

**CITY OF CENTRAL POINT  
City Council Meeting Agenda  
June 11, 2015**

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

**City Council**

**Mayor**  
Hank Williams

**Ward I**  
Bruce Dingler

**Ward II**  
Michael Quilty

**Ward III**  
Brandon Thueson

**Ward IV**  
Allen Broderick

**At Large**  
Rick Samuelson  
Tanea Browning

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

**Community  
Development**  
Tom Humphrey,  
Director

**Finance**  
Bev Adams, Director

**Human Resources**  
Barb Robson, Director

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

**Police**  
Kris Allison Chief

Next Res. 1422  
Next Ord. 2011

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

**II. PLEDGE OF ALLEGIANCE**

**III. ROLL CALL**

**IV. PUBLIC APPEARANCES – *Comments will be limited to 3 minutes per individual or 5 minutes if representing a group or organization.***

**V. CONSENT AGENDA**

- |            |  |
|------------|--|
| Page 2 - 7 | A. Approval of May 28, 2015 Council Minutes                    |
| 8 - 9      | B. Street Closures for Battle of the Bones                     |
| 10 - 11    | C. Street Closure for 4 <sup>th</sup> of July Freedom Festival |
| 12         | D. July Meeting Schedule Change                                |

**VI. ITEMS REMOVED FROM CONSENT AGENDA**

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

- |         |   |
|---------|---|
| 14 - 17 | A. Second Reading – Ordinance No. _____, An Ordinance Amending Chapter 8.04 Nuisances in Regards to Home Grown Marijuana and Medical Marijuana (Allison)  |
| 19 - 22 | B. Second Reading – Ordinance No. _____, An Ordinance Amending Section 8.02.010 Definitions Chronic Nuisance Property in Central Point Municipal Code (Allison)   |
| 24 - 93 | C. Public Hearing/First Reading – An Ordinance Amending the Comprehensive Plan Map (Minor) to Add Approximately 47 Acres to the Central Point Urban Growth Boundary North of Interstate 5, East and West of Blackwell Road in the Vicinity of the Seven Oaks Interchange (Exit 35) Including Portions of Dean Creek Road (Humphrey) |

- 95 - 96 D. Public Hearing – Resolution No. \_\_\_\_\_, A Resolution Certifying the Provision of Municipal Services by the City of Central Point, Oregon (Adams)
- 97 E. Public Hearing – Resolution No. \_\_\_\_\_, Electing to Receive State Revenue Sharing Funds for Fiscal Year July 1, 2015 – June 30, 2016 (Adams)
- 98 - 132 F. Public Hearing - Resolution No. \_\_\_\_\_, A Resolution to Adopt the Budget, Make Appropriations and Levy Taxes for the Biennial Budget Period July 1, 2015 through June 30, 2017 (Adams)
- 134 - 138 F. Resolution No. \_\_\_\_\_, A Resolution Adopting General Procedures for Fiscal Year 2015 - 2016 (Clayton)
- 140 - 142 G. Resolution No. \_\_\_\_\_, A Resolution Revising the Classification Pay Plan (Robson)
- 144 - 146 H. Resolution No. \_\_\_\_\_, A Resolution Extending Workers' Compensation Coverage to Volunteers of the City of Central Point (Robson)

**IX. BUSINESS**

- 148 A. Freeman Road Waterline Replacement (Samitore)

**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**

# Consent Agenda

**CITY OF CENTRAL POINT  
City Council Meeting Minutes  
May 28, 2015**

**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, Rick Samuelson, and Mike Quilty were present.

City Manager Chris Clayton; City Attorney Sydnee Dreyer; Police Chief Kris Allison; Community Development Director Tom Humphrey; Finance Director Bev Adams; Parks and Public Works Director Matt Samitore; and City Recorder Deanna Casey were also present.

**IV. SPECIAL PRESENTATION – MAYA Scholarship Award**

Multicultural Committee Chair Amy Sweet presented Caitlin Wright with a \$500 scholarship for her commitment to helping others see that personality is more important than skin color.

**IV. PUBLIC APPEARANCES**

Bernard Spahn, Medford Resident  
Mr. Spahn stated that when smoking bans went into place the citizens all learned the rules and are now accustomed to the regulations that were put into place. With the approval of Measure 91 people will do the same and get use to the idea of Marijuana being grown and sold in Oregon. He did not state if he was for or against the ordinance being presented at the meeting tonight.

**V. CONSENT AGENDA**

**A. Approval of May 14, 2015 City Council Minutes**

**Mike Quilty moved to approve the Consent Agenda.** Brandon Thueson seconded. Roll call: Hank Williams, yes; Bruce Dingler, yes; Tanea Browning, yes; Brandon Thueson, yes; Allen Broderick, yes; Rick Samuelson, yes; and Mike Quilty, yes. Motion approved.

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

**A. Ordinance No. 2007, An Ordinance Amending Title 8 of the Central Point Municipal Code, by Adding Chapter 8.45 Homegrown and Medical Marijuana**

Community Development Director Tom Humphrey explained that this is the second reading of an Ordinance restricting homegrown and medical marijuana grows in the Central Point City Limits. The Council held a public hearing at the first reading on May 14, 2015.

He explained that there were no recommended changes to the Ordinance at the first reading. The proposed ordinance will require marijuana cultivators engaged in recreational or medicinal cultivation, drying, production, processing, keeping or storage of marijuana to ensure that this marijuana is not accessible, visible or order causing to other persons or property.

**Council Member Rick Samuelson moved to approve Ordinance No. 2007, An Ordinance Amending Title 8 of the Central Point Municipal Code, by Adding Chapter 8.45 Homegrown and Medical Marijuana.** Mike Quilty Seconded. Roll call: Hank Williams, yes; Bruce Dingler, yes; Tanea Browning, yes; Brandon Thueson, yes; Allen Broderick, yes; Rick Samuelson, yes; and Mike Quilty, yes. Motion approved.

**B. Ordinance No. 2008, An Ordinance Amending the Central Point Municipal Code to Add Section 3.25 Park Maintenance Fee Regarding the Adoption of a Parks Maintenance Fee for City Parks**

Parks and Public Works Director Matt Samitore explained that this is the second reading of an ordinance putting in place a \$1.00 Parks Maintenance Fee. The city will start collecting this fee in July, 2015. The Citizens will see the fee on their July water bills. There were no recommended changes at the first reading of the Ordinance. The funds received from this fee will be dedicated to the maintenance of current park facilities.

**Bruce Dingler moved to approve Ordinance No. 2008, An Ordinance Amending the Central Point Municipal Code to Add Section 3.25 Park Maintenance Fee Regarding the Adoption of a Parks Maintenance Fee for City Parks.** Tanea Browning seconded. Roll call: Hank Williams, yes; Bruce Dingler, yes; Tanea Browning, yes; Brandon Thueson, yes; Allen Broderick, yes; Rick Samuelson, no; and Mike Quilty, yes. Motion carried.

**C. Ordinance No. 2009, An Ordinance Amending the Central Point Municipal Code to Add Section 3.26 Public Safety Fee regarding the adoption of a Public Safety Fee for Increased Funding of Public Safety.**

City Manager Chris Clayton reported that there were no recommendations at the first reading of an Ordinance setting a \$1.00 public safety fee. This fee will be collected on a monthly basis from the Central Point water bills starting in July. The funds generated from this fee will be dedicated to the City's School Resource Officer positions.

**Council Member Brandon Thueson moved to approve Ordinance No. 2009, An Ordinance Amending the Central Point Municipal Code to Add Section 3.26 Public Safety Fee regarding the adoption of a Public Safety Fee for**

**Increased Funding of Public Safety.** Mike Quilty seconded. Roll call: Hank Williams, yes; Bruce Dinger, yes; Tanea Browning, yes; Brandon Thueson, yes; Allen Broderick, yes; Rick Samuelson, no; and Mike Quilty, yes. Motion carried.

**D. Ordinance No. 2010, An Ordinance Creating Section 1.04.060 Uniform Appeal and Hearing Procedure of the Central Point Municipal Code.**

Mr. Clayton explained that the proposed ordinance puts in place procedures to appeal administrative decisions of the City Council through ordinance adoptions. The Council recommended removing the option of an appellate board from the process. Appeals to administrative ordinances will now go directly before the City Council. Those corrections were made to the ordinance being voted on tonight.

**Council Member Mike Quilty moved to approve Ordinance No. 2010, An Ordinance Creating Section 1.04.060 Uniform Appeal and Hearing Procedure of the Central Point Municipal Code.** Rick Samuelson seconded. Roll call: Hank Williams, yes; Bruce Dinger, yes; Tanea Browning, yes; Brandon Thueson, yes; Allen Broderick, yes; Rick Samuelson, yes; and Mike Quilty, yes. Motion approved.

**E. Public Hearing/First Reading of an Ordinance Amending Chapter 8.02.010 Chronic Nuisance Property Definitions Regarding Marijuana in Residential Neighborhoods**

Police Chief Kris Allison explained that the proposed amendment is to include violations regulating homegrown and medical marijuana. This will allow the city to deem a violation of chapter 8.45 as a chronic nuisance property if violations occur. This is a housekeeping item regarding the homegrown marijuana concerns in town.

Chief Allison stated there is one recommended change to strike out all references to residential neighborhoods. After some discussion staff would like to see this cover the enter area of Central Point, not just the residential areas. All references to residential neighborhoods will be removed for the second reading.

Mayor Williams Opened the Public Hearing. No one came forward and the public hearing was closed.

**Council Member Mike Quilty moved to second reading an Ordinance Amending Chapter 8.02.010 Chronic Nuisance Property Definitions Regarding Marijuana in Residential Neighborhoods.** Brandon Thueson seconded. Roll call: Hank Williams, yes; Bruce Dinger, yes; Tanea Browning, yes; Brandon Thueson, yes; Allen Broderick, yes; Rick Samuelson, yes; and Mike Quilty, yes. Motion approved.

**F. Public Hearing/First Reading of an Ordinance Amending Chapter 8.04 Nuisances in Regards to Homegrown Marijuana and Medical Marijuana**

Chief Allison explained that this is a housekeeping item to put in place the tools needed to enforce the homegrown regulations the council has approved. This ordinance allows the city to deem grows a nuisance affecting public health regarding odors emanating from the premise, noise from a grow operation, visibility of marijuana from outside a household, and failure to maintain marijuana in a secure structure as defined in 8.45.

Mayor Williams Opened the Public Hearing. No one came forward and the public hearing was closed.

There was discussion regarding the guidelines for what is considered a proper structure in regards to marijuana grows. The general penalty for code violations will cover any violation under this new ordinance, no additional penalties' are recommended at this time.

Mr. Clayton explained that the open burning issue that was brought before the Council at the May 14<sup>th</sup> meeting is covered under this Chapter.

**Council Member Rick Samuelson moved to second reading an Ordinance Amending Chapter 8.04 Nuisances in Regards to Homegrown Marijuana and Medical Marijuana.** Tanea Browning seconded. Roll call: Hank Williams, yes; Bruce Dingler, yes; Tanea Browning, yes; Brandon Thueson, yes; Allen Broderick, yes; Rick Samuelson, yes; and Mike Quilty, yes. Motion approved.

**G. Resolution No. 1421, Approving a Supplemental Budget for the 2014/15 Fiscal Year**

Finance Director Bev Adams explained the reason for the supplemental budget is because of increased cost in liability insurance, park playground equipment that was approved as an add in item for the budget and a budget correction that was missed during the final preparation of the document last year. There are also forfeiture funds from the High Tech Crimes Unit, and Freeman Road cost increases. This is a public hearing because it is over the 10% that is allowed by State Law.

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

There was discussion regarding the increase in liability insurance. This was not caused by accidents at the city. Some members in the insurance pool made some poor decisions regarding employee terminations causing the cost of the pool to increase. Staff explained that it is best for us to stay in the insurance pool with CIS our rates have not increased in several years. The cost of being self-insured could be very expensive if there were a large claim against the city.

**Council Member Mike Quilty moved to approve Resolution No. 1421, Approving a Supplemental Budget for the 2014/15 Fiscal Year.** Rick Samuelson seconded. Roll call: Hank Williams, yes; Bruce Dingler, yes; Tanea Browning, yes; Brandon Thueson, yes; Allen Broderick, yes; Rick Samuelson, yes; and Mike Quilty, yes. Motion approved.

## **VII. MAYOR'S REPORT**

Mayor Williams reported that:

- He attended the Rodeo Sponsor Kick-Off at the Dodge Dealer for the National Anthem competition.
- He attended the Rodeo Sponsor Dinner.
- He attended the Memorial Day event with state representatives.
- He attended a town hall meeting at Crater High school that Senator Merkley was presenting.
- He attended the special Medford Water Commission meeting specifically for surrounding cities.

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

City Manager Chris Clayton reported that:

- The city lost two family members this week. Didi Thomas who retired from the Planning Department passed away on Friday, and Rick Bartlett who worked for the City for almost 30 years passed away on Monday. The City will plant a memorial tree for Mrs. Thomas and installing a bench for Mr. Bartlett.
- He attended the Memorial Day event at Don Jones Park, it was well attended with approximately 300 people.
- He attended the Medford Water Commission meeting. They will be doing a projection for the next twenty years using the RPS numbers.
- Senate Bill 964 puts teeth into the medical marijuana law and has momentum in the Senate.
- Council members may hear about a property dispute between the Bel-Tone property and the new owners of the Pfaff building. This is a civil matter and the city has no easy solution for them. He will send more information in his weekly report.
- We will begin an outreach program for the citizens regarding the two new fees and the marijuana grow regulations.

## **IX. COUNCIL REPORTS**

Council Member Mike Quilty reported that:

- he attended the Airport Advisory Committee meeting. The airport is closing down the run way late at night to complete some construction.
- He received a phone call from a citizen regarding fence issues. He is wondering if the city has any laws regarding sharing the cost of replacing fences between properties. It was explained that this would be covered in some CC&Rs, but it would be a civil matter, not something regulated by the City.

Council Members Brandon Thueson and Rick Samuelson reported they attended the Study Session.

Council Member Tanea Browning reported that she attended:

- Greeters at the Big House.



- the Fire District meeting.
- the Memorial Day event at Don Jones Park.
- the Town Hall meeting.
- the Medford Water Commission meeting for local cities.
- the Rodeo Sponsor Dinner.

Council Member Allen Broderick had no report.

## **X. DEPARTMENT REPORTS**

Parks and Public Works Director Matt Samitore reported that:

- the Freeman Road project has come to a standstill because we now need to replace 700 feet of asbestos water line. He will be using any excess amount budgeted for the 2015/17 budget year. This was an unexpected delay and cost for the project. He is hoping the project will be done in mid to late August.
- There have been several inquiries for development projects over the last few weeks. It looks like we should be having an uptake in development very soon.

Police Chief Kris Allison reported that:

- The City has given a conditional job offer to Derreck Moore to move into a police officer position. If he accepts the offer we will be advertising for a Community Service Officer position.
- The Central Point Police Department will oversee the CERT operations and training for the city.

Finance Director Bev Adams had no report.

Community Development Director Tom Humphrey left earlier in the meeting.

## **XII. ADJOURNMENT**

Mike Quilty moved to adjourn, Allen Broderick seconded, all said "aye" and the Council Meeting was adjourned at 7:58 p.m.

The foregoing minutes of the May 28, 2015, Council meeting were approved by the City Council at its meeting of June 11, 2015.

Dated:

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

ATTEST:

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



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**STAFF REPORT**

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**DATE:** JUNE 4, 2015  
**TO:** HONORABLE MAYOR AND CITY COUNCIL  
**FROM:** MATT SAMITORE, DIRECTOR

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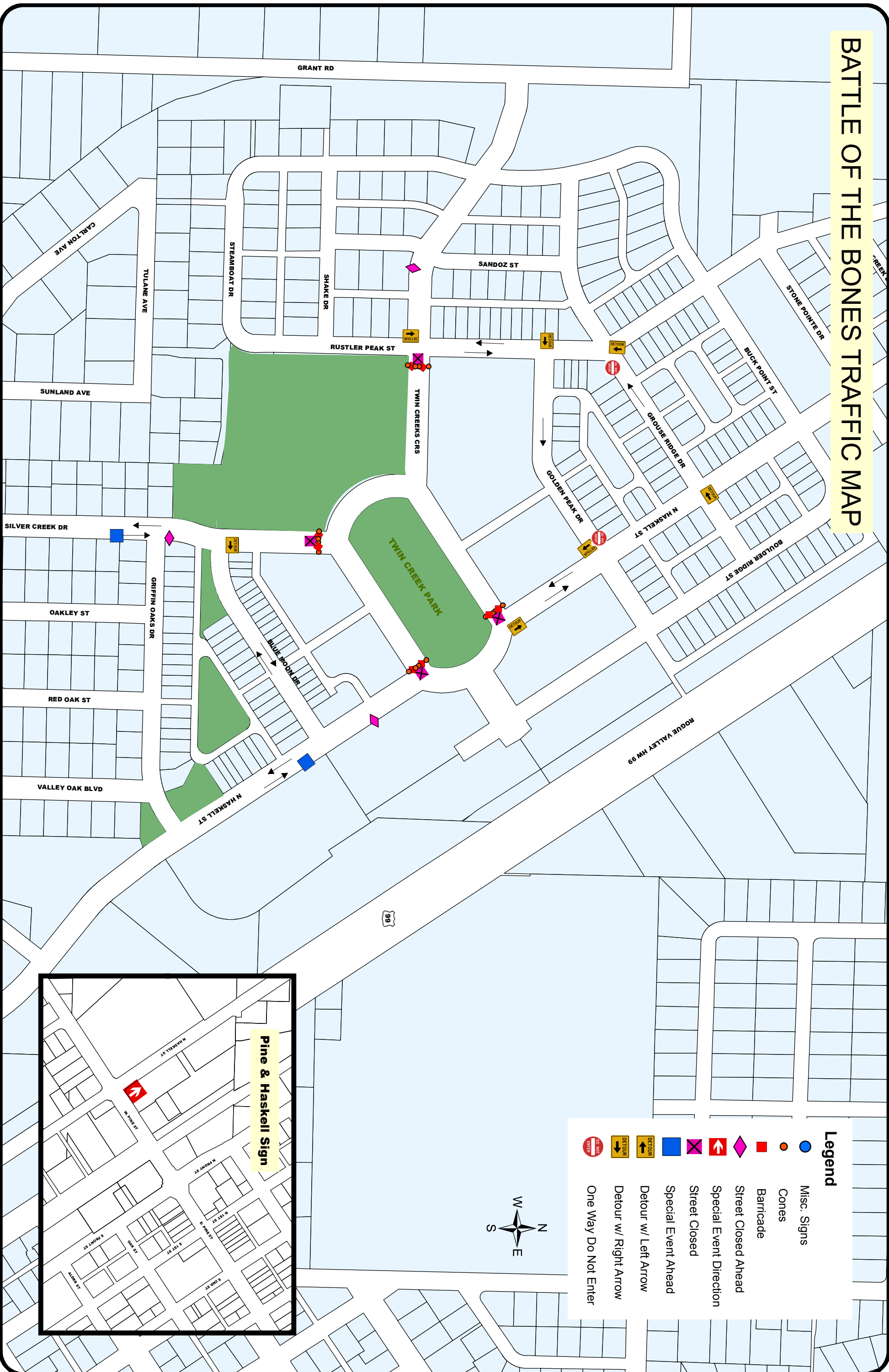
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**SUBJECT:** Temporary Street Closures for Battle of the Bones 2014.

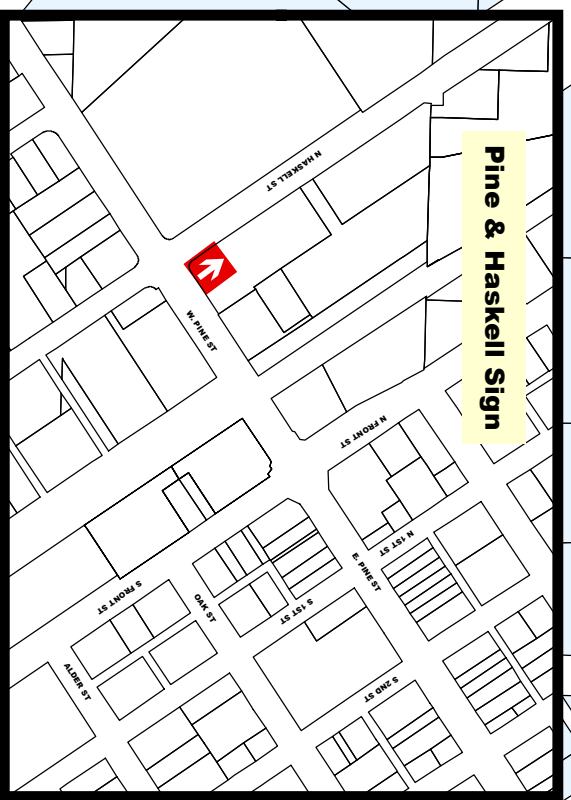
**SUMMARY:** The 2014 Battle of the Bones event will be held on June 26 and 27 in Twin Creeks Park. General setup will be start on Monday June 22. The shutdown will go into full effect on Friday, June 26. Portions of the North and South side of the loop will be starting to be closed on Thursday June 19.

**RECOMMENDED MOTION:** Staff recommends the temporary street closures.

# BATTLE OF THE BONES TRAFFIC MAP



- Legend**
- Misc. Signs
  - Cones
  - Barricade
  - Street Closed Ahead
  - Special Event Direction
  - Street Closed
  - Special Event Ahead
  - Street Closed
  - Detour w/ Left Arrow
  - Detour w/ Right Arrow
  - One Way Do Not Enter





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STAFF REPORT

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**DATE:** JUNE 4, 2015  
**TO:** HONORABLE MAYOR AND CITY COUNCIL  
**FROM:** MATT SAMITORE, DIRECTOR

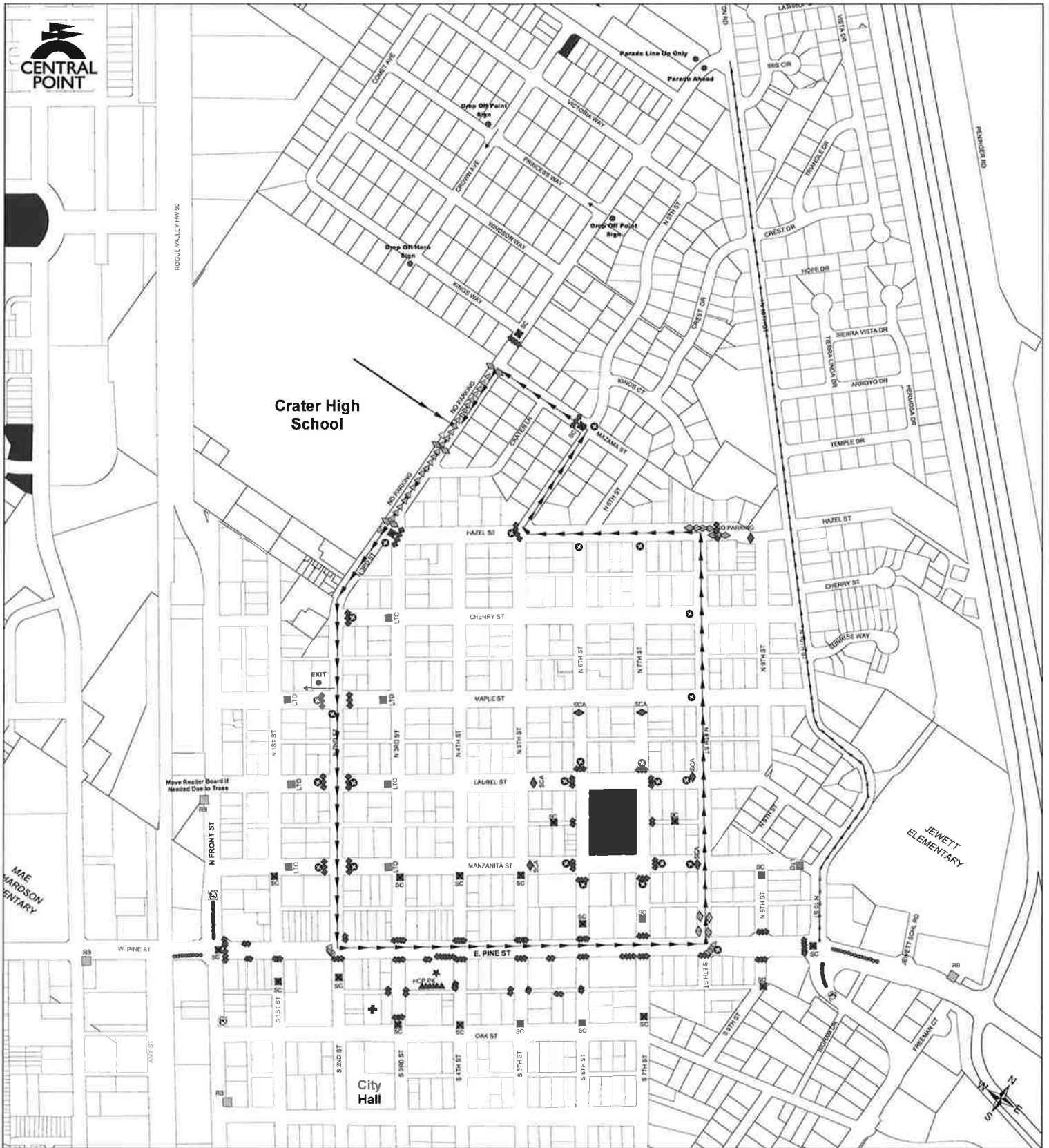
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**SUBJECT:** Temporary Street Closure for Fourth of July Parade/Celebration.

**SUMMARY:** The City of Central Point in collaboration with the Central Point Chamber of Commerce are holding the annual Fourth of July Parade and Celebration in the park and the second annual fun run. Several downtown streets will be temporarily closed during the event. One northbound lane on Highway 99 shall also be shut down for the adult fun run. An attached map shows the shutdowns and parade route.

**RECOMMENDED MOTION:** Staff recommends the temporary street closure.



### Legend

- |                 |                        |                           |                   |                       |                    |
|-----------------|------------------------|---------------------------|-------------------|-----------------------|--------------------|
| • Misc. Signs   | ▲ 6 Handicap Paking    | ◆ 7 Street Closed Ahead   | ■ 4 Reader Board  | ⊕ Volunteer Post (25) | — Parade Route     |
| • 52 Cones      | △ 35 Delineator        | ■ 22 Street Closed        | ⊘ 2 No Left Turn  | △ Caution Tape        | - - - Detour Route |
| ■ 167 Barricade | ■ 8 Local Traffic Only | ◇ 17 No Parking Barricade | ⊘ 1 No Right Turn | ★ Command Post        |                    |
|                 |                        |                           |                   | ⊕ Triage              |                    |

# Staff Report



Administration Department

Chris Clayton, City Manager  
Deanna Casey, City Recorder

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TO: Honorable Mayor and City Council  
FROM: Deanna Casey, City Recorder  
SUBJECT: Change in July Council Meeting Schedule  
DATE: June 11, 2015

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Our future agenda schedule dictates the need for only one council meeting in July. The Oregon City/County Managers Association Conference conflicts with the first meeting in July. The preference is to hold one meeting mid-month on July 16, 2015 and one Study Session on July 20th.

Unless there are conflicts with the Council, staff recommends the following schedule for July, 2015.

**Cancel:**  
**July 9, 2015 Meeting**  
**July 23, 2015 Meeting**

**Recommended meetings:**  
**July 16, 2015 Council Meeting**  
**July 20, 2015 Study Session**

**MOTION:**

Approve the Consent agenda as presented.

# **Ordinance**

# **Nuisance Ordinance Amendments**



**STAFF REPORT**

June 11, 2014

**AGENDA ITEM:**

This is a revision to the nuisances ordinance adding nuisances affecting public health including homegrown or medical marijuana grows. Any violation of Chapter 8.45 shall be deemed a nuisance affecting public health, including but not limited to odors emanating from the premise; noise from grow operations emitting from the premises; visibility of marijuana from outside the household as defined therein; and failure to maintain such marijuana cultivation within a secure structure as defined in Chapter 8.45.

**STAFF SOURCE:**

Kristine Allison, Chief of Police

**BACKGROUND/SYNOPSIS:**

This is an amendment to the nuisance ordinance to include homegrown and medical marijuana grows to deem it a nuisance affecting public health regarding odors emanating from the premise, noise from a grow operation, visibility of marijuana from outside a household, and failure to maintain marijuana in a secure structure defined in 8.45.

At the first reading of this Ordinance on May 28, 2015, staff recommended removing any reference to residential property. Those references have been removed.

**FISCAL IMPACT:**

There is no financial impact to the City.

**ATTACHMENTS:**

Chapter 8.04 Nuisances

**RECOMMENDATION:**

To amend Chapter 8.04 to include homegrown and medical marijuana grows deemed a nuisance if not in compliance with Chapter 8.45.

**PUBLIC HEARING REQUIRED:**

No the Public Hearing was held on May 28, 2015.

**SUGGESTED MOTION:**

Motion to amend the nuisance ordinance 8.04 to include homegrown and medical marijuana grow deemed a nuisance in 8.04.040 (i) as defined in Chapter 8.45.



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

**AN ORDINANCE AMENDING CHAPTER 8.04 NUISANCES OF THE  
CENTRAL POINT MUNICIPAL CODE**

RECITALS:

1. Words ~~lined through~~ are to be deleted and words **in bold** are added.
2. Oregon Measure 91 and House Bill 3460 failed to address local concerns regarding the growth of medical and home-grown recreational marijuana. As a “home-rule” city, Central Point believes marijuana-related impacts to the safety, welfare and property of Central Point residents is important and feels the need to address related concerns.
3. The Central Point City Council has recently amended the Municipal Code to apply new regulations regarding home-grown marijuana and medical marijuana as it pertains to residential property.
4. Although specifically regulated via city ordinance, medical and home-grown recreational marijuana have the potential to negatively impact adjacent property and property owners.
5. The Central Point City Council believes the proposed nuisance ordinance amendments, to include medical and recreational marijuana, are prudent.

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

SECTION 1. Section 8.04 is hereby amended to read as follows:

**Chapter 8.04  
NUISANCES**

Sections:

- [8.04.040](#) Nuisances affecting public health.
- [8.04.050](#) Attractive Nuisances
- [8.04.140](#) Summary abatement.

8.04.040 Nuisances affecting public health.

The following are declared to be nuisances affecting the public health and may be abated in the manner prescribed by this chapter:

A. Privies. Any open vault or privy maintained within the city, except those privies used in connection with construction projects and constructed in accordance with the directions of the city engineer;

B. Debris on Private Property. All accumulations of debris, rubbish, manure and other refuse located on private property and which has not been removed within a reasonable time and which affects the health, safety or welfare of the city;

C. Stagnant Water. Any pool of water which is without a proper inlet or outlet and which, if not controlled, will be a breeding place for mosquitoes and other similar insects;

D. Water Pollution. The pollution of any body of water or stream or river by sewage, industrial wastes or other substances placed in or near such water in a manner that will cause harmful material to pollute the water;

E. Food. All decayed or unwholesome food which is offered for human consumption;

F. Odor. Any premises which are in such a state or condition as to cause an offensive odor or which are in an unsanitary condition;

G. Burning Garbage or Refuse. Any burning of garbage or refuse;

H. Air Pollution. The pollution of any air within the city, whether from a source within or without the city, by depositing smoke, particulate, odor or heat into the air by any means;

**I. Homegrown or Medical Marijuana Grows. Any violation of Chapter 8.45 shall be deemed a nuisance affecting public health, including but not limited to odors emanating from the premises or indoor structure; noise from grow operations emitting from the premises or indoor structure; visibility of marijuana from outside the household, premises or indoor structure as defined therein; and failure to maintain such marijuana cultivation within a secure structure as defined in Chapter 8.45.**

J. Any street, road, alley, bridge, culvert, ditch or body of water within the city, whether privately or publicly owned, which is open to use by the public, and which is in such a condition or state of disrepair as to constitute an immediate hazard to the health, safety or welfare of any person

#### 8.04.050 Attractive Nuisances.

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A. No owner, lessee, occupant or other person having control, custody or management of any premises shall suffer or permit to remain unguarded upon the premises any machinery, equipment, **homegrown or medical marijuana**, or other devices which are attractive and dangerous to children.

B. No owner, lessee, occupant or person having control, custody or management of any premises shall suffer or permit to remain unguarded upon the premises a pit, quarry, cistern, well or other excavation.

C. A nuisance as described in this section may be abated as provided in this chapter.

8.04.140 Summary abatement.

The abatement procedure provided by Sections [8.04.100](#) through [8.04.130](#) is not exclusive; and furthermore, the health officer, the chief of the fire department and the police officers of this city may proceed summarily to abate a health or other nuisance which unmistakably exists and from which there is imminent danger to human life or property, **including but not limited to failure to secure medical or homegrown marijuana so as to prevent access by children, visitors, casual passersby, vandals or anyone not licensed , authorized, or legally permitted to possess medical or homegrown marijuana.**

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 \_\_\_\_\_, 2015.

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

ATTEST:

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

**Ordinance**

**Chronic Nuisance**

**Ordinance**

**Amendments**



**STAFF REPORT**

June 11, 2014

**AGENDA ITEM:**

This is a revision to the chronic nuisance property ordinance adding nuisance activities to include violation of Chapter 8.45 regulating homegrown and medical marijuana.

**STAFF SOURCE:**

Kristine Allison, Chief of Police

**BACKGROUND/SYNOPSIS:**

This is an amendment to the chronic nuisance ordinance to include violations of the additions regulating homegrown and medical marijuana. This will allow the City of Central Point to deem a violation of chapter 8.45 as a chronic nuisance property if violations occur.

At the first reading of this Ordinance on May 28, 2015, staff recommended removing any reference to residential property. Those references have been removed.

**FISCAL IMPACT:**

There is no financial impact to the City.

**ATTACHMENTS:**

Chapter 8.02 Chronic Nuisance Property Amendment

**RECOMMENDATION:**

To amend Chapter 8.02 Chronic Nuisance Property to include Chapter 8.45 regulating homegrown and medical marijuana.

**PUBLIC HEARING REQUIRED:**

No, the Public Hearing was held May 28, 2015.

**SUGGESTED MOTION:**

Motion to approve Ordinance No. \_\_\_\_\_, Amending Section 8.02.010 Definitions Chronic Nuisance Property of the City of Central Point Municipal Code.

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

**AN ORDINANCE AMENDING SECTION 8.02.010 DEFINITIONS CHRONIC NUISANCE PROPERTY OF THE CENTRAL POINT MUNICIPAL CODE**

RECITALS:

1. Words ~~lined through~~ are to be deleted and words **in bold** are added.
2. Oregon Measure 91 and House Bill 3460 Failed to address local concerns regarding the growth of medical and home-grown recreational marijuana. As a “home-rule” city, Central Point believes marijuana-related impacts to the safety, welfare and property of Central Point residents is important and feels the need to address related concerns.
3. The Central Point City Council has recently amended the Municipal Code to apply new regulations regarding home-grown marijuana and medical marijuana as it pertains to residential property.
4. Although specifically regulated via city ordinance, medical and homegrown recreational marijuana have the potential to negatively impact adjacent property and property owners.
5. The Central Point City Council believes the proposed chronic nuisance ordinance amendments, to include medical and recreational marijuana, are prudent.

