



# CITY OF CENTRAL POINT

*Oregon*

## City Council Meeting Agenda Thursday, October 10, 2019

Next Res(1599) Ord (2061)

### I. REGULAR MEETING CALLED TO ORDER

### II. PLEDGE OF ALLEGIANCE

### III. ROLL CALL

### IV. SPECIAL PRESENTATIONS

1. Council Member Recognition
2. Victim's Advocacy Presentation

### V. PUBLIC COMMENTS

*Public comment is for non-agenda items. If you are here to make comments on a specific agenda item, you must speak at that time. Please limit your remarks to 3 minutes per individual, 5 minutes per group, with a maximum of 20 minutes per meeting being allotted for public comments. The council may ask questions but may take no action during the public comment section of the meeting, except to direct staff to prepare a report or place an item on a future agenda. Complaints against specific City employees should be resolved through the City's Personnel Complaint procedure. The right to address the Council does not exempt the speaker from any potential liability for defamation.*

### VI. CONSENT AGENDA

#### A. Approval of September 12, 2019 City Council Minutes

### VII. ITEMS REMOVED FROM CONSENT AGENDA

### VIII. ORDINANCES, AND RESOLUTIONS

- A. First Reading of Ordinance Amending CPMC 8.38.010 regarding Garbage Removal (Dreyer)
- B. Resolution of Intent Authorizing Formal UGB Amendment Application Finalization and Submittal (Holtey)

### IX. BUSINESS

- A. Transportation Update (Quilty)
- B. 5G Technology Update (Clayton)
- C. Rogue Disposal & Recycling, Inc. 2020 CPI Rate Increase (Clayton)
- D. Potential Revisions to Street Tree Ordinance 12.36 (Samitore)

### X. MAYOR'S REPORT

**Mayor**  
Hank Williams

**Ward I**  
Neil Olsen

**Ward II**  
Kelley Johnson

**Ward III**  
Brandon Thueson

**Ward IV**  
Tanea Browning

**At Large**  
Rob Hernandez

**At Large**  
Michael Parsons

**XI. CITY MANAGER'S REPORT**

**XII. COUNCIL REPORTS**

**XIII. DEPARTMENT REPORTS**

**XIV. EXECUTIVE SESSION**

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 Under the provisions of the Oregon Public Meetings Law, the proceedings of an executive session are not for publication or broadcast.

**XV. ADJOURNMENT**

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

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

# CITY OF CENTRAL POINT

*Oregon*

**City Council Meeting Minutes**  
**Thursday, September 12, 2019**

**I. REGULAR MEETING CALLED TO ORDER**

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

**II. PLEDGE OF ALLEGIANCE**

**III. ROLL CALL**

Attendee Name	Title	Status	Arrived
Hank Williams	Mayor	Present	
Neil Olsen	Ward I	Present	
Kelley Johnson	Ward II	Present	
Brandon Thueson	Ward III	Present	
Taneeea Browning	Ward IV	Present	
Rob Hernandez	At Large	Present	
Michael Parsons	At Large	Present	

Staff members present: City Manager Chris Clayton; City Attorney Dan O'connor; Police Chief Kris Allison; Police Captain Dave Croft; Parks and Public Works Director Matt Samitore; Community Development Director Tom Humphrey; and City Recorder Deanna Casey.

**IV. PUBLIC COMMENTS - None**

**V. CONSENT AGENDA**

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Michael Parsons, At Large
<b>SECONDER:</b>	Taneeea Browning, Ward IV
<b>AYES:</b>	Williams, Olsen, Johnson, Thueson, Browning, Hernandez, Parsons

**A. Approval of August 22, 2019 City Council Minutes**

There were two grammatical errors in the minutes.

