 7, 2017

**ACTION:**

---

Open public hearing and continue the proposed amendment/clarification of the Comprehensive Plan to a subsequent Council meeting.

**RECOMMENDATION:**

---

Open public hearing and continue the proposed amendment/clarification of the Comprehensive Plan to the City Council meeting on September 28, 2017.



## Memorandum

To: Central Point Mayor and Council  
Cc: Tom Humphrey, Community Development Director  
Date: September 7, 2017  
Subject: Continuance Request files 17001, CPA-17002, and ZC-17001

### CSA Planning, Ltd

4497 Brownridge, Suite 101  
Medford, OR 97504

Telephone 541.779.0569  
Fax 541.779.0114

Jay@CSAplanning.net

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As the agents of record for the above captioned planning files, the Applicant requests all the hearings concerning the above captioned matters scheduled for September 14<sup>th</sup> be continued until the Council's next meeting. CSA has a conflict that night and the notices for the September 14, 2017 meetings were mailed before the scheduling conflict was known. As such, the advice of the City's attorney was to proceed with the hearing as noticed and to continue the matters at the request of the Applicant to a time and date certain.

CSA respectfully requests the Central Point City Council continue the agenda items and associated hearings for planning files 17001, CPA-17002, and ZC-17001.

We appreciate your consideration of this request.

CSA Planning, Ltd.

A handwritten signature in blue ink, appearing to read 'Jay Harland', is written over a horizontal line.

Jay Harland  
President

cc: File

# **Ordinance**

## **Public Hearing – Zone Change Fellows Property**



**STAFF REPORT**  
 September 14, 2017

**AGENDA ITEM: File No. ZC-17001**

CONTINUATION of a Zone (map) Change application from TOD Corridor Medium-Mix Residential (TOD-MMR) to TOD Corridor Low-Mix Residential (TOD-LMR) for 3.64 acres of property located at 3428 and 3470 Chicory Lane. The Property is identified on the Jackson County Assessor’s map as 37S 2W 11C, Tax Lots 8300 & 8400. **Applicant:** Bob Fellows Construction, LLC **Agent:** JCSA Planning, Ltd.

**STAFF SOURCE:**

Tom Humphrey AICP, Community Development Director

**BACKGROUND:**

The Applicant has requested a minor Zone Change for property that is in the process of being annexed from the UGB. This application was submitted concurrently with an application for Annexation (ANNEX-17001) and Comprehensive Plan Amendment (File No. CPA-17002). In considering the zone change there are three (3) components which need to be addressed:

- 1. Comprehensive Land Use Plan Compatibility.** The current Land Use Plan designation for the Property is TOD Corridor, (see Comprehensive Plan application, File No. CPA-17002), which allows those uses as illustrated in the following table<sup>1</sup>:

<b>Table 2</b>	
<b>Land Use Summary – TOD Corridor</b>	
<b>Existing Comprehensive Plan and Zoning Designations</b>	<b>Optional TOD Corridor Comprehensive Plan and Zoning Designations</b>
<b>Residential</b>	
R-1-8 – Residential, Single Family District (8,000 sq. ft. min. lot size)	TOD-MMR – Medium-Mix Residential
R-2 – Residential, Two Family District (6,000 sq. ft. min. lot size)	TOD-LMR – Medium-Mix Residential
R-3 – Residential, Multiple Family District (6,000 sq. ft. min. lot size)	TOD-MMR – Medium-Mix Residential
<b>Commercial</b>	
C-2 – Commercial-Professional	TOD-HMR – High-Mix Residential
C-3 – Downtown Business District	TOD-EC – Employment Commercial
C-4 – Tourist and Office Professional District	TOD-EC – Employment Commercial
C-5 – Thoroughfare Commercial District	TOD-GC – General Commercial
<b>Industrial</b>	
M-1 – Industrial District	TOD-GC – General Commercial
M-2 – Industrial General District	TOD-GC – General Commercial

<sup>1</sup> Ordinance No. 1815, Table 2 of Exhibit A

**Comment:** The current (TOD-MMR/R-3) and proposed (TOD-LMR/R-2) zoning are both consistent with the TOD Corridor land use designation. Per Table 2, the proposed zone change is compatible with the land uses set forth in the Comprehensive Plan.

- 2. Committed Residential Density.** The City of Central Point participates in the Greater Bear Creek Valley Regional Plan, a land-use planning effort undertaken by several cities in the Rogue Valley. The Regional Plan is incorporated as an element in the City’s Comprehensive Plan, and establishes goals and policies which affect future urban development. The Regional Plan Element lists performance indicators to determine the level of compliance with the Regional Plan. One performance indicator is 4.1.5 Committed Residential Density, which states that land currently within a UGB but outside existing City Limits, shall be built to a minimum residential density of 6.9 units per gross acre<sup>3</sup>.