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

SECTION 1. Section 8.02.010 Definitions is hereby amended as follows:

**Chapter 8.02  
CHRONIC NUISANCE PROPERTY**

Sections:

8.02.010 Definitions.

8.02.010 Definitions.

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For purposes of this chapter, the following definitions apply:

“Chronic nuisance property” means property on which two or more nuisance activities **(as defined below)** have occurred during any thirty-day period; property on which, or

within two hundred feet of, any person associated with the property has engaged in two or more nuisance activities during any thirty-day period; or property which, upon request for execution of a search warrant, has been the subject of a determination by a court that probable cause that possession, manufacture, or delivery of a controlled substance or related offenses under Oregon law have occurred within the previous thirty days; and the execution of the search warrant has resulted in the discovery of such controlled substances, **and/or property on which two or more citations for violations of the Nuisance Ordinance Chapter 8.04 have been served on the owner, tenant, agent, guest or licensee of the property in any consecutive thirty (30) day period.**

“Nuisance activities” means any of the following activities, behaviors or criminal conduct, as defined under Oregon state law: harassment; intimidation; disorderly conduct; assault or menacing; sexual abuse, contributing to the delinquency of a minor, or sexual misconduct; public indecency; prostitution or related offenses; alcoholic liquor violations; theft; arson or related offenses; possession, manufacture, or delivery of a controlled substance or related offenses; illegal gambling; criminal mischief; any attempt to commit (as defined by ORS [161.405](#)), or conspiracy to commit (as defined by ORS [161.455](#)), any of the above offenses; unlawful discharge of a firearm; unlawful operation of sound-producing or reproducing equipment or unnecessary noise.

“Control” means the ability to regulate, restrain, dominate, counteract or govern conduct that occurs on a property.

“Person in charge” means any person, in actual or constructive possession of a property, including but not limited to an owner or occupant of property under his or her dominion, ownership or control.

“Permit” means to suffer, allow, consent to, acquiesce by failure to prevent, or expressly assent or agree to the commission of an act.

“Person” means any natural person, agent, association, firm, partnership or corporation capable of owning, occupying or using property in the city of Central Point.

“Property” means any property, including land and that which is affixed, incidental or appurtenant to land, including but not limited to any business or residential premises, room, house, parking area, loading area, landscaping, building or structure or any separate part, unit or portion thereof, or any business equipment, whether or not permanent. For property consisting of more than one unit, property is limited to the unit or the portion of the property on which any nuisance abatement has occurred or is occurring, but includes areas of the property used in common by all units of property

including without limitation other structures erected on the property and areas used for parking, loading and landscaping.

“Person associated with” means any person who, on the occasion of a nuisance activity, has entered, patronized, visited, or attempted to enter, patronize or visit, or waited to enter, patronize or visit a property or person present on a property, including without limitation any officer, director, customer, agent, employee, or any independent contractor of a property, person in charge, or owner thereof.

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 \_\_\_\_\_, 2015.

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

ATTEST:

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



# **Public Hearing/ Ordinance**

## **UGB Amendment**



## STAFF REPORT

June 11, 2015

### **AGENDA ITEM: File No. 14009**

Consideration of an Amendment to the Comprehensive Plan Map (Minor) to add approximately 47 acres to the City of Central Point Urban Growth Boundary (UGB) north of Interstate 5, east and west of Blackwell Road in the vicinity of the Seven Oaks Interchange (Exit 35) including portions of Dean Creek Road. County File No. LRP 2013-00006 and City File No. 14009; **Applicant:** City of Central Point.

### **STAFF SOURCE:**

Tom Humphrey AICP , Community Development Director

### **BACKGROUND:**

The adoption of the proposed Minor Map Amendment would amend the County and City Comprehensive Plan Maps by adding approximately 47 acres of employment land to the Central Point UGB. The City Council passed a Resolution of Intent (No. 1378) in August 2013 to initiate changes to its UGB in response to a request by Cardmoore Trucking to bring their property at Seven Oaks Interchange into the City of Central Point. In order to extend the UGB to the Cardmoore property, the City completed an earlier UGB Amendment south of this proposal in order for it to be contiguous.

The land proposed for amendment includes property that is in the ownership of the Card Family and Stallion Land Company. There are some portions of right-of-way that are either under the jurisdiction of Jackson County or the Oregon Department of Transportation (ODOT). The land being added to the UGB will retain the County Comprehensive Plan designation and zoning until such time as the properties are annexed and the appropriate City zoning is applied.

A public hearing was conducted at a joint meeting of the Central Point and Jackson County Planning Commissions on May 7, 2015. Each Commission recommended unanimously in favor of this amendment.

### **ISSUES:**

City and County's Regional Plan Elements include a provision *that prior to expansion of the Central Point Urban Growth Boundary into any Urban Reserve Area, the City and Jackson County shall adopt an agreement (Area of Mutual Planning Concern) for the management of Gibbons/Forest Acres Unincorporated Containment Boundary* (Performance Indicators 4.1.9.5). The two agencies concluded that the best way to address this condition was to amend the pre-existing City/County agreement. The UGBMA was adopted earlier this year and this Regional Plan provision was satisfied.

Other conditions of the Regional Plan Element include; 1) the creation of Conceptual Land Use and Transportation Plans (Performance Measure 4.1.7 and 4.1.8); 2) the adoption of an Interchange Area Management Plan (IAMP) for Seven Oaks Interchange Area (Performance Measure 4.1.9.1); and 3) the formation of and receipt of recommendations from a County Appointed Agricultural Task Force (Performance Measure 4.1.20).

Each of these conditions have been addressed. The City Council may recall its approval of a Conceptual Plan for URA CP-1B. This plan has been vetted and approved by the Rogue Valley MPO and by the

Rogue River Valley Irrigation District. Regarding issues of roadway access, the applicant has worked out temporary and long range access to their property from Blackwell Road. City staff participated in the Agricultural Task Force and contributed to the recommendations the County Board of Commissioners incorporated in the County Comprehensive Plan.

**FINDING:** The proposed UGB Amendment may proceed having satisfied conditions and being in compliance with the GBCVRP Performance Indicators, adopted pursuant to the requirements of ORS 197.656(2)(b)(C).

The City has criteria for initiating amendments to the comprehensive plan or the urban growth boundary (ref. CPMC Section 17.96.200). The Urban Growth Boundary Management Agreement with Jackson County also provides a process for considering and adopting this UGB Amendment.

**FINDING:** The proposed Minor Boundary Line Adjustment is consistent with the Central Point Municipal Code - *Comprehensive Plan and Urban Growth Boundary Amendments* and with the City/County UGBMA and it also satisfies the requirements of the GBCVRP and the City's Regional Plan Element.

The County's record requirements are fairly extensive with a file consisting of 971 pages. In an effort to assist City Council in their review and action on this item, City staff has limited attachments to the Applicant's map (Attachment A) and only a few excerpts from the County's record (Attachment B). If there are members of the Council who would like to review additional excerpts identified in the Exhibit Schedule, these can be viewed in the Community Development Department or at the Council meeting on Thursday night. An ordinance to amend the UGB is included as Attachment C.

**ATTACHMENTS:**

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Attachment "A" – Map of Cardmoore Urban Growth Boundary Amendment from Atlas Page 1  
Attachment "B" – Exhibit Schedule and Excerpts from Jackson County Staff Report dated April 29, 2015  
Attachment "C" – Ordinance No. \_\_\_ An Ordinance Amending the Comprehensive Plan Map (Minor) to Add Approximately 47 acres to the Central Point Urban Growth Boundary north of Interstate 5, east and west of Blackwell Road in the vicinity of the Seven Oaks Interchange (Exit 35) including portions of Dean Creek Road.

**ACTION:**

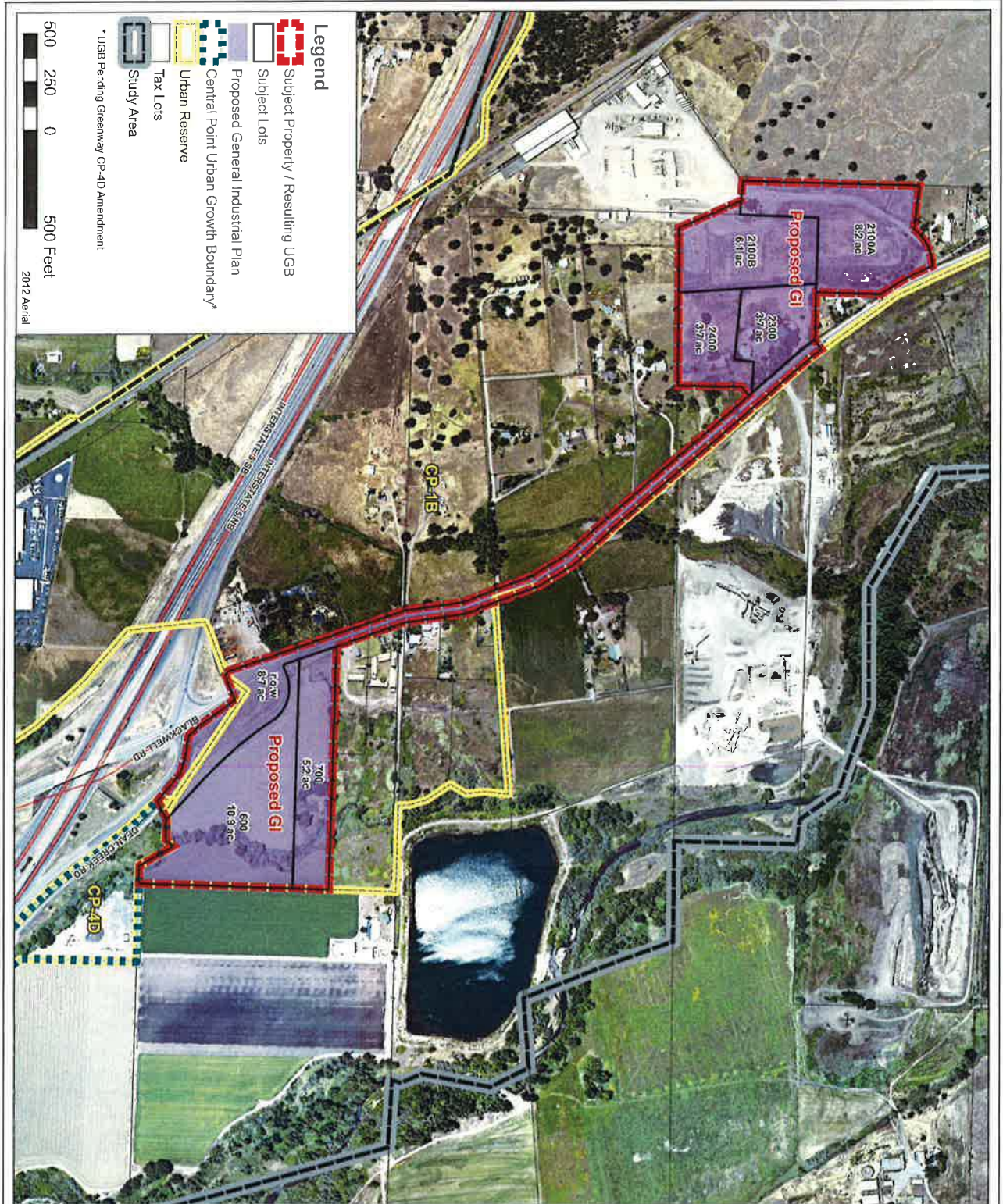
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Open public hearing and consider the proposed amendment to the Urban Growth Boundary, close public hearing and 1) move to second reading; 2) move to second reading with revisions; 3) deny the proposal.

**RECOMMENDATION:**

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Direct Staff to schedule the second reading for the next regularly scheduled City Council meeting (June 25, 2015) to approve an amendment to the UGB.



CARDMOORE URBAN GROWTH BOUNDARY AMENDMENT ©

**Subject Property &  
Proposed General Industrial  
Comprehensive Plan**



# ATTACHMENT " B "

**FILE NO:** LRP2013-00006      **APPLICANT:** CARDMOORE PROPERTIES ET AL  
**HEARING DATE:** 5/7/2015      **HEARING BODY:** J.C.PLNG.COMM. & C.P. PLNG. COMM.  
**TIME:** 6:00 P.M.      **LOCATION:** CP COUNCIL CHAMBERS, 140 S 3<sup>RD</sup> ST., CENTRAL POINT

## EXHIBIT SCHEDULE

EXHIBIT NO.	NATURE OF EXHIBIT
1 Page 1	Memo to Jackson County Planning Commission submitted by Staff, date 4-24-15
2 Page 2	Zoning Map submitted by Staff, dated 1-28-15
3 Page 3	Soils Map submitted by Staff, dated 3-10-15
4 Page 4	Wetlands Map submitted by Staff, dated 2-24-15
5 Page 5	Vernal Pools Map submitted by Staff, dated 2-24-15
6 Page 6	Floodplain Map submitted by Staff, dated 2-24-15
7 Page 7	Cardmoore Urban Growth Boundary Amendment map submitted by Applicant
8 Page 8	Aerial Map submitted by Staff, dated 2-24-15
9 Page 9	Research Sheets submitted by Staff, dated 2-25-15
10 Page 22	Property Owner Map & List submitted by Staff, dated 2-13-15
11 Page 25	Criteria submitted by Staff
12 Page 26	Staff Report submitted by Staff, dated 4-24-15
13 Page 64	Application submitted by CSA Planning, Ltd., Agent, dated 11-1-13
14 Page 421	Request for Comments w/ mailing list submitted by Staff, dated 1-28-15
15 Page 429	Response to Request for Comments submitted by Kevin Christiansen, Roads, dated 2-2-15
16 Page 430	Response to Request for Comments submitted by John Patterson, Fire Marshal FD #3, dated 2-11-15
17 Page 431	Tolo Area Concept Plan submitted by Staff, dated 3-12-15
18 Page 451	Correspondence from Joel Benton, JC County Counsel, dated 11-26-13
19 Page 452	Notice of Incomplete Application submitted by Staff, dated 11-27-15
20 Page 455	Response to Incomplete letter submitted by CSA Planning, Ltd., Agent, 12-20-13



CRITERIA FOR A MINOR COMPREHENSIVE PLAN MAP AMENDMENT  
TO ADD APPROXIMATELY 46 ACRES TO THE CITY OF CENTRAL POINT  
URBAN GROWTH BOUNDARY (UGB) ALONG BLACKWELL ROAD BETWEEN THE  
INTERSTATE 5 SEVEN OAKS INTERCHANGE (EXIT 35) AND KIRTLAND ROAD  
AND LOCATED WITHIN URBAN RESERVE AREA CP-1B

FILE: LRP2013-00006

**Statewide Planning Goals:** Goal 1, Citizen Involvement; Goal 2, Land Use Planning (Part II(c)); Goal 3, Agricultural Lands; Goal 4, Forest Lands; Goal 5, Natural Resources, Scenic and Historic Areas, and Open Spaces; Goal 6, Air, Water, Land Resources Quality; Goal 7, Areas Subject to Natural Disasters and Hazards; Goal 8, Recreational Needs; Goal 9, Economic Development; Goal 10, Housing; Goal 11, Public Facilities and Services; Goal 12, Transportation; Goal 13, Energy Conservation; and Goal 14, Urbanization

**Oregon Revised Statutes:** ORS 197.298

**Oregon Administrative Rules:** 660-009-0010, 660-009-0015, 660-009-0020, 660-024-0020, 660-024-0030, 660-024-0040, 660-024-0050, 660-024-0060, 660-024-0070

**Jackson County Comprehensive Plan:**

Regional Plan Element: Performance Measures 2.7, 2.8, 2.9.1, 2.9.5

Transportation System Plan: Policy 4.2.1-R, 4.3.1-B, 4.3.1-E

Urban Lands Element: Policy 1

**Jackson County Land Development Ordinance:** Section 3.7.3(C).



JACKSON COUNTY  
DEVELOPMENT SERVICES  
COMPREHENSIVE PLAN AMENDMENT  
STAFF REPORT

**APPLICANT:** Cardmoore Properties, et al  
**OWNER:** Blackwell Consolidation, LLC, Michael S. Card, Stallion Land Co., LLC, Outdoor Media Dimensions, Inc.  
**FILE:** 439-LRP2013-00006: Cardmoore Properties UGB Amendment CP-1B

**SUMMARY OF PROPOSAL:** The adoption of the proposed Minor Map Amendment would amend the County's Comprehensive Plan Map by adding approximately 46 acres of land to the Central Point Urban Growth Boundary (UGB). The land is situated between the Interstate 5 Seven Oaks Interchange (Exit 35) and Kirtland Road and located within Urban Reserve Area CP1-B and is under various ownership names but all controlled by Michael S. Card.

Applicant's Volume 1, Section 4.2 contains a summary of material facts which include the following details concerning the subject property:

- Property description, size, ownership, and authorization
- Lot legality
- Description of the area for UGB inclusion
- Transportation facts
- Description of public facility and services availability including water service, storm drainage, sanitary sewer, power, fire protection, police protection and school districts
- Environmental facts including floodplain, wetlands, topography and soils.

For brevity, those facts will not be repeated here.

**I. APPLICABLE REVIEW CRITERIA**

The subject application must demonstrate conformance with the following review criteria:

**Oregon Revised Statutes:** ORS 197.298

**Statewide Planning Goals:** Goal 1, Citizen Involvement; Goal 2, Land Use Planning (Part II(c)); Goal 5, Natural Resources, Scenic and Historic Areas, and Open Spaces; Goal 6, Air, Water, Land Resources Quality; Goal 7, Areas Subject to Natural Disasters and Hazards; Goal 8, Recreational Needs; Goal 9, Economic Development; Goal 10, Housing; Goal 11, Public Facilities and Services; Goal 12, Transportation; Goal 13, Energy Conservation; and Goal 14, Urbanization

**Oregon Administrative Rules:** 660-024-0020, 660-024-0030, 660-024-0040, 660-024-0050, 660-024-0060, 660-024-0070

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Jackson County Planning Commission  
File No. LRP2013-00006 Exhibit # 12  
Offered by: Staff  
Date: 4-28-2015 Received by: LM



**Jackson County Comprehensive Plan:**

Regional Plan Element: Performance Measures 2.7, 2.8, 2.9.1, 2.9.5

Transportation System Plan: Policy 4.2.1-R, 4.3.1-B, 4.3.1-E

Urban Lands Element: Policy 1

**Jackson County Land Development Ordinance:** Section 3.7.3(C)

**Jackson County/City of Central Point Urban Growth Boundary Management Agreement**

The full text of the above criteria are identified in Sections II through VII below in *italicized text*. Staff's findings are found immediately following the respective criteria.

**II. COMPLIANCE WITH THE OREGON REVISED STATUTES:**

**ORS 197.298 - Priority of land to be included within urban growth boundary**

(1) *In addition to any requirements established by rule addressing urbanization, land may not be included within an urban growth boundary except under the following priorities:*

(a) *First priority is land that is designated urban reserve land under ORS 195.145, rule or metropolitan service district action plan.*

**FINDING:** Staff finds that the City of Central Point was a participant in the Greater Bear Creek Regional Problem Solving process that resulted in Comprehensive Plan amendments that established Urban Reserves for the City of Central Point. Staff herewith incorporates Applicant's Volume 3 Alternative Sites analysis and concludes accordingly as follows:

1. With respect to the amount of land needed, staff relies on the City's acknowledged Economic Element and herewith finds as follows:
  - a. Over the 20-year planning horizon, the City of Central Point requires approximately 51 acres of additional employment land in total, including industrial, retail and office land needs.
  - b. The following medium and large industrial acreage deficits are projected:
    - i. 12 acres medium industrial
    - ii. 30 acres large industrial
  - c. In addition to aggregate acreage deficits, OAR 660-009 recognizes the need for different types of land required to meet the variety of employment opportunities described at ORS 197.712(1). The City of Central Point Comprehensive Plan Economic Element includes a description of site requirements and deficits of needed industrial sites, as follows:
    - i. Medium industrial sites deficit of two (2) sites and acres based upon typical site size of 6 acres.
    - ii. Large industrial sites deficit of one (1) site and acres based upon typical site size of 30 acres.

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2. With respect to the priority of lands for inclusion to meet projected land need deficits for medium and large industrial employment uses, staff herewith incorporates the Urban Reserve Lands Review in Applicant's Section 3 of the Volume 3 Alternative Sites Analysis. Staff finds that the analysis proceeded in two steps to satisfy the priority lands statute for Urban Reserve lands as follows:
  - a. The first step applied as a pass/fail test of Goal 14 Boundary Location Factors to identify candidate lots that could reasonably be expected to meet the needs for medium and large industrial uses. The pass/fail tests included the following:
    - i. Consistency with the RPS Land Use Matrix
    - ii. Consistency with the City's adopted policy for industrial lands locations to minimize conflicts with non-industrial uses
    - iii. Adequate site size for medium or large industrial uses
    - iv. Topography that is sufficiently flat to accommodate industrial uses
    - v. Provision of public facilities and services that are reasonably economic and orderly for water, sewer and transportation
    - vi. Floodway constraints

The pass/fail analysis yielded 30 candidate lots. Thirteen of these lots were not classified as vacant under the State's rules for inventorying employment land vacancy status and 17 of the candidate lots were classified as vacant.
  - b. The second step evaluated each potential candidate lot on a lot-by-lot basis. See Applicant's Volume 3 Sections 3.2 and 3.3. That lot-by-lot analysis evaluated the candidate lots under the Goal 14 Boundary location factors addressed in subsequent findings below.
3. The alternative sites analysis identified 13 non-vacant lots that could be included as Priority 1 land by virtue of its non-vacant status despite the fact that these lots would not add supply to meet the identified urban land needs. Seventeen lots were identified with the potential for providing supply under Priority 1. The Alternative Sites Analysis evaluated the relative rating of these lots to meet identified needs consistent with the Goal 14 boundary location factors. Reconciling the supplied acreage against forecast demand from the City's adopted and acknowledged Economic Element, the City has a need for two additional medium industrial sites and Tax Lots 600 and 700 can satisfy this need. Inclusion of Tax Lots 2100, 2300 and 2400 would add non-vacant Priority 1 lands that are currently planned and zoned for intensive uses within an Urban Growth Boundary and advancing the Bear Creek Valley Regional Plan ("Regional Plan") goals for this area by designating all properties included in this UGB amendment General Industrial.

In summary, staff concludes that the subject properties are Priority 1 lands and do not exceed the needed amount of buildable industrial land identified in the City of Central Point Economic Element.

- (b) *If land under paragraph (a) of this subsection is inadequate to accommodate the amount of land needed, second priority is land adjacent to an urban growth boundary that is identified in an acknowledged comprehensive plan as an exception area or nonresource land. Second priority may include resource land that is completely surrounded by exception areas unless such resource land is high-value farmland as described in ORS 215.710.*

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**FINDING:** This application seeks to amend the urban growth boundary to supply lands to meet the needs for medium and large industrial sites. An adequate amount of land was found to be available with appropriate site characteristics to meet the need within the Urban Reserve designation. The Urban Reserve lands are the highest priority and adequate in amount and therefore the alternatives analysis does not proceed to exception or non-resource priority 2 lands.

- (c) *If land under paragraphs (a) and (b) of this subsection is inadequate to accommodate the amount of land needed, third priority is land designated as marginal land pursuant to ORS 197.247 (1991 Edition).*

**FINDING:** There are no marginal lands in Jackson County. Therefore, there are no Marginal Lands Priority 1(c) lands available for consideration.

- (d) *If land under paragraphs (a) to (c) of this subsection is inadequate to accommodate the amount of land needed, fourth priority is land designated in an acknowledged comprehensive plan for agriculture or forestry, or both.*

**FINDING:** This application seeks to amend the urban growth boundary to supply lands to meet the needs for medium and large industrial sites and an adequate amount of land was found to be available with appropriate site characteristics to meet the need within the Urban Reserve designation. The Urban Reserve lands are the highest priority and adequate in amount. Therefore, the alternatives analysis does not proceed to resource priority 4 lands.

- (2) *Higher priority shall be given to land of lower capability as measured by the capability classification system or by cubic foot site class, whichever is appropriate for the current use.*

**FINDING:** This statute is properly applied to alternatives analyses for resource lands that are fourth priority for UGB inclusion in Section 1 of ORS 197.298. Accordingly, staff finds that the analysis is not determinative for first priority Urban Reserve lands and requires no further analysis where a UGB amendment does not propose to include fourth priority lands.

- (3) *Land of lower priority under subsection (1) of this section may be included in an urban growth boundary if land of higher priority is found to be inadequate to accommodate the amount of land estimated in subsection (1) of this section for one or more of the following reasons:*
  - (a) *Specific types of identified land needs cannot be reasonably accommodated on higher priority lands;*
  - (b) *Future urban services could not reasonably be provided to the higher priority lands due to topographical or other physical constraints; or*
  - (c) *Maximum efficiency of land uses within a proposed urban growth boundary requires inclusion of lower priority lands in order to include or to provide services to higher priority lands*

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**FINDING:** Staff concludes that there is an adequate amount of land to satisfy the identified urban land need within the first priority Urban Reserve category and consequently there is no need or reason that inclusion of lands of a lower priority is necessary.

### III. COMPLIANCE WITH STATEWIDE PLANNING GOALS:

**Goal 1, Citizen Involvement:** *to develop a citizen involvement program that insures the opportunity for citizens to be in all phases of the planning process.*

**FINDING:** Citizen involvement is assured by and through application of the county's adopted and acknowledged procedures for the conduct and noticing of quasi-judicial reviews, including noticing and public hearings.

**Goal 2, Land Use Planning:** *to establish a land use planning process and policy framework as a basis for all decision and actions related to use of land and to assure an adequate factual base for such decisions and actions. Goal 2 also provides an exceptions process in Part II.*

**FINDING:** The County has acknowledged plans that comply with Goal 2. The adopted and acknowledged Urban Growth Management Agreement with the City of Central Point provides for annual review of minor growth boundary amendment requests and such requests shall be submitted on forms provided by the County. Staff finds that the subject application has been filed and evidence has been provided by the Applicant in the form of Volumes 1 through 3 and that said evidence assures an adequate factual basis in support of amending the City of Central Point UGB, consistent with Goal 2.

**Goal 3, Agricultural Lands:** *to preserve and maintain agricultural lands.*

**FINDING:** OAR 660-024-0020(1)(b) provides that Goal 3 is not applicable to UGB amendment requests.

**Goal 4, Forest Lands:** *to conserve forest lands.*

**FINDING:** OAR 660-024-0020(1)(b) provides that Goal 4 is not applicable to UGB amendment requests.

**Goal 5, Natural Resources, Scenic and Historic Areas. and Open Spaces:** *to protect natural resources and conserve scenic and historic areas and open spaces.*

**FINDING:** Staff finds that the City of Central Point has an adopted and acknowledged Comprehensive Plan to comply with Statewide Planning Goal 5 and that application of the City's Comprehensive Plan will assure future compliance with Goal 5 in the protection of natural resources, scenic and historic areas and open spaces.

Specifically, staff finds that the subject properties are known to only be affected by two types of resources. The first type is wetlands/riparian resources. Application of the City's Plan and development code standards are expected to be adequate to protect these resources.

The second resource type is aggregate resources. Many types of urban development, such as schools and dwellings, have the potential to conflict with aggregate resource uses due to noise and dust conflicts.

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However, the subject properties will be planned for industrial uses and industrial uses do not generally conflict with aggregate uses. With respect to the specific conflicting uses in this area, staff herewith incorporates the information in Section 2.3.6 of Applicant's Volume 3 Alternative Sites Analysis, and conclude accordingly that the County's protection programs for the resources in this area do not identify industrial uses that would be permissible in the M-2 zone implementing the City's General Industrial plan designation to be conflicting for the aggregate resources in the study area.

**Goal 6, Air, Water and Land Resources Quality:** *to maintain and improve the quality of the air, water and land resources of the state.*

**FINDING:** Staff finds that the subject property can be served with key public facilities such as sewer and storm drainage necessary to assure water and land resource quality and that service from municipal and regional service agencies that are required to comply with applicable water and land quality permitting will assure urban development of the subject property will not violate or threaten to violate applicable state or federal environmental quality statutes, rules and standards.

With respect to air quality resources, air resources are examined on a regional basis and through point-source DEQ permitting. Industrial land uses have the potential to affect air quality as a result of increased truck trips in the air-shed. The proposed amendment is located in a place that is very close to Interstate 5 which will result in efficient truck traffic movements to the highway. Specific industrial emissions must comply with DEQ permitting for point-source emissions if a proposed use would generate emissions at a level that triggers permitting requirements in the air-shed.

**Goal 7, Areas Subject to Natural Hazards:** *to protect people and property from natural hazards.*

**FINDING:** Staff finds that the subject property includes the floodplain of Jackson Creek. This area is mapped on the original FIRM panels of Jackson County as an Approximate A-zone 100-year floodplain. Applicant engaged a registered professional engineer and filed a Letter of Map Revision (LOMR) with the Federal Emergency Management Agency (FEMA) and FEMA approved the amendment on June 11, 2013. The FEMA approved 100-year floodplain under the letter of map amendment leaves approximately 9 acres of buildable developable land on the subject properties that are outside the 100-year floodplain. Besides the floodplain, the subject properties are not known to contain any other areas subject to natural hazards under Goal 7 that warrant further Goal 7 analysis.

**Goal 8, Recreational Needs:** *to satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.*

**FINDING:** Staff finds that the subject property has not been adopted into any local parks plans to achieve Goal 8. It is not known to contain any unique resources necessary to attain Goal 8. The area is in the general vicinity of the Bear Creek Greenway (Area of Special Concern 82-2) but this Area of Special Concern is not mapped to include any part of the subject properties.

**Goal 9, Economic Development:** *to provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.*

**FINDING:** Staff finds that: (1) Jackson County's adopted and acknowledged Regional Plan Element of the Comprehensive Plan recognizes the potential for employment in the area of the subject properties; (2) An

analysis of projected employment growth and buildable lands in the existing City of Central Point UGB is provided in the City's adopted and acknowledged Economic Element which staff relies on to conclude that the City's UGB does not have an adequate supply of medium and large industrial sites; (3) The City of Central Point's Economic Element recognizes the benefits of expanded truck transportation and related uses in the Tolo area in and around Exit 35.

**Goal 10, Housing:** *to provide for the housing needs of the citizens of the state.*

**FINDING:** Staff finds that Goal 10 is not applicable to this UGB amendment or City of Central Point Plan Map Amendment to General Industrial.

**Goal 11, Public Facilities and Services:** *to plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.*

**FINDING:** Based upon the evidence in Applicant's Volume 1 Section 4.2.6, staff finds that the subject property can feasibly be served with public facilities. Staff further finds that the Alternative Sites Analysis in Applicant's Volume 3 included analysis of public facility services and availability in its evaluation of alternative rural lands to satisfy the identified urban land needs for medium and large industrial sites.

Staff further finds that the subject UGB amendment will improve opportunities for collaborative funding of water service extension to the area and the same is being actively pursued between the City of Central Point, the Applicant, and Business Oregon.

**Goal 12, Transportation:** *to provide and encourage a safe, convenient and economic transportation system.*

**FINDING:** Staff incorporates and adopts findings addressing transportation planning in Section V below and finds that adequate transportation facilities will be available to facilitate the proposed amendment.

**Goal 13, Energy Conservation:** *to conserve energy.*

**FINDING:** Staff finds that energy is conserved by locating industrial uses that minimize truck travel distances. The lands to be included are very close to I-5 and will result in minimized truck transportation movements while simultaneously removing some trips from other congested urban interchanges in the region.

**Goal 14, Urbanization:** *to provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.*

#### **Urban Growth Boundaries**

*Urban growth boundaries shall be established and maintained by cities, counties and regional governments to provide land for urban development needs and to identify and separate urban and urbanizable land from rural land. Establishment and change of urban growth boundaries shall be a cooperative process among cities, counties and, where applicable, regional governments. An urban growth boundary and amendments to the boundary shall be adopted by all cities within the boundary and by the county or counties within which the boundary is located, consistent with*

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*intergovernmental agreements, except for the Metro regional urban growth boundary established pursuant to ORS chapter 268, which shall be adopted or amended by the Metropolitan Service District.*

**FINDING:** Staff finds that this UGB amendment will provide for an orderly and efficient transition from rural to urban land use by locating transportation dependent industrial uses close to I-5 but in areas that are uncongested by other forms of urbanization and associated traffic patterns. The lands to be included are sufficiently near the urban areas of the rest of Central Point to allow for efficient access to the City's labor force and for in-region freight deliveries.

**Land Need**

*Establishment and change of urban growth boundaries shall be based on the following:*

- (1) *Demonstrated need to accommodate long range urban population, consistent with a 20-year population forecast coordinated with affected local governments; and*
- (2) *Demonstrated need for housing, employment opportunities, livability or uses such as public facilities, streets and roads, schools, parks or open space, or any combination of the need categories in this subsection(2).*

*In determining need, local government may specify characteristics, such as parcel size, topography or proximity, necessary for land to be suitable for an identified need.*

*Prior to expanding an urban growth boundary, local governments shall demonstrate that needs cannot reasonably be accommodated on land already inside the urban growth boundary.*

**FINDING:** Staff herewith incorporates and relies on the City of Central Point's Economic Element which establishes the City's need for over fifty acres of industrial land. With respect to the specific demonstrated lands needs to be met by the subject properties, staff finds that the Economic Element identifies the need for two medium industrial sites and one large industrial site over the planning period.

**Boundary Location**

*The location of the urban growth boundary and changes to the boundary shall be determined by evaluating alternative boundary locations consistent with ORS 197.298 and with consideration of the following factors:*

- (1) *Efficient accommodation of identified land needs;*
- (2) *Orderly and economic provision of public facilities and services;*
- (3) *Comparative environmental, energy, economic and social consequences; and*
- (4) *Compatibility of the proposed urban uses with nearby agricultural and forest activities occurring on farm and forest land outside the UGB.*

**Urbanizable Land**

*Land within urban growth boundaries shall be considered available for urban development consistent with plans for the provision of urban facilities and services. Comprehensive plans and*

implementing measures shall manage the use and division of urbanizable land to maintain its potential for planned urban development until appropriate public facilities and services are available or planned.

#### **Unincorporated Communities**

In unincorporated communities outside urban growth boundaries counties may approve uses, public facilities and services more intensive than allowed on rural lands by Goal 11 and 14, either by exception to those goals, or as provided by commission rules which ensure such uses do not adversely affect agricultural and forest operations and interfere with the efficient functioning of urban growth boundaries.

#### **Single-Family Dwellings in Exception Areas**

Notwithstanding the other provisions of this goal, the commission may by rule provide that this goal does not prohibit the development and use of one single-family dwelling on a lot or parcel that:

- (a) Was lawfully created;
- (b) Lies outside any acknowledged urban growth boundary or unincorporated community boundary;
- (c) Is within an area for which an exception to Statewide Planning Goal 3 or 4 has been acknowledged; and
- (d) Is planned and zoned primarily for residential use.

#### **Rural Industrial Development**

Notwithstanding other provisions of this goal restricting urban uses on rural land, a county may authorize industrial development, and accessory uses subordinate to the industrial development, in buildings of any size and type, on certain lands outside urban growth boundaries specified in ORS 197.713 and 197.714, consistent with the requirements of those statutes and any applicable administrative rules adopted by the Commission.

**FINDING:** Based upon the analysis in Applicant's Volume 3 Alternative Sites Analysis, herewith incorporated, staff finds that alternative boundary locations have been evaluated on a priority basis consistent with ORS 197.298 as addressed in Section II above. Staff finds that Applicant's Volume 3 Alternative Sites Analysis document analyzed lands for inclusion first by assessing fundamental characteristics necessary to satisfy the demonstrated land needs for medium and large industrial sites. These lands were classified as potential candidate lands and were then evaluated on a site-by-site basis for its particular attributes under the Goal 14 boundary location factors. Each candidate lot was analyzed and assigned a relative score under each of the four boundary location factors relative to the other alternative candidate lots.

With respect to the vacant subject parcels being Tax Lots 600 and 700, staff finds that Applicant's Volume 3 Alternative Sites Analysis demonstrates the subject properties are appropriate to include in the UGB under Goal 14. Specifically, staff finds that the site by site analysis of candidate lands supports this conclusion because:

1. With respect to agricultural use conflicts the subject properties abut agricultural land devoted to agricultural uses to the east. However, the subject properties' main development areas are located across Jackson Creek from the agricultural uses in the area. Jackson Creek provides a natural buffer and the proposed use is industrial which results in low levels of conflict with

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agricultural practices when compared to other types of urban uses. Moreover, the Regional Plan Element includes specific acknowledged buffering techniques intended to minimize such conflicts. While other sites have a lower level of potential conflict with agricultural uses due to a lack of proximity to agricultural conflicts, the overall expected conflict is low and therefore the differential in relative compatibility is only somewhat less for the subject site than for alternative candidate lots.