**B. Proclamation for National Preparedness Month**

**C. Parks Commission Report August 2019**

**Michael Parsons moved to approve the Consent Agenda items with the corrections to the August 22, 2019 minutes.**

**VI. ORDINANCES, AND RESOLUTIONS**

Minutes Acceptance: Minutes of Sep 12, 2019 7:00 PM (CONSENT AGENDA)

**A. Second Reading - Ordinance No. \_\_\_\_\_, Amending in Part and Repealing in Part Central Point Municipal Code Chapter 2.40 to Adopt the League of Oregon Cities Model Public Contracting Rules**

City Manager Chris Clayton stated that this is the second reading of an Ordinance adopting the League of Oregon Cities model policy for Public Contracting and Purchasing. The recommended changes have been incorporated in 2.40.050 Public Contracts - Authority of Purchasing Agent (4) designating the signature authority in the absence of the City Manager. No further recommendations were made.

**Kelley Johnson moved to approve Ordinance 2060, an Ordinance amending in part and repealing in part Central Point Municipal Code Chapter 2.40 to Adopt the League of Oregon Cities Model Public Contracting Rules.**

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Kelley Johnson, Ward II
<b>SECONDER:</b>	Brandon Thueson, Ward III
<b>AYES:</b>	Williams, Olsen, Johnson, Thueson, Browning, Hernandez, Parsons

**B. Resolution No. \_\_\_\_\_, Approving Purchase & Sale Agreement -West Pine Street**

Parks and Public Works Director Matt Samitore explained that the City has been approached by the Jackson County Housing Authority regarding a piece of property located approximately 300 feet south of West Pine Street on Griffin Creek. The Housing Authority purchased the subject property for future expansion of a housing unit on the east side of Griffin Creek. They have determined it would be too difficult because of floodway and flood plain issues to develop. They are asking the city to purchase the property for \$6,000.

Staff has been trying to work with current property owners to alleviate some of the flooding that occurs in this area and believe that purchasing this property could help by creating a flood mitigation area and allow flood insurance relief for approximately 100 properties along this stretch of Griffin Creek.

There was discussion of creating a bike trail along the area for recreation which would not cause an issue with the flood mitigation plans.

**Tanea Browning moved to approve Resolution No. 1598, a Resolution approving an offer to purchase real property located South of West Pine Street along Griffin Creek, Central Point, Jackson County Assessor’s Map No. 372W10AC Tax Lot 1300 and recommending approval of a purchase and sale agreement for such real property.**

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Tanea Browning, Ward IV
<b>SECONDER:</b>	Kelley Johnson, Ward II
<b>AYES:</b>	Williams, Olsen, Johnson, Thueson, Browning, Hernandez, Parsons

**VII. BUSINESS**

**A. Dennis Richardson Memorial Update**

Mr. Samitore explained that staff has been working with a local landscape architect on a park memorial for the late Dennis Richardson. Staff presented the preliminary design. If Council agrees with the preliminary design staff will move forward with plans to have a formal design and construction cost estimate in time for the Veterans Day event at Don Jones Memorial Park in November.

Council Member Brandon Thueson stated that the Richardson family would like to have Red, White and Blue color theme, three water features, a specific saying that Mr. Richardson used, and a plaque at each path.

Councilmembers were all in agreement to move forward with the design and have a display available for the Veterans Day Celebration this year.

**RESULT: FOR DISCUSSION ONLY**

**B. Made in Southern Oregon Donation to Chamber**

Mr. Samitore stated that the City and the Central Point Chamber of Commerce co-organized both Made in Southern Oregon Events this year. The Chamber CEO and her staff went above and beyond to find vendors, run a booth and promote the event. The City recommends giving 50% of the profit from the vendor fees in the amount of \$2,500 to the Chamber. The remainder of the fees will help cover our staff costs.