**Table 1.3 Proposed New Density, 2017-2037<sup>2</sup>**

Land Use Classification	New Minimum Gross Density	Gross Vacant Residential Acres Needed	Minimum Build-Out (Du's)
VLRes	1.00	13	13
LRes	4.00	151	605
MRes	8.00	50	403
HRes	20.00	38	756
<b>Average Density</b>	7.05	252	1,777

**Table 1.3.A Adjusted New Density, 2017-2037**

Land Use Classification	New Minimum Gross Density	Gross Vacant Residential Acres Needed	Minimum Build-Out (Du's)
VLRes	1.00	13	13
LRes	4.00	155	619
MRes	8.00	47	374
HRes	20.00	38	756
<b>Average Density</b>	6.99	253	1,762

**Comment:** The Minimum Average Gross Density standard applies only to vacant lands within the City’s urban area and is calculated on an average density basis. The above tables use the minimum densities and existing vacant residential acreage to analyze the impact of rezoning the Property. As illustrated in Table 1.3, the adjustment the 3.64 acres for the subject Property in the Medium Residential and Low Residential zones still exceeds the City’s overall average density goal of 6.9 units per gross acre. The Applicant has demonstrated that the decrease in density due to the zone change will not significantly affect the City’s ability to uphold its commitment to a residential density of 6.9 units per acre.

- 3. Traffic Impact.** The subject property is currently designated General Industrial (GI) per Jackson County zoning maps, and is planned to assume the land use designation of TOD-MMR/R-3 zoning once annexed into the City. The Applicant is proposing a city zone change to TOD-LMR/R-2, a lower density residential zone, to more easily accommodate a subdivision for single-family dwelling units. Per the City’s requirements for Zone Change and Comprehensive Plan Amendment, a Traffic Impact Analysis (TIA) is required as part of the application(s).

**Comment:** Per the findings in the TIA, the nature of the zone change to decrease density requirements will not have an appreciable difference on traffic generation or impact, and may even alleviate projected traffic concerns. Adequate public services and transportation networks are available to serve the Property at the highest intensity its use.

<sup>2</sup> Proposed Housing Element, 2017-2037

<sup>3</sup> City of Central Point Regional Plan Element, 4.1.5



**ISSUES:**

On September 5, 2017, a letter was received from Housing Land Advocates and the Fair Housing Council of Oregon (Attachment “B”), requiring more evidentiary support to demonstrate the application’s compliance with Statewide Planning Goal 10. Under CPMC Chapter 17.10.400, a recommendation or a decision to approve, approve with conditions or to deny an application for a zoning text or map amendment shall be based on written findings and conclusions that address applicable statewide planning goals *for major amendments only*. In the case of minor amendments such as this application, findings and conclusions need only be consistent with the Central Point comprehensive plan.

However, in response to this letter, the City is providing additional evidence using data from the Buildable Lands Inventory (Table 3) and from the Proposed Housing Element to analyze the impact of the proposed zone change on the number of needed housing units and the residential land supply.

**A) Residential Land Supply.** Housing construction and historical data in Central Point indicate that detached single-family dwelling units have been the preferred housing type. As illustrated in Table 3, nearly 80% of all housing constructed in Central Point since the 1980’s has consisted of single-family detached housing. You will note that the City complicated this trend by allowing single-family detached homes to be constructed in higher density zones. The City corrected this issue in 2006 by prohibiting single-family detached dwellings in higher density zones. Comparing Table 3 with Tables 6.2 and 6.3 in Attachment F there is a noticeable reduction in SFR percentages between 2006 -2016. There is also a noticeable increase in apartment units, 295 of which have been approved recently and are not reflected in the inventory.

Table 3 – Buildable Land Inventory

City of Central Point Housing Construction by Housing Type and Zoning, City Limits 1980-2016											
Zoning	1980									Total Housing Units	% of Total
	Dwelling Units										
	SFR Detached	SFR Attached	Duplex	Triplex	MFR	Mobile Home	Home Park	Care Facility			
R-L	30	-	-	-	-	-	-	-	-	30	1%
R-1-10	71	-	-	-	-	-	-	-	-	71	2%
R-1-8	896	-	-	-	-	2	-	-	-	898	21%
R-1-6	1,145	-	-	-	-	3	-	-	-	1,148	27%
R-2	426	4	68	-	-	-	-	-	-	498	12%
R-3	334	-	171	12	222	65	221	-	-	1,025	24%
LMR	370	4	12	-	-	-	-	-	-	386	9%
MMR	113	12	2	-	75	-	-	15	-	217	5%
HMR	-	16	-	-	10	-	-	-	-	26	1%
<b>Dwelling Units</b>	<b>3,385</b>	<b>36</b>	<b>253</b>	<b>12</b>	<b>307</b>	<b>70</b>	<b>221</b>	<b>15</b>		<b>4,299</b>	
<b>Percentage of Total</b>	<b>78.7%</b>	<b>0.8%</b>	<b>5.9%</b>	<b>0.3%</b>	<b>7.1%</b>	<b>1.6%</b>	<b>5.1%</b>	<b>0.3%</b>			<b>100%</b>