2. The subject properties are well situated to accommodate medium industrial uses efficiently. The sites are flat and appropriately sized. They are located near an existing I-5 interchange. The sites are readily developable even with the application of riparian protections along Jackson Creek. While some types of commercial development are possible, the highest and best use is expected to be industrial. The subject properties were the most efficient when compared to alternative sites.
3. The site can readily and economically be served by sewer, transportation and storm drainage. All the sites in the Tolo area north of the interchange are constrained to some extent by water availability but groundwater wells are capable of providing adequate supply for urban levels of industrial development if necessary. Other potential boundary locations not in CP-1B are constrained by the capacity of the Pine Street Interchange to handle additional freight flows associated with medium and large industrial development. Overall, Tax Lots 600 and 700 are the closest to potential water extension from the Erickson Air Crane Site on the north side of the interstate. Considering the sum total of orderly and economic provision of public facilities and services, Tax Lots 600 and 700 were in the top three as analyzed in the Volume 3 Alternative Sites Analysis. Moreover, this ranking would be further improved if water service extension in the short-term can be made feasible through collaboration with Business Oregon, the City of Central Point and the Applicant as is currently in process.
4. The comparative net ESEE consequences of the subject property were among the most positive of all the candidate lands. Strong positive economic and social consequences are expected. Neutral environmental consequences are expected. Slightly positive energy consequences are expected due to efficient freight movements derived from its proximity to Interstate 5.
5. This UGB amendment will expand the City's UGB into the Tolo area by including the nearest lands to the UGB extended through the Urban Reserve lands located along the Bear Creek Greenway and therefore represents a logical extension of the City's UGB in this area.
6. Finally, the inclusion of the subject property is consistent with the amount of land needed for medium industrial sites expressed in the adopted and acknowledged Economic Element for the City of Central Point.

With respect to the non-vacant subject parcels being Tax Lots 2100, 2300 and 2400, the County and City conclude Volume 3 Alternative Sites Analysis demonstrates the subject properties are appropriate to include in the UGB under Goal 14. Specifically, the County and City conclude the site by site analysis of candidate lands supports this conclusion because:

1. These properties do not abut any agricultural lands that are under intensive cultivation and therefore are expected to be fully compatible with agricultural uses in the area.

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2. The subject properties are well-situated to eventually be developed for large industrial uses. Tax Lot 2100 together with Tax Lot 2102 already accommodate a large industrial use, being a trucking and rail intermodal facility that is owned by the Applicant, who also owns adjacent Lots 2300 and 2400 and these may provide for future expansion over time of this large industrial use despite the constraints of the existing development on the sites. Tax Lot 2100 is planned and zoned for industrial use and Tax Lot 2300 and Tax Lot 2400 are planned and zoned for Urban Residential Use at a density of one unit per acres. The UGB amendment will support a land use change for all parcels to industrial which is more efficient and will avoid potential conflicts between industrial uses on Tax Lot 2100 and adjacent residential lands.
3. Tax Lots 2100, 2300 and 2400 can readily and economically be served by sewer, transportation facilities and storm drainage. Tax Lots 2100, 2300 and 2400 are planned and zoned to allow urban or near urban use intensities under County regulations so its inclusion represents a potential water customer to support future water extension to the area but failing to include it does not prevent the urban intensity uses. In sum, these properties ranked as high as any other for availability of services for the non-vacant lands in the Volume 3 Alternative Sites Analysis.
4. The comparative net ESEE consequences were the most positive of all the candidate non-vacant lands. Strong positive economic and social consequences are expected. Slightly positive environmental consequences are expected due to the potential for expanded rail freight handling which is very energy efficient. Positive energy consequences are expected due to efficient freight movements derived from proximity to Interstate 5 and expansion of the rail terminal.
5. This UGB amendment will expand the City's UGB into the Tolo area by including lands already planned and zoned for intensive uses in the County's Comprehensive Plan and thereby expedite the implementation of the industrial employment area within the Tolo area without the loss of any agricultural resource lands.

**SUMMARY FINDING:** Staff finds that this UGB amendment will provide for an orderly and efficient transition from rural to urban land use by locating transportation-dependent industrial uses close to Interstate 5 but in areas that are uncongested by other forms of urbanization and associated traffic patterns. The lands to be included are sufficiently near the urban areas of Central Point to allow for efficient access to the City's labor force and for in-region freight deliveries.

#### IV. COMPLIANCE WITH THE OREGON ADMINISTRATIVE RULES:

##### 660-024-0020 - Adoption or Amendment of a UGB

- (1) *All statewide goals and related administrative rules are applicable when establishing or amending a UGB, except as follows:*
  - (a) *The exceptions process in Goal 2 and OAR chapter 660, division 4, is not applicable unless a local government chooses to take an exception to a particular goal requirement, for example, as provided in OAR 660-004-0010(1);*
  - (b) *Goals 3 and 4 are not applicable;*

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- (c) *Goal 5 and related rules under OAR chapter 660, division 23, apply only in areas added to the UGB, except as required under OAR 660-023-0070 and 660-023-0250;*
- (d) *The transportation planning rule requirements under OAR 660-012-0060 need not be applied to a UGB amendment if the land added to the UGB is zoned as urbanizable land, either by retaining the zoning that was assigned prior to inclusion in the boundary or by assigning interim zoning that does not allow development that would generate more vehicle trips than development allowed by the zoning assigned prior to inclusion in the boundary;*
- (e) *Goal 15 is not applicable to land added to the UGB unless the land is within the Willamette River Greenway Boundary;*
- (f) *Goals 16 to 18 are not applicable to land added to the UGB unless the land is within a coastal shorelands boundary;*
- (g) *Goal 19 is not applicable to a UGB amendment.*

**FINDING:** Staff finds that Section III herein addresses the applicable goals as identified in this rule. The transportation planning rule/Goal 12 (OAR 660-012-0060) has been addressed due to Jackson County's unique Comprehensive Plan requirements and is addressed in Section V of this document.

- (2) *The UGB and amendments to the UGB must be shown on the city and county plan and zone maps at a scale sufficient to determine which particular lots or parcels are included in the UGB. Where a UGB does not follow lot or parcel lines, the map must provide sufficient information to determine the precise UGB location.*

**FINDING:** Staff finds that the Applicant proposes to include entire parcels in the UGB and has provided maps in a format that a definitive UGB location can be discerned and incorporated into the County GIS mapping systems.

#### **660-024-0030 - Population Forecasts**

- (1) *Counties must adopt and maintain a coordinated 20-year population forecast for the county and for each urban area within the county consistent with statutory requirements for such forecasts under ORS 195.025 and 195.036. Cities must adopt a 20-year population forecast for the urban area consistent with the coordinated county forecast, except that a metropolitan service district must adopt and maintain a 20-year population forecast for the area within its jurisdiction. In adopting the coordinated forecast, local governments must follow applicable procedures and requirements in ORS 197.610 to 197.650 and must provide notice to all other local governments in the county. The adopted forecast must be included in the comprehensive plan or in a document referenced by the plan.*
- (2) *The forecast must be developed using commonly accepted practices and standards for population forecasting used by professional practitioners in the field of demography or economics, and must be based on current, reliable and objective sources and verifiable factual information, such as the most recent long-range forecast for the county published*

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by the Oregon Office of Economic Analysis (OEA). The forecast must take into account documented long-term demographic trends as well as recent events that have a reasonable likelihood of changing historical trends. The population forecast is an estimate which, although based on the best available information and methodology, should not be held to an unreasonably high level of precision.

- (3) For a population forecast used as a basis for a decision adopting or amending a UGB submitted under ORS 197.626, the director or Commission may approve the forecast if they determine that a failure to meet a particular requirement of section (2) of this rule is insignificant in nature and is unlikely to have a significant effect on the needs determined under OAR 660-024-0040.
- (4) A city and county may apply one of the safe harbors in subsections (a), (b), or (c) of this section, if applicable, in order to develop and adopt a population forecast for an urban area:
  - (a) If a coordinated population forecast was adopted by a county within the previous 10 years but does not provide a 20-year forecast for an urban area at the time a city initiates an evaluation or amendment of the UGB, a city and county may adopt an updated forecast for the urban area consistent with this section. The updated forecast is deemed to comply with applicable goals and laws regarding population forecasts for purposes of the current UGB evaluation or amendment provided the forecast:
    - (A) Is adopted by the city and county in accordance with the notice, procedures and requirements described in section (1) of this rule; and
    - (B) Extends the current urban area forecast to a 20-year period commencing on the date determined under OAR 660-024-0040(2) by using the same growth trend for the urban area assumed in the county's current adopted forecast.
  - (b) A city and county may adopt a 20-year forecast for an urban area consistent with this section. The forecast is deemed to comply with applicable goals and laws regarding population forecasts for purposes of the current UGB evaluation or amendment provided the forecast:
    - (A) Is adopted by the city and county in accordance with the notice, procedures and requirements described in section (1) of this rule;
    - (B) Is based on OEA's population forecast for the county for a 20-year period commencing on the date determined under OAR 660-024-0040(2); and
    - (C) Is developed by assuming that the urban area's share of the forecasted county population determined in subsection (B) of this rule will be the same as the urban area's current share of county population based on the most recent certified population estimates from Portland State University

and the most recent data for the urban area published by the U.S. Census Bureau.

- (c) A city may adopt a revised 20-year forecast for its urban area by following the requirements in ORS 195.034.

**FINDING:** Staff finds that, based upon the information contained in the Jackson County Population Element, a population forecast covering the 20-year planning horizon of the subject UGB amendment is in full force and effect and is acknowledged by the State of Oregon.

#### 660-024-0040 - Land Need

- 1) The UGB must be based on the adopted 20-year population forecast for the urban area described in OAR 660-024-0030, and must provide for needed housing, employment and other urban uses such as public facilities, streets and roads, schools, parks and open space over the 20-year planning period consistent with the land need requirements of Goal 14 and this rule. The 20-year need determinations are estimates which, although based on the best available information and methodologies, should not be held to an unreasonably high level of precision. Local governments in Crook, Deschutes or Jefferson Counties may determine the need for Regional Large-Lot Industrial Land by following the provisions of OAR 660-024-0045 for areas subject to that rule.

**FINDING:** Staff incorporates and relies upon the City of Central Point's Economic Element adopted on June 27, 2013 through City Ordinance 1973 and finds that said Economic Element establishes the 20-year employment land need for the City of Central Point.

- (2) If the UGB analysis or amendment is conducted as part of a periodic review work program, the 20-year planning period must commence on the date initially scheduled for completion of the appropriate work task. If the UGB analysis or amendment is conducted as a post-acknowledgement plan amendment under ORS 197.610 to 197.625, the 20-year planning period must commence either:
- (a) On the date initially scheduled for final adoption of the amendment specified by the local government in the initial notice of the amendment required by OAR 660-018-0020; or
- (b) If more recent than the date determined in subsection (a), at the beginning of the 20-year period specified in the coordinated population forecast for the urban area adopted by the city and county pursuant to OAR 660-024-0030, unless ORS 197.296 requires a different date for local governments subject to that statute.

**FINDING:** Staff incorporates and relies upon the City of Central Point's Economic Element and finds that the analysis period is consistent in all ways with OAR 660-024-0040 with respect to land need. The actual UGB amendment timing falls within the appropriate 20-year planning period timeframe.

- (3) A local government may review and amend the UGB in consideration of one category of land need (for example, housing need) without a simultaneous review and amendment in consideration of other categories of land need (for example, employment need).

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**FINDING:** Staff finds that the proposed UGB review is for employment land needs only and more specifically for the needs of medium and large industrial sites. The rule makes clear that it is wholly appropriate to evaluate such needs independent of other potential land needs the City of Central Point may have.

- (4) *The determination of 20-year residential land needs for an urban area must be consistent with the adopted 20-year coordinated population forecast for the urban area, and with the requirements for determining housing needs in Goal 10, OAR 660, division 7 or 8, and applicable provisions of ORS 197.295 to 197.314 and 197.475 to 197.490.*

**FINDING:** Staff finds that the subject UGB amendment is not based upon nor planned to serve residential land needs.

- (5) *Except for a metropolitan service district described in ORS 197.015(13), the determination of 20-year employment land need for an urban area must comply with applicable requirements of Goal 9 and OAR chapter 660, division 9, and must include a determination of the need for a short-term supply of land for employment uses consistent with 660-009-0025. Employment land need may be based on an estimate of job growth over the planning period; local government must provide a reasonable justification for the job growth estimate but Goal 14 does not require that job growth estimates necessarily be proportional to population growth. Local governments in Crook, Deschutes or Jefferson Counties may determine the need for Regional Large-Lot Industrial Land by following the provisions of 660-024-0045 for areas subject to that rule.*

**FINDING:** Staff incorporates and relies on the Economic Element for the City of Central Point in concluding that the City of Central Point requires at least two additional medium industrial sites and one additional large industrial site to meet the 20-year land needs for the City of Central Point. Moreover, staff further finds that the City's UGB has a dearth of medium industrial sites and that this translates to an inadequate short-term supply of medium industrial sites. Staff further observes that the findings supporting the Central Point Economic Element established it to be consistent in all ways with the Goal 9 implementing rule.

- (6) *Cities and counties may jointly conduct a coordinated regional EOA for more than one city in the county or for a defined region within one or more counties, in conformance with Goal 9, OAR chapter 660, division 9, and applicable provisions of ORS 195.025. A defined region may include incorporated and unincorporated areas of one or more counties.*

**FINDING:** Staff finds that the proposed UGB amendment is not based upon a coordinated EOA for a larger region.

- (7) *The determination of 20-year land needs for transportation and public facilities for an urban area must comply with applicable requirements of Goals 11 and 12, rules in OAR chapter 660, divisions 11 and 12, and public facilities requirements in ORS 197.712 and 197.768. The determination of school facility needs must also comply with 195.110 and 197.296 for local governments specified in those statutes.*

**FINDING:** Staff finds that this rule is directed at land needs and essentially requires that an adequate supply of lands for public facilities be included to assure efficient urbanization. To this end, staff finds that

the Central Point Economic Element identifies the need to supply net buildable acres adequate to meet the City's needs for medium and large industrial sites and that the actual proposed UGB area to be included, depicted on Applicant's Volume 2 Atlas Page 1, will supply two needed medium industrial sites. Staff finds that the UGB area includes 8.7 acres (approximately 19%) of existing public right of way and also plans the relocation of Dean Creek Road to improve circulation in the area and thus the amount of lands needed for public facilities and transportation have been appropriately considered in the subject amendment.

(8) *The following safe harbors may be applied by a local government to determine housing need under this division:*

- (a) *A local government may estimate persons per household for the 20-year planning period using the persons per household for the urban area indicated in the most current data for the urban area published by the U.S. Census Bureau.*
- (b) *If a local government does not regulate government-assisted housing differently than other housing types, it is not required to estimate the need for government-assisted housing as a separate housing type.*
- (c) *If a local government allows manufactured homes on individual lots as a permitted use in all residential zones that allow 10 or fewer dwelling units per net buildable acre, it is not necessary to provide an estimate of the need for manufactured dwellings on individual lots.*
- (d) *If a local government allows manufactured dwelling parks required by ORS 197.475 to 197.490 in all areas planned and zoned for a residential density of six to 12 units per acre, a separate estimate of the need for manufactured dwelling parks is not required.*
- (e) *A local government outside of the Metro boundary may estimate its housing vacancy rate for the 20-year planning period using the vacancy rate in the most current data published by the U.S. Census Bureau for that urban area that includes the local government.*
- (f) *A local government outside of the Metro boundary may determine housing needs for purposes of a UGB amendment using the combined Housing Density and Housing Mix safe harbors described in this subsection and in Table 1, or in combination with the Alternative Density safe harbor described under subsection (g) of this section and in Table 2. To meet the Housing Density safe harbor in this subsection, the local government may Assume For UGB Analysis that all buildable land in the urban area, including land added to the UGB, will develop at the applicable average overall density specified in column B of Table 1. Buildable land in the UGB, including land added to the UGB, must also be Zoned to Allow at least the average overall maximum density specified as Zone To Allow in column B of Table 1. Finally, the local government must adopt zoning that ensures buildable land in the urban area, including land added to the UGB, cannot develop at an average overall density less than the applicable Required Overall Minimum density specified in column B of Table 1. To meet the Housing Mix safe harbor in*

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this subsection, the local government must Zone to Allow the applicable percentages of low, medium and high density residential specified in column C of Table 1.

- (g) When using the safe harbor in subsection (f), a local government may choose to also use the applicable Alternative Density safe harbors for Small Exception Parcels and High Value Farm Land specified in Table 2. If a local government chooses to use the Alternative Density safe harbors described in Table 2, it must
  - (A) Apply the applicable Small Exception Parcel density assumption and the High Value Farm Land density assumption measures specified in the table to all buildable land that is within these categories, and
  - (B) Apply the Housing Density and Mix safe harbors specified in subsection (f) of this section and specified in Table 1 to all buildable land in the urban area that does not consist of Small Exception Parcels or High Value Farm Land.
- (h) As an alternative to the density safe harbors in subsection (f) and, if applicable, subsection (g), of this section, a local government outside of the Metro boundary may assume that the average overall density of buildable residential land in the urban area for the 20-year planning period will increase by 25 percent over the average overall density of developed residential land in the urban area at the time the local government initiated the evaluation or amendment of the UGB. If a local government uses this Incremental Housing Density safe harbor, it must also meet the applicable Zoned to Allow density and Required Overall Minimum density requirements in Column B of Table 1 and, if applicable, Table 2, and must use the Housing Mix safe harbor in Column C of Table 1.
- (i) As an alternative to the Housing Mix safe harbor required in subsection (f) of this section and in Column C of Table 1, a local government outside the Metro boundary that uses the housing density safe harbor in either subsection (f), (g) or (h) of this section may estimate housing mix using the Incremental Housing Mix safe harbor described in paragraphs (A) to (C) of this subsection, as illustrated in Table 3:
  - (A) Determine the existing percentages of low density, medium density, and high density housing on developed land (not "buildable land") in the urban area at the time the local government initiated the evaluation or amendment of the UGB;
  - (B) Increase the percentage of medium density housing estimated in paragraph (A) of this subsection by 10 percent, increase the percentage of high density housing estimated in paragraph (A) of this subsection by five percent, as illustrated in Table 3, and decrease the percentage of low density single family housing by a proportionate amount so that the overall mix total is 100 percent, and

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- (C) Zone to Allow the resultant housing mix determined under subparagraphs (A) and (B) of this subsection.
- (j) Tables 1, 2 and 3 are adopted as part of this rule, and the following definitions apply to terms used in the tables:
- (A) "Assume For UGB Analysis" means the local government may assume that the UGB will develop over the 20-year planning period at the applicable overall density specified in Column B of Tables 1 and 2.
- (B) "Attached housing" means housing where each unit shares a common wall, ceiling or floor with at least one other unit. "Attached housing" includes, but is not limited to, apartments, condominiums, and common-wall dwellings or row houses where each dwelling unit occupies a separate lot.
- (C) "Average Overall Density" means the average density of all buildable land in the UGB, including buildable land already inside the UGB and buildable land added to the UGB, including land zoned for residential use that is presumed to be needed for schools, parks and other institutional uses.
- (D) "Coordinated 20-year Population Forecast" under Column A of the Tables refers to the population forecast for the urban area described under OAR 660-024-0030.
- (E) "Density" means the number of dwelling units per net buildable acre.
- (F) "High Value Farm Land" has the same meaning as the term defined in ORS 195.300(10).
- (G) "Required Overall Minimum" means a minimum allowed overall average density, or a "density floor," that must be ensured in the applicable residential zones with respect to the overall supply of buildable land for that zone in the urban area for the 20-year planning period.
- (H) "Single Family Detached Housing" means a housing unit that is free standing and separate from other housing units, including mobile homes and manufactured dwellings under ORS 197.475 to 197.492.
- (I) "Small Exception Parcel" means a residentially zoned parcel five acres or less with a house on it, located on land that is outside a UGB prior to a proposed UGB expansion, subject to an acknowledged exception to Goal 3 or 4 or both.
- (J) "Zone To Allow" or "Zoned to Allow" means that the comprehensive plan and implementing zoning shall allow the specified housing types and densities under clear and objective standards and other requirements specified in ORS 197.307(3)(b) and (6).

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**FINDING:** Staff finds that the above safe harbors concern residential land needs and the proposed UGB is directed at employment lands rendering the above safe harbors inapplicable to the subject amendment.

- (9) *The following safe harbors may be applied by a local government to determine its employment needs for purposes of a UGB amendment under this rule, Goal 9, OAR chapter 660, division 9, Goal 14 and, if applicable, ORS 197.296.*
- (a) *A local government may estimate that the current number of jobs in the urban area will grow during the 20-year planning period at a rate equal to either:*
- (A) *The county or regional job growth rate provided in the most recent forecast published by the Oregon Employment Department; or*
- (B) *The population growth rate for the urban area in the adopted 20-year coordinated population forecast specified in OAR 660-024-0030.*
- (b) *A local government with a population of 10,000 or less may assume that retail and service commercial land needs will grow in direct proportion to the forecasted urban area population growth over the 20-year planning period. This safe harbor may not be used to determine employment land needs for sectors other than retail and service commercial.*

**FINDING:** Staff finds that the application relies on the Central Point Economic Element and so application of a safe harbor is not necessary. Staff observes that the growth rate targeted for employment in Central Point is only slightly higher than the population growth rate in the adopted 20-year coordinated population forecast and it thus not substantively greater than the safe harbor in (b) above.

#### **660-024-0050 - Land Inventory and Response to Deficiency**

- (1) *When evaluating or amending a UGB, a local government must inventory land inside the UGB to determine whether there is adequate development capacity to accommodate 20-year needs determined in OAR 660-024-0040. For residential land, the buildable land inventory must include vacant and redevelopable land, and be conducted in accordance with OAR 660-007-0045 or 660-008-0010, whichever is applicable, and ORS 197.296 for local governments subject to that statute. For employment land, the inventory must include suitable vacant and developed land designated for industrial or other employment use, and must be conducted in accordance with OAR 660-009-0015.*

**FINDING:** Staff herewith incorporates and relies on the Central Point Economic Element, and concludes based thereupon, that the land inventory within the UGB included suitable vacant and developed land and the same was conducted in accordance with OAR 660-009-0015.

- (2) *As safe harbors, a local government, except a city with a population over 25,000 or a metropolitan service district described in ORS 197.015(13), may use the following assumptions to inventory the capacity of buildable lands to accommodate housing needs:*

- (a) *The infill potential of developed residential lots or parcels of one-half acre or more may be determined by subtracting one-quarter acre (10,890 square feet) for the existing dwelling and assuming that the remainder is buildable land;*
- (b) *Existing lots of less than one-half acre that are currently occupied by a residence may be assumed to be fully developed.*

**FINDING:** Staff finds that the subject application is not directed at residential land needs and therefore this safe harbor is not relevant to this application.

- (3) *As safe harbors when inventorying land to accommodate industrial and other employment needs, a local government may assume that a lot or parcel is vacant if it is:*
  - (a) *Equal to or larger than one-half acre, if the lot or parcel does not contain a permanent building; or*
  - (b) *Equal to or larger than five acres, if less than one-half acre of the lot or parcel is occupied by a permanent building.*

**FINDING:** Staff finds that the inventory and inventory methodology in the Economic Element was found to be consistent with the safe harbor inventory methodology and the same is reflected by the findings supporting the City's Economic Element. Staff herewith incorporates the Volume 3 Alternative Sites Analysis wherein lands that satisfied the pass/fail test to meet identified land needs for medium and large industrial sites outside the UGB were classified as vacant or non-vacant.

- (4) *If the inventory demonstrates that the development capacity of land inside the UGB is inadequate to accommodate the estimated 20-year needs determined under OAR 660-024-0040, the local government must amend the plan to satisfy the need deficiency, either by increasing the development capacity of land already inside the city or by expanding the UGB, or both, and in accordance with ORS 197.296 where applicable. Prior to expanding the UGB, a local government must demonstrate that the estimated needs cannot reasonably be accommodated on land already inside the UGB. If the local government determines there is a need to expand the UGB, changes to the UGB must be determined by evaluating alternative boundary locations consistent with Goal 14 and OAR 660-024-0060.*

**FINDING:** Consistent with the balance of its conclusions of law under OARs 660-024-0040 and 660-024-0050 and the City of Central Point Economic Element herewith incorporated and relied upon, staff finds that the Central Point UGB has a twenty year land supply deficit of 34 to 47 net buildable acres of industrial land and corresponding deficits of two medium industrial sites and one large industrial site respectively. Staff further finds that the land supply and demand analysis in the City's adopted Economic Element and in the findings supporting the same did not identify any opportunities for land use regulatory changes that would increase the development capacity for existing lands in the UGB in ways that would meet the identified needs for medium and large industrial sites. Staff finds that the Central Point Economic Element and the findings supporting the same evaluates the redevelopment potential of existing lands within the UGB on a site by site basis and through that process identified all lands that could reasonably accommodate medium and large industrial sites consistent with the site requirements for industrial development. Staff also incorporates findings addressing OAR 660-024-0060(2) that recognize quasi-

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quasi-judicial UGB amendments are not legislative in nature and therefore, are necessarily constrained by existing land use regulations. Therefore, such applications are not properly bound to evaluate legislative regulatory changes that might otherwise accommodate the land need. On this basis, staff concludes that the land that must be added to the UGB to satisfy the identified 20-year land needs for employment land is thirty four to forty seven acres and its associated two medium industrial sites and one large industrial site respectively.

- (5) *In evaluating an amendment of a UGB submitted under ORS 197.626, the director or the Commission may determine that a difference between the estimated 20-year needs determined under OAR 660-024-0040 and the amount of land and development capacity added to the UGB by the submitted amendment is unlikely to significantly affect land supply or resource land protection, and as a result, may determine that the proposed amendment complies with section (4) of this rule.*

**FINDING:** Staff finds that the inclusion of Tax Lots 2100, 2300 and 2400 will not significantly affect land supply or resource land protection because none of these lands abut resource lands and they are exception lands already planned for intensive uses that are urban or nearly so in all instances and are properly considered built under the inventorying scheme for employment land.

- (6) *When land is added to the UGB, the local government must assign appropriate urban plan designations to the added land, consistent with the need determination. The local government must also apply appropriate zoning to the added land consistent with the plan designation or may maintain the land as urbanizable land until the land is rezoned for the planned urban uses, either by retaining the zoning that was assigned prior to inclusion in the boundary or by applying other interim zoning that maintains the land's potential for planned urban development. The requirements of ORS 197.296 regarding planning and zoning also apply when local governments specified in that statute add land to the UGB.*

**FINDING:** Staff finds that the land is proposed to be designated City General Industrial on the City's Comprehensive Plan Map but will retain the County zoning that is currently applicable until subsequent annexation and zone change to the appropriate City zone.

- (7) *As a safe harbor regarding requirements concerning "efficiency," a local government that chooses to use the density and mix safe harbors in OAR 660-024-0040(8) is deemed to have met the Goal 14 efficiency requirements under:*
  - (a) *Sections (1) and (4) of this rule regarding evaluation of the development capacity of residential land inside the UGB to accommodate the estimated 20-year needs; and*
  - (b) *Goal 14 regarding a demonstration that residential needs cannot be reasonably accommodated on residential land already inside the UGB, but not with respect to:*
    - (A) *A demonstration that residential needs cannot be reasonably accommodated by rezoning non-residential land, and*

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(B) *Compliance with Goal 14 Boundary Location factors.*

**FINDING:** Staff finds that the proposed UGB amendment concerns the supply of identified industrial land needs and that OAR 660-024-0050(7) is concerned with residential land needs and is therefore inapplicable to the subject application.

**660-024-0060 - Boundary Location Alternatives Analysis**

- (1) *When considering a UGB amendment, a local government must determine which land to add by evaluating alternative boundary locations. This determination must be consistent with the priority of land specified in ORS 197.298 and the boundary location factors of Goal 14, as follows:*
  - (a) *Beginning with the highest priority of land available, a local government must determine which land in that priority is suitable to accommodate the need deficiency determined under OAR 660-024-0050.*
  - (b) *If the amount of suitable land in the first priority category exceeds the amount necessary to satisfy the need deficiency, a local government must apply the location factors of Goal 14 to choose which land in that priority to include in the UGB.*
  - (c) *If the amount of suitable land in the first priority category is not adequate to satisfy the identified need deficiency, a local government must determine which land in the next priority is suitable to accommodate the remaining need, and proceed using the same method specified in subsections (a) and (b) of this section until the land need is accommodated.*
  - (d) *Notwithstanding subsection (a) to (c) of this section, a local government may consider land of lower priority as specified in ORS 197.298(3).*
  - (e) *For purposes of this rule, the determination of suitable land to accommodate land needs must include consideration of any suitability characteristics specified under section (5) of this rule, as well as other provisions of law applicable in determining whether land is buildable or suitable.*

**FINDING:** Staff incorporates Applicant's Volume 3 Alternative Sites Analysis as its basis to evaluate alternative sites to meet the identified land needs described in OAR 660-024-0050 above and to justify inclusion of the subject property in the City of Central Point UGB. Specifically, staff finds that the Volume 3 Alternative Sites Analysis establishes that there is an adequate supply of suitable lands designated Urban Reserve, which is the highest priority of land available under ORS 197.298, and therefore there was no need to include lands of a lower priority.

- (2) *Notwithstanding OAR 660-024-0050(4) and subsection (1)(c) of this rule, except during periodic review or other legislative review of the UGB, a local government may approve an application under ORS 197.610 to 197.625 for a UGB amendment proposing to add an amount of land less than necessary to satisfy the land need deficiency determined under*

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OAR 660-024-0050(4), provided the amendment complies with all other applicable requirements.

**FINDING:** Staff finds that this rule provides essential clarification on the application of the priority lands statute in the context of a quasi-judicial post-acknowledgement UGB amendment for less than fifty acres. Staff finds that this rule makes clear that the application of the term priority in ORS 197.298 does not preclude the inclusion of less than the amount of land projected to be needed as part of a quasi-judicial UGB Post Acknowledgment Plan Amendment.

- (3) *The boundary location factors of Goal 14 are not independent criteria. When the factors are applied to compare alternative boundary locations and to determine the UGB location, a local government must show that all the factors were considered and balanced.*

**FINDING:** Staff herewith incorporates Applicant's Volume 3 Alternative Sites Analysis and finds that the analysis therein explicitly considers all the Goal 14 boundary location factors and balances them in determining whether the subject properties may properly be added to the UGB as supply to meet the identified needs for medium and large industrial sites. Staff herewith incorporates the findings hereinabove under Goal 14 that explain how inclusion of the subject properties is consistent with and properly applies the Goal 14 Boundary Location factors.

- (4) *In determining alternative land for evaluation under ORS 197.298, "land adjacent to the UGB" is not limited to those lots or parcels that abut the UGB, but also includes land in the vicinity of the UGB that has a reasonable potential to satisfy the identified need deficiency.*

**FINDING:** Staff incorporates Applicant's Volume 3 Alternative Sites Analysis and the Volume 2 Atlas and finds that the alternative land considered for inclusion was not limited to land that abuts the UGB and in fact the study area included all land in the vicinity of the UGB that has reasonable potential to satisfy the identified need deficiency for medium and large industrial sites.

- (5) *If a local government has specified characteristics such as parcel size, topography, or proximity that are necessary for land to be suitable for an identified need, the local government may limit its consideration to land that has the specified characteristics when it conducts the boundary location alternatives analysis and applies ORS 197.298.*

**FINDING:** Staff relies on the City's Economic Element for determining the qualitative site requirements necessary to meet the identified land needs and also incorporates and relies on the City's Land Use Element, Industrial Development Policy No. 2 which is to "Provide locations for General Industrial (M-2 Zone) in the northwest portion of the community where such development can take advantage of the rail, highway, and freeway facilities while having minimal impact on the other non-industrial land uses within the community".

Consistent with the foregoing findings, staff finds that alternative sites were evaluated for consistency with qualitative site requirements and with Land Use Element Industrial Development Policy No. 2 on a pass/fail basis and lands that failed this evaluation were not further considered in the more detailed and rigorous site-by-site application of the Goal 14 boundary location factors and this limited consideration of sites is consistent with and supported by OAR 660-0024-0060(5) for the subject UGB amendment application because the relied upon analysis deemed those sites unsuitable to meet the identified need.

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- (6) *The adopted findings for UGB adoption or amendment must describe or map all of the alternative areas evaluated in the boundary location alternatives analysis. If the analysis involves more than one parcel or area within a particular priority category in ORS 197.298 for which circumstances are the same, these parcels or areas may be considered and evaluated as a single group.*

**FINDING:** Staff incorporates Applicant's Volume 2 Atlas of Maps and Volume 3 Alternative Sites Analysis as the findings of fact that collectively describe and/or map all the alternative areas evaluated in the boundary location alternatives analysis. Staff further finds that the analytical methods in the Alternative Sites Analysis are appropriate in all ways for the intended purpose and that Applicant's Volume 2 Atlas of Maps properly mapped and evaluated alternative lands for inclusion in the City of Central Point UGB.

- (7) *For purposes of Goal 14 Boundary Location Factor 2, "public facilities and services" means water, sanitary sewer, storm water management, and transportation facilities.*

**FINDING:** Staff herewith incorporates Applicant's Volume 3 Alternative Sites Analysis and finds that analysis has properly evaluated public facilities and services to mean water, sanitary sewer, storm water management and transportation facilities .

- (8) *The Goal 14 boundary location determination requires evaluation and comparison of the relative costs, advantages and disadvantages of alternative UGB expansion areas with respect to the provision of public facilities and services needed to urbanize alternative boundary locations. This evaluation and comparison must be conducted in coordination with service providers, including the Oregon Department of Transportation with regard to impacts on the state transportation system. "Coordination" includes timely notice to service providers and the consideration of evaluation methodologies recommended by service providers. The evaluation and comparison must include:*

- (a) *The impacts to existing water, sanitary sewer, storm water and transportation facilities that serve nearby areas already inside the UGB;*
- (b) *The capacity of existing public facilities and services to serve areas already inside the UGB as well as areas proposed for addition to the UGB; and*
- (c) *The need for new transportation facilities, such as highways and other roadways, interchanges, arterials and collectors, additional travel lanes, other major improvements on existing roadways and, for urban areas of 25,000 or more, the provision of public transit service.*

**FINDING:** Staff finds that the proposed expansion area has been coordinated with service providers, including the Oregon Department of Transportation. With respect to water, sewer and storm drainage facilities, staff finds that all regional systems (such as the regional water reclamation facility) can feasibly have sufficient capacity to serve the subject property. With respect to transportation facilities to serve the subject property, staff herewith incorporates findings under the Transportation System Plan criteria in Section V below and finds that the site can be adequately served with planned and programmed transportation facilities for the proposed development.

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With respect to the alternatives analysis for water, sewer and storm drainage, staff herewith incorporates and adopts Applicant's Volume 3 Alternative Sites Analysis, with particular reference to Sections 2.3.3, 3.1.5, 3.1.6, 3.1.7 and 3.2.3 and finds that the alternatives analysis has considered the serviceability of alternative sites from the perspective of feasibility to serve the subject properties and the full review process has evaluated any significant potential impacts to existing systems.