**Brandon Thueson moved to approve the donation from the Made in Southern Oregon Event in the amount of \$2,500 be donated to the Central Point Chamber of Commerce.**

**RESULT: APPROVED [UNANIMOUS]**  
**MOVER:** Brandon Thueson, Ward III  
**SECONDER:** Kelley Johnson, Ward II  
**AYES:** Williams, Olsen, Johnson, Thueson, Browning, Hernandez, Parsons

**C. Planning Commission Report**

Community Development Director Tom Humphrey presented the September 3, 2019 Planning Commission Report:

- The Commission held a public hearing to consider a Conditional Use Permit allowing an automated carwash at 4245 Table Rock Road. The application provided a traffic analysis and other key information that contributed too findings for neighborhood compatibility. The Commission approved the Conditional Use Permit.
- The Commission continued a public hearing to consider a site plan and architectural review application for the development at 4245 Table Rock Road. Staff presented the project analysis and made findings that prevented the department from recommending approval of this development. It was concluded that until a variety of revisions to the site plan, building design and tentative plan are made, staff could not recommend approval. The hearing was continued until October 15<sup>th</sup>.
- Continued discussion of amendment to CPMC 17.77, Accessory Dwelling Units

(ADUs). Planning staff presented ADU language with modifications that were recommended from their last meeting. A few goals were discussed including complying with state law, providing affordable housing and maintain the livability of neighborhoods. The state gives cities some flexibility but code changes should provide clear and objective standards. The commission received input from two citizens in letter form. The Commission recommended that staff proceed with code amendments and schedule a public hearing for the November meeting.

**RESULT: FOR DISCUSSION ONLY**

**D. Annexation Information**

City Manager Chris Clayton provided a map that showed the county island properties in the city limits. Several of these properties have signed Consent to Annex Agreements with the city because they are using city water. There are new provisions for annexation in Senate Bill 92 approved this year. These provisions allow a local government to offer a “phase-in” period for property tax increases associated with annexation.

Staff would like approval to develop a formal annexation plan/strategy to bring the county islands and edge properties into the city. Most of these use city services and should be included in our tax rolls. The properties along Table Rock Road have access to city water, but most have not hooked up.

There are some properties that we would like to approach for annexation with a plan because they are receiving city services now, use city streets and would benefit connectivity. We do not plan to approach all of the islands but it would be good to offer them all the same plan and strategy to come into the city.

Council is in favor of moving forward with strategic properties.

**RESULT: FOR DISCUSSION ONLY**

**E. Discussion regarding legality of hemp-based sales in City**

Mr. Clayton explained that a local business man has asked about producing items with Hemp in them, such as CBD Oil. He asked how our marijuana ban effects hemp based products. The City Attorney has provided a legal opinion of our code. As long as the item (hemp) is federally acceptable we do not feel that banning these items would be appropriate.

CBD products are derived from industrial hemp, with a THC content of less than .3%, those products can be sold within City limits and do not require an additional City license. CBD products that are produced from marijuana, as defined in city code are prohibited in City limits. Hemp-based CBD products containing greater than .3% THC are not expressly prohibited, however, state law requires that sales of any such products in excess of .3% can only be sold by licensed marijuana retailers which is prohibited in the City limits of Central Point.

Staff will share this legal opinion with people wishing to sell Hemp based products in town.

**RESULT: FOR DISCUSSION ONLY**

**F. Rogue Disposal Rate Change Effective Date**

Mr. Clayton explained that Rogue Disposal sent a letter to the City advising that some jurisdictions have not had an opportunity to review and approve the new CPI adjustment methodology they proposed utilizing the "old" rate adjustment and move forward with the new rate proposal at a later date. Rogue Disposal has provided what essentially amounts to a Memorandum of Understanding reflecting the timing of that rate adjustment. Given that the proposal is to delay the enactment of the new methodology it would be acceptable to sign the August 27<sup>th</sup> letter memorializing this delay. There are no other modifications to the franchise agreement proposed at this time.

Council Member Neil Olsen feels that the original rate adjustment predicts increases better than the proposed adjustment. He is not convinced this is the most accurate action to take.

**Michael Parsons moved to Authorize the City Manager to sign the letter as a Memorandum of Understanding with Rogue Disposal to delay the new CPI Adjustment.**

<b>RESULT:</b>	<b>APPROVED [6 TO 1]</b>
<b>MOVER:</b>	Michael Parsons, At Large
<b>SECONDER:</b>	Taneea Browning, Ward IV
<b>AYES:</b>	Williams, Johnson, Thueson, Browning, Hernandez, Parsons
<b>NAYS:</b>	Neil Olsen

**VIII. MAYOR'S REPORT**

Mayor Williams reported that:

- He attended the ribbon cutting ceremonies for Pro-Spine and Sports Facility and the Twin Creeks Rail Crossing.
- He attended the Central Point Police Department Open House that was well attended.
- He has been asked to attend the ribbon cutting at Old Dominion Freight Company which is actually outside of our City Limits. He invited the Central Point Chamber to attend and any other staff that would be interested.