**Comment:** Although the City has designated the subject property for medium-mix residential density development, the areas north and south of the subject site have developed as part of *Transit-Oriented* Master Plans offering a variety of housing types (i.e. single family attached, row houses, apartments and single-family detached dwellings). Development of the subject site is also critical to neighborhood connectivity (Haskell Street Extension) which the lower density construction will more readily facilitate.

**B) Needed Housing Units.** Per the proposed Housing Element, it is estimated that 1,780 new dwelling units will be needed to accommodate the projected population growth. At an average density of 6.9 units per gross acre, the City will need an estimated 260 acres of gross residential land. This land classification and distribution is dictated in the proposed Housing Element.

**Comment:** Chapter 8 of the Proposed Housing Element contains multiple tables (8.1 to 8.5) that itemize the City's Urban Land Inventory by Land Use, Zoning, Buildable Land and Vacant Residential Land. It should be noted that the City has a *surplus* of vacant land designated for high density residential development and the greatest *shortage* for low density residential land. The proposed zone change from TOD-MMR to TOD-LMR will not result in a significant shortage of residential land supply for medium or high density development.

To address the affordability question raised by the Fair Housing Council, the Housing Element makes the argument that *housing affordability will continue to be an impediment for many households, improving and declining as a function of the economy. Housing affordability is not an issue that the City can effectively influence other than as a participant in the development of regional strategies addressing affordability.*

*The City does have control over a very critical resource in the affordability equation – the availability of vacant land necessary to meet market demand for housing. The primary objective of this Housing Element is the continued assurance that sufficient land is available for housing and that zoning standards are flexible and take into account all housing types.*

#### **CONDITIONS OF APPROVAL:**

---

A recommendation to approve a minor amendment may include conditions and, in this case, staff advises that approval of the zone change be contingent upon approval of the Comprehensive Plan amendment.

The Applicant's agent is requesting that this item be continued to a subsequent City Council meeting so that the Agent can be present to participate in the public hearing (Attachment C).

#### **ATTACHMENTS:**

---

Attachment "A" – Existing Comprehensive Plan Map and Proposed Zoning Map  
Attachment "B" – Fair Housing Council Correspondence, September 5, 2017  
Attachment "C" – Letter from Applicant's Agent dated September 7, 2017

#### **ACTION:**

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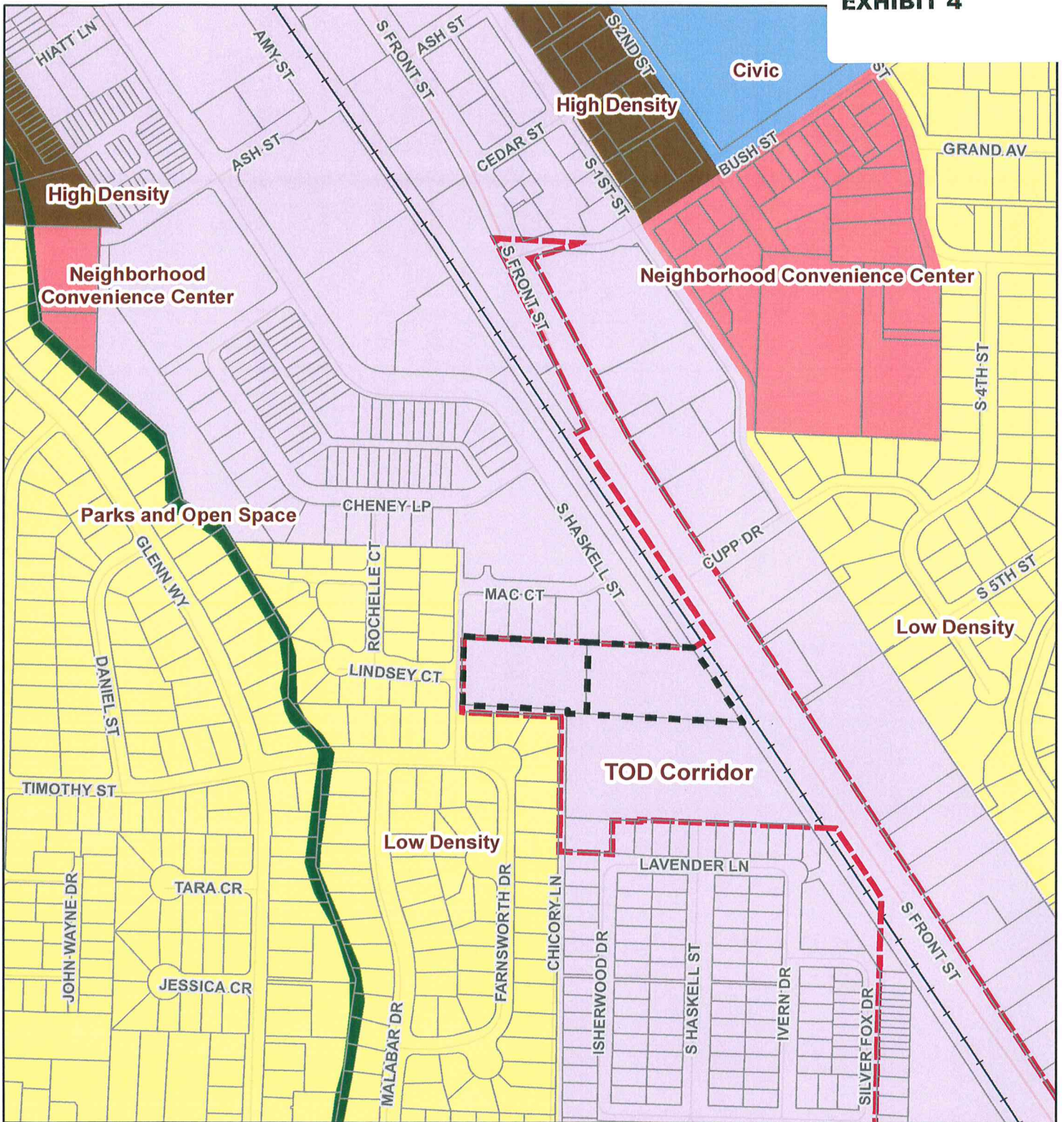
Open public hearing and continue the proposed amendment/clarification of the Comprehensive Plan to a subsequent Council meeting.