#### 660-024-0070 - UGB Adjustments

- (1) *A local government may adjust the UGB at any time to better achieve the purposes of Goal 14 and this division. Such adjustment may occur by adding or removing land from the UGB, or by exchanging land inside the UGB for land outside the UGB. The requirements of section (2) of this rule apply when removing land from the UGB. The requirements of Goal 14, this division, and ORS 197.298 apply when land is added to the UGB, including land added in exchange for land removed. The requirements of ORS 197.296 may also apply when land is added to a UGB, as specified in that statute. If a local government exchanges land inside the UGB for land outside the UGB, the applicable local government must adopt appropriate rural zoning designations for the land removed from the UGB before the local government applies ORS 197.298 and other UGB location requirements necessary for adding land to the UGB.*

**FINDING:** Staff finds that the rule makes clear that there is no state timing mechanism that precludes review and approval of the subject application. Staff further finds that this application adds land to the UGB and therefore that Goal 14, OAR 660 Division 24 and ORS 197.298 apply to the subject application.

- (2) *A local government may remove land from a UGB following the procedures and requirements of ORS 197.764. Alternatively, a local government may remove land from the UGB following the procedures and requirements of ORS 197.610 to 197.650, provided it determines:*
  - (a) *The removal of land would not violate applicable statewide planning goals;*
  - (b) *The UGB would provide a 20-year supply of land for estimated needs after the land is removed, taking into consideration land added to the UGB at the same time;*
  - (c) *Public facilities agreements adopted under ORS 195.020 do not provide for urban services on the subject land unless the public facilities provider agrees to removal of the land from the UGB;*
  - (d) *Removal of the land does not preclude the efficient provision of urban services to any other buildable land that remains inside the UGB; and*
  - (e) *The land removed from the UGB is planned and zoned for rural use consistent with all applicable laws.*

**FINDING:** Staff finds that the subject application does not seek to remove land and therefore this Division 24 standard is not applicable.



- (3) *Notwithstanding sections (1) and (2) of this rule, a local government considering an exchange of land may rely on its acknowledged population forecast and land needs analysis, rather than adopt a new forecast and need analysis, provided:*
- (a) *The amount of buildable land added to the UGB to meet a specific type of residential need is substantially equivalent to the amount of buildable land removed, or the amount of suitable and developed employment land added to the UGB to meet a specific type of employment need is substantially equivalent to the amount of suitable and developed employment land removed, and*
  - (b) *The local government applies the same comprehensive plan designations and, if applicable, the same urban zoning to the land added to the UGB such that the land added is designated for the same uses and at the same housing or employment density as the land removed from the UGB.*

**FINDING:** Staff finds that the subject application does not seek to exchange UGB lands and therefore this Division 24 standard is not applicable.

## V. COMPLIANCE WITH JACKSON COUNTY COMPREHENSIVE PLAN

### Regional Plan Element – Performance Indicators

**2.7 Conceptual Transportation Plans.** *Conceptual Transportation Plans shall be prepared early enough in the planning and development cycle that the identified regionally significant transportation corridors within each of the URAs can be protected as cost-effectively as possible by available strategies and funding. A Conceptual Transportation Plan for a URA or appropriate portion of a URA shall be prepared by the City in collaboration with the Rogue Valley Metropolitan Planning Organization, applicable irrigation districts, Jackson County, and other affected agencies, and shall be adopted by Jackson County and the respective city prior to or in conjunction with a UGB amendment within that URA.*

**2.7.1. Transportation Infrastructure.** *The Conceptual Transportation Plan shall identify a general network of regionally significant arterials under local jurisdiction, transit corridors, bike and pedestrian paths, and associated projects to provide mobility throughout the Region (including intracity and intercity, if applicable).*

**2.8 Conceptual Land Use Plans.** *A proposal for a UGB Amendment into a designated URA shall include a Conceptual Land Use Plan prepared by the City in collaboration with the Rogue Valley Metropolitan Planning Organization, applicable irrigation districts, Jackson County, and other affected agencies for the area proposed to be added to the UGB as follows:*

**2.8.1 Target Residential Density.** *The Conceptual Land Use Plan shall provide sufficient information to demonstrate how the residential densities of Section 2.5 above will be met at full buildout of the area added through the UGB amendment.*

**2.8.2 Land Use Distribution.** *The Conceptual Land Use Plan shall indicate how the proposal is consistent with the general distribution of land uses in the Regional Plan, especially where a specific set of land uses were part of the rationale for designating land which was determined by the Resource Lands Review Committee to be commercial agricultural land as part of a URA, which applies to the following URAs: CP-1B, CP-1C, CP-4D, CP-6A, CP-2B, MD-4, MD-6, MD-7mid, MD-7n, PH-2, TA-2, TA-4.*

**2.8.3 Transportation Infrastructure.** *The Conceptual Land Use Plan shall include the transportation infrastructure required in Section 2.7 above.*

**2.8.4 Mixed Use/Pedestrian Friendly Areas.** *The Conceptual Land Use Plan shall provide sufficient information to demonstrate how the commitments of Section 2.6 above will be met at full build-out of the area added through the UGB amendment.*

**FINDING:** The City of Central Point has adopted the *Tolo Area Concept Plan*, a conceptual land use and transportation plan for the CP-1B Urban Reserve Area that satisfies the requirements of the Regional Plan Element Performance Measures 2.7 and 2.8, as well as Transportation System Plan policies 4.2.1-R and 4.3.1-E. This plan, included among the exhibits in the record of this file, has been reviewed by the Rogue Valley Metropolitan Planning Organization, the Rogue River Valley Irrigation District, Jackson County, ODOT, DLCD and 1000 Friends of Oregon, and their comments have been incorporated into the plan. The City of Central Point's Citizens Advisory Committee and Planning Commission has also reviewed and recommended approval of the plan. The Plan was adopted by the City of Central Point City Council through Resolution No. 1419 on March 12, 2015.

**2.9.1. CP-1B.** *Prior to the expansion of the Central Point Urban Growth Boundary into the CP-1B area, ODOT, Jackson County and Central Point shall adopt an Interchange Area Management Plan (IAMP) for the Seven Oaks Interchange Area.*

**FINDING:** Jackson County adopted the Exit 35 Interchange Area Management Plan (IAMP) for the Seven Oaks Interchange Area on March 25, 2015 through Ordinance No. 2015-3.

**2.9.5: CP-1B, CP-1C, CP-2B, CP-3, CP-4D, CP-6A, CP-6B.** *Prior to the expansion of the Central Point Urban Growth Boundary into any Urban Reserve Area, the City and Jackson County shall adopt an agreement (Area of Mutual Planning Concern) for the management of Gibbons/Forest Acres Unincorporated Containment Boundary.*

**FINDING:** Jackson County and the City of Central Point have adopted a revision to their Urban Growth Boundary Agreement (UGBMA) that includes Gibbons/Forest Acres as an Area of Mutual Planning Concern. Jackson County's adoption is through Ordinance No. 2015-4 adopted March 25, 2015.

#### **Transportation System Plan – Policy 4.2.1-R**

*Jackson County will coordinate with cities on transportation planning and transportation projects to provide well-connected transitions from city to County transportation systems.*

**Strategies:**

- c. *Require Urban Growth Boundary expansions to be accompanied by a conceptual higher order street system plan to be adopted by the city at the time of expansion.*

**FINDING:** Staff finds that the conceptual transportation plan requirements identified in the Regional Plan Element Section 2.7 (above) serve identical purposes to the requirements of Strategy C of this criteria. A conceptual transportation plan, consistent with the requirements of Section 2.7 has been submitted as part of this proposal and satisfies the above criterion.

**Transportation System Plan - Policy 4.3.1-B**

*Plan amendments, zone changes and type 3 and 4 land use permits need to demonstrate that adequate transportation planning has been done to support the proposed land use.*

**Strategies:**

- a. *Inside urban growth boundaries, demonstration of adequate transportation facilities for a land-use action should defer to the city's adopted Transportation System Plan; this deference should occur in accordance with any applicable provisions in the Urban Growth Management Agreement between the particular city and the County. Absent an adopted Transportation System Plan for the applicable city, land use actions related to transportation planning and transportation project decisions will be based on the Jackson County Transportation System Plan; application of the County TSP in this situation should account for any applicable provisions in the Urban Growth Management Agreement between the particular city and the County.*
- b. *Ensure that legislative land use changes will not result in land uses that are incompatible with the public transportation facilities they will use through compliance with, and direct application of, OAR 660 Division 12.*
- c. *Ensure that quasi-judicial comprehensive plan changes, zone changes and type 3 and 4 land use permits will not result in land uses that are incompatible with the public transportation facilities they will use. To meet this requirement, criteria i, ii and iii below must be demonstrated to be met through a Transportation Impact Study (TIS) completed by a registered professional engineer with expertise in transportation. Compliance with criteria i, ii and iii will be considered sufficient to demonstrate compliance with the Transportation Planning Rule. The TIS requirement may be waived if the Planning Director and the County Engineer administratively concur in writing that sufficient specific evidence is provided from affected transportation management agencies that the cumulative effect of approving the proposed plan amendment, zone change or type 3 or 4 land use permit, along with the potential for similar approvals on similarly situated parcels within 2 miles (.75 miles in the MPO) of the subject parcel (or portion of the parcel that is requesting the land use change or permit), will not significantly affect a transportation facility identified in State, regional or local transportation plans (RTP 6-1).*

- (i) *Approval of the proposed changes and the cumulative impact of the potential for similar approvals on parcels within 2 miles (.75 miles in the MPO) of the subject parcel would not change the functional classification of an existing or planned transportation facility nor would it change standards implementing the functional classification system (unless the change can be made in conjunction with a TSP amendment pursuant to policy 4.3.3-D).*
- (ii) *Approval of the proposed changes and the cumulative impact of the potential for similar approvals on parcels within 2 miles (.75 miles in the MPO) of the subject parcel would not allow types or levels of land uses that would result in levels of travel or access inconsistent with the functional classification of a transportation facility (unless a functional class change is made pursuant to policy 4.3.3-D).*
- (iii) *Approval of the proposed land use changes and the cumulative impact of the potential for similar approvals on parcels within 2 miles (.75 miles in the MPO) of the subject parcel would not cause a facility to exceed the adopted performance standards for facilities used by the subject parcel. A facility used by the subject parcel is defined as any facility where approval of the proposed land use changes and the cumulative impact of the potential for similar approvals on parcels within 2 miles (.75 miles in the MPO) of the subject parcel would increase traffic on a facility by more than 3% of the total capacity for collectors and/or 2% of the total capacity for arterials and state highways. ODOT may determine that the subject parcel, beyond this definition and in accordance with the Oregon Highway Plan, will use additional state facilities.*

**FINDING:** The Applicant has submitted a detailed Transportation Impact Study (TIS) which is included among Applicant’s supporting evidence. Review of the TIS by the Oregon Department of Transportation has concluded that the submitted TIS demonstrates that the above criteria is satisfied. Staff therefore incorporates the Applicant’s TIS as evidence that this criteria has been met.

**Transportation System Plan - Policy 4.3.1-E**

*Regional planning projects intended to identify future urban growth boundary expansion areas, such as the on-going Regional Problem Solving (RPS) process, must include an appropriate transportation planning component.*

*Strategies:*

- a. *UGB expansions into Urban Reserve areas should not create transportation problems that cannot be adequately addressed, given reasonable transportation funding expectations.*
- b. *Where UGB expansions are proposed into an Urban Reserve Area developed through a regional planning project, the proposed expansion should include adoption of a refinement plan to be added to the*

*applicable city (or cities) Transportation System Plan at the final proceeding approving the urban growth boundary expansion.*

**FINDING:** Staff finds that the conceptual transportation plan requirements identified in the Regional Plan Element Section 2.7 (above) serve identical purposes to the requirements of Strategies A and B of this criteria. A conceptual transportation plan, consistent with the requirements of Section 2.7 has been submitted as part of this proposal and satisfies the above criterion.

#### **Urban Lands Element - Policy 1**

*Policy: Jackson County shall maintain a long-range commitment to the implementation of urban-centered growth.*

**FINDING:** Staff finds that this policy directs the County to continue its policy of urban-centered growth through procedures such as urban growth boundary amendments. Staff also finds that approval of the subject application is consistent with this long-term policy direction.

### **VI. COMPLIANCE WITH JACKSON COUNTY LAND DEVELOPMENT ORDINANCE**

#### **Section 3.7.3 - Minor Map Amendments Criteria**

C) *Minor Comprehensive Plan Map or Zoning Map Amendments (Quasi-Judicial)*  
*All proposed minor map amendments will be reviewed for compliance with the criteria set forth below and with all other applicable provisions of this Ordinance and the Comprehensive Plan:*

- 1) *Adequate public safety, transportation, and utility facilities and services can be provided to the subject property. In the case of a minor zoning map amendment, adequate transportation facilities must exist or be assured.*

**FINDING:** Staff incorporates by reference the findings of fact in Applicant's Volume 1, Section 4.2.6 showing that the subject property can feasibly be served by adequate public safety and utility facilities and services. Staff incorporates findings addressing transportation planning in Section V above. On that basis, staff finds that adequate transportation facilities are assured.

- 2) *The minor map amendment will not prevent implementation of any area of special concern or restrictions specified for that area in Chapter 7 or the adopting ordinance creating it, or both.*

**FINDING:** Staff finds that the subject properties are not located within any area of special concern.

- 3) *On resource zoned lands outside urban growth boundaries, the entire parcel is included in the minor Comprehensive Plan Map unless the purpose of the amendment conforms with the criteria of Policy 1 of the Comprehensive Map Designations Element.*

**FINDING:** Staff finds that the subject properties that are resource designated (Tax Lots 600 and 700) are entire parcels and are appropriately included in the minor Comprehensive Plan Map request.

- 4) *Map amendments outside urban growth boundaries and urban unincorporated communities that will result in a minimum residential lot size smaller than 10 acres meet the requirements for an exception to Statewide Planning Goal 14.*

**FINDING:** Staff finds that this criterion is applicable to proposals that will result in the subject property remaining outside urban growth boundaries and is therefore not applicable. In any case, no residential lots of less than 10 acres will be created through approval of the subject application.

- 5) *Any minor Zoning Map amendment is consistent with the Comprehensive Plan Map designation.*

**FINDING:** Staff finds that that the Applicant does not seek a minor zoning map amendment.

- 6) *In the case of a minor Comprehensive Plan Map amendment, community benefit as a result of the minor map amendment is clearly demonstrated.*

**FINDING:** Staff finds that the City of Central Point desires to increase their supply of lands for employment opportunities, consistent with Statewide Planning Goal 9. The subject proposal is intended to meet the objectives of Goal 9 as well as those of the City of Central Point. Community benefit is therefore demonstrated.

- 7) *In determining the appropriateness of the proposed re-designation, the White City or Jackson County Planning Commission and Board of Commissioners will consider any factors relevant to the proposal, which may include: topography, geology, hydrology, soil characteristics, climate, vegetation, wildlife, water quality, historical or archaeological resources, scenic resources, noise, open space, existing site grading, drainage, adverse impacts on other property in the vicinity, and any other factors deemed to be relevant to the application.*

**FINDING:** Staff finds that Applicant's Volume 3 Alternative Sites Analysis evaluated the above factors relevant to the proposal. Staff incorporates these analyses herein as evidence that such factors have been considered.

- E) *Standards for Amending an Adopted Urban Growth Boundary, Urban Fringe, or Buffer Area*

*In addition to the requirements contained in joint urban growth boundary management agreements, all proposed boundary amendments must comply with applicable State Law, Statewide Planning Goals, the County Comprehensive Plan and any Regional Problem Solving documents adopted by the County.*

**FINDING:** Staff finds as follows with respect to this criterion:

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1. With respect to State Law, staff incorporates above findings in Sections II-IV demonstrating that the proposed UGB amendment complies with all applicable Oregon Statutes and Administrative Rules.
2. With respect to the Statewide Planning Goals, staff incorporates above findings in Section III demonstrating that the proposed UGB amendment complies with the applicable Statewide Planning Goals.
3. With respect to the Jackson County Comprehensive Plan, staff incorporates above findings in Section V demonstrating that the proposed UGB amendment complies with the Comprehensive Plan (which includes the Regional Problem Solving documents adopted by the County).
4. With respect to the precise boundary location, staff finds that the northern planned and zoned industrial area crosses existing property lines, but because these are not resource zoned it has no potential to violate state law and the County will require the property line adjustments proposed by the Applicant to align the UGB line with property lines as a condition for future annexation to the City of Central Point, a matter which the Applicant has agreed to stipulate.
5. Requirements contained in the joint Jackson County/City of Central Point Urban Growth Boundary Management Agreement are addressed below.

**VII. COMPLIANCE WITH THE URBAN GROWTH POLICIES WITHIN THE JACKSON COUNTY/CITY OF CENTRAL POINT URBAN GROWTH BOUNDARY MANAGEMENT AGREEMENT**

1. *The City of Central Point shall have primary responsibility for all future urban level development that takes place within the City and Urban Growth Boundary area. Additionally:*
  - A) *All urban level development shall conform to the City standards, shall be consistent with the adopted City Comprehensive Plan, and shall meet all appropriate requirements of the City Zoning Ordinance and Map.*
  - B) *The term "urban level development" shall be generally defined, for purposes of this agreement, as any commercial or industrial development, and any residential development, partitioning, or subdivision that creates actual or potential densities greater than allowed by the City's Residential Low-density district (R-L). The expansion or major alteration of legally existing commercial or industrial use shall also be considered urban level development.*
  - C) *Urban level development proposals submitted through County processes must be accompanied by a contract to annex to the City.*

**FINDING:** Staff finds that the current proposal does not include urban level development but that future urban level development can feasibly comply with the above policies and definitions.

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2. *A change in the use of urbanizable land from a use designated on the Jackson County Comprehensive Plan/Zoning Map to uses shown on the City Comprehensive Plan shall occur only upon annexation or contractual intent to annex to the City. Additionally:*
  - A) *Development of land for uses designated on the Comprehensive Plan shall be encouraged on vacant or undeveloped lands adjacent to or within the City limits prior to the conversion of other lands within the Urban Growth Boundary.*
  - B) *Urban facilities and services must be adequate in condition and capacity to accommodate the level of growth, as allowed by the Comprehensive Plan, prior to or concurrent with the land use changes.*
  - C) *The City may initiate annexation and zone change of lands outside City limits and within the UGB that are under a County "Exclusive Farm Use" designation or otherwise enjoying farm-related tax incentives when such lands are needed for urban development.*

**FINDING:** Staff finds that subject application does not propose a change of use as described in policy No. 2 above and no development is proposed at this time. Urban facilities and services can feasibly be provided prior to or concurrent with any future land use changes.

3. *City annexation shall only occur within the framework of the City's Comprehensive Plan and within the Urban Growth Boundary.*

**FINDING:** Staff finds that annexation must necessarily be located within the UGB and that the subject amendments would allow the subject properties to be annexed consistent with this policy.

4. *Except as provided in Policy 11 of this agreement, specific annexation decisions shall be governed by the City of Central Point. The City will provide opportunities for the County and all affected agencies to respond to pending requests for annexation with the response time limited to sixty days to minimize any unnecessary and costly delay in processing.*

**FINDING:** Staff finds that the subject application does not propose annexation and that this policy is therefore not relevant.

5. *The establishment of the Urban Growth Boundary does not imply that all lands within the Boundary must be annexed to the City.*

**FINDING:** Staff finds that future annexation decisions concerning the subject properties will be made by the City of Central Point and are of no significance to the County's consideration of this application.

6. *Jackson County shall retain jurisdiction over any land use decisions, other than annexations, within the unincorporated urbanizable area, in conformance with these adopted policies. Additionally:*
  - A) *The City shall be requested to respond to pending applications for land use changes in the unincorporated urbanizable area. If no response is received within fourteen days, the County will assume the City has no objections to the request.*



- B) *The City will request that the County respond to pending applications for land use changes in the incorporated area which could affect land under the County jurisdiction. If no response is received within fourteen days the city will assume the County has not objections to the request.*
- C) *Recognizing that unincorporated areas within the Urban Growth Boundary could ultimately become part of Central Point, the City's recommendations will be given due consideration. It is the intent of the County to administer a mutually adopted City/County policy in the urbanizable area until such time as the area is annexed.*

**FINDING:** Staff finds that future land use actions that involve the subject properties can feasibly comply with the above procedures.

7. *Lands in the vicinity of the Seven Oaks Interchange, as delineated on Map 1 attached, are considered unique because of the transportation facilities present. The I-5 Interchange Area Management Plan (IAMP) for Exit 35 addresses the unique characteristics of the area and recommendations from the plan will be incorporated into the City and County Comprehensive Plans. Portions of this area are in Central Point's Urban Reserve while the remainder is designated an Area of Mutual Planning Concern and shall be protected from premature development. Additionally:*

- A) *The County shall ensure that the area remains in a rural character so that a priority is placed on urban development within the UGB, as planned.*
- B) *The Seven Oaks Interchange Area of Mutual Planning Concern shall retain its present County Comprehensive Plan and Zoning Map designation, or similar "rural" designation, until such time as the area can be shown to be needed for the City's urbanization, in accordance with the seven urbanization factors of Statewide goal 14 and the provisions of this agreement that pertain to City-initiated comprehensive plan amendments.*

**FINDING:** Staff finds that the subject properties are outside of the Seven Oaks Interchange Area of Mutual Planning Concern. Both Jackson County and the City of Central Point have adopted the Exit 35 Interchange Area Management Plan (IAMP) and have incorporated the recommendations from that plan into their respective comprehensive plans. Transportation-related criteria, along with accompanying findings, in Section V of this document specifically address impacts to the Seven Oaks Interchange that may result from the subject proposal.

8. *Lands in the vicinity of and including Forest/Gibbon Acres west of Table Rock Road, as delineated on Map 2 attached, are considered remote to Central Point at this time. Although located outside of any Urban Reserve, this area is designated an Area of Mutual Planning Concern and shall be protected from premature or more intense development. Additionally:*

- A) *The County shall ensure that the area remains in a rural character so that a priority is placed on urban development within the UGB and URAs, as planned.*

- B) *The Forest/Gibbon Acres Area of Mutual Planning Concern shall retain its present County Comprehensive Plan and Zoning Map designation, or similar "rural" designation, until such time as the area can be shown to be needed for the City's urbanization or for inclusion in Medford or in White City should it incorporate. Inclusion in a planning area will occur in accordance with the seven urbanization factors of Statewide goal 14 and the provisions of this agreement that pertain to City-initiated comprehensive plan amendments.*

**FINDING:** Staff finds that the subject properties are not in the vicinity of the Forest/Gibbon Acres Area of Mutual Planning Concern and that this proposal has no effect on the urbanization policies related thereto.

- 9. *Lands under the ownership of Jackson County between Gebhard Road and Interstate-5 north of Pine Street, including the Jackson County Expo (fairgrounds) and property in the ownership of Jackson County adjacent to the Expo as delineated on Map 3 attached, are designated an Area of Mutual Planning Concern and shall be protected from uncoordinated land use development. Additionally:*
  - A) *The County shall ensure that all land use planning that occurs will be coordinated with the City so that a priority is placed on urban development within the UGB and URAs, as planned.*
  - B) *The Jackson County Expo Area of Mutual Planning Concern shall retain its present County Comprehensive Plan and Zoning Map designation, or designations unique to the fairground master plan, until such time as the area can be shown to be needed for the City's urbanization, in accordance with the seven urbanization factors of Statewide goal 14 and the provisions of this agreement that pertain to City-initiated comprehensive plan amendments.*
  - C) *During the first coordinated Periodic Review process for the Regional Plan, Jackson County shall consider including the land occupied by the Jackson County Expo to the City of Central Point Urban Reserve Area.*
  - D) *The impacts of County development upon City and Regional infrastructure shall be assessed and mitigated in order to obtain a mutually beneficial outcome to both entities.*

**FINDING:** Staff finds that the subject application will have no effect on the lands under the ownership of Jackson County between Gebhard Road and Interstate-5 north of Pine Street, including the Jackson County Expo (fairgrounds) and property in the ownership of Jackson County adjacent to the Expo.

- 10. *Lands within the urbanizable area which currently support a farm use shall be encouraged, through zoning and appropriate tax incentives, to remain in that use for as long as is "economically feasible".*
  - A) *"Economically feasible," as used in this policy, shall be interpreted to mean feasible from the standpoint of the property owner. Implementation of this policy will be done on a voluntary basis.*

- B) *“Exclusive Farm” or other appropriate low-intensity rural zoning designation shall be applied to areas within the UGB by the County for the purpose of maintaining agricultural land uses and related tax incentives until such time as planned annexation and urban development occur.*
- C) *“Suburban Residential” or other zoning designations that would permit non-agricultural land uses to develop prematurely could result in obstacles to future planned and coordinated growth and, therefore, should be restricted to only those areas that are already developed to such levels.*
- D) *Agricultural zoning policies contained herein apply only to areas identified by the City or County as agricultural lands within the UGB or Seven Oaks Area of Mutual Planning Concern and shall not be used as a standard to review other land use applications within these areas.*

**FINDING:** Staff finds that the subject proposal contains lands that support farm uses and that the property owner has determined that such uses are no longer economically feasible. Subject properties with Exclusive Farm Use (EFU) zoning will remain as such until annexation by Central Point.

11. *The City and County acknowledge the importance of protecting agricultural lands. Therefore:*

- A) *While properties are in agricultural use, the City will apply the below standards when adjacent lands are proposed for urban residential development:*
  - i) *To mitigate the potential for vandalism, the development’s design should incorporate the use of visible public or semi-public open space adjacent to the agricultural lands.*
  - ii) *To mitigate nuisances originating from agricultural noise, odors, irrigation run-off, and agricultural spray drift, the development’s design should incorporate:*
    - a) *The use of landscaping and berms where a positive buffering benefit can be demonstrated.*
    - b) *The orientation of structures and fencing relative to usable exterior space such as patios, rear yards and courts, such that the potential impacts from spray drift, dust, odors, and noise intrusion are minimized.*
    - c) *The design and construction of all habitable buildings, including window and door locations, should be such that the potential impact of spray drift, noise, dust, and odors upon interior living/working areas will be minimized.*
    - d) *Physical separation between agricultural lands and urban development shall be utilized to the greatest extent possible to*

*-let*

*minimize adverse impacts. Site design emphasizing the appropriate use of open space areas, streets, and areas not designed specifically for public recreation or assembly shall be considered.*

- B) *The City and County mutually agree herewith that the buffering standards established by the Jackson County Regional Plan and adopted by the City of Central Point have or can and will be met prior to annexation or urban development of lands.*
- C) *The City and County mutually agree to involve affected Irrigation Districts prior to annexation or when contemplating urban development of lands.*

**FINDING:** Staff finds that the standards identified above can and will be met prior to annexation or urban development of the subject properties.

- 12. *The City, County, and other affected agencies shall coordinate the expansion and development of all urban facilities and services within the urbanization area. Additionally:*
  - A) *Provisions for urban facilities and services shall be planned in a manner limiting duplication in an effort to provide greater efficiency and economy of operation.*
  - B) *A single urban facility or service extended into the urbanizable area must be coordinated with the planned future development of all other facilities and services appropriate to that area, and shall be provided at levels necessary for expected uses, as designated in the City's Comprehensive Plan.*

**FINDING:** Staff finds that compliance with the above policy is not the responsibility of the Applicant.

- 13. *All County road construction and reconstruction resulting from new development, redevelopment, or land division, in the urbanizable area shall be to urban standards, except that the term "reconstruction" does not include normal road maintenance by the County.*

**FINDING:** Staff finds that compliance with the above policy is not the responsibility of the Applicant.

- 14. *Except for URAs, no other land or non-municipal improvements located outside the Urban Growth Boundary shall be permitted to connect to the water line serving Erickson unless it is first included in the Urban Growth Boundary or a "reasons" exception is taken to applicable Statewide Land Use Planning Goals which allows such connection. The owners of such benefitted property must sign an irrevocable consent to annex to the City of Central Point.*

**FINDING:** Staff finds that the water line mentioned in the above policy may be extended to lands within a UGB at some point in the future such as to the subject properties and that municipal connection and extension into the UGB from the existing line is allowable under the policy.

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**VIII. CONDITIONS OF APPROVAL:**

Applicant has stipulated to the following conditions of approval:

1. **Dean Creek Road Realignment:** A local commercial street or county road relocation will be required (standard to be specified through agreement by Jackson County Roads and Central Point Public Works) through Tax Lots 600 and 700 and being stubbed to the north property line as part of any urban development approvals on these properties. The realignment will be consistent with the Exit 35 IAMP and any relevant conceptual transportation plans.
2. **Property Line Adjustment:** Applicant will execute property line adjustments in the area of Tax Lot 2100 (using pre-existing parcels not currently assigned tax lot numbers) to align the approved UGB line with property lines prior any annexation approval from the City of Central Point.
3. **Contract for Water Service Extension:** Prior to development of Tax Lots 600 or 700, Applicant will enter into a contractual agreement requiring payment of pro-rata share of water extension to the area and requiring connection to said system when municipal water facilities are available.

**IX. RECOMMENDATION:**

Staff finds that Applicant's evidence demonstrates that the applicable approval criteria has been satisfied. It is therefore recommended that the Jackson County Planning Commission approve the application with the above-identified conditions of approval.

**JACKSON COUNTY PLANNING STAFF**



By: Craig M. Anderson, Senior Planner

Date: 4/29/15

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INTEROFFICE MEMORANDUM-JACKSON COUNTY

**To:** Craig Anderson, Development Services  
**From:** Kevin Christiansen, Roads  
**Date:** February 02, 2015  
**RE:** Planning File: LRP2013-00006; 36-2W-28, Tax Lots 600, 700, 2100, 2102, 2300, 2400.  
Minor Map Amendment off Dean Creek Road – a county-maintained road.

Thank you for the opportunity to comment on this application for a Minor Map Amendment to add approximately 46.5 acres to the City of Central Point Urban Growth Boundary north of the Seven Oaks interchange along Blackwell Road. Roads has the following comments:

1. Please note Dean Creek Road is a County Local Road and is county-maintained. There is no Average Daily Traffic count for this road. As a comparison of capacity for Dean Creek Road, the capacity of a two lane rural road with ten foot lanes and no shoulders is 5,888 ADT.
2. A Road Approach Permit from Jackson County Roads is required for any new or improved driveway off Dean Creek Road.
3. Utility Permits are required from Roads for any utility work within the county road right-of-way.
4. Please note, Jackson County and the City of Central Point have previously entered into an Urban Reserve Management Agreement (URMA) which requires the City to take jurisdiction of County Roads within the urban reserve areas at the time of annexation. Dean Creek Road would be one of these roads.

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

### REQUEST FOR COMMENT

Jackson County Development Services  
10 South Oakdale Avenue, Room 100, Medford, Oregon 97501  
Phone: 541-774-6900 Fax: 541-774-6791

File No: LRP2013-00006  
Date: January 28, 2015  
To: Agencies and nearby property owners

AA-C02 439-LRP2013-00006  
JOHN PATTERSON, FIRE MARSHAL  
JACKSON CO FIRE DIST #3  
8383 AGATE RD  
WHITE CITY, OR 97503

A proposal for a Minor Map Amendment (described below) has been submitted to Jackson County Development Services for review. You are entitled to comment on the application before the public hearing is held. Comments should be made to, and additional information concerning the application may be obtained from: Development Services, County Offices Building, 10 South Oakdale Avenue, Room 100, Medford OR 97501-2902, or by contacting **Craig Anderson**. Jackson County residents outside the Medford toll free area may call 1-800-452-5021, ext. 6918; Fax: 541-774-6791. Please respond no later than **February 11, 2015**.

Owner/Applicant/Agent:	Cardmoore Properties et al - Owner CSA Planning, Ltd. - Agent
Property Legal Description:	T 36 S, R 2 W, S 28, Tax Lots 600, 700, 2100, 2102, 2300, 2400
Current Zoning:	Exclusive Farm Use (EFU), General Industrial (GI) and Urban Residential (UR-1)
Proposal:	Minor Map Amendment to add approximately 46.5 acres to the City of Central Point Urban Growth Boundary north of the Seven Oaks Interchange along Blackwell Road.

- We have no comment.
- We recommend approval with no special conditions.
- This property is not within our jurisdiction.
- Please address the following concerns should this application be approved:

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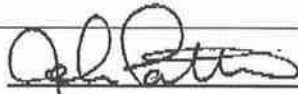
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- We encourage denial of this request based on the following:

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Signature: 

Printed Name: \_\_\_\_\_

Phone #: 541-826-7100

Date: 2/11/15

Attachments: Zoning map

*Note to Agencies: If your proposed conditions of approval include the dedication of land for public use or the provision of public improvements, please submit written findings with supporting data or information that justify the requirements. Specifically, the findings must show that there is an essential connection between your requirements and a legitimate government purpose and that there is a rough proportionality between the burden of the requirement on the developer and the impacts of the proposed development on public facilities and services. All requirements may be strictly scrutinized by the courts and must have legitimate authority so they will not result in a taking of private property.*

Jackson County Planning Commission

File No. LRP2013-00006 Exhibit # 16.

Offered by: John Patterson F.D.#3

Date: 4-30-2015 Received by: Um

Thursday, March 12, 2015 Draft

# TOLO AREA CONCEPT PLAN

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## *A CONCEPTUAL LAND USE AND TRANSPORTATION PLAN FOR*

*CP-1B*

## *AN URBAN RESERVE AREA OF THE CITY OF CENTRAL POINT*

City of Central Point

Adopted by City Council Resolution No.1419, March 12, 2015

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Page 70 **Page 47**

Jackson County Planning Commission  
File No. LRP2013-00006 Exhibit # 17.

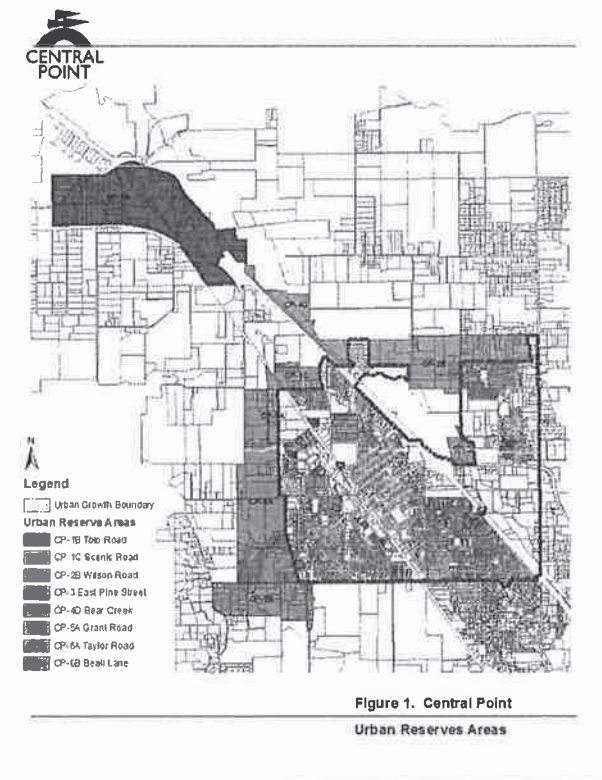
Offered by: Staff

Date: 4-30-2015 Received by: VM



## PART 1. INTRODUCTION

As part of the Regional Plan Element<sup>1</sup> it is required that the City prepare and adopt for each of its eight (8) Urban Reserve Areas (URAs) a Conceptual Land Use Plan<sup>2</sup> and a Conceptual Transportation Plan<sup>3</sup> prior to or in conjunction with an Urban Growth Boundary (UGB) amendment within a given URA. This document addresses both conceptual plans, which are collectively referred to as the *CP-1B Concept Plan ('Concept Plan')*. Figure 1 illustrates CP-1B's relationship to the City and the other URAs.



As used in this report the term 'concept plan' refers to a document setting forth a written and illustrated set of general actions designed to achieve a desired goal that will be further refined over time as the planning process moves from the general (concept plan) to the specific (site development). In the case of CP-1B the goal to be achieved is a first generation refinement of how the land use distributions and applicable performance indicators of the Greater Bear Creek Valley Regional Plan (GBCVRP) will be applied to CP-1B.

