

CITY OF CENTRAL POINT

Oregon

City Council Meeting Minutes Thursday, August 23, 2018

I. REGULAR MEETING CALLED TO ORDER

The meeting was called to order at 7 00 PM by Mayor Hank Williams

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Attendee Name	Title	Status	Arrived
Hank Williams	Mayor	Present	
Bruce Dingler	Ward I	Present	
Michael Quilty	Ward II	Present	
Brandon Thueson	Ward III	Present	
Taneeea Browning	Ward IV	Present	
Rob Hernandez	At Large	Excused	
Michael Parsons	At Large	Present	

Staff members present were City Manager Chris Clayton, City Attorney Sydnee Dreyer, City Recorder Deanna Casey, Information Technology Director Jason Richmond, Police Chief Kris Allison, and Community Development Director Tom Humphrey

IV. PUBLIC COMMENTS

V. CONSENT AGENDA

Approval of August 9, 2018 City Council Minutes

VI. ITEMS REMOVED FROM CONSENT AGENDA

VII. PUBLIC HEARING

- A **Public Hearing and Resolution No. _____, to Consider an annexion for 4632 North Pacific Highway comprising 0.17 acres (File No. ANNEX-18002). The properties are identified on the Jackson County Assessors Map as 37S 2W 03BD, Tax Lot 400 (portion). Applicant: Shirley Malcolm. Agent: Neathamer Surveying, Inc.**

Community Development Director Tom Humphrey stated that the applicant has agreed to bring a portion of her property into the City in order for a public street known as Cascade Drive to be completed as part of an adjacent residential subdivision. Completion of the street improves existing access to the Malcolm property and is a benefit to the city and adjoining property owners.

This annexation is a full consent annexation since the property owner has consented in writing. It also meets all annexation criteria, is contiguous to the city limits, within

the Urban Growth Boundary, accessible to public facilities and has been noticed for the public hearing

Staff recommends approval of the proposed annexation to meet the Managed Growth and Infrastructure Goal in the Central Point Strategic Plan

Mayor Williams opened the public hearing. No one came forward and the public hearing was closed.

Motion to approve Resolution No. 1548, annexing 0.17 acres, located at 4632 North Pacific Highway (N. Front Street) and identified on the Jackson County Assessor's Map as 37S 2W 03BD, Tax Lot 400.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Michael Quilty, Ward II
SECONDER:	Brandon Thueson, Ward III
AYES:	Williams, Dingler, Quilty, Thueson, Browning, Parsons
EXCUSED:	Rob Hernandez

- B Second Reading of Ordinance No. _____, to vacate 400 feet of undeveloped alley right-of-way located between Front Street and the Central Oregon and Pacific Railroad adjacent to tax lots 2900 and 3000 located on Jackson County Assessor's map page 372W03DC. Applicant: Jackson County School District 6**

Community Development Director Tom Humphrey presented the map of the property to be vacated to the School District "Makers Space" property. The school district has asked for this vacation which is behind their property and adjacent to the train tracks. The area to be vacated is approximately 18' by 400' that was originally part of the Oak Park Addition. Since the alley right-of-way was part of the addition, it would be vacated in its entirety to tax lots 2900 and 3000.

This resolution has been noticed in the paper and mailed to adjoining property owners. They have not had any negative feedback. The California and Pacific Railroad was informed of the petition and has said there should be no issues from the railroad as long as nothing moves onto the railroad property.

He explained that historic maps of this area show that the majority of this alley right-of-way was vacated about the time that Highway 99 was constructed. Another segment of the alley right-of-way was vacated in 2010 when the Council concluded that the area south of the wine tasting building had no utility interest to the city. Staff has checked for utilities and easements that would need access. No one has come forward with a request to have an easement in this location.

Staff recommends approval and to move to second reading the proposed ordinance. This ordinance is in line with Strategic Plan Goal 4 Managed Growth and Infrastructure.

Mayor Williams opened the public hearing.

Spencer Davenport, representative from School District 6
Mr Davenport stated that the School District is in support of the proposed vacation. There is no purpose for city use in this location.

Mayor Williams closed public hearing

Motion to move to second reading An Ordinance Vacating Approximately 400 Feet of Undeveloped Alley Right-of-Way Located between Front Street and the Central Oregon and Pacific Railroad Adjacent to Tax Lots 2900 and 3000 located on Jackson County Assessor's Map Page 37 2W 03DC.