**IX. CITY MANAGER'S REPORT**

City Manager Chris Clayton reported that:

- City staff attended a three hour Strategic Planning Session this morning. It was very positive and staff members are excited to begin this new process. There will be a couple more meetings with staff members, after that we will begin with Council Study Sessions.
- Battle of the Bones and Brewfest are this weekend. Several of the Council members will be our BBQ judges.
- We have had citizen complaints regarding chickens and ducks. Currently our Code does not limit the amount of animals you can have. We may need to look at a revision in the near future.

Minutes Acceptance: Minutes of Sep 12, 2019 7:00 PM (CONSENT AGENDA)

- There will be a Study Session on Monday night to discuss water rights and street trees.
- The City of Jacksonville will be picking up the current Chamber furniture tomorrow. We have donated it to them for their Council Chambers.
- The sale of the Upton Property should close next week.
- We will be signing papers to purchase the Housing Authority Property on Griffin Creek tomorrow.

## X. COUNCIL REPORTS

Council Member Kelley Johnson reported that she attended the ADHOC Strategic Plan meeting and the Central Point Police Open House.

Council Member Brandon Thueson reported that:

- He attended the Movie in the Park at Don Jones Park.
- He attended the Made in Southern Oregon event. There was a good turn out and he really enjoyed the event.
- He attended the Twin Creeks Rail Crossing ribbon cutting event.
- He has been attending the Jackson County Jail Advisory Committee meetings.

Council Member Rob Hernandez stated that he has received a message from Samantha Steele that he will be on the School District No. 6 Bond Committee.

Council Member Tanea Browning reported that:

- She enjoyed attending the Made in Southern Oregon event.
- She attended the Twin Creeks Rail Crossing ribbon cutting.
- She attended the PD Open House. It was a great family friendly event.
- She attended the Strategic Plan Adhoc Committee meeting.

Council Member Mike Parsons reported that:

- He enjoyed the Made in Southern Oregon event.
- He attended the Twin Creeks Rail Crossing ribbon cutting.
- He attended the Strategic Planning Adhoc committee meeting.
- He helped the Police Department as a VIPS for the PD Open House.
- He attended the Citizens Advisory Committee meeting.

## XI. DEPARTMENT REPORTS

Community Development Director Tom Humphrey reported that:



- The City has completed the pre-application for the UGB amendment.
- There will be Seven business representatives leaving October 7<sup>th</sup> for the Destination Boot Camp this year.
- We have received a couple of Façade Improvement applications.

Police Chief Kris Allison reported that:

- There were approximately 375 people who attended the open house this year.
- During a Greenway sweep this week they arrested a person with a Felony Warrant.
- They will be continuing the ALICE training for community members.
- There is a Childrens Advocacy Center Fundraiser soon. Council members are invited to attend.

Parks and Public Works Director Matt Samitore reported that:

- He was able to attend some of the National Public Works Conference in Seattle.
- Battle of the Bones is this weekend.
- The group planning the Downtown Trick or Treat has asked that we shut down Pine Street for their event on a Saturday evening. This is a non-city event. They have moved the event from a Friday night to Saturday night hoping for less traffic. It will cost the city overtime hours for staff for either night. Council members were not in favor of closing Pine Street for a non-City event.

## XII. EXECUTIVE SESSION

## XIII. ADJOURNMENT

**Brandon Thueson moved to adjourn**, Tanea Browning seconded and the meeting was adjourned at 8:43 p.m.

The foregoing minutes of the September 12, 2019, Council meeting were approved by the City Council at its meeting of \_\_\_\_\_, 2019.