The concept plan is a general land use guide prepared in accordance with, and intended to facilitate implementation of the Regional Plan Element. It does not address compliance with the Oregon Statewide Land Use Planning Goals, applicability of land use planning law, or comprehensive plan compliance. These items will be appropriately addressed at some other

<sup>1</sup> City of Central Point Ordinance 1964

<sup>2</sup> City of Central Point Comprehensive Plan, Regional Plan Element, Section 4.1 Performance Indicators, subsection 4.1.7

<sup>3</sup> City of Central Point Comprehensive Plan, Regional Plan Element, Section 4.1 Performance Indicators, subsection 4.1.8

time as the area's planning proceeds through UGB amendment, annexation, zoning, site plan approval, and ultimately development, with each step being guided by the *Concept Plan*.

The *Concept Plan* illustrates the City's basic development program for CP-1B; which is presented in Part 2 of this document. The remainder of the document (Part 3) is dedicated to providing background information used in preparation of the *Concept Plan*, including findings of compliance with the land use distribution and applicable Performance Indicators in the City's Regional Plan Element.

In summary the *Concept Plan* has been prepared in accordance with the Regional Plan Element and Greater Bear Creek Valley Regional Plan including all applicable performance indicators set forth in these documents. The development concept for CP-1B compliments and supports local and regional objectives relative to land use distribution and needed transportation corridors identified in the *Greater Bear Creek Valley Regional Plan*.

## **PART 2. THE CONCEPT PLAN**

The long-term objective for CP-1B is that it will develop as a regionally significant employment hub that is populated with transportation-oriented uses and complementary businesses given the URA's proximity to an interchange, access to rail and location on a state freight route. The area is currently home to aircraft manufacturer Erickson Air Crane and Cardmoore Trucking. It is viewed as a future Central Point employment area as it develops and becomes a part of the City. The Concept Plan is comprised of two elements:

### **a. The Conceptual Land Use Plan ('Land Use Plan')**

The primary objective of the Land Use Plan is to refine the land use categories and spatial distribution of those categories throughout CP-1B. This is necessary because the Regional Plan Element only addresses land use in terms of general land use types, i.e. residential, employment, etc., and percentage distribution of the land use.

The Regional Plan Element distributes land uses within CP-1B into one basic land use classification; employment (100%). Employment land includes three categories: retail, industrial, and public. The Land Use Plan for CP-1B refines these allocations by aligning them with the appropriate Comprehensive Plan Land Use and Zoning designations in the City's Comprehensive Plan. Those designations are illustrated in Figure 2, and tabulated in Table 1 as follows:

- i. **Industrial.** The Comprehensive Plan’s industrial designation is intended to ‘establish a strong and diversified sector’ and to ‘maximize new development opportunities’. Land Use is broken down into two categories with the possibility of a third.
  - Light Industrial;
  - General Industrial;
  - Business Park (Business Offices and Service Commercial) which is compatible with and closely related in nature of business to uses permitted in the City’s M-1 and M-2 zoning but may be developed independent of those zones.
  
- ii. **Commercial.** The Comprehensive Plan’s commercial designation is intended to meet the needs of the immediate market area and not the traveling public. In this case, retail uses are internal and to intended to serve the Tolo Employment area exclusively and reduce out of area vehicle trips.
  
- iii. **Public.** Parks and Open Space designation is consistent with the Regional Plan Element and allows for the continued use and improvement of the Bear Creek Greenway system, natural drainage and agricultural buffers. It also provides opportunities for passive recreational/open space use.

Table 1 Proposed Land Use Zoning by Acreage				
Township/Range/Section	Acreage	Future Zoning	Future Comp Plan	Current Ownership
362W20-29	97.23	B-P	Business Park	
362W20-29	11.40	C-1	Commercial	
362W20-29	184.97	M-1	Light Industrial	
362W20-29	202.64	M-2	Heavy Industrial	
362W20-29	44.92	Park	Public/Open Space	
<b>TOTAL ACRES</b>	<b>541.16</b>			

**b. The Conceptual Transportation Plan (“Transportation Plan”)**

The regionally significant transportation documents affecting CP-1B are Interstate 5 (I-5), Blackwell Road/OR 140 and the Bear Creek Greenway Management Plan. The *Concept Plan* identifies all of these plans (Figure 2, CP-1B Concept Plan) and includes policies that encourage the thoughtful development of the interchange and surrounding properties.

### c. Implementation Guidelines

The following guidelines are intended to serve as future action items:

**Policy CP-1B.1 Land Use:** At time of inclusion in the City's urban growth boundary (UGB) the property will be shown on the City's General Land Use Plan Map as illustrated in the CP-1B Concept Plan, Figure 2 except where the concept plan depicts a designation that does not currently exist in the City's Comprehensive Plan. In such cases, the City may apply a designation it deems appropriate under its current map designations.

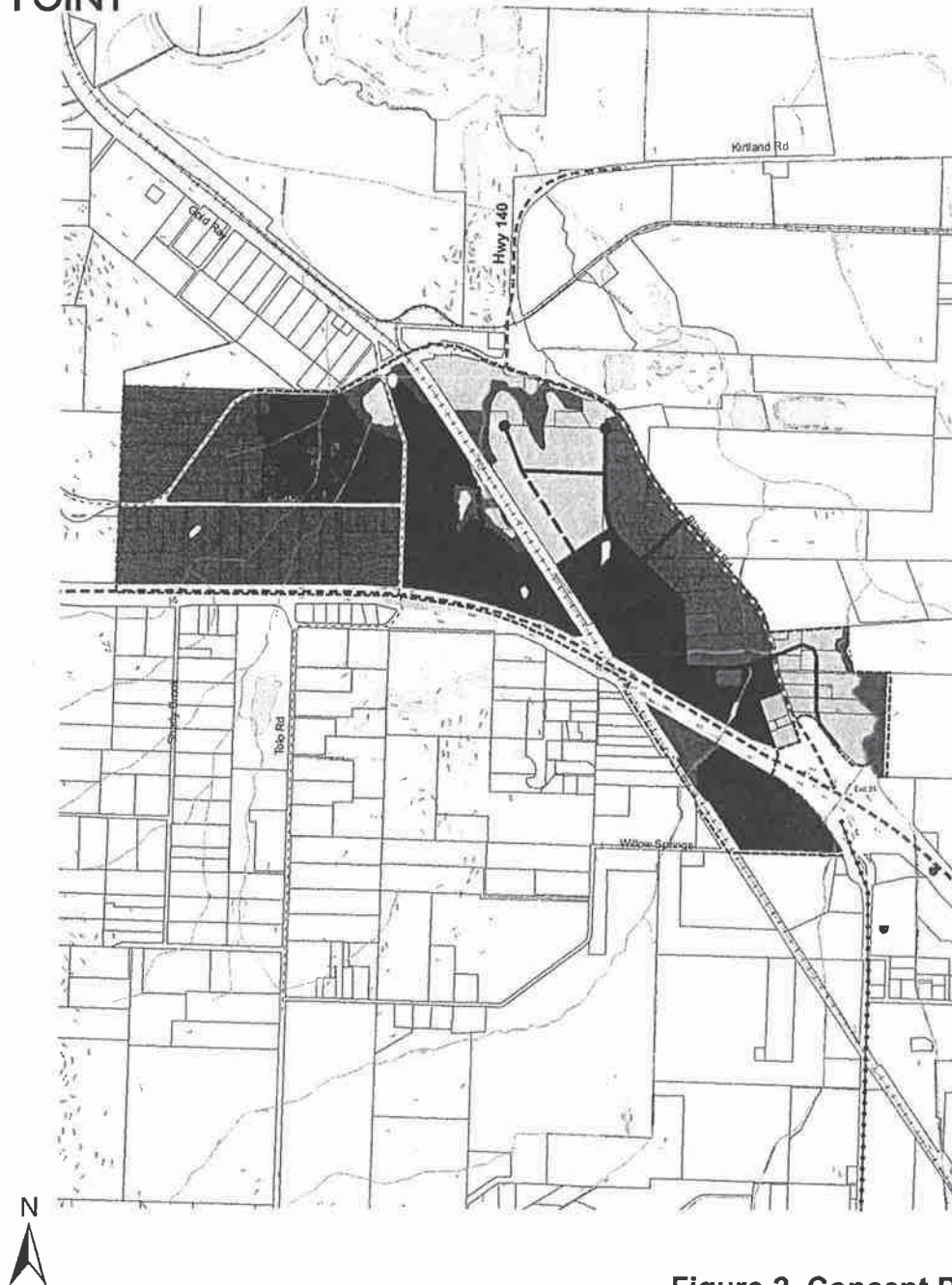
**Policy CP-1B.2 Transportation:** At time of inclusion in the City's urban growth boundary (UGB) the local street network plan, road alignments and transportation improvements identified in various state plans will be included in the City's Transportation System's Plan (TSP) as illustrated in the CP-1B Concept Plan, Figure 2 and where feasible. The City has already adopted IAMP 35 by resolution.

**Policy CP-1B.3 Urban Growth Boundary Management Agreement (UGBMA):** At time of adoption of a revised UGBMA, CP-1B and CP-1C will take precedence over the Area of Mutual Planning Concern (AMPC) *a geographical area lying beyond the adopted urban growth boundary in which the City and County have an interest in terms of the area's types and levels of development, land uses environment, agriculture, and other unique characteristics.* However, the City and County will continue to coordinate land use activity within AMPCs.

**Policy CP-1B.4: Committed Residential Density:** At time of UGB Expansion into CP-1B, the county zoned residential land will cease to exist and residential land uses will become legally non-conforming. The Conceptual Plan for CP-1B does not include any land designated for residential uses.

**Policy CP-1B.5 Forest/Gibbon Acres Unincorporated Containment Boundary:** The City and Jackson County will have adopted an agreement (Area of Mutual Planning Concern) for the management of Forest/Gibbon Acres.

**Policy CP-1B.6 Agricultural Mitigation/Buffering:** At time of UGB Expansion into CP-1B, the City and County will coordinate with RRVID to identify, evaluate and prepare potential mitigation. The City will implement agricultural buffers in accordance with adopted ordinances at the time of annexation.



**Figure 2. Concept Plan**

**Tolo Area (CP-1B)**

<p><b>Legend</b></p> <p><b>AREA</b></p> <p>CP-1B</p>	<p>--- National Highway System</p> <p>--- District Hwy</p> <p>--- Collector</p> <p>--- Class 2 Railroad</p> <p>--- Stream</p> <p>--- County 5' Contours</p> <p>--- Water Areas</p>	<p>--- PROPOSED ROAD</p> <p>--- PROPOSED LOOP ROAD</p>	<p><b>LAND USE DESIGNATION</b></p> <p>--- OPEN SPACE</p> <p>--- BUSINESS PARK</p> <p>--- COMMERCIAL</p> <p>--- LIGHT INDUSTRIAL</p> <p>--- GENERAL INDUSTRIAL</p>
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**Figure 3. Aerial Map**

Legend



CP-1B

Tolo Area (CP-1B)  
Concept Plan

Date: 10/13/2014

### **PART 3. SUPPORT FINDINGS**

The findings present in this section provide both background information and address the Regional Plan Element's Performance Indicators.

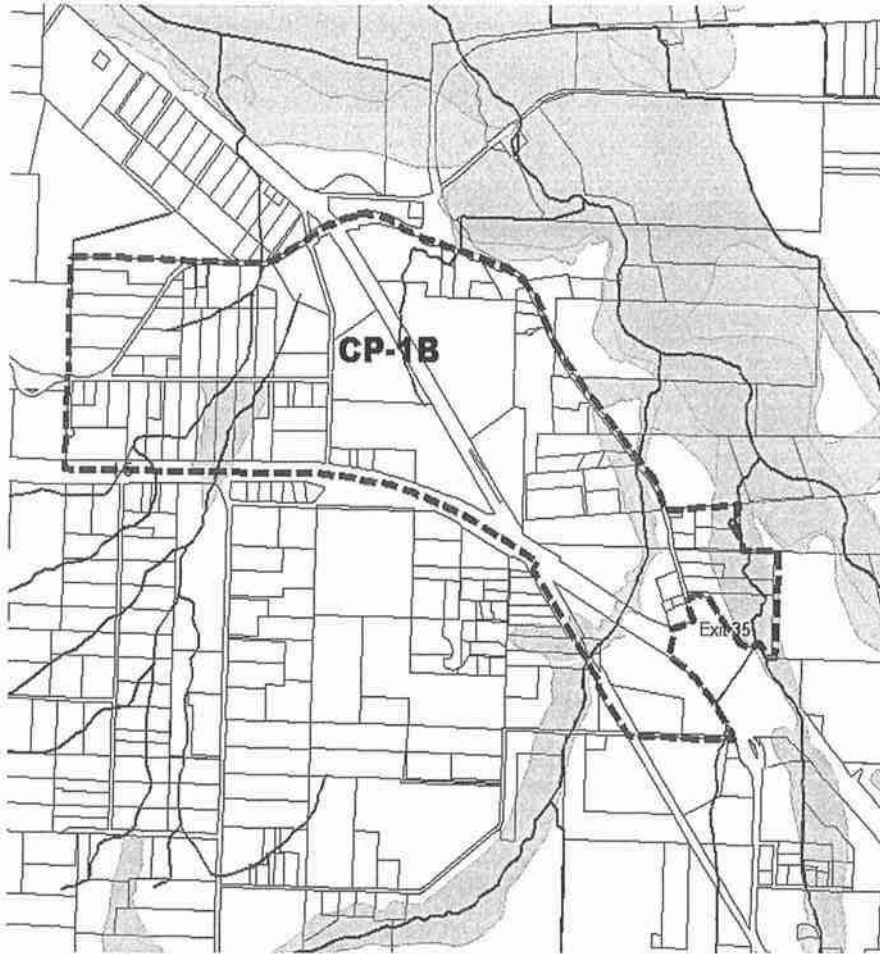
#### **a. Current Land Use Characteristics**

This section describes the general character of CP-1B in its current condition.

**Natural Landscape:** CP-1B is traversed by multiple creeks and waterways east and west of the railroad grade which bisects the URA from the northwest to the southeast. Various ponds and wetlands have formed along the creeks and some are independent from them. Topographically, the land in CP-1B rises 20 to 30 feet from Blackwell Road which forms the eastern boundary of most of the URA. This results in something of a *shelf* that is level with the railroad grade. A lot of developable land is accessible to the railroad on the east and west sides of it.

In spite of the numerous creeks, ponds and wetlands present in the URA, there are relatively few tax lots that are subject to the flood hazards as shown in Figure 4. Those areas that are subject to flood zones will be required to perform mitigation. Aggregate mining sites are mostly located outside the boundaries of the URA.

**Cultural Landscape:** CP-1B is principally oriented to the intersection of a railroad and an interstate highway. Mines, quarries and mills characterized the town of Tolo (northwest CP-1B) in the 1860's and it was envisioned to be one of the biggest cities of Southern Oregon. It was platted in 1888, but was virtually abandoned by the year 1918. In 1986, the Jackson County Commission returned the plat to public ownership. The mill sites along the railroad have been reused for long term storage and truck terminals. Aggregate quarries continue to be operated outside the boundaries of CP-1B. Limited farming is done east of Blackwell Road and other land has been subdivided into rural residential lots west of Tolo Road. It is envisioned that this area could redevelop into a multi-modal transport hub where cargo owners agree to move the goods by at least two modes of transport under a single contract. Other employment is also planned in the future under the jurisdiction of the City of Central Point.



**Figure 4. Flood Hazards**

**Legend**



**Flood Zones 2011**



**Tolo Area (CP-1B)  
Concept Plan**

Date: 10/13/2014





A comparison of the existing and proposed land uses are reflected in Table 2.

Table 2 Current and Proposed Zoning				
Assessors No.	Acreage	County Zoning	City Zoning	City Comp Plan
	97.2	RR-5	<i>B-P</i>	Business Park
	17.9	RR-5	OS	Public
	11.4	UR-1	<i>C-1</i>	Commercial
	36.4	UR-1/IC	OS	Public
	64.1	<i>OSR</i>	M-1	Light Industrial
	158.1	<i>EFU</i>	M-1/M-2	Light/Heavy Industrial
	156.2	<i>GI</i>	M-2	Heavy Industrial
<b>TOTAL ACRES</b>	<b>541.2</b>			

The proposed city zoning will be exclusively employment based in keeping with the Regional Plan.

**c. Existing Infrastructure**

***Water***

Currently, public water service is not available to CP-1B, and will have to be extended from the vicinity of Erickson Air-Crane property.

***Sanitary Sewer***

CP-1B is in the RVSS service area and there are trunk lines east of the URA and along Blackwell Road (Figure 6). More lines will have to be extended to the area.

***Storm Drainage***

CP-1B does not have an improved storm drainage system and relies upon natural drainage and drainage from road improvements to channel water to Bear Creek.

***Street System***

CP-1B is accessed via I-5 Exit 33, Blackwell Road, Dean Creek Road, Tolo Road, and Marita Terrace. IAMP 35 and the OR 140 Corridor Plan dictate the nature of improvements over the next 20 year period. These documents call for an internal circulation plan which the concept plan proposes in Figure 2. The Bear Creek Greenway will be extended through URA CP-4D into and around CP-1B by taking advantage of open space and floodways in Jackson County.

***Irrigation District***

CP-1B is located within the Rogue River Valley Irrigation District (RRVID). Irrigation water is transferred via natural means. There are no dedicated irrigation canals (Figure 7).



**Figure 6. Utilities**

**Legend**



CP-1B

— Central Point Waterlines

- - - RVSS Sewer Lines

**Tolo Area (CP-1B)  
Concept Plan**

Date: 10/13/2014



**Figure 7 Irrigation**

Legend

AREA



CP-1B



Irrigated Land - RRVID

**Tolo Area (CP-1B)  
Concept Plan**

#### d. Performance Indicators

Implementation of the Regional Plan Element is guided by a series of twenty-two (22) primary and twenty-one (21) secondary performance indicators<sup>4</sup>, not all of which are applicable to all urban reserve areas. Table 3 identifies the primary Performance Indicators applicable to the CP-1B Concept Plan.

**Table 3 Performance Indicators Specific to Conceptual Plans**

No.	Description	Applicability	
		Yes	No
4.1.1	County Adoption		X
4.1.2	City Adoption	X	
4.1.3	Urban Reserve Management Agreement	X	
4.1.4	Urban Growth Boundary Management Agreement	X	
4.1.5	Committed Residential Density		X
4.1.5.1	Minimum Residential Density Standards		X
4.1.6	Mixed-Use/Pedestrian Friendly Areas	X	
4.1.7	Conceptual Transportation Plan	X	
4.1.7.1	Transportation Infrastructure	X	
4.1.8	Conceptual Land Use Plan	X	
4.1.8.1	Target Residential Density		X
4.1.8.2	Land Use Distribution	X	
4.1.8.3	Transportation Infrastructure	X	
4.1.8.4	Mixed Use/ Pedestrian Friendly Areas	X	
4.1.9	Conditions Specific to Certain URAs	X	
4.1.9.1	CP-1B, IAMP Requirement	X	
4.1.9.2	CP-4D, Open Space Restriction		X
4.1.9.3	CP-4D, Roadways Restriction		X
4.1.9.4	CP-6B, Institutional Use Restriction		X
4.1.9.5	Central Point URA, Gibbon/Forest Acres	X	
4.1.10	Agricultural Buffering	X	
4.1.11	Regional Land Preservation Strategies		X
4.1.12	Housing Strategies		X
4.1.13	Urban Growth Boundary Amendment	X	
4.1.13.1	UGB Expansions Outside of URAs		X
4.1.14	Land Division Restrictions		X
4.1.14.1	Minimum Lot Size		X
4.1.14.2	Cluster Development		X
4.1.14.3	Land Division & Future Platting		X
4.1.14.4	Land Divisions & Transportation Plan	X	
4.1.14.5	Land Division Deed Restrictions		X
4.1.15	Rural Residential Rule		X
4.1.16	Population Allocation		X
4.1.17	Greater Coordination with RVMPO	X	

<sup>4</sup> City of Central Point Comprehensive Plan, Regional Plan Element, Section 4.1 Performance Indicators

4.1.17.1	Preparation of Conceptual Transportation Plan	X	
4.1.17.2	Protection of Planned Transportation Infrastructure	X	
4.1.17.3	Regionally Significant Transportation Strategies	X	
4.1.17.4	Supplemental Transportation Funding	X	
4.1.18	Future Coordination with RVCOG	X	
4.1.19	Expo		X
4.1.20	Agricultural Task Force	X	
4.1.21	Park Land		X
4.1.22	Buildable Lands Definition		X

**e. Applicable Performance Indicators**

The following addresses each applicable performance indicator per Table 3:

**4.1.2. City Adoption.** The City has incorporated the Greater Bear Creek Valley Regional Plan (GBCVRP) into the Central Point Comprehensive Plan as the Regional Plan Element.

**Finding:** The GBCVRP has been taken into account in the preparation of this Conceptual Plan.

**Conclusion 4.1.2:** Complies.

**4.1.3. Urban Reserve Management Agreement.** An URMA was adopted by the City when it adopted its Regional Plan Element.

**Finding:** The URMA has been taken into account in the preparation of this Conceptual Plan.

**Conclusion 4.1.3:** Complies.

**4.1.4. Urban Growth Boundary Management Agreement.** The UGBMA between Central Point and Jackson County has recently been revised to institutionalize and direct the management of Forest/Gibbon Acres as an Area of Mutual Planning Concern. Other changes in the agreement add an *intent and purpose* statement, align procedural language with the County Comprehensive Plan and obligate the City and County to involve affected Irrigation Districts in the land use planning process.

**Finding:** The UGBMA has been taken into account in the preparation of this Conceptual Plan.

**Conclusion 4.1.4:** Complies.

**4.1.6. Mixed Use/Pedestrian Friendly Areas.** For land within a URA, each city shall achieve the 2020 Benchmark targets for employment (Alternative Measure No. 6) as established in the most recently adopted RTP.

**Finding:** The Regional Transportation Plan (RTP) Appendix B, Page 10 lists a 44% mixed-use employment target for new development by 2020. New land use categories in the Conceptual Plan can be adapted to create walkable/mixed use neighborhoods in CP-1B.

**Conclusion 4.1.6:** Complies.

**4.1.7. Conceptual Transportation Plans.** Conceptual Transportation Plans shall be prepared early enough in the planning and development cycle that the identified regionally significant transportation corridors within each of the URAs can be protected as cost-effectively as possible by available strategies and funding. A Conceptual Transportation Plan for a URA or appropriate portion of a URA shall be prepared by the City in collaboration with the Rogue Valley Metropolitan Planning Organization, applicable irrigation districts, Jackson County, and other affected agencies, and shall be adopted by Jackson County and the respective city prior to or in conjunction with a UGB amendment within that URA.

**4.1.7.1. Transportation Infrastructure.** The Conceptual Transportation Plan shall identify a general network of regionally significant arterials under local jurisdiction, transit corridors, bike and pedestrian paths, and associated projects to provide mobility throughout the Region (including intra-city and inter-city, if applicable).

**Finding:** The regionally significant transportation corridor within CP-1B is the OR 140 Corridor which extends from I-5 Exit 35 to Brownsboro-Eagle Point Road. Additionally, the Interchange Area Management Plan for Exit 35 (IAMP-35) identifies public improvements and projects that have been taken into consideration as part of the CP-1B Conceptual Plan. The Bear Creek Greenway system, which is predominantly pedestrian and bicycle oriented affects part but not all of CP-1B. The Concept Plan acknowledges the proximity of the Bear Creek Greenway system. The plan generally represents an enhanced local street network and access management improvements that are proposed in the OR 140 Corridor Plan and in IAMP-35.

**Conclusion 4.1.7.1:** Complies.

**4.1.8. Conceptual Land Use Plans:** A proposal for a UGB Amendment into a designated URA shall include a Conceptual Land Use Plan prepared by the City in collaboration with the Rogue Valley Metropolitan Planning Organization, applicable irrigation districts, Jackson County, and other affected agencies for the area proposed to be added to the UGB as follows:

**4.1.8.2. Land Use Distribution.** The Conceptual Land Use Plan shall indicate how the proposal is consistent with the general distribution of land uses in the Regional Plan, especially where a specific set of land uses were part of the rationale for designating land which was determined by the Resource Lands Review Committee to be commercial agricultural land as part of a URA, which applies to the following URAs: CP-1B, CP-1C, CP-4D, CP-6A, CP-2B, MD-4, MD-6, MD-7mid, MD-7n, PH-2, TA-2, TA-4.

**Finding:** As illustrated in Table 4 the proposed land use distributions in the CP-1B Concept Plan are consistent with those presented in the Regional Plan Element.

**Conclusion 4.1.8.2:** Complies.

	Residential	Aggregate	Resource	Open Space/Parks	Employment	Total
Regional Plan Element	0% (0 Ac)	0% (0 Ac)	0% (0 Ac)	0% (0 Ac)	100% (541 Ac)	100% (541 Ac)
CP-1B Concept Plan	0% (0 Ac)	0% (0 Ac)	0% (0 Ac)	0% (0 Ac)	100% (541 Ac)	100% (541 Ac)

\* All acreage figures rounded to nearest whole number.

**4.1.8.3. Transportation Infrastructure.** The Conceptual Land Use Plan shall include the transportation infrastructure required in Section 4.1.7 above.

**Finding:** The required transportation infrastructure per 4.1.7 is included in the CP-1B Concept Plan (see Finding 4.1.7).

**Conclusion 4.1.8.3:** Complies.

**4.1.8.4. Mixed Use/Pedestrian Friendly Areas.** For land within a URA, each city shall achieve the 2020 Benchmark targets for employment (Alternative Measure No. 6) as established in the most recently adopted RTP.

**Finding:** The Regional Transportation Plan (RTP) Appendix B, Page 10 lists a 44% mixed-use employment target for new development by 2020. New land use categories in the Conceptual Plan can be adapted to create walkable/mixed use neighborhoods in CP-1B.

**Conclusion 4.1.8.4:** Complies.



**4.1.9. Conditions.** The following conditions apply to specific Urban Reserve Areas:

**4.1.9.1. CP-1B.** Prior to the expansion of the UGB into CP-1B, ODOT, Jackson County and Central Point shall adopt and Interchange Area Management Plan (IAMP) for the Seven Oaks Interchange Area.

*Finding:* As noted in Section 4.1.7.1, the *CP-1B Concept Plan* is consistent with the Regional Plan Element's Conceptual Transportation Plan, in that IAMP-35 management strategies have been acknowledged and incorporated. The State, County and City have each formally adopted IAMP-35.

**Conclusion 4.1.9.1:** Complies.

**4.1.9.5 Central Point URA, Gibbon/Forest Acres.** Prior to the expansion of the Central Point Urban Growth Boundary into any Urban Reserve Area, the City and Jackson County shall adopt an agreement (Area of Mutual Planning Concern) for the management of Gibbons/Forest Acres Unincorporated Containment Boundary.

*Finding:* The City has coordinated with Jackson County and entered into an Area of Mutual Planning Concern Agreement prior to a UGB expansion into CP-1B.

**Conclusion 4.1.9.5:** Complies

**4.1.10. Agricultural Buffering.** Participating jurisdictions designating Urban Reserve Areas shall adopt the Regional Agricultural Buffering program in Volume 2, Appendix III into their Comprehensive Plans as part of the adoption of the Regional Plan. The agricultural buffering standards in Volume 2, Appendix III shall be adopted into their land development codes prior to a UGB amendment.

*Finding:* CP-1B abuts EFU zoned lands along various sides of its borders (see Figure 5). There are some instances where buffering will be facilitated by natural stream channels and public rights-of-way. Some buffering has been shown in the Concept Plan (see Figure 2). In all cases, during the design/development phase, the City will implement its Agricultural Buffering Ordinance to mitigate potential land use conflicts.

**Conclusion 4.1.10:** Complies.

**4.1.13. Urban Growth Boundary Amendment.** Pursuant to ORS 197.298 and Oregon Administrative Rule 660-021-0060, URAs designated in the Regional Plan are the first priority lands used for a UGB amendment by participating cities.

**Finding:** The Regional Plan Element includes a provision that requires adoption of a concept plan prior to urban growth boundary expansion into an urban reserve area. The area coming into the UGB is part of the urban reserve for which this Conceptual Plan has been prepared and therefore complies with the Regional Plan and the priority system of the ORS and OAR.

**Conclusion 4.1.13:** Complies.

**4.1.14. Land Division Restrictions.** In addition to the provisions of Oregon Administrative Rule 660-021-0040, the following apply to lots or parcels which are located within a URA until they are annexed into a city:

4.1.14.4. Land divisions within a URA shall not be in conflict with the transportation infrastructure identified in an adopted Conceptual Transportation Plan.

**Finding:** The CP-1B Concept Plan was prepared in collaboration with Jackson County and the RVMPO. Policies in the City-County UGBMA ensure continued notification and coordination of infrastructure with proposed land divisions.

**Conclusion 4.1.14.4:** Complies.

**4.1.17. Greater Coordination with the RVMPO.** The participating jurisdictions shall collaborate with the Rogue Valley Metropolitan Organization (RVMPO) to:

4.1.17.1. Prepare the Conceptual Transportation Plans identified in Section 4.1.7.

4.1.17.2. Designate and protect the transportation infrastructure required in the Conceptual Transportation Plans identified in Section 4.1.7 to ensure adequate transportation connectivity, multimodal use, and minimize right of way costs.

4.1.17.3. Plan and coordinate the regionally significant transportation strategies critical to the success of the adopted Regional Plan including the development of mechanisms to preserve rights-of-way for the transportation infrastructure identified in the Conceptual Transportation Plans; and

4.1.17.4. Establish a means of providing supplemental transportation funding to mitigate impacts arising from future growth.

**Finding:** The RVMPO Technical Advisory Committee (TAC) determined that Conceptual Plan CP-1B complies with the Regional Plan Part 3- Goals, Policies and Potential Actions. The TAC voted unanimously to endorse CP-1B and to support its implementation.

**Conclusion 4.1.17:** Complies.

**4.1.18. Future Coordination with the RVCOG.** The participating jurisdictions shall collaborate with the Rogue Valley Council of Governments on future regional planning that assists the participating jurisdictions in complying with the Regional Plan performance indicators. This includes cooperation in a region-wide conceptual planning process if funding is secured.

*Finding:* The CP-1B Concept Plan was prepared in collaboration with the RVCOG.

*Conclusion 4.1.18:* Complies.

**4.1.20. Agricultural Task Force.** The Agricultural Task Force shall develop a program to assess the impacts on the agricultural economy of Jackson County arising from the loss of agricultural land and/or the ability to irrigate agricultural land, which may result from Urban Growth Boundary Amendments. The Agricultural Task Force shall also identify, develop and recommend potential mitigation measures, including financial strategies to offset those impacts. Appropriate mitigation measures shall be applied to Urban Growth Boundary Amendment proposals.

*Finding:* The efforts of the County's Agricultural Task Force were considered in the preparation of this plan. The CP-1B Concept Plan is consistent with the Regional Plan Element, is consistent with the City-County UGBMA (which directs consultation with affected irrigation districts during UGB planning) and is also consistent with new policies found in Jackson County's Agricultural Lands Element resulting from ATF recommendations.

*Conclusion 4.1.20:* Complies.



# Oregon

Kate Brown, Governor

Oregon Department of Transportation  
Region 3, District 8  
100 Antelope Road  
White City, OR 97503  
(541) 774-6316  
FAX (541) 774-6397

April 28, 2015

KIMBERLY PARDUCCI, PE AND PTOE  
SOUTHERN OREGON TRANSPORTATION ENGINEERING, LLC  
112 MONTEREY DRIVE  
MEDFORD, OR 97504

**Re: Addendum to Minor Map Amendment Traffic Impact Study– Cardmoore Properties et al – Owner, CSA Planning, Ltd. - Agent (LRP2013-00006).**

Thank you for the opportunity to review the addendum (April 14, 2015) to the traffic impact study (TIS) associated with a Minor Map Amendment to add approximately 46.5 acres of unincorporated Jackson County lands to the City of Central Point Urban Growth Boundary (UGB). The Minor Map Amendment proposes a change in map designation from Agricultural Land, Urban Residential Land, and Industrial Land to Industrial within the City of Central Point. The properties in question are located north of Interchange 35 along Blackwell Road (OR 140), 36-2W-28, Tax Lots 600, 700, 2100, 2102, 2300 and 2400.

ODOT staff has reviewed the addendum to the TIS associated with this proposal and determined that it adequately addresses potential impacts to the state's transportation facility.

You may contact me at 541-774-6399 if you have any further questions or require additional information. Please contact William Fitzgerald at 541-774-6359 or Ron Hughes at 541-957-3696 if you have any further questions or require additional information regarding traffic engineering issues.

  
**Don Morehouse**  
Senior Transportation Planner, Development Review

Cc:

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

**AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN MAP (MINOR) TO ADD APPROXIMATELY 47 ACRES TO THE CENTRAL POINT URBAN GROWTH BOUNDARY NORTH OF INTERSTATE 5, EAST AND WEST OF BLACKWELL ROAD IN THE VICINITY OF THE SEVEN OAKS INTERCHANGE (EXIT 35) INCLUDING PORTIONS OF DEAN CREEK ROAD**

Recitals:

1. 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.
2. 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 Comprehensive Plans.
3. Pursuant to authority granted by the City Charter and the ORS, the City may amend the Central Point Urban Growth Boundary with Jackson County which was originally adopted on September 26, 1984 and has been amended at various times since.
4. Pursuant to the requirements set forth in CPMC Chapter 17.96.100 Comprehensive Plan and Urban Growth Boundary Amendments – Purpose and Chapter 17.05.010, Applications and Development Permit Review Procedures, the City has accepted an application and conducted the following duly advertised public hearings to consider the proposed amendment:
  - a) Planning Commission hearing on May 7, 2015
  - b) City Council hearings on June 11, 2015 and June 25, 2015.

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

Section 1. Based upon all the information received, the City Council adopts the findings of fact and conclusions of law set forth in the City staff report, File No. 14009 and public records; determines that changing community conditions, needs and desires justify the amendments and hereby adopts the changes entirely.

Section 2. The City Urban Growth Boundary (UGB) is hereby amended as set forth in Exhibit 1 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 changes to the UGB.