RESULT:	1ST READING [UNANIMOUS]
	Next: 9/13/2018 7:00 PM
MOVER:	Brandon Thueson, Ward III
SECONDER:	Michael QUILTY, Ward II
AYES:	Williams, Dingler, QUILTY, Thueson, Browning, Parsons
EXCUSED:	Rob Hernandez

- C Second Reading of Ordinance No. _____, Approving a minor zone map amendment from Residential Multifamily (R-3) to Tourist and Office Professional (C-4) on 0.43 acres located at 45, 63, and 77 Bigham Drive (37S2W02CD Tax Lot 600,700, and 1000). Applicant: Nelson Investment Enterprises, LLC**

City Attorney Sydnee Dreyer read the Quasi-judicial hearing statement. Mayor Williams asked if any of the council members had a conflict of interest or exparte communications. None were stated. This statement will cover items C, D, and E.

Community Development Director Tom Humphrey explained that the applicant Nelson Investment Enterprises, LLC has requested a zone map change from R-3 (Residential Multifamily) to C-4 (Tourist and Office Professional) with the intent of redeveloping the site as part of a professional office project. The proposed zone map amendment would affect three parcels on Bigham Drive. The properties currently have two single family homes that are legally non-conforming. The proposed change would accommodate redevelopment of the properties with commercial uses consistent with the applicant's objective and the employment commercial land use designation per the Comprehensive Plan Land Use Map. The tax lots are currently owned by the applicant.

The Planning Commission conducted a public hearing in August to consider the proposal and unanimously recommended City Council approval. He provided the determining factors as recommended by the Planning Commission and explained that they are in compliance with CPMC 17.10, Zoning Map and Text Amendments. There are public facilities to support this change, and the Comprehensive Plan has designated this area as commercial.

A Traffic Impact Analysis was prepared to evaluate the impacts of the proposed

zone map amendment on the functional classification and capacity of existing and planning infrastructure. The intersection of Bigham Drive and Freeman Road currently operates at a Level of Service (LOS) "E" without any construction on the site. It has been determined that this intersection will continue at this LOS regardless of the proposed changes. There are several options the city could implement to help the LOS for this intersection during the planning stages. He explained that as the area develops there are additional studies that will be done. Bigham Drive will act as a secondary access point for future commercial uses and that the TIA will likely be required to fully evaluate impacts and any needed mitigation.

Mayor Williams stated that he talked with the current property owner several years ago about the possibilities of this project.

Mayor Williams opened the public hearing. No one came forward and the public hearing was closed.

Motion to move to second reading an Ordinance Amending the Central Point Zoning Map on Tax Lots 600, 700, and 1000 of 37S 2W 02DC (0.43 Acres) from R-3 (Residential Multifamily) to C-4 (Tourist and Office Professional) Zoning

RESULT:	1ST READING [UNANIMOUS]
	Next: 9/13/2018 7:00 PM
MOVER:	Michael Quilty, Ward II
SECONDER:	Taneeea Browning, Ward IV
AYES:	Williams, Dingler, Quilty, Thueson, Browning, Parsons
EXCUSED:	Rob Hernandez

- D **Second Reading Ordinance No. _____, Approving a Minor Zone Map Change on 2.0 acres from R-1-8 (Residential Single Family) to R-3 (Residential Multifamily). The property is located at 1849 Scenic Avenue and is identified on the Jackson County Assessor's Map as 37S 2W 03AB Tax Lot 4700.**

Mr. Humphrey stated that the Planning Commission conducted a public hearing in August to consider a minor zone map amendment request from R-1-8 to R-3. The subject property consists of 2.0 acres on Scenic Avenue immediately west of the existing Scenic Heights multifamily housing development. It is the applicant's intent to develop the property as a second phase to the adjoining multifamily development. The Planning Commission addressed three approval criteria during their deliberations:

1. **Comprehensive Plan Compatibility.** The current land use plan designation for the property was amended from low density residential to high density residential as part of the Land Use Element update in 2018. The updated Land Use Element is consistent with the proposed designation.
2. **Compatibility with Surrounding Land Uses and Zoning.** The abutting properties to the east are zoned R-3 and are developed with multi-family residential dwellings. The property to the south is zoned for civic uses and is

- developed with Scenic Middle School
- 3 Traffic Impacts A traffic impact analysis (TIA) is required to address compliance with the Comprehensive Plan, The Municipal Code and the Oregon State Transportation Planning Rule. The traffic generated by the increased land use intensity will not alter the functional classification of existing or planned infrastructure. The proposed zone change can be accommodated by the transportation network and is consistent with the Transportation Planning Rule.

It should be noted that there are utilities available for this designation, however RVSS would need to upgrade their lines in the future.

Planning Commission and Council Members have expressed their concerns about the intersection at Scenic/Upton/3rd/10th Streets. There are solutions that could be implemented but no change is recommended until plans have been submitted for the project.