Dated:

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

ATTEST:

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



## *City of Central Point* *Staff Report to Council*

### ISSUE SUMMARY

<b>TO:</b>	City Council	<b>DEPARTMENT:</b>	City Attorney
<b>FROM:</b>	Sydnee Dreyer, City Attorney		
<b>MEETING DATE:</b>	October 10, 2019		
<b>SUBJECT:</b>	First Reading of Ordinance Amending CPMC 8.38.010 regarding Garbage Removal		
<b>ACTION REQUIRED:</b>	Motion Ordinance 1st Reading	<b>RECOMMENDATION:</b>	Approval

**BACKGROUND INFORMATION:** Currently, the Central Point Municipal Code provides that all owners of residential rental units must subscribe and pay for weekly garbage removal service. The intent of the ordinance is to ensure that weekly refuse removal is provided for. Many landlords require their tenants pay for utilities, including refuse removal as additional rent. However, because the language of the current code refers to “owners” some tenants have argued the franchise holder cannot collect unpaid charges as it is a violation of the City’s code.

The purpose of the amendment is to clarify that owners, tenants, or a person in control of property is responsible to subscribe to and pay for such weekly refuse removal. However, to ensure the City is protected in enforcing its code, language has been included providing that in the event of a dispute, the owner is ultimately responsible to comply with the code.

#### **FINANCIAL ANALYSIS:**

#### **LEGAL ANALYSIS: N/A**

#### **COUNCIL GOALS/STRATEGIC PLAN ANALYSIS:**

**STAFF RECOMMENDATION:** Consider proposed amendment and 1) forward the ordinance to a second reading; or 2) make revisions and forward the ordinance to a second reading.

**RECOMMENDED MOTION:** Move to second reading Ordinance No. \_\_\_\_\_ an Ordinance amending the Central Point Municipal Code Section 8.38.010 in part regarding garbage removal service.

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**ATTACHMENTS:**

1. ORD - CPMC 8.38.010 Revised

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

**AMENDING CENTRAL POINT MUNICIPAL CODE SECTION 8.38.010  
REGARDING GARBAGE REMOVAL REQUIRED**

**RECITALS:**

- A. Pursuant to CPMC, Chapter 1.01.040, the City Council, may from time to time make revisions to its municipal code which shall become part of the overall document and citation.
- B. Upon review, the staff and city attorney for the City of Central Point determined that amendment to Chapter 8.38.010 Garbage Removal Required is advisable to clarify that owners of property may require tenants to subscribe to garbage removal service via a written lease agreement.
- C. Words ~~lined through~~ are to be deleted and words **in bold** are added.

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

SECTION 1. Chapter 8.38.010 is amended in part as set forth below and incorporated herein by reference.

**Chapter 8.38  
GARBAGE REMOVAL**

Sections:

**8.38.010 Garbage removal required.**

**8.38.010 Garbage removal required.**

A. The owner of any dwelling used for human habitation shall remove all garbage and rubbish accumulated or stored at such dwelling on at least a weekly basis, either by subscribing to and paying for weekly garbage removal with a city of Central Point refuse collection franchise holder, or by some other lawful means of removing and disposing of such garbage and rubbish.

B. The owner of any dwelling who rents, leases or lets dwelling units for human habitation shall provide, in a location accessible to all dwelling units, one thirty-five-gallon (or greater) receptacle for each dwelling unit, or, if a multiple-family unit, a receptacle with a

combined capacity of thirty-five gallons per dwelling unit, into which garbage and rubbish from the dwelling units shall be emptied for storage between days of collection. The owner, **tenant, or person in control** of the rented or leased units **on a day to day basis** shall subscribe to and pay for weekly garbage removal service for the receptacles with a city of Central Point refuse collection franchise holder. **In the event that a conflict exists between the owner and the tenant or other person in control of the property on a day to day basis, the owner shall be responsible for compliance with this code.**

C. Receptacles and lids shall be watertight and provided with handles. All receptacles shall be maintained free from holes and covered with tight-fitting lids at all times.

D. When a dwelling for human habitation is unoccupied for a period over two weeks no refuse service will be required, until the dwelling is reoccupied.