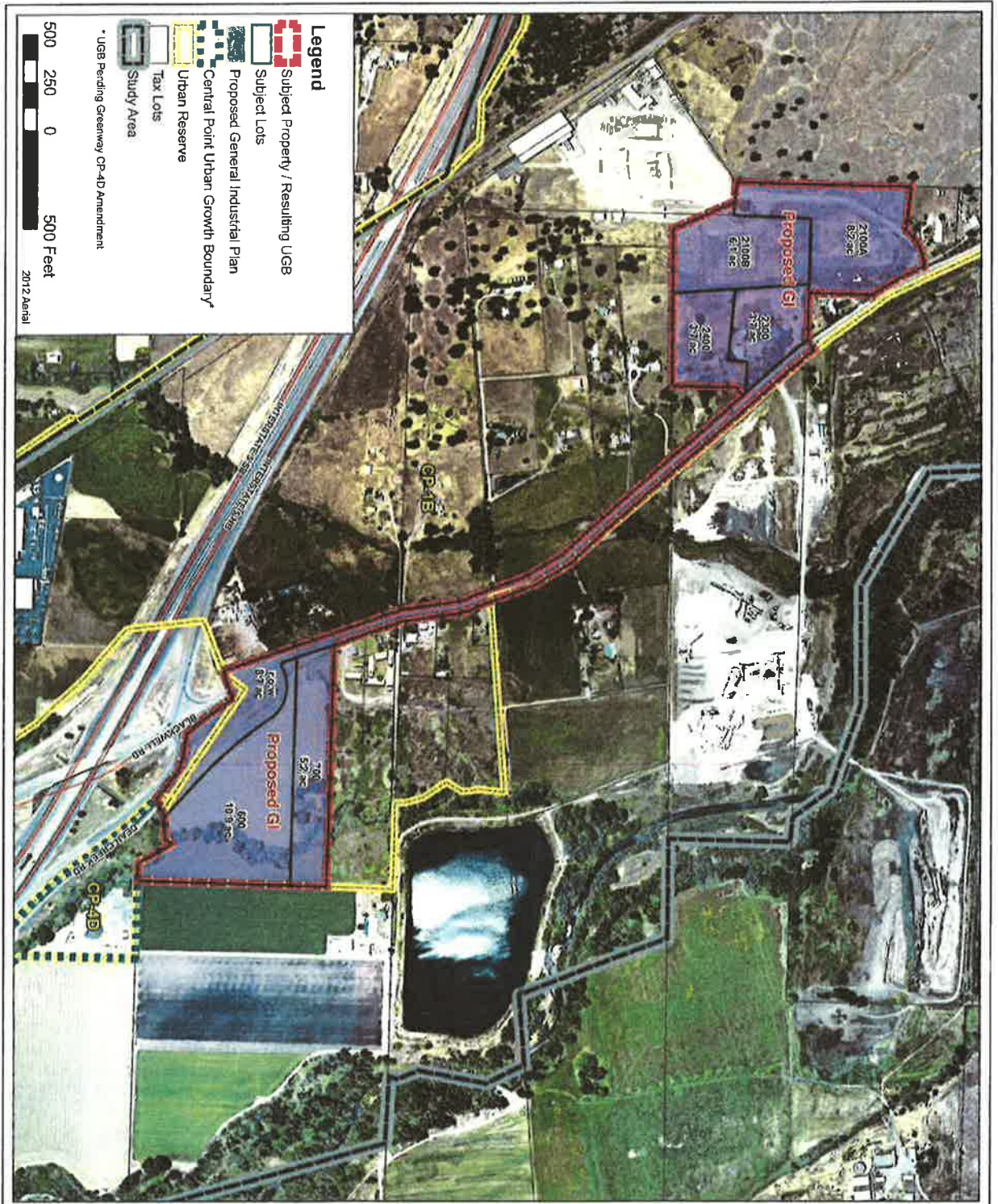
Section 4. Effective date. The Central Point City Charter states that an ordinance enacted by the council shall take effect on the thirtieth day after its enactment. The effective date of this ordinance will be the thirtieth day after the second reading.

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

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

ATTEST:

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



CARDMOORE URBAN GROWTH BOUNDARY AMENDMENT

Subject Property &  
Proposed General Industrial  
Comprehensive Plan  
Page 3

Atlas Page 1



# **Resolutions**

## **Annual Budget Resolutions**





**To:** Honorable Mayor and City Council

**From:** Bev Adams, Finance Director

**Meeting Date:** June 11, 2015

**Subject:** Budget resolutions:

A resolution to certify municipal services provided by the City  
A resolution electing to receive State Revenue Sharing funds  
A resolution to adopt the 2015/17 budget & levy taxes

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**Summary:**

- 1) The first resolution certifies the provision of City services and is required in order to receive state cigarette, liquor, and highway taxes. We have budgeted \$2,592,300 from these resources in the next two years.
- 2) The second resolution requests and qualifies the City to receive \$389,000 in state revenue sharing funds. Note: A second public hearing is required tonight prior to adoption of this resolution.
- 3) The final resolution is to adopt the budget, make appropriations, and levy taxes for the 2015/17 biennial budget period. Total budget to be appropriated is \$42,831,087; with a tax levy for \$4.47 per thousand of assessed value. Total estimated (budgeted) property taxes to be received during the biennial budget period are \$10,168,000.

The first two resolutions required by the State of Oregon can only be adopted for the ensuing fiscal year. Even though the state allows for the biennial budget process, they will not allow cities to adopt these resolutions for the two year period.

Following the attached resolutions is a copy of the 2015/17 biennial budget as approved by the budget committee for your information and review.

**Recommended Action:**

1. **Hold a public hearing for citizens to ask questions or comment on the proposed use of State Revenue Sharing funds, and for the purpose of allowing citizens to comment on or ask questions about the approved budget as a whole.**
2. **Approve the attached resolutions.**

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

**A RESOLUTION CERTIFYING THE PROVISION OF MUNICIPAL SERVICES BY THE CITY OF CENTRAL POINT, OREGON**

**Recitals:**

ORS 221.760 provides that for cities located within counties having population over 100,000 to receive state revenues from cigarette, gas and liquor taxes, the State of Oregon must be satisfied that the City provides certain municipal services.

Therefore, the City of Central Point resolves as follows:

That the citizens of Central Point are provided the following services;

- Police protection
- Street construction, maintenance and lighting
- Storm sewers
- Planning, zoning and subdivision control
- Water utilities

*Passed by the Council and signed by me in authentication of its passage on June 11, 2015.*

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**Mayor Hank Williams**

**ATTEST:**

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**City Recorder**

**A RESOLUTION ELECTING TO RECEIVE STATE REVENUE SHARING FUNDS FOR FISCAL YEAR JULY 1, 2015 – JUNE 30, 2016**

**Recitals:**

The State of Oregon sets forth requirements for eligibility of State Revenue Sharing funds. The City of Central Point has qualified and desires to receive such funds.

Therefore, the City of Central Point resolves as follows:

**Section 1.** The City hereby elects to receive distribution under ORS 221.770 of the State Revenue Sharing funds.

**Section 2.** The City hereby certifies as follows:

- A. The City held a public hearing, after adequate public notice, before the Budget Committee on April 13, 2015 at which time citizens had the opportunity to provide written and oral comment to the City Council on the possible uses of State Revenue Sharing funds.
- B. The City held a second public hearing, after adequate public notice, before the City Council on June 11, 2015, at which time citizens had the opportunity to provide written and oral comment to, and ask questions of the City Council on the proposed use of State Revenue Sharing funds in relation to the entire budget of the City for the biennial budget period of July 1, 2015 through June 30, 2017.
- C. The City has levied a property tax for the year proceeding the year in which State Revenue Sharing funds are sought hereunder and pursuant to ORS 471.810.

**Section 3.** A copy of this resolution shall be filed with the executive department of the State of Oregon no later than July 31, 2015.

***Passed by the Council and signed by me in authentication of its passage on June 11, 2015.***

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

ATTEST:

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

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

**A RESOLUTION TO ADOPT THE BUDGET; MAKE APPROPRIATIONS  
AND LEVY TAXES FOR THE BIENNIAL BUDGET PERIOD  
JULY 1, 2015 THROUGH June 30, 2017**

**RECITALS:**

- A. Oregon statute (ORS 294.326) requires municipalities to prepare and adopt a financial plan (budget) containing estimates of revenues and expenditures in compliance with Oregon budget laws prior to making expenditures or tax certification.
- B. No increases were made to the proposed tax levy of the approved budget, nor were any budget estimates increased more than 10% as limited by law.
- C. A public hearing was duly held by the City Council of Central Point, Oregon on June 11, 2015 for the approved biennial budget in the amount of \$42,831,087.

**The City of Central Point resolves as follows:**

To adopt the budget, make appropriations and levy taxes for the biennial budget period beginning July 1, 2015 and ending June 30, 2017.

**Section 1.** Taxes and other receipts of the City of Central Point are hereby appropriated for the purposes set forth below.

Fund/Object Classification	Appropriation	FTE
<b><u>General Fund</u></b>		
General Fund - Administration	1,493,200	3.5
General Fund - City Enhancement	408,000	0
General Fund - Technical Services	1,134,050	2.0
General Fund - Mayor & Council	123,100	0
General Fund - Finance	1,617,300	6.0
General Fund - Parks	1,796,670	4.0
General Fund - Recreation	1,109,350	2.0
General Fund - Planning	1,126,150	4.5
General Fund - Police	8,781,750	31.0
General Fund - Interdepartmental	2,280,920	0
<b>Total General Fund</b>	<b>19,870,490</b>	<b>53.0</b>

<b>Fund/Object Classification</b>	<b>Appropriation</b>	<b>FTE</b>
<b><u>High Tech Crime Fund</u></b>		
High Tech Crime Fund - Operations	108,525	0
High Tech Crime Fund - Interdepartmental	20,000	0
<b><i>Total High Tech Crime Fund</i></b>	<b>128,525</b>	<b>0</b>
<b><u>Street Fund</u></b>		
Street Fund - Operations/Capital Projects	4,206,009	5.0
Street Fund - SDC Capital Projects	960,800	0
Street Fund - Interdepartmental	1,625,851	0
<b><i>Total Street Fund</i></b>	<b>6,792,660</b>	<b>5.0</b>
<b><u>Housing Fund</u></b>		
Housing Fund - Materials & Services	0	0
Housing Fund - Interdepartmental	0	0
<b><i>Total Housing Fund</i></b>	<b>0</b>	<b>0</b>
<b><u>Capital Improvements Fund</u></b>		
Capital Improvements Fund - Park Capital Projects	0	0
Capital Improvements Fund - Park SDC Capital Projects	278,900	0
Capital Improvements Fund -Interdepartmental	198,855	0
<b><i>Total Capital Improvements Fund</i></b>	<b>477,755</b>	<b>0</b>
<b><u>Reserve Fund</u></b>		
Reserve Fund - Capital Projects	0	0
Reserve Fund -Interdepartmental	628,850	0
<b><i>Total Reserve Fund</i></b>	<b>628,850</b>	<b>0</b>
<b><u>Debt Service Fund</u></b>		
Debt Service Fund - Debt Service	1,283,880	0
Debt Service Fund - Ending Balance	37,767	0
<b><i>Total Debt Service Fund</i></b>	<b>1,321,647</b>	<b>0</b>
<b><u>Building Fund</u></b>		
Building Fund - Personnel Services	338,020	2.0
Building Fund - Materials & Services	53,900	0
Building Fund - Interdepartmental	181,305	0
<b><i>Total Building Fund</i></b>	<b>573,225</b>	<b>2.0</b>

<b>Fund/Object Classification</b>	<b>Appropriation</b>	<b>FTE</b>
<b><u>Water Fund</u></b>		
Water Fund -Operations/Capital Projects	6,371,450	7.0
Water Fund -SDC Water Improvements	150,000	0
Water Fund -Interdepartmental	1,191,545	0
<b>Total Water Fund</b>	<b>7,712,995</b>	<b>7.0</b>
<b><u>Stormwater Fund</u></b>		
Stormwater Fund - Operations/Capital Projects	1,602,740	2.0
Stormwater Fund - Quality	274,000	0
Stormwater Fund -SDC Capital Projects	113,460	0
Stormwater Fund -Interdepartmental	704,360	0
<b>Total Stormwater Fund</b>	<b>2,694,560</b>	<b>2.0</b>
<b><u>Internal Services Fund</u></b>		
Internal Services Fund- Facilities Maintenance	559,500	0
Internal Services Fund- Public Works Administration	1,192,600	5
Internal Services Fund- Fleet Maintenance	762,600	1
Internal Services Fund- Interdepartmental	115,680	0
<b>Total Internal Services Fund</b>	<b>2,630,380</b>	<b>6.0</b>
<b>Total All Funds</b>	<b>42,831,087</b>	<b>75.0</b>

**Section 2.** As authorized by law and the Charter of the City of Central Point, Oregon, there is hereby levied upon the taxable property of said city as shown on the tax rolls of Jackson County, Oregon, for fiscal year 2015-17, the rate of \$4.47 per \$1,000 of assessed valuation for general government purposes, as follows:

<b><u>General Fund</u></b>	<b><u>Subject to Measure 5 Limits</u></b>	<b><u>Not Subject to Measure 5 Limits</u></b>	<b><u>Total</u></b>
Permanent rate limit tax	\$5.8328		\$5.8328
<b>TOTAL LEVY</b>	<b>\$4.47</b>		<b>\$4.47</b>

**Section 3.** The Finance Director is hereby authorized to enter the appropriation for each organizational unit, program, and division of the budget separately on the proper books and records as prescribed by law; and is further directed to certify to the Assessor of Jackson County, Oregon, the levy of taxes of the City of Central Point, Oregon, and to take all other steps with regard to said budget and levy as required by law.

*Passed by the Council and signed by me in authentication of its passage on June 11, 2015.*

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**Mayor Hank Williams**

**ATTEST:**

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**City Recorder Deanna Casey, MMC**

**City of Central Point  
2015/17 Biennial Budget**

(Approved/Ready to be adopted)					
General Fund - Revenues					
Account	Description	2012/13 Actual	2013/14 Actual	2014/15 Budget	2015/17 Adopted
10-00-00-4105	Property Tax - Current	4,177,584	4,308,261	4,506,000	9,693,000
10-00-00-4110	Property Tax - Prior Years	204,139	238,508	200,000	475,000
10-00-00-4120	Hotel/Motel Room Tax	418,484	373,342	390,000	785,000
10-00-00-4130	Franchise - Cable TV	134,339	139,064	135,000	270,000
10-00-00-4135	Franchise - Electric	547,210	578,642	545,000	1,100,000
10-00-00-4140	Franchise - Garbage	123,580	127,224	124,000	250,000
10-00-00-4145	Franchise - Natural Gas	169,844	173,404	180,000	350,000
10-00-00-4150	Franchise - Telephone	44,019	46,527	45,000	90,000
10-00-00-4160	Franchise - General Utility License Fee	0	0	0	150,000
	<b>Total Taxes</b>	<b>5,819,200</b>	<b>5,984,972</b>	<b>6,125,000</b>	<b>13,163,000</b>
10-00-00-4210	Business License	50,573	52,280	57,000	115,000
10-00-00-4215	Business License Misc.	1,140	1,800	2,000	3,700
10-00-00-4220	Liquor License	120	1,845	500	1,850
	<b>Total Licenses &amp; Fees</b>	<b>51,833</b>	<b>55,925</b>	<b>59,500</b>	<b>120,550</b>
10-00-00-4320	Federal Grants (CMAQ)	41,993	15,300	20,000	0
10-00-00-4330	State Grants	91,350	48,736	0	30,000
10-00-00-4355	State 911 Telephone Tax	90,000	0	0	0
10-00-00-4360	State Cigarette Tax	24,513	23,273	21,000	38,500
10-00-00-4365	State Liquor Tax	229,964	238,386	235,000	557,000
10-00-00-4370	State Marijuana Tax	0	0	0	60,000
10-00-00-4375	State Revenue Sharing	142,337	141,594	168,000	389,500
10-00-00-4380	Jurisdictional Exchange (School Dist. #6)	0	53,100	53,100	110,990
	<b>Total Intergovernmental</b>	<b>620,157</b>	<b>520,389</b>	<b>497,100</b>	<b>1,185,990</b>
10-00-00-4415	City Overhead Fees	645,000	688,000	833,000	1,666,000
10-00-00-4420	Urban Renewal Services	0	0	0	20,000
10-00-00-4430	Lien Search Fees	13,795	10,450	10,000	20,000
10-00-00-4435	Park Use Fees	8,918	15,935	8,000	22,000
10-00-00-4445	Planning Services	5,548	36,539	39,000	102,000
10-00-00-4447	Police Services	0	3,409	0	0,000
10-00-00-4449	Public Safety Fee	0	0	0	150,000
10-00-00-4452	Park & Recreation Fee	31,232	0	5,000	150,000
10-00-00-4455	Recreation Fees	63,206	67,814	80,000	153,000
10-00-00-4469	Administrative Fees	16,700	26,075	17,500	30,000
10-00-00-4475	Vehicle Towing	1,200	1,275	2,000	1,700
	<b>Total Charges for Service</b>	<b>785,598</b>	<b>849,497</b>	<b>994,500</b>	<b>2,320,700</b>



**City of Central Point  
2015/17 Biennial Budget**

10-00-00-4510	Municipal Court Fines	106,300	74,517	70,000	110,000
10-00-00-4511	Municipal Court Collection Int	13,145	20,313	10,000	20,000
10-00-00-4515	District Court Fines	19,494	36,793	25,000	50,000
10-00-00-4520	Court Diversion Fees	42,182	8,473	0	0
	<b>Total Fines &amp; Forfeitures</b>	<b>181,121</b>	<b>140,096</b>	<b>105,000</b>	<b>180,000</b>
10-00-00-4710	Interest Income	31,442	28,453	30,000	30,000
10-00-00-4715	Loan Interest Income - Urban Renewal Loan	0	2,500	2,500	5,000
	<b>Total Interest income</b>	<b>31,442</b>	<b>30,953</b>	<b>32,500</b>	<b>35,000</b>
10-00-00-4810	Miscellaneous Revenue	89,986	124,945	25,000	80,000
10-00-00-4811	Parks & Recreation Events	83,289	104,987	105,000	250,000
10-00-00-4815	Parks & Recreation Donations	296	1,053	1,000	2,000
10-00-00-4820	Police Donations Private Grant	50	1,410	1,000	2,000
10-00-00-4823	Police - DARE Donations	5,685	6,819	5,000	10,000
	<b>Total Miscellaneous</b>	<b>179,306</b>	<b>239,213</b>	<b>137,000</b>	<b>344,000</b>
10-00-00-4910	Transfers In	0	0	0	20,000
	<b>Total Transfers</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>20,000</b>
10-00-00-4010	Carryover Balance	3,201,231	2,553,192	2,346,060	2,501,250
	<b>Total Carryover Balance</b>	<b>3,201,231</b>	<b>2,553,192</b>	<b>2,346,060</b>	<b>2,501,250</b>
	<b>TOTAL GENERAL FUND REVENUES</b>	<b>10,869,888</b>	<b>10,374,237</b>	<b>10,296,660</b>	<b>19,870,490</b>

**City of Central Point  
2015/17 Biennial Budget**

<b>General Fund - Administration</b>					
<b>Account</b>	<b>Description</b>	<b>2012/13 Actual</b>	<b>2013/14 Actual</b>	<b>2014/15 Budget</b>	<b>2015/17 Adopted</b>
10-10-00-5010	Salaries & Wages	348,008	322,337	296,800	635,600
10-10-00-5030	Part-time Wages	0	0	45,400	93,200
10-10-00-5560	City Taxes and Benefits	212,562	153,316	165,900	364,400
	<b>Total Personnel Services</b>	<b>560,570</b>	<b>475,653</b>	<b>508,100</b>	<b>1,093,200</b>
10-10-00-6110	City Facilities Rental	24,000	24,000	24,000	48,000
10-10-00-6210	Advertising/Legal Notices	3,324	5,549	3,500	11,000
10-10-00-6270	Lease/Rentals	4,741	4,173	5,500	11,000
10-10-00-6280	Travel/Training	17,778	11,995	12,000	24,000
10-10-00-6350	Professional Services	68,399	75,481	90,000	180,000
10-10-00-6360	Contract/Other Services	35,375	29,517	27,500	65,000
10-10-00-6470	Employee Involvement Programs	8,984	3,619	6,500	13,000
10-10-00-6520	Equipment Repair/Maintenance	154	0	1,000	2,000
10-10-00-6610	Books/Publications	1,120	1,815	3,500	7,000
10-10-00-6640	Dues/Licenses	1,860	2,984	4,500	9,000
10-10-00-6650	Food	1,707	792	2,000	4,000
10-10-00-6680	Office/Shop Supplies	1,724	2,928	3,500	7,000
10-10-00-6690	Postage	1,109	2,845	2,000	6,000
10-10-00-6695	Sm. Equip/Tools/Furniture	4,426	443	2,500	5,000
10-10-00-6740	Phone/Internet	3,498	2,777	5,000	8,000
	<b>Total Materials &amp; Services</b>	<b>178,199</b>	<b>168,918</b>	<b>193,000</b>	<b>400,000</b>
	<b>Total Administration</b>	<b>738,769</b>	<b>644,571</b>	<b>701,100</b>	<b>1,493,200</b>
<b>General Fund - City Enhancement</b>					
<b>Account</b>	<b>Description</b>	<b>2012/13 Actual</b>	<b>2013/14 Actual</b>	<b>2014/15 Budget</b>	<b>2015/17 Adopted</b>
10-10-15-6410	Community Events	12,863	8,902	0	24,000
10-10-15-6420	Downtown Revitalization	16,051	27,271	35,000	60,000
10-10-15-6421	City Financing/Loans	125,000	0	184,600	0
10-10-15-6422	Utility Discount	14,440	11,522	15,000	30,000
10-10-15-6437	Parks & Recreation Donation (BOB)	0	9,471	25,000	50,000
10-10-15-6440	Food and Friends Program	12,000	12,000	12,000	24,000
10-10-15-6450	Tourism Promotion	91,889	122,169	111,500	220,000
	<b>Total Materials &amp; Services</b>	<b>272,244</b>	<b>191,336</b>	<b>383,100</b>	<b>408,000</b>
	<b>Total City Enhancement</b>	<b>272,244</b>	<b>191,336</b>	<b>383,100</b>	<b>408,000</b>

**City of Central Point  
2015/17 Biennial Budget**

<b>General Fund - Technical Services</b>					
Account	Description	2012/13 Actual	2013/14 Actual	2014/15 Budget	2015/17 Adopted
10-10-35-5010	Salaries & Wages	145,791	152,049	164,100	351,300
10-10-35-5020	Overtime Wages	189	1,356	3,000	6,000
10-10-35-5560	City Taxes and Benefits	61,768	65,859	75,300	161,750
	<b>Total Personnel Services</b>	<b>207,749</b>	<b>219,263</b>	<b>242,400</b>	<b>519,050</b>
10-10-35-6110	City Facilities Rental	5,000	5,000	5,000	20,000
10-10-35-6280	Travel/Training	9,204	10,578	10,000	20,000
10-10-35-6350	Professional Services	66	120	5,000	15,000
10-10-35-6360	Contract/Other Services	396	1,281	6,000	5,500
10-10-35-6550	Computer Software Maintenance	78,360	85,586	89,000	226,000
10-10-35-6610	Books/Publications	0	0	500	1,000
10-10-35-6630	Computer Hardware/Software	56,667	127,770	93,000	140,500
10-10-35-6640	Dues/Licenses	169	0	500	1,000
10-10-35-6680	Office/Shop Supplies	1,002	410	2,000	2,000
10-10-35-6695	Sm. Equip/Tools/Furniture	2,408	2,144	2,000	4,000
10-10-35-6740	Phone/Internet	21,986	22,683	25,000	50,000
	<b>Total Materials &amp; Services</b>	<b>175,257</b>	<b>255,573</b>	<b>238,000</b>	<b>485,000</b>
10-10-35-7152	Computer Hardware/Software	116,818	23,575	68,000	130,000
	<b>Total Capital Outlay</b>	<b>116,818</b>	<b>23,575</b>	<b>68,000</b>	<b>130,000</b>
	<b>Total Technical Services</b>	<b>499,825</b>	<b>498,411</b>	<b>548,400</b>	<b>1,134,050</b>
<b>General Fund - Mayor &amp; Council</b>					
Account	Description	2012/13 Actual	2013/14 Actual	2014/15 Budget	2015/17 Adopted
10-15-00-5010	Salaries & Wages	13,800	13,800	13,800	27,600
10-15-00-5560	City Taxes and Benefits	1,109	1,109	1,200	3,000
	<b>Total Personnel Services</b>	<b>14,909</b>	<b>14,909</b>	<b>15,000</b>	<b>30,600</b>
10-15-00-6280	Travel/Training	2,616	1,765	7,000	14,000
10-15-00-6350	Professional Services	199	2,000	2,000	4,000
10-15-00-6410	Community Events	381	2,660	7,500	15,000
10-15-00-6640	Dues/Licenses	24,622	24,452	25,000	50,000
10-15-00-6650	Food	989	1,104	1,250	2,500
10-15-00-6680	Office/Shop Supplies	1,540	1,549	2,000	4,000
10-15-00-6740	Phone/Internet	1,094	974	1,500	3,000
	<b>Total Materials &amp; Services</b>	<b>31,441</b>	<b>34,505</b>	<b>46,250</b>	<b>92,500</b>
	<b>Total Mayor &amp; Council</b>	<b>46,350</b>	<b>49,414</b>	<b>61,250</b>	<b>123,100</b>

**City of Central Point  
2015/17 Biennial Budget**

<b>General Fund - Finance</b>					
<b>Account</b>	<b>Description</b>	<b>2012/13 Actual</b>	<b>2013/14 Actual</b>	<b>2014/15 Budget</b>	<b>2015/17 Adopted</b>
10-20-00-5010	Salaries & Wages	368,929	359,402	373,200	756,400
10-20-00-5020	Overtime Wages	281	0	1,200	4,000
10-20-00-5030	Part-time Wages	16,500	0	0	0
10-20-00-5560	City Taxes and Benefits	200,745	196,657	187,000	419,500
	<b>Total Personnel Services</b>	<b>586,454</b>	<b>556,059</b>	<b>561,400</b>	<b>1,179,900</b>
10-20-00-6110	City Facilities Rental	35,700	35,700	35,700	69,400
10-20-00-6210	Advertising/Legal Notices	1,077	2,317	1,500	3,000
10-20-00-6230	Bank/VISA Fees	25,166	36,703	42,000	90,000
10-20-00-6260	Printing/Binding	13,341	17,130	14,000	29,000
10-20-00-6280	Travel/Training	12,344	7,675	11,000	21,000
10-20-00-6350	Professional Services	42,408	55,444	45,000	98,000
10-20-00-6360	Contract/Other Services	31,157	12,302	20,000	34,000
10-20-00-6520	Equipment Repair/Maintenance	324	362	500	1,000
10-20-00-6640	Dues/Licenses	1,975	3,062	2,500	5,000
10-20-00-6680	Office/Shop Supplies	7,521	1,566	8,000	15,000
10-20-00-6690	Postage	26,680	30,517	30,000	64,000
10-20-00-6695	Sm Equip/Tools/Furniture	31	768	1,000	2,000
10-20-00-6740	Phone/Internet	2,721	2,995	3,000	6,000
	<b>Total Materials &amp; Services</b>	<b>200,444</b>	<b>206,542</b>	<b>214,200</b>	<b>437,400</b>
	<b>Total Finance</b>	<b>786,898</b>	<b>762,600</b>	<b>775,600</b>	<b>1,617,300</b>

**City of Central Point  
2015/17 Biennial Budget**

<b>General Fund - Parks</b>					
<b>Account</b>	<b>Description</b>	<b>2012/13 Actual</b>	<b>2013/14 Actual</b>	<b>2014/15 Budget</b>	<b>2015/17 Adopted</b>
10-40-45-5010	Salaries & Wages	235,982	228,193	237,900	495,370
10-40-45-5020	Overtime Wages	6,817	7,103	6,500	13,000
10-40-45-5560	City Taxes and Benefits	131,399	131,175	139,500	300,000
	<b>Total Personnel Services</b>	<b>374,197</b>	<b>366,471</b>	<b>383,900</b>	<b>808,370</b>
10-40-45-6110	City Facilities Rental	23,800	23,800	23,800	47,600
10-40-45-6120	City Equipment Rental	30,000	30,000	32,000	68,000
10-40-45-6270	Lease/Rentals	0	0	1,000	2,000
10-40-45-6280	Travel/Training	8,877	2,491	3,000	6,500
10-40-45-6350	Professional Services	3,221	1,075	3,000	106,500
10-40-45-6360	Contract/Other Services	131,445	151,489	139,500	286,300
10-40-45-6530	Building/Grounds Maintenance	76,774	82,158	118,600	255,000
10-40-45-6531	Tree Maintenance: Tree City USA	0	0	8,000	18,000
10-40-45-6610	Books/Publications	42	0	200	400
10-40-45-6620	Clothing Allowance	1,530	946	1,200	3,000
10-40-45-6640	Dues/Licenses	0	0	550	1,100
10-40-45-6680	Office/Shop Supplies	2,785	1,277	3,000	6,000
10-40-45-6695	Sm Equip/Tools/Furniture	1,753	1,972	2,000	4,200
10-40-45-6720	Electric	37,882	36,148	24,000	70,000
10-40-45-6730	Natural Gas	1,962	2,536	2,100	4,400
10-40-45-6740	Phone/Internet	4,377	4,521	5,500	11,000
10-40-45-6750	Water/Sewer/Stormwater	8,871	7,622	12,000	24,500
	<b>Total Materials &amp; Services</b>	<b>333,319</b>	<b>346,035</b>	<b>379,450</b>	<b>914,500</b>
10-40-45-7000	Prior Year Capital Improvements	58,708	10,625	0	0
10-40-45-7150	Parks - Equipment	0	0	33,000	0
10-40-45-7204	Parks - Willie Mott	0	0	0	60,000
10-40-45-7234	Parks - Skyrman Arboretum	9,799	11,693	5,000	13,800
	<b>Total Capital Projects</b>	<b>68,507</b>	<b>22,318</b>	<b>38,000</b>	<b>73,800</b>
	<b>Total Parks</b>	<b>776,024</b>	<b>734,824</b>	<b>801,350</b>	<b>1,796,670</b>

**City of Central Point  
2015/17 Biennial Budget**

<b>General Fund - Recreation</b>					
Account	Description	2012/13 Actual	2013/14 Actual	2014/15 Budget	2015/17 Adopted
10-40-53-5010	Salaries & Wages	122,420	126,873	132,600	263,200
10-40-53-5020	Overtime Wages	2,563	3,451	4,500	9,000
10-40-53-5560	City Taxes and Benefits	73,677	62,968	65,600	138,750
	<b>Total Personnel Services</b>	<b>198,660</b>	<b>193,292</b>	<b>202,700</b>	<b>410,950</b>
10-40-53-6110	City Facilities Rental	24,000	24,000	24,000	69,000
10-40-53-6210	Advertising/Legal Notices	131	0	3,000	8,000
10-40-53-6230	Bank/VISA Fees	1,743	2,379	3,500	7,200
10-40-53-6260	Printing/Binding	15,980	17,332	19,500	39,200
10-40-53-6270	Lease/Rentals	0	0	1,000	2,000
10-40-53-6280	Travel/Training	7,780	5,804	7,000	14,500
10-40-53-6350	Professional Services	830	1,520	2,000	4,000
10-40-53-6360	Contract Services - Recreation	54,622	56,030	56,300	113,300
10-40-53-6370	Instructors	7,560	10,515	14,040	30,000
10-40-53-6410	Community Events	75,011	0	12,100	26,500
10-40-53-6411	Community Events - Battle of the Bones	0	86,790	75,000	200,000
10-40-53-6412	Community Events - BOB Music	0	0	5,000	11,100
10-40-53-6413	Community Events - Children's Pre-K	0	0	5,900	12,200
10-40-53-6414	Community Events - Christmas	0	0	2,600	6,400
10-40-53-6415	Community Events - Egg Hunt	0	0	2,500	6,000
10-40-53-6416	Community Events - July 4th	0	0	5,900	12,500
10-40-53-6435	Recreation Programs	57,243	34,977	30,900	64,000
10-40-53-6520	Equipment Repair/Maintenance	0	1,298	16,000	5,000
10-40-53-6530	Building/Grounds Maintenance	598	62	2,500	5,000
10-40-53-6610	Books/Publications	237	0	500	1,000
10-40-53-6630	Computer Hardware/Software	1,271	4,258	8,000	16,500
10-40-53-6640	Dues/Licenses	1,202	1,325	1,000	2,400
10-40-53-6680	Office/Shop Supplies	3,660	744	4,500	9,000
10-40-53-6690	Postage	9,057	6,814	9,200	19,300
10-40-53-6695	Sm Equip/Tools/Furniture	1,042	0	600	4,000
10-40-53-6720	Electric	2,585	2,591	2,500	5,300
10-40-53-6740	Phone/Internet	3,484	2,991	5,000	5,000
	<b>Total Materials &amp; Services</b>	<b>268,036</b>	<b>259,429</b>	<b>320,040</b>	<b>698,400</b>
	<b>Total Recreation</b>	<b>466,696</b>	<b>452,721</b>	<b>522,740</b>	<b>1,109,350</b>

**City of Central Point  
2015/17 Biennial Budget**

<b>General Fund - Planning</b>					
<b>Account</b>	<b>Description</b>	<b>2012/13 Actual</b>	<b>2013/14 Actual</b>	<b>2014/15 Budget</b>	<b>2015/17 Adopted</b>
10-50-00-5010	Salaries & Wages	200,185	170,348	169,640	547,900
10-50-00-5020	Overtime Wages	0	0	1,500	3,000
10-50-00-5030	Part-time Wages	57,194	56,680	58,500	118,400
10-50-00-5560	City Taxes and Benefits	105,147	80,330	92,510	305,250
	<b>Total Personnel Services</b>	<b>362,526</b>	<b>307,357</b>	<b>322,150</b>	<b>974,550</b>
10-50-00-6110	City Facilities Rental	29,700	29,700	29,700	52,000
10-50-00-6120	City Equipment Rental	4,500	4,500	4,500	9,500
10-50-00-6210	Advertising/Legal Notices	4,870	3,100	2,000	10,000
10-50-00-6280	Travel/Training	4,357	7,099	9,000	19,000
10-50-00-6350	Professional Services	22,500	11,611	15,000	30,000
10-50-00-6360	Contract/Other Services	10,555	4,601	15,000	20,000
10-50-00-6640	Dues/Licenses	1,375	1,065	2,000	3,500
10-50-00-6680	Office/Shop Supplies	2,162	1,223	1,000	3,000
10-50-00-6690	Postage	401	127	500	600
10-50-00-6695	Sm Equip/Tools/Furniture	0	54	1,000	1,000
10-50-00-6740	Phone/Internet	1,488	1,538	2,000	3,000
	<b>Total Materials &amp; Services</b>	<b>81,907</b>	<b>64,617</b>	<b>81,700</b>	<b>151,600</b>
	<b>Total Planning</b>	<b>444,433</b>	<b>371,975</b>	<b>403,850</b>	<b>1,126,150</b>

**City of Central Point  
2015/17 Biennial Budget**

<b>General Fund - Police</b>					
<b>Account</b>	<b>Description</b>	<b>2012/13 Actual</b>	<b>2013/14 Actual</b>	<b>2014/15 Budget</b>	<b>2015/17 Adopted</b>
10-60-00-5010	Salaries & Wages	1,724,008	1,824,799	2,010,435	4,278,300
10-60-00-5020	Overtime Wages	82,754	105,483	80,000	200,000
10-60-00-5020	Overtime Wages - HTCU	0	33,658	20,000	0
10-60-00-5030	Part-time Wages	34,900	0	0	0
10-60-00-5560	City Taxes and Benefits	989,003	1,075,489	1,193,475	2,588,000
	<b>Total Personnel Services</b>	<b>2,830,664</b>	<b>3,039,429</b>	<b>3,303,910</b>	<b>7,066,300</b>
10-60-00-6110	City Facilities Rental	178,500	178,500	178,500	357,000
10-60-00-6270	Lease/Rentals	70,248	80,119	88,000	176,000
10-60-00-6280	Travel/Training	41,240	32,396	46,000	97,000
10-60-00-6340	Dispatch Services	231,993	234,022	240,000	520,000
10-60-00-6350	Professional Services	9,357	11,635	22,000	46,000
10-60-00-6360	Contract/Other Services	26,288	25,024	30,000	62,000
10-60-00-6410	DARE	11,389	8,687	4,500	9,100
10-60-00-6430	Investigations	1,208	1,446	5,000	6,100
10-60-00-6432	High Tech Crime Unit	10,000	0	0	0
10-60-00-6460	Volunteer Programs-Citizens On Patrol	2,613	4,255	4,000	8,200
10-60-00-6462	Volunteer Programs-Explorers	2,814	1,148	2,500	5,100
10-60-00-6510	Vehicle Repair/Maintenance	33,111	34,041	35,000	72,000
10-60-00-6520	Equipment Repair/Maintenance	2,673	1,502	5,000	10,200
10-60-00-6610	Books/Publications	1,121	848	500	1,250
10-60-00-6620	Clothing Allowance	19,748	20,992	15,000	31,000
10-60-00-6640	Dues/Licenses	5,922	1,365	3,000	6,500
10-60-00-6660	Fuel	44,709	44,577	50,000	103,000
10-60-00-6670	Maintenance Supplies	351	340	500	1,000
10-60-00-6680	Office/Shop Supplies	26,084	22,722	30,000	62,000
10-60-00-6690	Postage	1,796	1,675	2,500	3,000
10-60-00-6695	Sm Equip/Tools/Furniture	14,179	30,702	30,000	67,000
10-60-00-6740	Phone/Internet	34,433	36,307	35,000	72,000
	<b>Total Materials &amp; Services</b>	<b>769,776</b>	<b>772,302</b>	<b>827,000</b>	<b>1,715,450</b>
	<b>Total Police</b>	<b>3,600,441</b>	<b>3,811,730</b>	<b>4,130,910</b>	<b>8,781,750</b>



