

**CITY OF CENTRAL POINT
City Council Meeting Minutes
September 14, 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: Allen Broderick, Bruce Dingler, Brandon Thueson, Tanea Browning, and Rob Hernandez were present. Mike Quilty was excused.

City Manager Chris Clayton; City Attorney Sydnee Dreyer; Police Chief Kris Allison; Community Development Director Tom Humphrey; Finance Director Steven Weber; Planning Manager Don Burt; and City Recorder Deanna Casey were also present.

IV. SPECIAL PRESENTATION – Fire District No. 3 Quarterly Update

Fire Chief Bob Horton provided a brochure recapping the last 6 months for Fire District No. 3. He explained the call volume and what percentage of calls the district responded to for the City of Central Point and surrounding areas. He also provided an update on the various programs the District has to offer.

V. PUBLIC APPEARANCES

Police Chief Kris Allison introduced Terry Haines. Mr. Haines presented the Central Point Police Department with a Proclamation stating that the Non Commissioned Officers Association Veteran service organization will provide unconditional support for their brothers and sisters in Police Service.

Gene Johnson, Linden Lane Central Point

Mr. Johnson is concerned about the amount of marijuana grows within the Central Point Urban Reserve. He would like to see the City and County work together to expand the city regulations regarding Marijuana growing into the Urban Reserve areas.

Jim Miller, Grant Road resident.

Mr. Miller is also concerned regarding the marijuana grows within the Urban Reserve areas. These will eventually be in the Central Point City limits and the zoning rules should apply in regards to marijuana growing. The amount of plants these farms are growing may be illegal and not licensed through the state. They are outside the city limits and the City Police cannot do anything to enforce the rules. He would like to see the City and County work together when it comes to areas bordering the City Limits.

Debbie Miles, Central Point Resident

Mrs. Miles stated that she is concerned regarding the intersection at Oak and 9th Street. There is speeding on 9th Street and a corner at the intersection is really hard to see oncoming traffic. People tend to creep out into the travel lane so they can see if a car is coming. She stated there have been several accidents already this year. She would like to see the corner painted yellow so that cars are not allowed to park there and block the site triangle.

Charlie Brotherton, Grant Road Resident

Mr. Brotherton is also concerned about the amount of marijuana grows in the Urban Reserve areas. He explained that a lot of the owners live in other states and may not be aware of what is being grown on their property. We have got to work with the State and County to put rules in place that can be enforced by the State Police.

VI. CONSENT AGENDA

A. Approval of September 14, 2017 City Council Minutes

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

VI. ITEMS REMOVED FROM CONSENT AGENDA - None

VII. PUBLIC HEARINGS, ORDINANCES AND RESOLUTIONS

A. Public Hearing/First Reading of an Ordinance Approving the Housing Element for the Central Point Comprehensive Plan. Applicant: City of Central Point

Planning Manager Don Burt stated that the current Housing Element was completed in 1983 and is need of updating. The objective for updating this document is to ensure 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.

The Housing Element is constructed to comply with Statewide Planning Goal 10 and recommended for approval by the Planning Commission and Citizens Advisory Commission.

The Housing Goals and Policies in the document are:

1. To provide an Adequate supply of housing to meet the diverse needs of the City's current and projected households.
2. To encourage the development and preservation of fair and affordable housing.

3. To maintain a timely supply of vacant residential acres sufficient to accommodate development of new housing to serve the City's projected population.
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.
5. To ensure that municipal development procedures and standards are not unreasonable impediments to the provision of affordable housing.
6. To develop and maintain Housing Implementation Plan that includes programs that monitor and address the housing affordability needs of the City's low- and moderate income households.
7. To assure that residential development standards encourage and support attractive and healthy neighborhoods.

Mr. Burt reviewed the tables and explained where the numbers come from and what they refer too. There was discussion regarding the lot sizes that are needed or required. Council Member Broderick would like to see parts of the City have half acre lots so that people can build homes with a little more land than we currently have. He would like to see this lot size option in future planning documents.

Mayor Williams opened the Public Hearing

Larry Martin, CAC Member

Mr. Martin stated that this is a very solid document for Central Point and the Planning staff has done a good job with the restraints put on them by the state. The projected 150 acres is a reasonable number and will give us the growth opportunities we need at this time. He encourages the Council to approve the document as presented.

No one else came forward and Mayor Williams closed the Public Hearing.

Brandon Thueson made a motion to move to Second Reading an Ordinance Approving the Housing Element for the Central Point Comprehensive Plan. Applicant: City of Central Point. Tanea Browning seconded. Roll call: Hank Williams, yes; Bruce Dingle, yes; Tanea Browning, yes; Brandon Thueson, yes; Allen Broderick, yes; and Rob Hernandez, yes. Motion approved.

B. Resolution No. 1517, 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

Mr. Humphrey explained that 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 a land use amendment, a zone change and subsequent development. Unfortunately the applicant could not be in attendance tonight.