#### **RECOMMENDATION:**

---

Open public hearing and continue the proposed amendment/clarification of the Comprehensive Plan to the City Council meeting on September 28, 2017.





City Comp Plan	
	Subject Lots
	Neighborhood Convenience Center
	Tax Lots
	City Limits
	Urban Growth Boundary
	Railroad
	TOD Corridor
	High Density Res.
	Low Density Res.
	Civic
	Parks and Open Space

## Existing Comprehensive Plan















Annexation / Zone Change  
 Bob Fellows Construction, LLC  
 37-2W-11C tax lots 8300 & 8400

400 200 0 400 Feet

CSA Planning, Ltd.








	Subject Lots	<b>City Zoning</b>
	Tax Lots	 C-2(m)
	Railroad	 Civic
	<b>County Zoning</b>	 EC
		 GC
		 LMR
		 M-1
		 MMR
		 OS
		 R-1-6
		 R-1-8

## Proposed Zoning Map

Annexation / Zone Change  
 Bob Fellows Construction, LLC  
 37-2W-11C tax lots 8300 & 8400











September 5, 2017

City Central Point Planning Commission  
140 S 3<sup>rd</sup> St  
Central Point Oregon, 97502

**Re: ZC 17001 & CPA 17002 amending the Comprehensive Plan Map and Zoning Map from Medium Mix Residential Low Mix Residential for a property identified as 37S 2W 11C**

Dear Commissioners:

This letter is submitted jointly by Housing Land Advocates (HLA) and the Fair Housing Council of Oregon (FHCO). Both HLA and FHCO are non-profit organizations that advocate for land use policies and practices that ensure an adequate and appropriate supply of affordable housing for all Oregonians. FHCO's interests relate to a jurisdiction's obligation to affirmatively further fair housing. Please include these comments in the record for the above-referenced proposed amendment.

As you may know, all amendments to the Comprehensive Plan Map and Zoning Map must comply with the Statewide Planning Goals. ORS 197.175(2)(a). The staff report claims that the proposed amendment will result in 12 fewer units on the property, and that this will not interfere with the City's ability to meet its Goal 10 obligations as a whole. Staff Report, 173. However, the staff report does not make Goal 10 findings for the proposed amendment to this particular property with reference to how these applications fit with the City's Goal 10 obligations.

When a decision is made affecting the residential land supply, the City must refer to its Housing Needs Analysis and Buildable Land Inventory to show that an adequate number of needed housing units (both housing type and affordability level) will be supported by the residential land supply after enactment of the proposed change—that analysis was not included in the staff report.