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 another word, and the sections of this Ordinance may be renumbered, or re-lettered, provided however that any Whereas clauses and boilerplate provisions (i.e. Recitals A-C) 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 \_\_\_\_\_ 2019.

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

ATTEST:

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



# City of Central Point

## Staff Report to Council

### ISSUE SUMMARY

**TO:** City Council **DEPARTMENT:** Community Development

**FROM:** Stephanie Holtey, Principal Planner

**MEETING DATE:** October 10, 2019

**SUBJECT:** Resolution of Intent Authorizing Formal UGB Amendment Application Finalization and Submittal

**ACTION REQUIRED:** Resolution **RECOMMENDATION:** Approval

#### BACKGROUND INFORMATION:

According to the most recent Coordinated Population Forecast prepared by Portland State University Population Research Center (PRC), the City is expected to increase its population by 7,216 people by 2039. This will make Central Point the second largest city in Jackson County. In response to this information, the City has updated several elements of its Comprehensive Plan to evaluate land needs relative to the available buildable land supply in the current Urban Growth Boundary (UGB). The City does not have enough land to accommodate the 20-year growth forecast which provides the basis for the pending application to amend the UGB (Table 1).

**Table 1. Land Need/UGB Amendment Overview (2019-2039)**

Land Use	Acres Needed	Buildable Land Supply	Additional Acres Needed	Proposed UGB Acreage (Gross)	Proposed UGB Acreage (Net)
Residential	410	105	305	336.4	327.4
Employment (Commercial + Civic + Other)	135	61	(74 Net) 93 (Gross)	36.2	36.2
Parks (Core)	92	37	55	54.9	54.9
Bear Creek Greenway/Open Space				16.3	16.3
<b>TOTAL</b>	<b>637</b>	<b>203</b>	<b>453</b>	<b>443.7</b>	<b>427.4</b>

*Note: Proposed residential acreage exceeds need due to conversion of 7 acres in the Commercial Medical (C-2(M)) district (residential uses permitted) to Civic (non-residential) to address K-12 education capacity needs (Concurrent File No. CPA-19006). The resulting difference is 15 acres or 5%, which is attributed to calculation methodology and is not significant.*

The UGB Amendment process has involved consulting with agencies to evaluate public facility capacity to meet growth needs, modeling and analyzing traffic impacts, researching environmental resources, preparing alternative boundary scenarios that apply state and City

locational criteria, and refining based on comparative analysis, and compiling in to the formal application format and preparing Findings of Fact and Conclusions of Law (“Findings”).

At this time, staff is nearing completion of the formal application assembly. A Pre-Application Conference was held on October 8, 2019 to discuss the preliminary submittal (Attachment “A”). The Traffic Impact Analysis (TIA) has been delayed due a request from Jackson County Roads to add four (4) additional intersections near the proposed CP-2B and CP-3 expansion areas. Preliminary results are expected on October 17, 2019. Based on input from the Public Works Department and Jackson County Roads, the TIA will be finalized and submitted to the City in early November. Pending the finding of no significant transportation facility impacts, staff will finalize the Findings and request a legal review by the City Attorney to expedite submittal of the formal application upon receipt of the completed TIA.

At this time, staff is requesting authorization from the City Council to finalize and submit the formal application based on the land needs and proposed acreages in Table 1 and proposed UGB expansion locations shown in Attachment “B”.

#### **FINANCIAL ANALYSIS:**

The UGB Amendment application finalization does generate additional cost to the City beyond the in-kind staff time expense. To submit a complete application to Jackson County, the City is required to pay the Planning Fee for legislative comprehensive plan amendments (\$5,916 deposit plus any additional cost and overhead). The staff time cost and application fees are included within the budgeted funds for Community Development.

#### **LEGAL ANALYSIS:**

In accordance with ORS 197.296, the City is required to provide a 20-year land supply for housing. The proposed UGB Amendment reflects the City’s evaluation of land needs and location to provide for orderly, efficient and economical growth consistent with the State’s Planning Goals and the requirements outlined City’s Joint Urban Growth Boundary Management Agreement (UGBMA) with Jackson County.