The Planning Department sent a letter to adjoining property owners inviting them to participate in the annexation, but they declined. The subject property is adjacent to the City limits on three sides. The properties are occupied with single family dwellings and zoned by Jackson County as General Industrial. The current Central Point zoning is TOD-Corridor in the City's Comprehensive Plan Map and TOD-MMR/R-3 on the Zoning map. The existing buildings will be removed in order to redevelop the property.

The proposed annexation is a full consent annexation and meets all the criteria requirements. The Planning Commission held a public hearing on September 5, 2017. This is the second public hearing regarding the proposed annexation.

Mayor Williams opened the public hearing, no one came forward, the public hearing was closed.

Rob Hernandez moved to approve Resolution No. 1517, 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. Tanea Browning seconded. Roll call: Hank Williams, yes; Bruce Dingler, yes; Tanea Browning, yes; Brandon Thueson, yes; Allen Broderick, yes; and Rob Hernandez, yes. Motion approved.

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

Community Development Director Tom Humphrey stated that the applicants have requested that the next two items be continued to the next meeting because they are not able to be in attendance tonight.

City Attorney Sydnee Dreyer explained that the meeting has been published as a public hearing and the Mayor should open the public hearing tonight for any citizens who are in attendance and cannot attend the continued meeting. She stated that the public hearing should stay open until the dates set for the next meeting.

Mayor Williams opened the public hearing.

Mrs. Dreyer stated that the city has received two letters regarding the public hearing.

Mrs. Katy Mallams provided a letter that the zoning should remain medium mix residential and not changed to low mix residential and provided reasons why she feels the zoning should not be changed.

Chris and Jenn Henson are concerned about the increase in traffic, alley access from Chicory Lane, the type of homes that will be allowed to be built, and issues with the Ash Street connections at Glen Way and Hwy 99.

Council was concerned that half of the members will be attending the League of Oregon Cities Conference on September 28th and the consideration of these two items should be scheduled for October 12, when there would be more council members present.

Brandon Thueson moved to continue a Public Hearing 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 to the October 12, 2017 City Council meeting. Rob Hernandez seconded. Roll call: Hank Williams, yes; Bruce Dingler, yes; Tanea Browning, yes; Brandon Thueson, yes; Allen Broderick, yes; and Rob Hernandez, yes. Motion approved.

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

Community Development Director Tom Humphrey explained that the applicants have asked to continue this public hearing to the next available meeting. The proposed ordinance amends the Central Point Zoning Map for the property annexed in the above resolution.

Mrs. Dreyer explained that the Public Hearing should be opened and continued to the same date as the previous item.

Mayor Williams opened the public hearing.

Mrs. Dreyer stated that the city has received two letters regarding the public hearing.

Mrs. Katy Mallams provided a letter that the zoning should remain medium mix residential and not changed to low mix residential and provided reasons why it the zoning should not be changed.

Chris and Jenn Henson are concerned about the increase in traffic, alley access from Chicory Lane, the type of homes that will be allowed to be built, and issues with the Ash Street connections at Glen Way and Hwy 99.

Brandon Thueson moved to continue the Public Hearing for 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 to the October 12, 2017 City Council meeting. Rob Hernandez seconded. Roll call: Hank Williams, yes; Bruce Dinger, yes; Tanea Browning, yes; Brandon Thueson, yes; Allen Broderick, yes; and Rob Hernandez, yes. Motion approved.

E. Ordinance No. 2038, An Ordinance Amending CPMC Chapter 15.04, Building Code to Comply with Updates and References to New State Code

Mr. Humphrey explained that this is the second reading of an Ordinance updating the Building Code section of the Central Point Municipal Code. All of the updates and corrected code references are to the Residential Specialty Code, the Electrical Specialty Code and the Plumbing Specialty Code.

Rob Hernandez made a motion to approve Ordinance No. 2038, An Ordinance Amending CPMC Chapter 15.04, Building Code to Comply with Updates and References to New State Code. Tanea Browning seconded. Roll call: Hank Williams, yes; Bruce Dinger, yes; Tanea Browning, yes; Brandon Thueson, yes; Allen Broderick, yes; and Rob Hernandez, yes. Motion approved.

VIII. BUSINESS

A. Committee Appointment for Parks and Recreation Commission

Mayor Williams explained that there is one vacancy on the Parks and Recreation Commission. We have advertised for several months and received an application from Fran Settell. Mrs. Settell has been very active in the community and was the Chair of the Multicultural Committee for several years.

Mrs. Settell introduced herself to the Council and stated that she is excited to be appointed to the Parks Commission and continue to serve the citizens of Central Point.

Allen Broderick moved to appoint Fran Settell to the Parks and Recreation Commission. Brandon Thueson seconded. Roll call: Hank Williams, yes; Bruce Dinger, yes; Tanea Browning, yes; Brandon Thueson, yes; Allen Broderick, yes; and Rob Hernandez, yes. Motion approved.