Mayor Williams opened the public hearing.

Kim Parducci, Principle of Southern Oregon Transportation and Engineering. Ms. Parducci is here to answer any questions regarding traffic that the Council may have regarding this zone amendment. They concur with staff that no changes are necessary at this time. There are recommendations for 4 intersections in this area depending on future development. They have concluded that a simple mitigation to the entrance to the apartments would alleviate any current conditions. There are no recommended changes until we have more information about future development and where access points will be.

Ryan Hays - Director of Development for Housing Authority.

Mr. Hays recommends moving this ordinance to second reading. The valley is in need of housing and the zone change would allow affordable units. They have been interested in the property next to Scenic Heights for several years. The proposed expansion for Scenic Heights would be about five years out. They do not have drawings or plans at this time.

Mayor Williams closed the public hearing.

Motion to move to second reading An Ordinance Amending the Central Point Zoning Map from R-1-8 (Residential Single Family) to R-3 (Residential Multifamily) Zoning on a 2.0 Acre Property Located at 1849 Scenic Avenue (37S 2W 03AB Tax Lot 4700).

RESULT:	1ST READING [UNANIMOUS]
	Next: 9/13/2018 7:00 PM
MOVER:	Brandon Thueson, Ward III
SECONDER:	Tanea Browning, Ward IV
AYES:	Williams, Dingler, QUILTY, Thueson, Browning, Parsons
EXCUSED:	Rob Hernandez

E Second Reading of Ordinance No. _____, to consider amendments to Section 17.65.050, Table 2 Zoning Regulations--TOD District; and CPMC 17.67.070(D)(3)(a)(i)--Residential Building Facades. Applicant: City of Central Point.

Mr. Humphrey explained that that Planning Commission conducted a public hearing in August to consider miscellaneous zoning text amendments to the Transit Oriented Development (TOD) zoning and design standards. This is a Major zoning text amendment to CPMC 17.65.050 table 2 - Zoning Standards and will eliminate conflicts in LMR and MMR zones regarding utility easements. We are trying to promote less vehicles and more pedestrian traffic in the TOD area. Garages were moved to the back of the property in order to emphasize the front of the houses rather than garage doors.

CPMC 17.65.050 Table 2- Zoning Regulations

- To change the corner side yard setback minimum from 5 ft to 10 ft and eliminate the maximum setback to avoid conflicts between buildings and utility easements in the LMR and MMR zones
- To amend the Front Yard Setback minimum from 15 Ft to 0 ft in the GC and C zones as necessary to comply with the building design standard in CPMC 17.67.070(B)(2)(a). This section requires 75% of nonresidential and mixed-use projects to be built to the sidewalk edge.

CPMC 17.67.070(D)(3)(a)(i), Building Facades, Residential

- Attached garages facing a public street are limited to no more than 40% of the horizontal width of the front building façade. The standard aims to promote pedestrian-oriented building design on public streets and does not apply to alley or side loaded garages. According to local developers and contractors, this standard makes it difficult to build garages for homes on narrow lots that can accommodate standard and full size vehicle parking and access. The proposed amendment increases the allowable width of attached garages to 45% to accommodate vehicle parking in situations where alley or side access is not available.
- The proposed change provides the flexibility needed to provide usable covered parking in street loaded garages within the LMR and MMR zones while maintaining the intent of the TOD design standards. It should be noted that attached housing in the HMR zone cannot accommodate a front-loaded attached garage.

The proposed amendments follow the statewide planning goals, the Central Point Strategic Plan and the recent Central Point Comp Plan amendments.

Mayor Williams opened public hearing - no one came forward and the public hearing was cancelled

Motion to move to second reading an Ordinance Amending Central Point Municipal Code Chapter 17.65.050, Table 2 Zoning Regulations - TOD District; and 17.67.070(D)(3)(A)(i) - Single Family Attached and Detached Residential Buildings Façade to Address Utility Concerns, Eliminate Code Conflicts and Increase Attached Garage Width for Single Family Homes Facing a Public Street.

RESULT:	1ST READING [UNANIMOUS]
	Next: 9/13/2018 7:00 PM
MOVER:	Michael Quilty, Ward II
SECONDER:	Tanea Browning, Ward IV
AYES:	Williams, Dingler, Quilty, Thueson, Browning, Parsons
EXCUSED:	Rob Hernandez

VIII. MAYOR'S REPORT

Mayor Williams reported that

- He attended the D A R E Cruise He was happy to see less smoke that evening for the cruise
- He attended a Medford Water Commission meeting Things seem to be going well with the new Manager on board
- He attended the Central Point Greeter's at Banner Bank.