HLA and FHCO applaud the City's aim to increase its residential supply by annexing land. However, even when a proposal increases the residential land supply, the City must show that it is adding needed residential zones (e.g. TOD-MMR, TOD-LMR) and not giving up buildable land for multi-family development under threat of lower density development. The City must demonstrate that its actions do not leave it with less than adequate residential land supplies in the types, locations, and affordability ranges affected. *See Mulford v. Town of Lakeview*, 36 Or LUBA 715, 731 (1999) (rezoning residential land for industrial uses); *Gresham v. Fairview*, 3 Or LUBA 219 (same); see also, *Home Builders Assn. of Lane County v. City of Eugene*, 41 Or LUBA 370, 422 (2002) (subjecting Goal 10 inventories to tree and waterway protection zones of indefinite quantities and locations).

HLA and FHCO urge the Commission to defer adoption of the proposed amendment until Goal 10 findings can be made. Thank you for your consideration. Please provide written notice of your decision to, FHCO, c/o Louise Dix, at 1221 SW Yamhill Street, #305, Portland, OR 97205 and HLA, c/o Jennifer Bragar, at 121 SW Morrison Street, Suite 1850, Portland, OR 97204. Please feel free to email Louise Dix at [ldix@fhco.org](mailto:ldix@fhco.org) or reach her by phone at (541) 951-0667.

Thank you for your consideration.

A handwritten signature in black ink that reads "Louise Dix".

Louise Dix  
AFFH Specialist  
Fair Housing Council of Oregon

A handwritten signature in blue ink that reads "Jennifer Bragar".

Jennifer Bragar  
President  
Housing Land Advocates

cc: Gordon Howard ([gordon.howard@state.or.us](mailto:gordon.howard@state.or.us))



## Memorandum

To: Central Point Mayor and Council  
Cc: Tom Humphrey, Community Development Director  
Date: September 7, 2017  
Subject: Continuance Request files 17001, CPA-17002, and ZC-17001

### CSA Planning, Ltd

4497 Brownridge, Suite 101  
Medford, OR 97504

Telephone 541.779.0569  
Fax 541.779.0114

Jay@CSAplanning.net

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As the agents of record for the above captioned planning files, the Applicant requests all the hearings concerning the above captioned matters scheduled for September 14<sup>th</sup> be continued until the Council's next meeting. CSA has a conflict that night and the notices for the September 14, 2017 meetings were mailed before the scheduling conflict was known. As such, the advice of the City's attorney was to proceed with the hearing as noticed and to continue the matters at the request of the Applicant to a time and date certain.

CSA respectfully requests the Central Point City Council continue the agenda items and associated hearings for planning files 17001, CPA-17002, and ZC-17001.

We appreciate your consideration of this request.

CSA Planning, Ltd.

A handwritten signature in blue ink, appearing to read 'Jay Harland', is written over a horizontal line.

Jay Harland  
President

cc: File

# **Ordinance**

## **Building Code Updates**





**STAFF REPORT**

September 14, 2017

**AGENDA ITEM:**

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(Second Reading) Municipal Code Amendments to Title 15 Buildings and Construction Code to Conform to State Building Code Revisions and Updates. **Applicant:** City of Central Point

**STAFF SOURCE:**

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Tom Humphrey, Community Development Director

**BACKGROUND:**

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The Community Development Department periodically updates sections of the Municipal Code Titles for which it is responsible. Title 15, Buildings and Construction is one such code section that should be updated based on changes and revisions at the state and national level.

In this case, all of the changes update and correct numerical code references to the Residential Specialty Code, the Electrical Specialty Code and the Plumbing Specialty Code.

**ISSUES:**

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The proposed changes are being advocated by the City's Building Official, Derek Zwagerman who compared the City's Code with the latest updates to the Oregon Building Code. The City Building program will be evaluated and graded for current references to the Oregon State Codes.

**EXHIBITS/ATTACHMENTS:**

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Attachment "A" – Ordinance No. \_\_\_\_ An Ordinance Amending CPMC Chapter 15.04, Building Code to comply with updates and reference to new state code.

**ACTION:**

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Consider the proposed amendment to the municipal code, and 1) approve the ordinance; 2) approve the ordinance with revisions; 3) deny the ordinance amendment.

**RECOMMENDATION:**

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Approve Ordinance No. \_\_\_\_ An Ordinance Amending CPMC Chapter 15.04, Building Code to comply with updates and references to new state code.

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING CPMC CHAPTER 15.04, BUILDING CODE TO COMPLY WITH UPDATES AND REFERENCES TO NEW STATE CODE**

**RECITALS:**

- A.** Pursuant to CPMC, Chapter 1.01.040, the City Council, may from time to time make revisions to its municipal code which shall become part of the overall document and citation.
- B.** On August 24, 2017, the Central Point Community Development Department initiated and recommended approval of a code amendment to CPMC Chapter 15.04 bringing the City's municipal code into conformance with State Building Code Revisions and Updates.
- C.** On August 24, 2017, the City of Central Point City Council held a properly advertised public hearing; reviewed the Staff Report; heard testimony and comments, and deliberated on approval of the Municipal Code Amendment.
- D.** Words ~~lined through~~ are to be deleted and words in **bold** are added.