B. Planning Commission Report

Community Development Director Tom Humphrey reported that the following items were discussed at the Planning Commission on September 5, 2017:

- Consideration and approval of the Housing Element for the Central Point Comprehensive Plan.
- Consideration and approval of a Class "C" Variance to the maximum density standard in the R-16 zoning district as necessary to partition a 0.22 acre site into two parcels at 765 Ash Street.
- Consideration and recommended approval of the annexation of 3428 and 3470 Chicory Lane.
- Consideration and recommended approval of the Comprehensive Plan Amendment for two parcels in the above mentioned Annexation.
- Consideration and recommended approval of a zone change application from TOD Corridor Medium-Mix Residential to TOD Corridor Low-Mix Residential for the above mentioned annexation.
- The Commission was informed of Molly Bradley's departure to attend graduate school at the University of Oregon.

IX. MAYOR'S REPORT

Mayor Williams reported that:

- He attended the Transportation Package signing when Governor Brown was in the Rogue Valley.
- He attended a Medford Water Commission Meeting.
- The City hosted a welcome meeting for the new Water Commission Manager. He thinks the other cities group is going to like working with him.
- We have received two applications for the Planning Commission. He will be interviewing the second application next week and make a recommendation for appointment at the September 28th Council Meeting.

X. CITY MANAGER'S REPORT

City Manager Chris Clayton reported that:

- Pine Street Construction should begin on Monday. We plan to keep the citizens updated through the website project page and our city Facebook Page.
- Council members and staff have been invited to tour Rogue Disposal sites on Monday. We will meet at City Hall at 10:00 am if you are interested in attending.
- He has been working with the City Attorney on the Call-up procedures for reviewing Planning Commission decisions. The item should come before Council in October.

XI. COUNCIL REPORTS

Council Member Allen Broderick reported that:

- He attended a SOREDI meeting where Boise Cascade did a presentation of their facility and the City of Ashland did a presentation on economic development plans and how it revolves around tourism in Ashland.
- He attended Greeters at Seven Oaks.
- He attended a class regarding our water issues and marijuana.

Council Member Tanea Browning reported that:

- She attended the September 11th Memorial at the Manor in Medford. It was pretty incredible. Several Agencies from around the valley and beyond participated in the silent climb to the roof. The ceremony included the ringing of the bell, 3- rings, 4- rings, 3- rings, representing the 343 firefighters that were lost on September 11th.
- Your tourism update from the Chamber is that we are happy to report inclusion on a couple of regional planning meetings with Travel Southern Oregon and the winery industry. Additionally we have made some key contacts with SOU and their small business development center.
- She will be attending the manufacturing summit presented by SOREDI on October 6th, and an Oregon Planning meeting hosted by RVCOG on October 7th.

No other council reports were given.

XII. DEPARTMENT REPORTS

Chief Allison reported that:

- Their Detectives served a search warrant in Trail this afternoon and apprehended the Dutch Bros armed robber.
- The Police Department has applied for a COPS Grant which helps cover the cost of a patrol officer for a limited time. The Federal Government is now requiring the local jurisdictions to sign a document stating that they will comply with Federal Immigration laws. Governor Brown has designated the State of Oregon as a sanctuary state and there may be issues signing this document because we need to abide by State rules as well as federal rules. We are doing some research to see what other cities in Oregon are doing regarding this new Addendum. If we sign that we will comply with federal immigration laws we will be in violation of state law, but if we don't sign the document we could be removed from the list of applications for the COPS grant. Staff will keep Council updated on this topic.
- Officer Dustin Fender has graduated from the Police Academy and will be patrolling Central Point streets soon.
- Officer Griffin has been working with a resident with concerns regarding creek crossing next to his property. This citizen contacted Councilmember Thueson to discuss several issues in his neighborhood.
- There have been several traffic studies on Oak Street where Mrs. Miles was talking about. She does not think there have been any issues reported to the Police Department regarding accidents, but she will check

the log books and the surveys to see if there is something we can do to help with the situation.

Finance Director Steven Weber reported that he has been hosting the auditors all week. They should be returning in December with a full audit report.

Community Development Director Tom Humphrey reported that he has been asked to be on an Expo Committee to help plan the future of the Expo. They have asked citizens to help with a survey. The survey has been emailed to the Council, if they have any information they would like to provide please email him this week.

City Attorney Sydnee Dreyer updated the Council on the process for Bush Street. There are notices that must be given to the people living on the property. We have started getting cost estimates for cleaning up the property and demolishing the structures. We will need to do an environmental study before we can sell the property.

XIII. EXECUTIVE SESSION - None

XIV. ADJOURNMENT

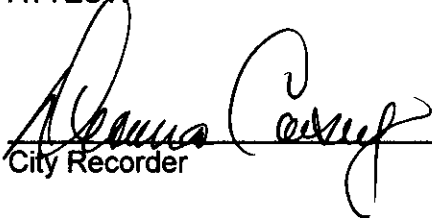
Brandon Thueson moved to adjourn, Tanea Browning seconded, all said "aye" and the Council Meeting was adjourned at 9:45 p.m.

The foregoing minutes of the September 14, 2017, Council meeting were approved by the City Council at its meeting of October 12, 2017.

Dated: 10/12/17


Mayor Hank Williams

ATTEST:


City Recorder