**City of Central Point  
2015/17 Biennial Budget**

<b>General Fund - Interdepartmental</b>					
Account	Description	2012/13 Actual	2013/14 Actual	2014/15 Budget	2015/17 Adopted
10-90-37-6240	Insurance Premiums/Claims	76,184	85,203	125,000	265,000
10-90-37-6340	Dispatch Services - 911	90,000	0	0	0
10-90-37-6432	Water Conservation Grant	101,483	37,783	0	0
	<b>Total Materials &amp; Services</b>	<b>267,667</b>	<b>122,986</b>	<b>125,000</b>	<b>265,000</b>
10-90-37-8000	Transfers Out - Street Fund	50,000	0	0	0
10-90-37-8000	Transfers Out - Debt Service (DJ Park)	130,000	78,500	44,000	112,850
10-90-37-8000	Transfers Out - Debt Service (LID)	0	0	0	100,000
10-90-37-8000	Transfers Out - HTCUC	237,350	20,000	0	0
	<b>Total Transfers</b>	<b>417,350</b>	<b>98,500</b>	<b>44,000</b>	<b>212,850</b>
10-90-37-9000	Contingency	0	0	160,000	180,000
	<b>Total Contingency</b>	<b>0</b>	<b>0</b>	<b>160,000</b>	<b>180,000</b>
10-90-37-9500	Ending Balance	2,553,193	2,635,169	1,639,360	1,623,070
	<b>Total Ending Balance</b>	<b>2,553,193</b>	<b>2,635,169</b>	<b>1,639,360</b>	<b>1,623,070</b>
	<b>Total Interdepartmental</b>	<b>3,238,209</b>	<b>2,856,655</b>	<b>1,968,360</b>	<b>2,280,920</b>
	<b>Total General Fund Requirements</b>	<b>10,869,888</b>	<b>10,374,237</b>	<b>10,296,660</b>	<b>19,870,490</b>

**City of Central Point  
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<b>HTCU Fund - Revenues</b>					
<b>Account</b>	<b>Description</b>	<b>2012/13 Actual</b>	<b>2013/14 Actual</b>	<b>2014/15 Budget</b>	<b>2015/17 Adopted</b>
15-00-00-4320	Federal Grant	144,121	170,773	20,000	0
15-00-00-4330	State Grant	10,000	0	10,000	0
15-00-00-4390	Contributing Agencies	72	0	0	0
15-00-00-4394	Federal Asset Forfeitures	2,850	59,814	10,000	0
	<b>Total Intergovernmental</b>	<b>157,044</b>	<b>230,586</b>	<b>40,000</b>	<b>0</b>
15-00-00-4448	High Tech Crime Unit	1,227	4,073	0	0
	<b>Total Charges for Services</b>	<b>1,227</b>	<b>4,073</b>	<b>0</b>	<b>0</b>
15-00-00-4910	Transfer In - General Fund	237,350	20,000	0	0
	<b>Total Transfers</b>	<b>237,350</b>	<b>20,000</b>	<b>0</b>	<b>0</b>
15-00-00-4010	Carryover Balance	86,900	62,800	177,755	128,525
	<b>Total Carryover Balance</b>	<b>86,900</b>	<b>62,800</b>	<b>177,755</b>	<b>128,525</b>
	<b>Total Revenues</b>	<b>482,520</b>	<b>317,460</b>	<b>217,755</b>	<b>128,525</b>

**City of Central Point  
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HTCU Fund					
Account	Description	2012/13 Actual	2013/14 Actual	2014/15 Budget	2015/17 Adopted
15-60-00-5010	Salaries & Wages	97,548	0	0	0
15-60-00-5020	Overtime Wages	8,587	0	0	0
15-60-00-5560	City Taxes and Benefits	58,120	0	0	0
	<b>Total Personnel Services</b>	<b>164,255</b>	<b>0</b>	<b>0</b>	<b>0</b>
15-60-00-6110	City Facilities Rental (HTCU)	40,900	0	0	0
15-60-00-6280	Travel/Training	4,489	210	0	0
15-60-00-6350	Professional Services	0	2,112	9,000	0
15-60-00-6360	Contract/Other Services	187	223	1,000	0
15-60-00-6430	Investigations	101	45	1,000	0
15-60-00-6431	Federal Grant Expense	145,189	106,788	5,000	0
15-60-00-6432	State/Local Grant Expense	22,884	7,300	5,000	0
15-60-00-6433	Asset Forfeiture Expense	300	1,845	45,000	108,525
15-60-00-6520	Equipment Repair/Maintenance	1,335	360	1,000	0
15-60-00-6550	Computer/Software Maintenance	465	0	5,000	0
15-60-00-6620	Clothing Allowance	269	327	0	0
15-60-00-6630	Computer Hardware/Software	1,195	1,911	0	0
15-60-00-6640	Dues/Licenses	1,100	610	2,500	0
15-60-00-6660	Fuel	118	20	0	0
15-60-00-6680	Office/Shop Supplies	1,015	705	1,000	0
15-60-00-6690	Postage	55	93	0	0
15-60-00-6695	Sm Equip/Tools/Furniture	285	140	2,000	0
15-60-00-6740	Phone/Internet	3,814	4,000	1,000	0
	<b>Total Materials &amp; Services</b>	<b>223,699</b>	<b>126,687</b>	<b>78,500</b>	<b>108,525</b>
15-60-00-7150	Equipment	31,766	8,845	0	0
	<b>Total Capital Outlay</b>	<b>31,766</b>	<b>8,845</b>	<b>0</b>	<b>0</b>
15-60-00-8000	Transfers Out - General Fund	0	0	0	20,000
	<b>Total Transfers Out</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>20,000</b>
	<b>Total HTCU Operations</b>	<b>419,720</b>	<b>135,532</b>	<b>78,500</b>	<b>128,525</b>
<b>HTCU Fund - Interdepartmental</b>					
Account	Description	2012/13 Actual	2013/14 Actual	2014/15 Budget	2015/17 Adopted
15-90-37-9000	Contingency	0	0	0	0
	<b>Total Contingency</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
15-90-37-9500	Ending Balance	62,800	181,928	139,255	0
	<b>Total Ending Balance</b>	<b>62,800</b>	<b>181,928</b>	<b>139,255</b>	<b>0</b>
	<b>Total Interdepartmental</b>	<b>62,800</b>	<b>181,928</b>	<b>139,255</b>	<b>0</b>
	<b>Total High Tech Crime Unit Requirements</b>	<b>482,520</b>	<b>317,460</b>	<b>217,755</b>	<b>128,525</b>

**City of Central Point  
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<b>Street Fund - Revenues</b>					
Account	Description	2012/13 Actual	2013/14 Actual	2014/15 Budget	2015/17 Adopted
20-00-00-4135	Franchise - Electric	108,941	115,708	175,000	355,000
20-00-00-4155	Franchise - Water	51,627	0	65,000	130,000
	<b>Total Taxes</b>	<b>160,568</b>	<b>115,708</b>	<b>240,000</b>	<b>485,000</b>
20-00-00-4310	Federal Capital Grants	172,947	0	0	0
20-00-00-4330	State Grant - ODOT (Bike/Ped Funds)	9,350	422,875	0	0
20-00-00-4350	State Gas Tax	943,847	988,393	990,000	1,996,800
	<b>Total Intergovernmental</b>	<b>1,126,144</b>	<b>1,411,268</b>	<b>990,000</b>	<b>1,996,800</b>
20-00-00-4450	Public Works Services	-18,527	9,452	5,000	10,000
20-00-00-4462	SDC Street Reimbursement	10,544	10,604	10,000	128,500
20-00-00-4465	SDC Street Improvements	159,980	161,553	50,000	1,156,500
20-00-00-4470	Street Utility Fee	446,158	449,946	485,000	1,000,000
20-00-00-4474	Street Decorative Light Fee	0	0		9,000
	<b>Total Charges for Services</b>	<b>598,156</b>	<b>631,554</b>	<b>550,000</b>	<b>2,304,000</b>
20-00-00-4710	Interest Income	17,480	9,574	11,000	16,000
	<b>Total Interest Income</b>	<b>17,480</b>	<b>9,574</b>	<b>11,000</b>	<b>16,000</b>
20-00-00-4810	Miscellaneous Revenue	16,680	18,894	5,000	385,000
	<b>Total Miscellaneous</b>	<b>16,680</b>	<b>18,894</b>	<b>5,000</b>	<b>385,000</b>
20-00-00-4910	Transfers In	50,000	0	0	0
	<b>Total Transfers</b>	<b>50,000</b>	<b>0</b>	<b>0</b>	<b>0</b>
20-00-00-4010	Carryover Balance	2,303,206	1,964,676	1,594,730	1,605,860
	<b>Total Carryover Balance</b>	<b>2,303,206</b>	<b>1,964,676</b>	<b>1,594,730</b>	<b>1,605,860</b>
	<b>Total Street Revenues</b>	<b>4,272,234</b>	<b>4,151,674</b>	<b>3,390,730</b>	<b>6,792,660</b>

**City of Central Point  
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<b>Street Fund - Operations/Capital Projects</b>					
Account	Description	2012/13 Actual	2013/14 Actual	2014/15 Budget	2015/17 Adopted
20-70-43-5010	Salaries & Wages	217,372	221,822	244,400	510,577
20-70-43-5020	Overtime Wages	1,520	1,649	3,500	7,000
20-70-43-5560	City Taxes and Benefits	134,895	140,011	158,800	345,432
	<b>Total Personnel Services</b>	<b>353,786</b>	<b>363,482</b>	<b>406,700</b>	<b>863,009</b>
20-70-43-6110	City Facilities Rental	36,900	36,900	36,900	80,000
20-70-43-6120	City Equipment Rental	130,000	134,000	140,000	336,000
20-70-43-6130	City Overhead Fees	126,000	135,000	150,000	300,000
20-70-43-6140	Public Works Overhead Fees	295,000	280,000	245,000	500,000
20-70-43-6230	Bank/VISA Fees	3,990	8,078	4,500	20,000
20-70-43-6270	Lease/Rentals	0	608	0	0
20-70-43-6280	Travel/Training	9,812	8,061	10,000	25,000
20-70-43-6350	Professional Services	12,489	17,704	10,000	32,000
20-70-43-6360	Contract/Other Services	50,442	47,589	40,000	110,000
20-70-43-6520	Equipment Repair/Maintenance	0	881	0	0
20-70-43-6530	Sidewalk/Bikepath/Tree Maintenance	14,543	7,160	0	30,000
20-70-43-6540	Infrastructure Maintenance	58,243	65,913	250,000	577,000
20-70-43-6541	Street Sign Maintenance	7,679	11,645	0	16,000
20-70-43-6542	Street Light Maintenance (TOD)	2,685	6,587	0	0
20-70-43-6543	Street Light Retrofit Project	13,039	13,915	0	0
20-70-43-6620	Clothing Allowance	1,724	1,366	2,000	3,600
20-70-43-6640	Dues/Licenses	219	196	100	700
20-70-43-6680	Office/Shop/Safety Supplies	4,485	5,513	3,000	7,000
20-70-43-6695	Sm Equip/Tools/Furniture	9,506	8,800	9,500	22,000
20-70-43-6740	Phone/Internet	2,456	2,300	2,500	5,000
20-70-43-6760	Street Lights	172,496	169,310	175,000	350,000
	<b>Total Materials &amp; Services</b>	<b>951,709</b>	<b>961,528</b>	<b>1,078,500</b>	<b>2,414,300</b>
20-70-43-7150	Equipment	193,522	36,420	0	33,000
20-70-43-7200	Prior Capital Projects	529,308	572,473	0	0
20-70-43-7203	Beebe/Hamrick - Intersection	0	6,550	5,000	50,000
20-70-43-7205	Crater Rail Crossing (Const)	0	0	0	500,000
20-70-43-7216	Highway 99 project	0	0	0	0
20-70-43-7230	Freeman Rd (CMAQ Project)	0	15,283	130,120	0
20-70-43-7233	Street Improvements	0	97,248	119,880	245,000
	<b>Total Capital Projects</b>	<b>722,830</b>	<b>727,974</b>	<b>255,000</b>	<b>828,000</b>
20-70-43-8000	Transfers Out - DS (10th/Scenic/Upton)	32,500	32,600	32,000	100,700
	<b>Total Transfers Out</b>	<b>32,500</b>	<b>32,600</b>	<b>32,000</b>	<b>100,700</b>
	<b>Total Street Operations/Capital Projects</b>	<b>2,060,825</b>	<b>2,085,585</b>	<b>1,772,200</b>	<b>4,206,009</b>

**City of Central Point  
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<b>Street Fund - SDC Capital Projects</b>					
Account	Description	2012/13 Actual	2013/14 Actual	2014/15 Budget	2015/17 Adopted
20-70-59-7203	Beebe/Hamrick (Signal)	0	0	0	150,000
20-70-59-7205	Crater Rail Crossing	18,343	36,060	15,000	250,000
20-70-59-7216	Hwy 99 Beautification Project	200,000	270,127	0	0
20-70-59-7230	Freeman Rd (CMAQ Project)	0	0	200,000	0
20-70-59-7233	Street Improvements	0	0	0	65,000
	<b>Total Capital Projects</b>	<b>218,343</b>	<b>306,187</b>	<b>215,000</b>	<b>465,000</b>
20-70-59-7660	Developer Reimbursements	5,491	0	15,000	450,000
	<b>Total Debt Service</b>	<b>5,491</b>	<b>0</b>	<b>15,000</b>	<b>450,000</b>
20-70-59-8000	Transfers Out - DS (10th/Scenic/Upton)	22,900	22,700	23,000	45,800
	<b>Total Transfers</b>	<b>22,900</b>	<b>22,700</b>	<b>23,000</b>	<b>45,800</b>
	<b>Total Street SDC Capital Projects</b>	<b>246,734</b>	<b>328,887</b>	<b>253,000</b>	<b>960,800</b>
<b>Street Fund - Interdepartmental</b>					
Account	Description	2012/13 Actual	2013/14 Actual	2014/15 Budget	2015/17 Adopted
20-90-37-9000	Contingency	0	0	100,000	157,000
	<b>Total Contingency</b>	<b>0</b>	<b>0</b>	<b>100,000</b>	<b>157,000</b>
20-90-37-9500	Ending Balance	1,964,675	1,737,202	1,265,530	1,468,851
	<b>Total Ending Balance</b>	<b>1,964,675</b>	<b>1,737,202</b>	<b>1,265,530</b>	<b>1,468,851</b>
	<b>Total Street Interdepartmental</b>	<b>1,964,675</b>	<b>1,737,202</b>	<b>1,365,530</b>	<b>1,625,851</b>
	<b>Total Street Fund Requirements</b>	<b>4,272,234</b>	<b>4,151,674</b>	<b>3,390,730</b>	<b>6,792,660</b>

**City of Central Point  
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<b>Housing Fund - Revenues</b>					
<b>Account</b>	<b>Description</b>	<b>2012/13 Actual</b>	<b>2013/14 Actual</b>	<b>2014/15 Budget</b>	<b>2015/17 Adopted</b>
25-00-00-4710	Interest Income	524	0	0	0
	<b>Total Interest</b>	<b>524</b>	<b>0</b>	<b>0</b>	<b>0</b>
25-00-00-4825	Loan Principal Payments	0	0	0	0
	<b>Total Miscellaneous</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
25-00-00-4010	Carryover Balance	40,401	0	0	0
	<b>Total Carryover</b>	<b>40,401</b>	<b>0</b>	<b>0</b>	<b>0</b>
	<b>Total Housing Fund Revenues</b>	<b>40,925</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Housing Fund-Interdepartmental</b>					
<b>Account</b>	<b>Description</b>	<b>2012/13 Actual</b>	<b>2013/14 Actual</b>	<b>2014/15 Budget</b>	<b>2015/17 Adopted</b>
25-90-37-6650	Food	40,925	0	0	0
	<b>Total Materials &amp; Services</b>	<b>40,925</b>	<b>0</b>	<b>0</b>	<b>0</b>
25-90-37-8000	Transfers Out	0	0	0	0
	<b>Total Miscellaneous</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
25-90-37-9500	Ending Balance	0	0	0	0
	<b>Total Ending Balance</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
	<b>Total Housing Fund Expenses</b>	<b>40,925</b>	<b>0</b>	<b>0</b>	<b>0</b>

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<b>Capital Improvements Fund - Revenues</b>					
<b>Account</b>	<b>Description</b>	<b>2012/13 Actual</b>	<b>2013/14 Actual</b>	<b>2014/15 Budget</b>	<b>2015/17 Adopted</b>
30-00-00-4330	State Grants	0	33,000	0	60,000
	<b>Total Intergovernmental Revenue</b>	<b>0</b>	<b>33,000</b>	<b>0</b>	<b>60,000</b>
30-00-00-4461	SDC Park Reimbursement	12,934	23,172	10,000	123,800
30-00-00-4463	SDC Park Improvements	65,409	118,565	50,000	134,600
	<b>Total Charges for Service</b>	<b>78,343</b>	<b>141,737</b>	<b>60,000</b>	<b>258,400</b>
30-00-00-4710	Interest Income	648	640	700	1,400
	<b>Total Interest Income</b>	<b>648</b>	<b>640</b>	<b>700</b>	<b>1,400</b>
30-00-00-4010	Carryover Balance	78,238	117,955	68,625	157,955
	<b>Total Carryover</b>	<b>78,238</b>	<b>117,955</b>	<b>68,625</b>	<b>157,955</b>
	<b>Total CIP Revenues</b>	<b>157,229</b>	<b>293,332</b>	<b>129,325</b>	<b>477,755</b>
<b>Capital Improvements Fund - Park Capital Projects</b>					
<b>Account</b>	<b>Description</b>	<b>2012/13 Actual</b>	<b>2013/14 Actual</b>	<b>2014/15 Budget</b>	<b>2015/17 Adopted</b>
30-40-55-7240	Pfaff Park	0	36,941	0	0
	<b>Total Capital Projects</b>	<b>0</b>	<b>36,941</b>	<b>0</b>	<b>0</b>
	<b>Total Park Capital Projects</b>	<b>0</b>	<b>36,941</b>	<b>0</b>	<b>0</b>
<b>Capital Improvements Fund - Park SDC Capital Projects</b>					
<b>Account</b>	<b>Description</b>	<b>2012/13 Actual</b>	<b>2013/14 Actual</b>	<b>2014/15 Budget</b>	<b>2015/17 Adopted</b>
30-40-59-7100	Building/Concession Stand/DJ Park	0	0	0	80,000
30-40-59-7240	Pfaff Park	0	27,716	0	0
	<b>Total Capital Projects</b>	<b>0</b>	<b>27,716</b>	<b>0</b>	<b>80,000</b>
30-40-59-7660	Developer SDC Credit Obligations	14,274	24,282	10,000	55,000
	<b>Total Debt Service</b>	<b>14,274</b>	<b>24,282</b>	<b>10,000</b>	<b>55,000</b>
30-40-59-8000	Transfer Out - Debt Service (DJ Park)	7,000	60,000	100,000	143,900
	<b>Total Transfers Out</b>	<b>7,000</b>	<b>60,000</b>	<b>100,000</b>	<b>143,900</b>
	<b>Total Park SDC Capital Projects</b>	<b>21,274</b>	<b>111,998</b>	<b>110,000</b>	<b>278,900</b>
<b>Capital Improvements Fund - Interdepartmental</b>					
<b>Account</b>	<b>Description</b>	<b>2012/13 Actual</b>	<b>2013/14 Actual</b>	<b>2014/15 Budget</b>	<b>2015/17 Adopted</b>
30-90-37-8000	Transfers Out - General Fund	0	0	0	0
30-90-37-8000	Transfers Out - Debt Service Fund	18,000	5,000	0	0
	<b>Total Transfers</b>	<b>18,000</b>	<b>5,000</b>	<b>0</b>	<b>0</b>
30-90-37-9500	Ending Balance	117,955	139,392	19,325	198,855
	<b>Total Ending Balance</b>	<b>117,955</b>	<b>139,392</b>	<b>19,325</b>	<b>198,855</b>
	<b>Total Interdepartmental</b>	<b>135,955</b>	<b>144,392</b>	<b>19,325</b>	<b>198,855</b>
	<b>Total Capital Improvements</b>	<b>157,229</b>	<b>293,331</b>	<b>129,325</b>	<b>477,755</b>



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<b>Reserve Fund -Revenues</b>					
<b>Account</b>	<b>Description</b>	<b>2012/13 Actual</b>	<b>2013/14 Actual</b>	<b>2014/15 Budget</b>	<b>2015/17 Adopted</b>
35-00-00-4710	Interest Income	3,633	2,873	4,000	6,000
	<b>Total Interest</b>	<b>3,633</b>	<b>2,873</b>	<b>4,000</b>	<b>6,000</b>
35-00-00-4910	Transfers In- Facilities Maintenance	0	80,000	0	50,000
35-00-00-4910	Transfers In- Fleet Maintenance	0	0	0	0
	<b>Total Transfers</b>	<b>0</b>	<b>80,000</b>	<b>0</b>	<b>50,000</b>
35-00-00-4010	Carryover Balance	483,463	487,096	569,800	572,850
	<b>Total Carryover</b>	<b>483,463</b>	<b>487,096</b>	<b>569,800</b>	<b>572,850</b>
	<b>Total Reserve Fund Revenues</b>	<b>487,096</b>	<b>569,969</b>	<b>573,800</b>	<b>628,850</b>
<b>Reserve Fund -Interdepartmental</b>					
<b>Account</b>	<b>Description</b>	<b>2012/13 Actual</b>	<b>2013/14 Actual</b>	<b>2014/15 Budget</b>	<b>2015/17 Adopted</b>
35-90-37-7101	Facility Improvements	0	0	40,000	0
35-90-37-7150	Equipment	0	0	0	0
35-90-37-7151	Vehicles	0	0	0	0
	<b>Total Reserve Fund Projects</b>	<b>0</b>	<b>0</b>	<b>40,000</b>	<b>0</b>
35-90-37-9500	Ending Balance	487,096	569,969	533,800	628,850
	<b>Total Ending Balance</b>	<b>487,096</b>	<b>569,969</b>	<b>533,800</b>	<b>628,850</b>
	<b>Total Interdepartmental</b>	<b>487,096</b>	<b>569,969</b>	<b>573,800</b>	<b>628,850</b>
	<b>Total Reserve Fund</b>	<b>487,096</b>	<b>569,969</b>	<b>573,800</b>	<b>628,850</b>

**City of Central Point  
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<b>Debt Service Fund - Revenues</b>					
<b>Account</b>	<b>Description</b>	<b>2012/13 Actual</b>	<b>2013/14 Actual</b>	<b>2014/15 Budget</b>	<b>2015/17 Adopted</b>
40-00-00-4310	Federal Capital Grant (STIP)	162,864	162,864	162,870	325,728
	<b>Total Intergovernmental</b>	<b>162,864</b>	<b>162,864</b>	<b>162,870</b>	<b>325,728</b>
40-00-00-4405	City Facilities Rental	195,500	192,000	192,000	384,000
40-00-00-4440	Debt Service Fees	781	31,362	32,000	85,400
	<b>Total Charges for Services</b>	<b>196,281</b>	<b>223,362</b>	<b>224,000</b>	<b>469,400</b>
40-00-00-4610	LID Principal Payments	49,275	42,373	50,000	40,000
40-00-00-4615	LID Interest Payments	10,089	9,194	10,000	4,000
	<b>Total Special Assessments</b>	<b>59,364</b>	<b>51,567</b>	<b>60,000</b>	<b>44,000</b>
40-00-00-4710	Interest Income	377	326	100	500
	<b>Total Interest Income</b>	<b>377</b>	<b>326</b>	<b>100</b>	<b>500</b>
40-00-00-4910	Transfers In - General Fund (DJ Park)	130,000	78,500	44,000	112,850
40-00-00-4910	Transfer In - General Fund (LID debt)	0	0	0	100,000
40-00-00-4910	Transfers In - Street Op (10th/Scenic)	32,500	32,600	32,000	64,700
40-00-00-4910	Transfers In - Street SDC (10th/Scenic)	22,900	22,700	23,000	45,800
40-00-00-4910	Transfers In - CIP- SDC Parks (DJ Park)	25,000	65,000	100,000	143,900
	<b>Total Transfers</b>	<b>210,400</b>	<b>198,800</b>	<b>199,000</b>	<b>467,250</b>
40-00-00-4010	Carryover Balance	18,042	47,015	45,800	14,769
	<b>Total Carryover</b>	<b>18,042</b>	<b>47,015</b>	<b>45,800</b>	<b>14,769</b>
	<b>Total Debt Service Revenues</b>	<b>647,328</b>	<b>683,934</b>	<b>691,770</b>	<b>1,321,647</b>

**City of Central Point  
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<b>Debt Service Fund</b>					
<b>Account</b>	<b>Description</b>	<b>2012/13 Actual</b>	<b>2013/14 Actual</b>	<b>2014/15 Budget</b>	<b>2015/17 Adopted</b>
40-90-37-7531	10th/Scenic/Upton - Interest	43,237	34,415	25,100	0
40-90-37-7631	10th/Scenic/Upton - Principal	203,000	212,000	221,000	0
40-90-37-7501	City Hall Bond Interest	73,618	69,718	65,650	0
40-90-37-7601	City Hall Bond Principal	120,000	120,000	125,000	0
40-90-37-7580	Don Jones Park - Interest	33,100	28,500	23,800	0
40-90-37-7680	Don Jones Park - Principal	115,000	115,000	120,000	0
40-90-37-7510	LID Bond Interest	12,359	12,358	10,050	12,510
40-90-37-7610	LID Bond Principal	0	50,000	55,000	110,000
40-90-37-7515	Series 2014 Interest	0	0	0	105,370
40-90-37-7615	Series 2014 Principal	0	0	0	1,056,000
	<b>Total Debt Service</b>	<b>600,313</b>	<b>641,991</b>	<b>645,600</b>	<b>1,283,880</b>
40-90-37-9500	Ending Balance	47,015	41,943	46,170	37,767
	<b>Total Ending Balance</b>	<b>47,015</b>	<b>41,943</b>	<b>46,170</b>	<b>37,767</b>
	<b>Total Debt Service</b>	<b>647,328</b>	<b>683,934</b>	<b>691,770</b>	<b>1,321,647</b>

**City of Central Point  
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<b>Building Fund - Revenues</b>					
<b>Account</b>	<b>Description</b>	<b>2012/13 Actual</b>	<b>2013/14 Actual</b>	<b>2014/15 Budget</b>	<b>2015/17 Adopted</b>
50-00-00-4235	Building Permits - Residential	22,877	68,285	51,500	110,000
50-00-00-4236	Building Permits - Commercial	15,725	10,810	15,000	95,000
50-00-00-4240	Building Plan Review	29,530	53,683	35,000	70,000
50-00-00-4250	Electrical Permits	18,444	28,288	19,500	40,000
50-00-00-4260	Mechanical Permits	5,807	9,546	6,500	16,200
50-00-00-4275	Plumbing Permits	16,167	31,554	17,000	40,000
	<b>Total Charges for Service</b>	<b>108,551</b>	<b>202,166</b>	<b>144,500</b>	<b>371,200</b>
50-00-00-4710	Interest Income	1,381	1,043	1,500	2,400
	<b>Total Interest Income</b>	<b>1,381</b>	<b>1,043</b>	<b>1,500</b>	<b>2,400</b>
50-00-00-4810	Miscellaneous Revenue	1,180	1,843	0	0
	<b>Total Miscellaneous</b>	<b>1,180</b>	<b>1,843</b>	<b>0</b>	<b>0</b>
50-00-00-4010	Carryover Balance	145,041	137,823	133,495	199,625
	<b>Total Carryover</b>	<b>145,041</b>	<b>137,823</b>	<b>133,495</b>	<b>199,625</b>
	<b>Total Building Fund Revenues</b>	<b>256,153</b>	<b>342,875</b>	<b>279,495</b>	<b>573,225</b>

**City of Central Point  
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<b>Building Fund</b>					
<b>Account</b>	<b>Description</b>	<b>2012/13 Actual</b>	<b>2013/14 Actual</b>	<b>2014/15 Budget</b>	<b>2015/17 Adopted</b>
50-50-00-5010	Salaries & Wages	68,138	103,878	103,650	219,550
50-50-00-5560	City Taxes and Benefits	37,036	42,321	52,650	118,470
	<b>Total Personnel Services</b>	<b>105,174</b>	<b>146,199</b>	<b>156,300</b>	<b>338,020</b>
50-50-00-6110	City Facilities Rental	0	0	0	20,000
50-50-00-6130	City Equipment Rental	2,200	2,200	2,200	4,700
50-50-00-6280	Travel/Training	1,062	657	1,500	3,500
50-50-00-6360	Contract/Other Services	7,942	8,741	8,500	18,000
50-50-00-6610	Books/Publications	0	0	1,500	2,500
50-50-00-6640	Dues/Licenses	135	690	600	1,200
50-50-00-6680	Office/Shop Supplies	1,032	674	1,000	1,000
50-50-00-6690	Postage	30	43	100	200
50-50-00-6740	Phone/Internet	755	1,036	900	2,800
	<b>Total Materials &amp; Services</b>	<b>13,155</b>	<b>14,041</b>	<b>16,300</b>	<b>53,900</b>
	<b>Total Building Operations</b>	<b>118,329</b>	<b>160,240</b>	<b>172,600</b>	<b>391,920</b>
<b>Building Fund - Interdepartmental</b>					
<b>Account</b>	<b>Description</b>	<b>2012/13 Actual</b>	<b>2013/14 Actual</b>	<b>2014/15 Budget</b>	<b>2015/17 Adopted</b>
50-90-37-9000	Contingency	0	0	3,000	4,500
	<b>Total Contingency</b>	<b>0</b>	<b>0</b>	<b>3,000</b>	<b>4,500</b>
50-90-37-9500	Ending Balance	137,823	182,635	103,895	176,805
	<b>Total Ending Balance</b>	<b>137,823</b>	<b>182,635</b>	<b>103,895</b>	<b>176,805</b>
	<b>Total Interdepartmental</b>	<b>137,823</b>	<b>182,635</b>	<b>106,895</b>	<b>181,305</b>
	<b>Total Building Fund Requirements</b>	<b>256,152</b>	<b>342,875</b>	<b>279,495</b>	<b>573,225</b>

**City of Central Point  
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<b>Water Fund - Revenues</b>					
<b>Account</b>	<b>Description</b>	<b>2012/13 Actual</b>	<b>2013/14 Actual</b>	<b>2014/15 Budget</b>	<b>2015/17 Adopted</b>
55-00-00-4440	Penalty Charges	70,890	76,668	75,000	150,000
55-00-00-4450	Public Works Fees	1,513	3,935	4,000	2,000
55-00-00-4466	SDC Water Improvements	40,785	89,393	40,000	120,000
55-00-00-4468	SDC Water Reimbursement	11,370	23,297	10,000	60,000
55-00-00-4469	Administrative Fees	11,510	9,700	9,000	18,000
55-00-00-4473	System Repair & Replacement	86,509	90,942	90,000	180,000
55-00-00-4485	Water Connect Charges	7,975	19,750	7,500	24,000
55-00-00-4490	Water Sales	2,498,741	2,686,369	2,650,000	5,470,000
	<b>Total Charges for Service</b>	<b>2,729,293</b>	<b>3,000,055</b>	<b>2,885,500</b>	<b>6,024,000</b>
55-00-00-4710	Interest Income	7,746	6,155	6,000	12,000
	<b>Total Interest Income</b>	<b>7,746</b>	<b>6,155</b>	<b>6,000</b>	<b>12,000</b>
55-00-00-4810	Miscellaneous Revenue	13,881	29,964	10,000	16,000
55-00-00-4840	Financing Proceeds	1,805,273	0	0	0
	<b>Total Miscellaneous</b>	<b>1,819,154</b>	<b>29,964</b>	<b>10,000</b>	<b>16,000</b>
55-00-00-4010	Carryover Balance	1,657,819	1,299,427	1,794,160	1,660,995
	<b>Total Carryover</b>	<b>1,657,819</b>	<b>1,299,427</b>	<b>1,794,160</b>	<b>1,660,995</b>
	<b>Total Water Revenues</b>	<b>6,214,013</b>	<b>4,335,600</b>	<b>4,695,660</b>	<b>7,712,995</b>

**City of Central Point  
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<b>Water Fund -Operations/Capital Projects</b>					
Account	Description	2012/13 Actual	2013/14 Actual	2014/15 Budget	2015/17 Adopted
55-70-43-5010	Salaries & Wages	365,524	379,278	403,700	841,500
55-70-43-5020	Overtime Wages	4,394	4,125	8,000	16,000
55-70-43-5560	City Taxes and Benefits	223,027	243,296	253,200	549,300
	<b>Total Personnel Services</b>	<b>592,945</b>	<b>626,700</b>	<b>664,900</b>	<b>1,406,800</b>
55-70-43-6110	City Facilities Rental	40,000	40,000	40,000	97,000
55-70-43-6120	City Equipment Rental	85,000	85,000	89,000	210,000
55-70-43-6130	City Overhead Fees	354,000	355,000	445,000	890,000
55-70-43-6140	Public Works Overhead Fees	227,000	227,000	200,000	410,000
55-70-43-6230	Bank/VISA Fees	3,990	8,281	7,000	20,000
55-70-43-6280	Travel/Training	13,841	10,350	10,000	27,000
55-70-43-6350	Professional Services	20,117	20,882	12,000	40,000
55-70-43-6360	Contract/Other Services	51,571	61,230	45,000	120,000
55-70-43-6422	Utility Discount	0	0	5,000	10,000
55-70-43-6540	Infrastructure Maintenance	99,512	106,526	90,000	210,000
55-70-43-6550	SCADA Software Maintenance	0	0	15,000	20,000
55-70-43-6560	Water Rights Maintenance	22,985	24,350	31,500	64,000
55-70-43-6610	Books/Publications	827	187	350	700
55-70-43-6620	Clothing Allowance	2,231	1,451	2,200	4,400
55-70-43-6640	Dues/Licenses	4,567	3,153	2,000	4,000
55-70-43-6680	Office/Shop/Safety Supplies	5,758	10,584	5,000	10,000
55-70-43-6690	Postage	166	110	250	550
55-70-43-6695	Sm Equip/Tools/Furniture	8,825	4,929	5,000	10,000
55-70-43-6720	Electric	9,367	29,313	30,000	63,000
55-70-43-6740	Phone/Internet	9,905	9,830	11,500	23,500
55-70-43-6750	MWC Water Purchase	588,407	598,484	660,000	1,390,000
55-70-43-6752	Water Franchise Fee	51,627	0	65,000	130,000
	<b>Total Materials &amp; Services</b>	<b>1,599,696</b>	<b>1,596,658</b>	<b>1,770,800</b>	<b>3,754,150</b>
55-70-43-7150	Equipment	0	0	10,000	27,000
55-70-43-7200	Prior Capital Projects	2,721,945	19,481	0	0
55-70-43-7200	Infrastructure Improvements	0	0	0	275,000
55-70-43-7230	Freeman Rd (CMAQ Project)	0	0	100,000	0
55-70-43-7249	R&R Projects	0	0	100,000	115,000
	<b>Total Capital Projects</b>	<b>2,721,945</b>	<b>19,481</b>	<b>210,000</b>	<b>417,000</b>
55-70-43-7531	Note Payable Int - 10th/Scenic/Upton	0	8,627	8,500	25,300
55-70-43-7550	Loan Interest - Water Reservoir	0	386,145	187,300	354,300
55-70-43-7650	Loan Principal - Water Reservoir	0	0	196,800	413,900
	<b>Total Debt Service</b>	<b>0</b>	<b>394,772</b>	<b>392,600</b>	<b>793,500</b>
	<b>Total Water Operations/Capital Projects</b>	<b>4,914,586</b>	<b>2,637,610</b>	<b>3,038,300</b>	<b>6,371,450</b>