#### **COUNCIL GOALS/STRATEGIC PLAN ANALYSIS:**

The City Council goal to provide managed growth and infrastructure is fundamental to the UGB Amendment project as it provides for needed land to meet the housing, employment and recreation needs of residents. Authorization to finalize and submit the UGB Amendment application will initiate the formal process to include additional lands to accommodate forecast growth in alignment with the City’s preferred vision for its future.

#### **STAFF RECOMMENDATION:**

Consider the proposed UGB Amendment and approve the Resolution of Intent authorizing staff to finalize and submit the formal UGB Application to Jackson County Development Services pending completion and incorporation of the Traffic Impact Analysis.

#### **RECOMMENDED MOTION:**

I move to approve the Resolution of Intent authorizing staff to finalize and submit the UGB Amendment Application.

#### **ATTACHMENTS:**

1. Attachment A - Pre-Application Submittal\_CCP UGB
2. Attachment B - Proposed UGB Map
3. Resolution of Intent



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 CORRESPONDENCE



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 Planning Department

 Tom Humphrey, AICP,  
 Community Development Director
 

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September 9, 2019

Charles Bennett, Senior Planner  
 Jackson County Development Services  
 10 S. Oakdale, Room 100  
 Medford, OR 97501

Dear Charles:

Please find enclosed the City's application for a Pre-Application Conference for a proposed Urban Growth Boundary (UGB) Amendment, including a preliminary narrative, signed application form, tax lot inventory, and mapping atlas. The requested Pre-Application Conference is to satisfy the Jackson County Land Development Ordinance (LDO) requirement for Type IV Legislative applications (LDO 2.7.1(A)).

The final submittal will include a complete set of findings of fact and conclusions of law that address the applicable approval criteria outlined in the Pre-Application Conference request. Additionally, the City is working with a traffic engineer to evaluate the impacts of proposed growth on existing and planned state, county and local transportation networks. The results of this analysis will be presented as part of the final submittal and addressed in the Findings document along with any changes that result.

We look forward to reviewing our preliminary submittal with you and affected agency staff to identify any major concerns or additional approval criteria that may be missing from our preliminary submittal. We are targeting formal application submittal in mid-October. If you have any questions prior to our meeting date, please let me know. I am typically available Monday through Thursdays during regular business hours.

Sincerely,

Stephanie Holtey  
 Principal Planner

Attachment: Attachment A - Pre-Application Submittal\_CCP UGB (1204 : UGB Amendment Resolution of Intent)

## City of Central Point Urban Growth Boundary Amendment Pre-Application Conference Request

*Submitted: September 9, 2019*

*Revised: September 18, 2019*

### Application Description

The City's is proposing a major revision to its urban growth boundary to add roughly 444 gross acres for housing, employment, parks and open space and public facility uses. The application includes the following actions:

- Amend the City of Central Point UGB to include lands identified in Table 2. The proposal will update the Central Point Comprehensive Plan assigning land use designations (Figure 2).
- Amend the Comprehensive Plan land use designation on 6.7 acres within the current UGB from C-2(M), Commercial Medical to Civic for K-12 education capacity needs; and to Low Density Residential for remaining C-2(M) lands.
- Amend the Urbanization Element to add growth management policies relative to completing land use planning process prior to annexation (i.e. Comprehensive Plan (i.e. Public Facilities, Environmental Element updates, code updates).
- Amend the Transportation System Plan changing the roadway jurisdiction from County to City for the following roadways:
  - Beebe Road from Hamrick to Gebhard;
  - Gebhard from Beebe Road to Wilson Road;
  - Grant Road from the proposed north UGB Boundary south to Beall Lane.

### Approval Criteria

The proposed UGB Amendment is governed by state, county and city policies and regulations as set forth below:

#### **Statewide Planning Goals**

- Goal 1 – Citizen Involvement
- Goal 2 – Land Use Planning
- 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
- Goal 14 – Urbanization
- Goals 15-19 – Address Willamette Valley and Ocean and Coastal Resources, which do not apply to the City.