IX. CITY MANAGER'S REPORT

City Manager Chris Clayton reported that

- Staff has been working on a Personnel Policy Manual for the employees This is currently being reviewed by management and will be provided to the employees early in September After all the edits are done we will bring it before Council for approval
- One of our 2018 maintenance projects is to paint the old section of city hall and a new Police Department sign will be posted on the corner
- The forced annexation on Vilas Road is coming to its three year mark We will begin the process of annexing this property into the city as soon as is appropriate
- We are planning on being proactive in 2019 regarding weeds at the Central Point Cemetery We will be spraying for weeds early in the spring
- There will be some changes to the RVTB bus route in the coming months
- End of year financial statements look good regarding revenue and expenditures

X. COUNCIL REPORTS

Council Member Mike Quilty reported that he

- Attended a meeting at RVCOG to discuss surface transportation funds. They discussed where the funds have been spent. They will be going forward with the levy for transportation.
- He attended the study session.
- He will not be attending the September 13th meeting. He will be out of town.

Council Member Brandon Thueson attended the Study Session.

Council Member Bruce Dinger stated that he attended the Study Session. He also asked about the 5 year window for the Housing Authority project. Mr. Humphrey explained the time line for this project and that they have been approved and received funds for a project on Haskell.

Council Member Tanea Browning reported that

- She attended a Fire District No. 3 meeting where they presented two citizens recognition awards. There are three new fire wise communities in the District, and the application process for a firefighter position has opened. Nationally recruitment for first responders is becoming more necessary. The Scenic Fire Station bids are due September 5th. They are planning seismic work for the stations in the district.
- Her family attended the Friday night movies in the park.
- She attended a Crater Wine event.
- She attended the Adhoc Community Center meeting.
- She attended an RVCOG board meeting. The Josephine County food and friends program will be breaking ground shortly for their new facility.
- Jacksonville is proposing a \$20 utility fee to fund their Police Department.

Council Member Mike Parsons attended

- The D.A.R.E. events on Saturday.
- The Study Session where our Police Department introduced us to the new drug dog Sage and did a demonstration of skills for Mattis.

XI. DEPARTMENT REPORTS

Community Development Director Tom Humphrey reported that the City has received a request from the school district to rezone the Asante property. We plan to hold a public meeting to get the input from surrounding properties.

Police Chief Kris Allison reported that

- The D A R E event was a success again this year. The weather was nice and the smoke cleared for that afternoon. They are discussing ways to improve for next year.
- School will be starting soon and they have been preparing for that event.
- She attended a threat assessment conference in Anaheim last week and will be planning ways to implement it in the valley for the schools.

Parks and Public Works Director Matt Samitore reported that

- There were issues this week with the signal at Hwy 99 and Pine. There were wires cut while preparing for the rail crossing. Knife River will be working on the Twin Creeks Crossing next week.

Information Technology Director Jason Richardson attended a shake alert meeting. SORC and their dispatch team along with other emergency services will be working together to get out advance notification to first responders.

XII. EXECUTIVE SESSION - ORS 192.660 (2)(e) Real Property Transactions

A Motion to: Adjourn to Executive Session Under ORS 192.660(2)(e) Real Property Transactions

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Michael Quilty, Ward II
SECONDER:	Brandon Thueson, Ward III
AYES:	Williams, Dingler, Quilty, Thueson, Browning, Parsons
EXCUSED:	Rob Hernandez

B Potential Upton Road Property Lease

Council returned to regular session at 8:38 p.m.

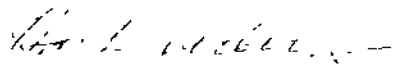
Motion directing the City Manager to finalize the lease for the Upton Property according to the specifics discussed in Executive Session and bring back for final authorization.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Brandon Thueson, Ward III
SECONDER:	Michael Parsons, At Large
AYES:	Williams, Dingler, Quilty, Thueson, Browning, Parsons
EXCUSED:	Rob Hernandez

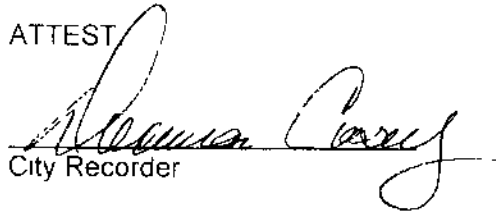
XIII. ADJOURNMENT

The foregoing minutes of the August 23, 2018, Council meeting were approved by the City Council at its meeting of September 13, 2018.

Dated


Mayor Hank Williams

ATTEST


City Recorder