**City of Central Point  
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<b>Water Fund -SDC Capital Projects</b>					
Account	Description	2012/13 Actual	2013/14 Actual	2014/15 Budget	2015/17 Adopted
55-70-59-7222	Capital Projects -Equipment	0	0	0	65,000
55-70-59-7222	Water Reservoir	0	0	15,000	50,000
	<b>Total Capital Projects</b>	<b>0</b>	<b>0</b>	<b>15,000</b>	<b>115,000</b>
55-70-59-7660	Developer Reimbursements	0	371	1,000	35,000
	<b>Total Debt Service</b>	<b>0</b>	<b>371</b>	<b>1,000</b>	<b>35,000</b>
	<b>Total Water SDC Capital Projects</b>	<b>0</b>	<b>371</b>	<b>16,000</b>	<b>150,000</b>
<b>Water Fund -Interdepartmental</b>					
Account	Description	2012/13 Actual	2013/14 Actual	2014/15 Budget	2015/17 Adopted
55-90-37-9000	Contingency	0	0	145,000	151,100
	<b>Total Contingency</b>	<b>0</b>	<b>0</b>	<b>145,000</b>	<b>151,100</b>
55-90-37-9500	Ending Balance	1,299,427	1,697,619	1,496,360	1,040,445
	<b>Total Ending Balance</b>	<b>1,299,427</b>	<b>1,697,619</b>	<b>1,496,360</b>	<b>1,040,445</b>
	<b>Total Interdepartmental</b>	<b>1,299,427</b>	<b>1,697,619</b>	<b>1,641,360</b>	<b>1,191,545</b>
	<b>Total Water Fund Requirements</b>	<b>6,214,013</b>	<b>4,335,600</b>	<b>4,695,660</b>	<b>7,712,995</b>



**City of Central Point  
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<b>Stormwater Fund - Revenues</b>					
Account	Description	2012/13 Actual	2013/14 Actual	2014/15 Budget	2015/17 Adopted
57-00-00-4450	Public Works Fees	0	31	150	1,000
57-00-00-4464	SDC Stormwater Fees - Imp	68,750	52,834	30,000	139,500
57-00-00-4467	SDC Stormwater Fees - Reimb	0	0	1,000	12,200
57-00-00-4471	Stormwater Quality Fees	115,023	112,478	110,000	220,000
57-00-00-4472	Stormwater Utility Fees	702,061	707,406	700,000	1,415,000
	<b>Total Charges for Services</b>	<b>885,834</b>	<b>872,749</b>	<b>841,150</b>	<b>1,787,700</b>
57-00-00-4710	Interest Income	4,402	3,740	4,000	7,000
	<b>Total Interest Income</b>	<b>4,402</b>	<b>3,740</b>	<b>4,000</b>	<b>7,000</b>
57-00-00-4810	Miscellaneous Revenue	711	1,684	0	2,000
57-00-00-4840	Loan Proceeds	0	0	184,600	0
	<b>Total Miscellaneous Revenue</b>	<b>711</b>	<b>1,684</b>	<b>184,600</b>	<b>2,000</b>
57-00-00-4010	Carryover Balance	476,752	662,025	731,390	897,860
	<b>Total Carryover Balance</b>	<b>476,752</b>	<b>662,025</b>	<b>731,390</b>	<b>897,860</b>
	<b>Total Stormwater Revenues</b>	<b>1,367,698</b>	<b>1,540,198</b>	<b>1,761,140</b>	<b>2,694,560</b>

**City of Central Point  
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<b>Stormwater Fund - Operations/Capital Projects</b>					
<b>Account</b>	<b>Description</b>	<b>2012/13 Actual</b>	<b>2013/14 Actual</b>	<b>2014/15 Budget</b>	<b>2015/17 Adopted</b>
57-70-43-5010	Salaries & Wages	126,701	123,471	143,700	302,600
57-70-43-5020	Overtime Wages	630	591	3,400	6,800
57-70-43-5560	City Taxes and Benefits	74,870	77,500	92,450	201,000
	<b>Total Personnel Services</b>	<b>202,201</b>	<b>201,563</b>	<b>239,550</b>	<b>510,400</b>
57-70-43-6110	City Facilities Rental	27,000	27,000	27,000	60,000
57-70-43-6120	City Equipment Rental	40,000	40,000	45,000	119,800
57-70-43-6130	City Overhead Fees	78,000	85,000	113,000	226,000
57-70-43-6140	Public Works Overhead Fees	112,000	112,000	110,000	226,000
57-70-43-6210	Bank/VISA Fees	3,990	8,078	5,000	20,000
57-70-43-6270	Lease/Rentals	13,306	831	23,000	46,000
57-70-43-6280	Travel/Training	2,960	1,686	3,500	7,000
57-70-43-6350	Professional Services	10,311	34,019	15,000	15,000
57-70-43-6360	Contract/Other Services	29,646	26,689	25,000	56,000
57-70-43-6540	Infrastructure Maintenance	1,834	9,201	15,000	20,000
57-70-43-6620	Clothing Allowance	1,820	910	1,500	2,000
57-70-43-6640	Dues/Licenses	571	773	500	500
57-70-43-6680	Office/Shop/Safety Supplies	4,913	5,131	4,000	8,400
57-70-43-6690	Postage	1,020	30	2,000	6,000
57-70-43-6695	Sm Equip/Tools/Furniture	0	1,353	8,600	20,000
57-70-43-6710	Disposal	4,271	3,947	4,500	10,000
57-70-43-6740	Phone/Internet	1,317	1,470	1,500	3,000
	<b>Total Materials &amp; Services</b>	<b>332,959</b>	<b>358,119</b>	<b>404,100</b>	<b>845,700</b>
57-70-43-7150	Equipment	0	0	0	35,000
57-70-43-7200	Prior Capital Projects	109,293	51,497	0	0
57-70-43-7230	Freeman Rd (CMAQ Project)	0	0	246,600	125,000
57-70-43-7238	Comet Ave	0	0	0	50,000
	<b>Total Capital Projects</b>	<b>109,293</b>	<b>51,497</b>	<b>246,600</b>	<b>210,000</b>
57-70-43-7531	Debt Service (10th/Scenic/Upton)	0	9,000	9,000	36,640
	<b>Total Debt Service</b>	<b>0</b>	<b>9,000</b>	<b>9,000</b>	<b>36,640</b>
	<b>Total Stormwater Operations/Cap. Projects</b>	<b>644,452</b>	<b>620,178</b>	<b>899,250</b>	<b>1,602,740</b>

**City of Central Point  
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<b>Stormwater Fund - Quality</b>					
Account	Description	2012/13 Actual	2013/14 Actual	2014/15 Budget	2015/17 Adopted
57-70-47-6280	Travel/Training	0	1,348	2,000	4,000
57-70-47-6350	Professional Services	0	7,488	10,000	20,000
57-70-47-6360	Contract/Other Services	57,996	45,785	45,000	90,000
57-70-47-6480	Stormwater Quality Projects	0	0	1,000	5,000
57-70-47-6690	Postage	0	0	2,500	5,000
57-70-47-6695	Sm Equip/Tools/Furniture	3,225	0	0	0
	<b>Total Materials &amp; Services</b>	<b>61,221</b>	<b>54,622</b>	<b>60,500</b>	<b>124,000</b>
57-70-47-7230	Freeman Rd (CMAQ Project)	0	0	51,500	50,000
57-70-47-7244	Jewett School Swale	0	0	0	50,000
	<b>Total Capital Projects</b>	<b>0</b>	<b>0</b>	<b>51,500</b>	<b>100,000</b>
57-70-47-8000	Transfer Out - General Fund	0	0	0	50,000
	<b>Total Transfers Out</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>50,000</b>
	<b>Total Stormwater Quality</b>	<b>61,221</b>	<b>54,622</b>	<b>112,000</b>	<b>274,000</b>
<b>Stormwater Fund -SDC Capital Projects</b>					
Account	Description	2012/13 Actual	2013/14 Actual	2014/15 Budget	2015/17 Adopted
57-70-59-7200	Prior Capital Projects	0	1,240	0	0
57-70-59-7230	Freeman Rd (CMAQ Project)	0	0	11,000	38,000
57-70-59-7238	Comet Avenue (And Victoria)	0	0	0	40,000
	<b>Total Capital Projects</b>	<b>0</b>	<b>1,240</b>	<b>11,000</b>	<b>78,000</b>
57-70-59-7531	Debt Service -10th/Scenic/Upton	0	11,500	11,500	22,460
57-70-59-7660	Developer Reimbursements	0	2,453	2,500	13,000
	<b>Total Debt Service</b>	<b>0</b>	<b>13,953</b>	<b>14,000</b>	<b>35,460</b>
	<b>Total Stormwater SDC Capital Projects</b>	<b>0</b>	<b>15,193</b>	<b>25,000</b>	<b>113,460</b>
<b>Stormwater Fund -Interdepartmental</b>					
Account	Description	2012/13 Actual	2013/14 Actual	2014/15 Budget	2015/17 Adopted
57-90-37-8000	Transfers Out - General Fund	0	0	0	125,000
	<b>Total Transfers Out</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>125,000</b>
57-90-37-9000	Contingency	0	0	43,000	46,500
	<b>Total Contingency</b>	<b>0</b>	<b>0</b>	<b>43,000</b>	<b>46,500</b>
57-90-37-9500	Ending Balance	662,025	850,205	681,890	532,860
	<b>Total Ending Balance</b>	<b>662,025</b>	<b>850,205</b>	<b>681,890</b>	<b>532,860</b>
	<b>Total Interdepartmental</b>	<b>662,025</b>	<b>850,205</b>	<b>724,890</b>	<b>704,360</b>

**City of Central Point  
2015/17 Biennial Budget**

<b>Internal Services Fund - Revenues</b>					
Account	Description	2012/13 Actual	2013/14 Actual	2014/15 Budget	2015/17 Adopted
60-00-00-4320	Federal Grants (CMAQ)	51,000	0	0	0
	<b>Total Intergovernmental</b>	<b>51,000</b>	<b>0</b>	<b>0</b>	<b>0</b>
60-00-00-4405	City Facilities Rental	270,000	232,600	232,600	536,000
60-00-00-4410	City Equipment Rental	291,700	295,700	312,700	748,000
60-00-00-4417	Public Works Overhead Fees	634,000	619,000	555,000	1,136,000
60-00-00-4420	Urban Renewal Services	0	0	0	10,000
60-00-00-4450	Public Works Fees	25,593	26,925	15,000	40,000
60-00-00-4460	Rental Income	0	2,954	500	2,000
60-00-00-4830	Sale of Assets	0	29,987	0	2,000
	<b>Total Charges for Service</b>	<b>1,221,293</b>	<b>1,207,165</b>	<b>1,115,800</b>	<b>2,474,000</b>
60-00-00-4710	Interest Income	2,389	1,592	2,000	1,000
	<b>Total Interest Income</b>	<b>2,389</b>	<b>1,592</b>	<b>2,000</b>	<b>1,000</b>
60-00-00-4810	Miscellaneous Revenue	27,918	8,439	10,000	2,000
	<b>Total Miscellaneous</b>	<b>27,918</b>	<b>8,439</b>	<b>10,000</b>	<b>2,000</b>
60-00-00-4010	Carryover Balance	228,610	233,316	139,000	153,380
	<b>Total Carryover</b>	<b>228,610</b>	<b>233,316</b>	<b>139,000</b>	<b>153,380</b>
	<b>Total Internal Services Revenues</b>	<b>1,531,210</b>	<b>1,450,513</b>	<b>1,266,800</b>	<b>2,630,380</b>

**City of Central Point  
2015/17 Biennial Budget**

<b>Internal Services Fund- Facilities Maintenance</b>					
Account	Description	2012/13 Actual	2013/14 Actual	2014/15 Budget	2015/17 Adopted
60-70-11-6130	City Overhead Fees	12,000	13,000	13,000	26,000
60-70-11-6360	Contract/Other Services	96,552	46,002	90,000	187,500
60-70-11-6530	Building/Grounds Maintenance	74,558	64,285	50,000	112,500
60-70-11-6670	Maintenance Supplies	4,196	6,913	5,000	11,500
60-70-11-6695	Sm Equip/Tools/Furniture	2,879	4,177	2,000	4,000
60-70-11-6720	Electric	57,365	63,290	55,000	120,000
60-70-11-6730	Natural Gas	8,439	9,555	22,000	44,000
60-70-11-6740	Phone/Internet	610	842	1,000	2,000
60-70-11-6750	Water/Sewer/Stormwater	4,828	3,459	6,000	12,000
	<b>Total Materials &amp; Services</b>	<b>261,426</b>	<b>211,524</b>	<b>244,000</b>	<b>519,500</b>
60-70-11-7101	City Facility Improvements	0	0	0	40,000
60-70-11-7150	Equipment	0	26,016	10,000	0
	<b>Total Capital Projects</b>	<b>0</b>	<b>26,016</b>	<b>10,000</b>	<b>40,000</b>
	<b>Total Facilities</b>	<b>261,426</b>	<b>237,540</b>	<b>254,000</b>	<b>559,500</b>
<b>Internal Services Fund- Public Works Administration</b>					
Account	Description	2012/13 Actual	2013/14 Actual	2014/15 Budget	2015/17 Adopted
60-70-27-5010	Salaries & Wages	306,578	304,521	335,000	551,200
60-70-27-5020	Overtime Wages	2,007	1,839	5,000	9,000
60-70-27-5560	City Taxes and Benefits	151,027	157,785	172,000	309,300
	<b>Total Personnel Services</b>	<b>459,612</b>	<b>464,146</b>	<b>512,000</b>	<b>869,500</b>
60-70-27-6130	City Overhead Fees	75,000	100,000	112,000	224,000
60-70-27-6280	Travel/Training	11,572	5,587	6,000	12,000
60-70-27-6350	Professional Services	16,744	25,093	30,000	60,000
60-70-27-6360	Contract/Other Services	4,006	1,198	1,000	2,000
60-70-27-6610	Books/Publications	202	119	500	1,000
60-70-43-6640	Dues/Licenses	291	736	1,000	1,100
60-70-27-6680	Office/Shop Supplies	5,846	3,500	5,000	10,000
60-70-27-6690	Postage	1,762	1,429	2,200	4,000
60-70-27-6695	Sm Equip/Tools/Furniture	2,730	0	0	0
60-70-27-6740	Phone/Internet	4,091	4,037	4,500	9,000
	<b>Total Materials &amp; Services</b>	<b>122,244</b>	<b>141,700</b>	<b>162,200</b>	<b>323,100</b>
	<b>Total Public Works Administration</b>	<b>581,856</b>	<b>605,846</b>	<b>674,200</b>	<b>1,192,600</b>

**City of Central Point  
2015/17 Biennial Budget**

<b>Internal Services Fund- Fleet Maintenance</b>					
<b>Account</b>	<b>Description</b>	<b>2012/13 Actual</b>	<b>2013/14 Actual</b>	<b>2014/15 Budget</b>	<b>2015/17 Adopted</b>
60-70-29-5010	Salaries & Wages	50,961	50,448	52,500	112,450
60-70-29-5020	Overtime Wages	0	0	500	1,000
60-70-29-5560	City Taxes and Benefits	29,270	30,113	32,000	72,650
	<b>Total Personnel Services</b>	<b>80,231</b>	<b>80,561</b>	<b>85,000</b>	<b>186,100</b>
60-70-29-6270	Lease/Rentals	11,184	10,509	15,000	24,000
60-70-29-6280	Travel/Training	183	118	500	800
60-70-29-6360	Contract/Other Services	20,392	24,828	28,000	60,000
60-70-29-6510	Vehicle Repair/Maintenance	24,642	6,674	5,000	16,000
60-70-29-6520	Equipment Repair/Maintenance	19,063	27,831	10,000	40,000
60-70-29-6620	Clothing Allowance	47,039	0	250	500
60-70-29-6660	Fuel	579	51,571	52,000	108,000
60-70-29-6680	Office/Shop/Safety Supplies	5,691	1,037	500	1,000
60-70-29-6695	Sm Equip/Tools	0	9,309	8,750	15,000
60-70-29-6710	Disposal	50	0	100	200
60-70-29-6740	Phone/Internet	2,152	1,652	2,000	4,000
	<b>Total Materials &amp; Services</b>	<b>130,974</b>	<b>133,530</b>	<b>122,100</b>	<b>269,500</b>
60-70-29-7150	Equipment	243,407	0	100,000	307,000
60-70-29-7151	Vehicles	0	73,642	0	0
	<b>Total Capital Outlay</b>	<b>243,407</b>	<b>73,642</b>	<b>100,000</b>	<b>307,000</b>
	<b>Total Fleet Maintenance</b>	<b>454,613</b>	<b>287,733</b>	<b>307,100</b>	<b>762,600</b>
<b>Internal Services Fund- Interdepartmental</b>					
<b>Account</b>	<b>Description</b>	<b>2012/13 Actual</b>	<b>2013/14 Actual</b>	<b>2014/15 Budget</b>	<b>2015/17 Adopted</b>
60-70-11-8000	Transfer Out - Facility Reserves	0	80,000	0	50,000
60-70-11-8000	Transfer Out - Equipment Reserves	0	0	0	0
	<b>Total Transfers Out</b>	<b>0</b>	<b>80,000</b>	<b>0</b>	<b>50,000</b>
60-70-11-9500	Ending Balance	233,315	239,394	31,500	65,680
	<b>Total Ending Balance</b>	<b>233,315</b>	<b>239,394</b>	<b>31,500</b>	<b>65,680</b>
	<b>Total Interdepartmental</b>	<b>233,315</b>	<b>319,394</b>	<b>31,500</b>	<b>115,680</b>
	<b>Total Internal Services Requirements</b>	<b>1,531,210</b>	<b>1,450,513</b>	<b>1,266,800</b>	<b>2,630,380</b>

**Resolution**

**General Procedures**  
**for Fiscal Year**  
**2015 - 2016**



## ADMINISTRATION DEPARTMENT

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

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### STAFF REPORT

June 11<sup>th</sup>, 2015

#### **AGENDA ITEM: Resolution No. \_ A Resolution Approving Appointments and Adopting General Procedures for Fiscal Year 2015-2016.**

Consideration of Resolution No. \_\_\_\_\_ Recommending: (1) Appointment of the following: City Attorney, Sydnee Dryer; City Engineer, Jeff Ballard; City Auditor, Isler Certified Public Accountants; Municipal Judge, Joe Charter; Insurance Agent of Record, Brown & Brown Northwest. (2) Establishment of general procedures regarding: council expenses; designation of depository; authority to keep, invest, transfer and expend funds; accounting principles; interfund and overhead fees; outstanding checks; capital acquisition; summons, complaints, and tort claim notices.

#### **STAFF SOURCE:**

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Chris Clayton, City Manager

#### **BACKGROUND/SYNOPSIS:**

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Each fiscal year the City Council considers a general procedures resolution which appoints specific individuals or firms to represent the City in the capacity of: City Attorney, City Engineer, City Auditor, Municipal Judge, and Insurance Agent of Record. Furthermore, the general procedures resolution establishes and regulates procedures regarding the following: council expenses; designation of depository; authority to keep, invest, transfer and expend funds; accounting principles; interfund and overhead fees; outstanding checks; capital acquisition; summons, complaints, and tort claim notices.

The attached general procedures resolution recommends no significant changes for the fiscal year 2015-2016. One matter of note is contract/agreement timelines. In the future, contracts/agreements for general services will be procured in an effort to gain consistency with the city's new biennial budget cycle.

#### **FISCAL IMPACT:**

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Budgetary appropriations for the contracted services referenced in the 2015/2016 general services resolution are included in the 2015/2017 City of Central Point Budget. More specifically, these costs are generally contained in individual department budget line items for contracted services and professional services. The only exception would be the budget appropriation for insurance premiums, which has an individual line item in the inter-departmental fund.



**ATTACHMENTS:**

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1. Resolution approving appointments and establishing general services procedures for the fiscal year 2015/2016

**RECOMMENDATION:**

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Approve Resolution No. \_\_\_\_\_ (1) Appointment of the following: City Attorney, Sydnee Dryer; City Engineer, Jeff Ballard; City Auditor, Isler Certified Public Accountants; Municipal Judge, Joe Charter; Insurance Agent of Record, Brown & Brown Northwest. (2) Establishment of general procedures for the following: council expenses; designation of depository; authority to keep, invest, transfer and expend funds; accounting principles; interfund and overhead fees; outstanding checks; capital acquisition; summons, complaints, and tort claim notices.

**PUBLIC HEARING REQUIRED:**

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None

**SUGGESTED MOTION:**

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I move to approve the 2015/2016 general procedures resolution for the City of Central Point.

**A RESOLUTION ADOPTING GENERAL PROCEDURES  
FOR FISCAL YEAR 2015-2017**

**RECITALS:**

1. The Central Point City Council deems it appropriate to authorize certain appointments and procedures relating to City administration, budget, and fiscal management for fiscal year 2015-2016.

The City of Central Point resolves as follows: For the fiscal year 2015-2016, the following appointments are hereby made; the following policies and procedures are imposed, and the same are hereby adopted:

**Section 1. Appointments.**

- A. Insurance Agent of Record. Brown & Brown Northwest Insurance Agency is hereby appointed to continue as Insurance Agent of Record for the City for property, general liability, vehicle liability, workers compensation and bond insurance through June of 2016.
- B. City Attorney. Sydnee Dreyer of Huycke, O'Connor, Jarvis, Dreyer, Davis & Glatte, LLP is hereby appointed to the office of City Attorney through June 2016 and is designated as a sworn officer of the City under the terms of the legal services contract dated June 2013.
- C. Municipal Judge. Jackson County Justice of the Peace, Joe Charter, is hereby appointed as Municipal Court Judge under the terms of the intergovernmental agreement between the City of Central Point and Jackson County through June 2016.
- D. City Auditor. Isler Certified Public Accountants is hereby appointed as City Auditor through June 2016 pursuant to statutes requiring independent fiscal audit of the City, and subject to the contract for Audit of an Oregon Municipality.
- E. City Engineer. Jeff Ballard dba RH2 Engineering Inc. is hereby appointed as City Engineer of the City of Central Point through June 2016 under the terms of the letter dated May 15, 2007.

**Section 2. Council Expenses.**

City Council members may elect to receive compensation of \$150 per month, and the Mayor may elect to receive compensation of \$250 per month. In addition to said compensation, reimbursement may also be made to the Mayor or Council members for actual expenses incurred while on official City business.

### **Section 3. Designation of Depository.**

Any Central Point branch of an FDIC insured bank, the State of Oregon Local Government Investment Pool, and all successors in interest to those institutions are each hereby designated as depositories for City funds, and the Finance Director or designee may deposit monies belonging to the City in any or all of said institutions in accordance with applicable law until further order of the City Council.

### **Section 4. Authority to Keep, Invest, Transfer and Expend Funds**

- A. The Finance Director or designee is hereby authorized to invest any surplus funds in accordance with ORS 294.035 and ORS 294.810, in such investments as are authorized by said statutes, and to transfer funds from one account to another.
- B. The Finance Director or designee is hereby authorized to establish a petty cash fund with a balance not to exceed \$2,000. The fund may be used to maintain cash drawer change funds and provide for miscellaneous expenditures not to exceed \$50 per transaction; except that upon approval of the City Manager or the Finance Director a maximum expenditure of \$100 per transaction may be made.
- C. The City Manager or designee is authorized to expend funds in accordance with budget appropriations. All revenues received and expenditures incurred by the City in implementing the budget appropriations shall be reported to the Council. Such reports will normally be made on a quarterly basis.

### **Section 5. Accounting Principles.**

The City shall maintain its financial records in accordance with current generally accepted accounting principles, and all applicable laws and regulations.

### **Section 6. Interfund and Overhead Fees.**

Expenditures incurred by one fund for the benefit of another fund may be reimbursed in accordance with acceptable accounting procedures as determined by the Finance Director.

### **Section 7. Outstanding Checks.**

Outstanding checks stale dated (at least six months after the date of issuance) must escheat to the state under ORS 98.352.

**Section 8. Capital Acquisition.**

Items costing more than \$5,000 and having a useful life of more than one year shall be capitalized.

**Section 9. Summons, Complaints, and Tort Claim Notices.**

The City Recorder shall be designated to receive all Summons, Complaints, and Tort Claim Notices.

Passed by the Council and signed by me in authentication of its passage this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

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

ATTEST:

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

# **Resolution**

## **Classification Pay Plan 2015/16**



**ADMINISTRATION DEPARTMENT**

Chris Clayton, City Manager • Deanna Casey, City Recorder • Barb Robson, Human Resources Director

**STAFF REPORT**

June 11, 2015

**AGENDA ITEM:** Classification Pay Plan Revision

Consideration of Resolution No. \_\_\_\_\_ Revising the Classification Pay Plan

**STAFF SOURCE:**

Barbara Robson, Human Resources Director

**BACKGROUND/HISTORY:**

Annually, traditionally in June, the Council is asked to approve the Classification Pay Plan with any revisions from the prior approved plan. The last pay plan was approved in August 2014 following ratification of the Police collective bargaining agreement.

Part A of the pay plan (General Service Bargaining Unit) is unchanged except for some updated position titles. The union contract negotiated in 2014 included a cost of living adjustment for July 1, 2015 based on the January to January, All Cities CPI-U, with a range of 0 to 3.5%. The CPI change was -0.8%, so no cost of living adjustment was made to the pay scale. The list of classification titles has been updated to reflect current position titles that have changed or will be added July 1 as a result of the budget adoption process.

Part B of the pay plan (Police Bargaining Unit) is unchanged except for an updated position title. This group also bargained a COLA based on the CPI with a 0 to 4% range based on the January to January, All Cities CPI-U. The union recently requested to change the Master Police Officer position title back to Corporal, and the city agreed to do that, effective July 1.

Part C of the pay plan (Exempt, Non-Bargaining Unit, Management Positions) reflects no change in salary range amounts but does move the Accountant/Supervisor position from Band I to Band II. This position's pay band was not adjusted when the supervisory duties were added to the position last year. A recent salary survey indicated that Band I put the position well below market.

**RECOMMEND MOTION:**

Motion to approve Resolution \_\_\_\_\_.

**ATTACHMENTS:** Classification Pay Plan (attached to resolution)

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

**A RESOLUTION REVISING THE CLASSIFICATION PAY PLAN**

**RECITALS:**

Chapter 2.48 of the Central Point Code authorizes and directs the City Council to adopt rules relating to personnel matters.

Policy #5.2.3 of the Personnel Policies and Procedures provides that the Council shall, by resolution, adjust the salaries and rates of compensation and benefits for all City officers and employees. The City Council deems it to be in the best interest of the City to make revisions thereto.

**The City of Central Point resolves as follows:**

The Classification Pay Plan for bargaining unit and management employees, as Exhibit A is hereby attached, is hereby ratified and adopted.

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

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

ATTEST:

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

**Classification Pay Plan Effective July 1, 2015**

**Part A: General Service Bargaining Unit Positions (hourly) (monthly)**

<b>Classification Title</b>	<b>Grade</b>	<b>Step A</b>	<b>Step B</b>	<b>Step C</b>	<b>Step D</b>	<b>Step E</b>	<b>Step F</b>
<b>Grade 2-3</b>	<b>GS2-3</b>	15.42	16.19	17.00	17.85	18.75	19.68
Office Assistant		2,673	2,807	2,947	3,095	3,249	3,412
<b>Grade 4</b>	<b>GS4</b>	16.82	17.67	18.55	19.48	20.45	21.47
Account Clerk: Accounts Payable		2,916	3,062	3,215	3,376	3,545	3,722
Account Clerk: Payroll/Purchase Orders							
Account Clerk: Utility Billing							
Community Development Support Specialist							
Parks Maintenance Worker							
Utility Worker							
<b>Grade 5</b>	<b>GS5</b>	18.91	19.85	20.85	21.89	22.98	24.13
Assistant Engineering Technician		3,277	3,441	3,613	3,794	3,984	4,183
Customer Service Technician							
Equipment Maint/Fabrication Technician							
<b>Planning Technician</b>							
PW Administrative Assistant							
Recreation Programs Coordinator							
Senior Utility Worker							
<b>Grade 6</b>	<b>GS6</b>	20.94	21.99	23.09	24.24	25.45	26.73
Acctg/Business Services Coordinator		3,630	3,811	4,002	4,202	4,412	4,632
Engineering Technician - GIS							
Parks Lead							
Recreation Coordinator: Special Events/Mktg							
<b>Grade 7</b>	<b>GS7</b>	23.08	24.24	25.45	26.72	28.06	29.46
Community Planner		4,001	4,201	4,411	4,632	4,863	5,107
Foreman: Streets, Water							
<b>Grade 8</b>	<b>GS8</b>	25.83	27.12	28.47	29.90	31.39	32.96
<b>Community Planner II</b>		4,477	4,700	4,935	5,182	5,441	5,713
Construction Management Coordinator							
Environmental Services/GIS Coordinator							
Information Technology Specialist							
<b>Grade 9</b>	<b>GS9</b>	28.67	30.11	31.61	33.19	34.85	36.59
		4,970	5,218	5,479	5,753	6,041	6,343

**Part B: Police Bargaining Unit Positions**

<b>Classification Title</b>	<b>Grade</b>	<b>Step A</b>	<b>Step B</b>	<b>Step C</b>	<b>Step D</b>	<b>Step E</b>	<b>Step F</b>
Police Support Specialist	<b>P110</b>	2,945	3,094	3,248	3,411	3,581	3,760
Community Services Officer	<b>P117</b>	3,126	3,282	3,446	3,619	3,800	3,990
Police Officer	<b>P145</b>	4,007	4,206	4,418	4,638	4,870	5,114
Master Police Ofc Corporal	<b>P150</b>	4,431	4,653	4,886	5,130	5,386	5,665

**Part C: Exempt, Non-Bargaining Unit, Management Positions**

<b>Classification Title</b>	<b>Band</b>	<b>Minimum</b>	<b>Maximum</b>
Police Office Manager	I	4,150	5,600
Accountant/Finance Supervisor	II	5,150	6,900
City Recorder	II	5,150	6,900
Police Lieutenant (non-exempt)	II	5,150	6,900
Parks & Recreation Manager	II	5,150	6,900
Public Works Operations Manager	II	5,150	6,900
Building Division Manager	III	6,150	8,000
Police Captain	III	6,150	8,000
Department Director (CD, FIN, HR, IT, PPW)	IV	6,500	8,700
Police Chief	V	7,150	9,100

Approved by Council \_\_\_\_\_



# **Resolutions**

## **Volunteer Resolution**



**ADMINISTRATION DEPARTMENT**

Chris Clayton, City Manager • Deanna Casey, City Recorder • Barb Robson, Human Resources Director

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**STAFF REPORT**

June 11, 2015

**AGENDA ITEM:** Worker's Compensation Coverage for Volunteers

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Consideration of Resolution No. \_\_\_\_\_, A Resolution Extending Workers Compensation Coverage to Volunteers of the City of Central Point

**STAFF SOURCE:**

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Barbara Robson, Human Resources Director

**BACKGROUND/HISTORY:**

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Annually, in June, the Council is asked to extend, by way of resolution, Workers Compensation coverage to volunteers.

ORS 656.031 allows public entities, by resolution, to elect workers' compensation coverage for volunteer workers. City County Insurance, the City's workers' compensation insurance carrier, requires that the City pass such a resolution annually. This resolution continues the current practice of providing workers' compensation coverage for city volunteers, with the exception of special events volunteers who are covered under a separate accident policy.

The 2015-16 resolution includes the same categories of volunteers as last year's resolution and covers those who volunteer on a regular basis such as committee members, the council, Police volunteers, Kidventure volunteers, and other various program areas. This resolution does not include volunteers for individual special events such as Battle of the Bones.

**FISCAL IMPACT:**

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Worker's comp coverage for volunteers accounts for a very small portion of the city's total worker's comp premium.

**ATTACHMENT:**

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Motion to approve Resolution No. \_\_\_\_\_ A Resolution Extending the City of Central Point

**RECOMMENDATION:**

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Approve Resolution \_\_\_\_\_, A Resolution Extending Workers Compensation Coverage to Volunteers of the City of Central Point.

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

**A RESOLUTION EXTENDING WORKERS' COMPENSATION COVERAGE  
TO VOLUNTEERS OF THE CITY OF CENTRAL POINT**

**RECITALS:**

Oregon Revised Statute 656.031 allows public entities, by resolution, to extend workers' compensation coverage to volunteer workers.

Therefore, the City of Central Point resolves as follows:

Workers' compensation coverage will be provided to the following classes of volunteers listed in this resolution, noted on CIS payroll schedule, and verified at audit.

**1. Public Safety Volunteers**

An assumed monthly wage of \$800 per month will be used for public safety volunteers in the following volunteer positions:

- Police Reserve Officers
- Volunteers in Police Services (VIPS )
- Police Explorers

**2. Volunteer Boards, Commissions, and Councils**

An aggregate assumed annual wage of \$2,500 will be used per volunteer board, commission and/or council for the performance of administrative duties. The covered bodies are:

- City Council
- Planning Commission
- CERT (Community Emergency Response Team)
- Parks Commission
- Citizen's Advisory Commission (CAC)
- Multicultural Committee
- Budget Committee

An assumed monthly wage of \$800 per month will be used for public officials for the performance of manual labor above and beyond the administrative duties covered by paragraph 2.

**3. Non-Public Safety/Boards, Commissions, and Councils Volunteers**

All non-public safety volunteers and non-boards, commissions and councils volunteers listed below will track their hours and Oregon minimum wage will serve as the assumed wage for both premiums and benefits calculations. CIS will assign the appropriate classification code according to the type of volunteer work being performed.

Parks & Recreation – excluding “Special Events” covered under a separate accident policy  
Public Works  
Clerical  
Preschool/Child Care Center – “Kidventure” classroom assistants

**4. Other Volunteers**

Volunteer exposures not addressed here will have worker’s compensation coverage if, at least two weeks prior to the onset of the work the City of Central Point provides written notice to CIS underwriting requesting coverage, CIS approves the coverage and date of coverage, and provides written confirmation of the coverage.

**5. Special Events Volunteers**

Volunteers participating in City-sponsored special events will be covered under a separate accident policy and are not covered under this resolution.

**The City of Central Point agrees to maintain verifiable rosters for all volunteers, including volunteer name, date of service, and hours of service, and make them available at the time of a claim or audit to verify coverage.**

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

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

ATTEST:

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

**Business**

**Freeman Road Water  
Line**



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STAFF REPORT

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**DATE:** JUNE 4, 2015  
**TO:** HONORABLE MAYOR AND CITY COUNCIL  
**FROM:** MATT SAMITORE, DIRECTOR

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**SUBJECT:** Freeman Road Waterline Replacement

**SUMMARY:** The City has to replace approximately 700 feet of twelve inch waterline on Freeman Road because the current waterline is too shallow and could potentially be damaged in the future. This was an unknown issue until construction started occurring last month. Staff in coordination with OBEC Engineering is attempting to negotiate a new contract to have Knife River and its sub-contractor do this work, but at the time of this staff report that has not occurred.

If a reasonable price cannot be reached by Friday, June 5, 2015 the project will be bid and the bid opening will occur in the afternoon of June 11, 2015.

**RECOMMENDATION:** Staff will present council with the low bidder at the council meeting if a revised contract cannot be negotiated with Knife River.