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

**SECTION 1.** Amendments to CPMC Chapter 15.04, revises language in the City's Building and Construction Code to conform with the State Building Code.

**Chapter 15.04  
BUILDING CODE**

Sections:

- 15.04.010 Standards applicable to building.**
- 15.04.020 City code administration.**
- 15.04.030 Local interpretation.**
- 15.04.040 Board of appeals.**
- 15.04.050 Certificate of occupancy.**
- 15.04.060 Change of occupancy.**
- 15.04.070 Re-inspection fee.**
- 15.04.080 Violations and penalties.**

**15.04.010 Standards applicable to building.**

All construction, building, and related activities within the city shall comply with all ordinances of the city and with the following specialty codes, which by this reference are expressly adopted and incorporated into this code:

Ordinance No. \_\_\_\_\_ (091417) Page 1

A. The 2014 Oregon Structural Specialty Code based on the International Building Code, 2012 Edition, as published by the International Code Council and amended by the Building Codes Division; specifically adopting and including Section 109, Fees; permit and plan review fees shall be as per the building fee schedule as adopted by the city of Central Point; Section 112, Service Utilities; Section 116, Unsafe Structures and Equipment; Appendix G, Flood-Resistant Construction; Appendix H, Signs; Appendix I, Patio Covers; and Appendix J, Grading.

B. The 2014 Oregon Mechanical Specialty Code based on the 2012 International Mechanical Code and the 2012 International Fuel Gas Code, as published by the International Code Council, Inc., amended by the Oregon Building Codes Division, with fees as per the mechanical fee schedule adopted by the city of Central Point.

C. The ~~2017~~ 2014 Oregon Residential Specialty Code. ~~based on the 2009 Edition of the International Residential Code, as published by the International Code Council, Inc., specifically adopting Section R104.8, Liability.~~

D. The ~~2017~~ 2014 Oregon Electrical Specialty Code. ~~based on the 2014 Edition of the National Electrical Code as published by the National Fire Protection Association, Inc.~~

E. The ~~2017~~ 2014 Oregon Plumbing Specialty Code. ~~based on the 2009 Edition of the Uniform Plumbing Code as published by the International Association of Plumbing and Mechanical Officials.~~

F. 1994 Edition of the Uniform Abatement of Dangerous Buildings as published by the International Conference of Building Officials.

G. The 2010 Edition Oregon Manufactured Dwelling Installation Specialty Code.

H. The 2014 Oregon Fire Code based on the 2012 International Fire Code with Oregon amendments.

I. 2014 Oregon Energy Efficiency Specialty Code based on 2012 International Energy Conservation Code.

**15.04.020 City code administration.**

A. The city shall provide for the administration of a department of building safety, which shall include plan checking, issuance of permits and inspection programs for structural, mechanical, plumbing and electrical work. This city program is applicable to public buildings, including state buildings as well as private buildings.

B. The city shall perform fire and life safety plans examinations in such cases where a partial exemption for such purposes has been granted to the city by the State Fire Marshal's office.

**15.04.030 Local interpretation.**

In addition to the provisions of Section 104.11 of the Structural Specialty Code and similar provisions of other specialty codes, the building official may approve a material or a method of construction not specifically prescribed by the ordinance codified herein, provided he finds that the proposed design is satisfactory and that the material, method or work offered is for the purpose intended at least the equivalent of that specifically prescribed by the ordinance codified herein, in quality, effectiveness, fire resistance, durability, safety and energy conservation, and that the Director of the Building Codes Division has not issued a report disapproving the material or method for the purpose.

**15.04.040 Board of appeals.**

A person aggrieved by a decision made by a building official under authority established pursuant to ORS [455.148](#), [455.150](#) or [455.467](#) may appeal the decision following the rules as outlined in ORS [455.475](#).

**15.04.050 Certificate of occupancy.**

No building or structure including residential shall be used or occupied and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until all public works improvements are complete and approved by the public works director, or his designee and the building official has issued a certificate of occupancy.

**15.04.060 Change of occupancy.**

No change shall be made in the character of occupancies or use of any building which would place the building in a different division of the same group of occupancy or in a different group of occupancies, unless such building is made to comply with the requirements of the adopted codes for such division or group of occupancy. No change of occupancy shall be granted by the building official unless a change of occupancy inspection is conducted. The change of occupancy fee shall be in accordance with the fee schedule established by this jurisdiction. The payment of this fee shall not exempt any person from compliance with all other provisions of the codes adopted herein nor from any penalty prescribed by law.

**15.04.070 Re-inspection fee.**

A re-inspection fee may be assessed for each inspection or re-inspection when such portion of work for which inspection is called is not complete or when corrections called for are not made. To obtain a re-inspection, the applicant shall file an application therefor in writing on a form furnished for that purpose and pay a re-inspection fee in accordance with the fee schedule established by this jurisdiction.

**15.04.080 Violations and penalties.**

It is unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, convert or demolish, equip, use, occupy or maintain any building or structure in the city, or cause the same to be done, contrary to or in violation of any of the provisions of the ordinance codified in this chapter. Whenever any work for which a permit is required by this code has been commenced without first obtaining said permit, a special investigation shall be made before a permit may be issued for such work. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The minimum investigation fee shall be in accordance with the fee schedule established by this jurisdiction. The payment of this fee shall not exempt any person from compliance with all other provisions of the codes adopted herein nor from any penalty prescribed by law.

**SECTION 2.** Codification. Provisions of this Ordinance shall be incorporated in the City Code and the word Ordinance may be changed to “code”, “article”, “section”, “chapter”, or other word, and the sections of this Ordinance may be renumbered, or re-lettered, provided however that any Whereas clauses and boilerplate provisions need not be codified and the City Recorder is authorized to correct any cross references and any typographical errors.

**SECTION 3.** Effective Date. The Central Point City Charter states that an ordinance enacted by the council shall take effect on the thirtieth day after its enactment. The effective date of this ordinance will be the thirtieth day after the second reading.

**PASSED** by the Council and signed by me in authentication of its passage this \_\_\_\_ day of September 2017.

\_\_\_\_\_  
Mayor Hank Williams

ATTEST:

\_\_\_\_\_  
City Recorder

# **Discussion**

## **Parks and Rec Appointment**



**ADMINISTRATION DEPARTMENT**

140 South 3<sup>rd</sup> Street · Central Point, OR 97502 · (541) 664-3321 · www.centralpointoregon.gov

**STAFF REPORT**  
September 14, 2017

**AGENDA ITEM: Appointment to Parks and Recreation Commission**

**STAFF SOURCE:**

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Chris Clayton, City Manager  
Deanna Casey, City Recorder

**BACKGROUND/SYNOPSIS:**

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The Parks and Recreation Commission currently has six members:

Mark Ludwiczak	Patricia Alvarez	Carl Orndoff
Lee Orr	Neil Olsen	Dennis Browning

John Beck resigned from the commission in June, 2017. The term for Mr. Beck would have expired on December 31, 2018. The city has been advertising for new members and has received one application. The committee is allowed to have seven members from the community.

Fran Settell has submitted her application to be considered for the Parks and Recreation Commission. Mrs. Settell was a very active member on the Central Point Multicultural Committee and is still active in multicultural events throughout the valley.

**FISCAL IMPACT:**

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There is no financial impact to the City.

**ATTACHMENTS:**

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One Committee Application

**RECOMMENDATION:**

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At this time Mayor Williams recommends appointing Fran Settell to the Parks and Recreation Commission with a term expiration of December 31, 2018.

**PUBLIC HEARING REQUIRED:**

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No Public Hearing is required for a Committee Appointment.



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

Name:     Fran Settell     Date: 8/8/2017

Address:     [REDACTED] Brandi Way Central Point OR 97502    

Main Cell Phone:   541-[REDACTED]   Business Phone:   541-[REDACTED]   Cell Phone:   541-[REDACTED]  

Fax:   541-[REDACTED]   E-mail:     [REDACTED]    

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

Are you a city resident? Yes   X   No          If Yes, How long:   18+   years w/hiatus?   

Which committee(s) would you like to be appointed to: *(Please make sure the dates below work with your schedule before applying. Council and Planning Commission members are required to file an Annual Statement of Economic Interest to the State of Oregon.)*

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

- Budget Committee: Meetings vary in April Bi-Annually
- Citizens Advisory Committee: 2<sup>nd</sup> Tuesday of quarterly
- Planning Commission: 1<sup>st</sup> Tuesday of each month
- Parks and Recreation Committee/Foundation: Meeting dates vary

Employment, professional, and volunteer background:

**Current Executive Admin for Providence Medical Group leadership.  
Past Admin for CDS Publications, Gazelle Collision Centers and Kiewit Companies in Hawaii.**

Community affiliations and activities:

**Prior Chair and member of Central Point Multicultural Committee, Hawaii Hui of Oregon officer/newsletter editor for last 10 years, Providence Diversity Committee Member, community volunteer for various events (Battle of the Bones, Eggstravaganza, Movies). Provided support letter for Playful City USA designation.**



Previous City appointments, offices, or activities:

**Prior Chair and member of CP Multicultural Committee and pulled float for Christmas Lights Parade, volunteer at past Battle of the Bones, Eggstravaganza and Parks events such as Movie nights. Past Jr. Comets volleyball coach.**

To provide 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.

**Interested in continuing my support of the city committee's wherever I can assist or make a positive impact. Continue to be a resource for diversity for 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.

**All CP parks are an integral part of the City with many citizens relying on the parks dept. to keep those parks clean, safe and free from negative outside influences. For all parks to be considered kid, senior and handicap accessible/friendly (animals too on dog parks). To maintain current parks program and seek new ones (or revise if something is not working), for educating that piques community involvement. Continue outreach through city newsletter and FaceBook pages.**

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

**Support my continuing participation on city committees as the Multicultural committee has been put on hiatus. I am open to quarterly meetings and will attend meetings to make quorums.**

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, but if/when I do I will refrain from judging/personally commenting until I engage with the current members to be fully educated on whatever the concern is.**

*Please feel free to use additional sheet if you have more information to help the Council make a final decision.*

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.

Signature: 

Date: 8/8/2017

# **Business**

## **Planning Commission Report**

## PLANNING DEPARTMENT MEMORANDUM

**Date:** September 14, 2017  
**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 its regular meeting on September 5, 2017.

- A. Consideration of Resolution No. 844 recommending approval of the Housing Element for the Central Point Comprehensive Plan (File No. CPA -17004).** Staff reviewed final edits to the 2017-2037 Housing Element and presented the resolution. Commission members supported the goals and policies and the basis for them. They passed a resolution recommending Council adoption of the updated element.
  
- B. Public Hearing to Consider a Class “C” Variance to the maximum density standard in the R-1-6 zoning district as necessary to partition a 0.22 acres site into two parcels. The project site is located at 765 Ash Street, which has frontage on both Ash and Chestnut Streets. The property is identified on the Jackson County Assessor’s Map as 37S 2W 11BA, Tax Lot 600. Applicants: Bryan and Lisa Herrmann.** The Commission was asked to consider the above referenced variance to construct a second single family dwelling on a ‘through lot’ which was previously given tentative approval for a land partition. Commission members received a staff report and public testimony from the applicants and determined that the proposal was able to meet the variance criteria in CPMC Chapter 17.13.500(C). The Commission subsequently approved the variance.
  
- C. Public Hearing to Consider the Annexation of 3428 and 3470 Chicory Lane comprising 3.64 acres. This application is accompanied by a comprehensive plan amendment and a zone change which are considered separately. It is identified on the Jackson County Assessor’s Map as 37 2W 11C, Tax Lots 8300 and 8400. Applicant: Bob Fellows; Agent: CSA Planning, Ltd.** Since this was a combined application, the Commission was asked to review the accompanying annexation which is usually only considered by the City Council. Commission members received a staff report and public testimony from the applicant’s agent and determined that the proposal was able to meet the five annexation criteria spelled out in the municipal code and in ORS 222.111-125. The Commission recommended City Council adoption.

**D. Public Hearing to Consider a Comprehensive Plan Amendment/Clarification for two (2) parcels totaling 3.64 acres at 3428 and 3470 Chicory Lane from Jackson County land use designation Industrial to Central Point land use designation Transit Oriented Development (TOD) Corridor, and identified on the Jackson County Assessor's map as 37 2W 11C, Tax Lots 8300 and 8400. Applicant: Bob Fellows; Agent: CSA Planning, Ltd.** The Commission was asked to clarify and affirm the TOD Corridor land use designation to the satisfaction of the applicant who wishes to change the underlining city zoning. The County land use designation is Industrial which was also the City designation until 1998 when it was changed to Residential and then further revised in 2000 to TOD Corridor. The TOD Corridor allows multiple zoning categories which may be changed under this overarching designation. The Commission affirmed this without actually amending the Comprehensive Plan.

**E. Public Hearing to Consider a Zone (Map) Change application from TOD Corridor Medium-Mix Residential (TOD-MMR) to TOD Corridor Low-Mix Residential (TOD-LMR) for 3.64 acres of property located at 3428 and 3470 Chicory Lane. The property is identified on the Jackson County Assessor's map as 37 2W 11C, Tax Lots 8300 and 8400. Applicant: Bob Fellows; Agent: CSA Planning, Ltd.** The Commission was presented with a zone change proposal which was questioned by the Fair Housing Council of Oregon (FHCO) in a letter received on the day of the hearing. Planning Staff revised its report in order to address the concerns raised by FHCO and referenced the City's buildable land inventory and data from the Housing Element which was previously reviewed by FHCO and is now recommended for Council adoption. The Commission determined that concerns raised were adequately addressed in the revised staff report and recommended City Council adoption of the zone change.

## **MISCELLANEOUS**

- The Commission was informed of Molly Bradley's departure to attend graduate school at the University of Oregon.