**Oregon Administrative Rules (OAR)**

OAR 660-0024 – Urban Growth Boundaries

**Oregon Revised Statutes (ORS)**

ORS 197.298 – Priority of Land to be included in urban growth boundary

**Urban Growth Boundary Management Agreement (UGBMA) between City of Central Point and Jackson County.**

**Jackson County Comprehensive Plan**

- Regional Plan Element: Performance Measures 2.7, 2.8, 2.9, 2.10, 2.13, 2.17, 2.18, 2.20
- Transportation System Plan: Policies 4.2.1-R, 4.3.1-B, 4.3.1-E
- Urban Lands Element: Policy 1

**Jackson County Land Development Ordinance (LDO)**

Section 3.7.3(E)

**City of Central Point Comprehensive Plan**

- Population Element
- Housing Element
- Economic Element
- Parks Element
- Land Use Element
- Regional Plan Element
- Public Facilities Element
- Transportation System Plan
- Urbanization Element

**City of Central Point Municipal Code (CPMC)**

CPMC Chapter 17.76 – Comprehensive Plan and Urban Growth Boundary Amendments

**UGB Location**

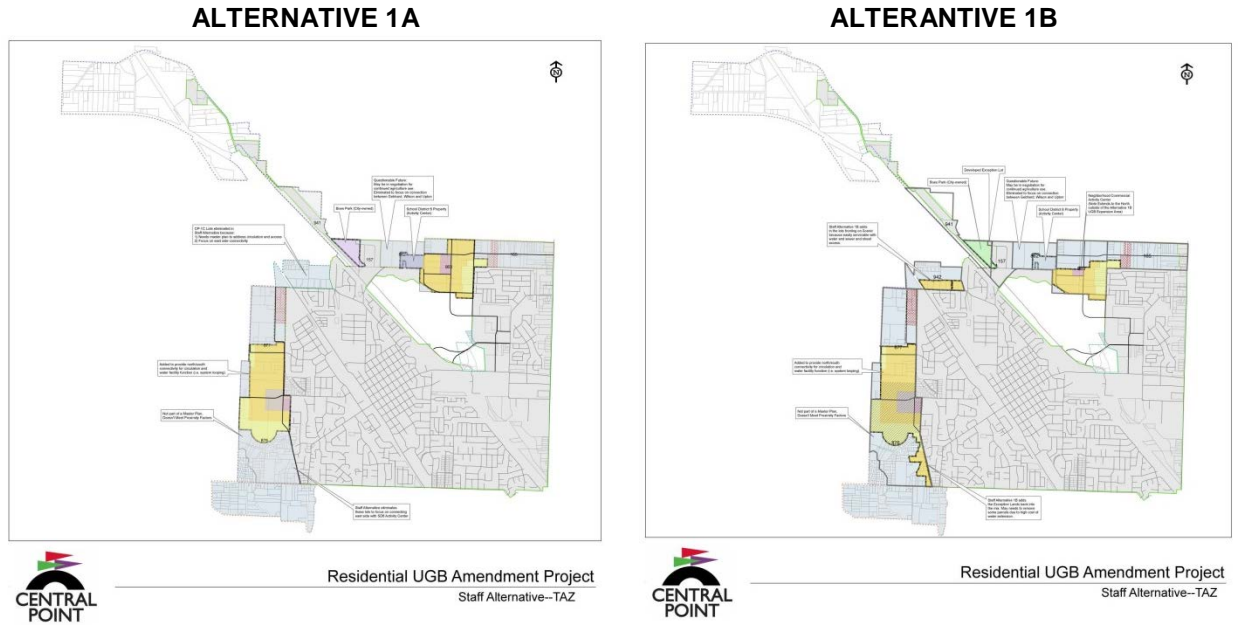
The proposed UGB Amendment location evaluates land within the City’s first priority lands, which are the Urban Reserve Areas (URAs) adopted per the Regional Plan Element (Figure 1). A location analysis applied exclusions identified in OAR 660-024-0065(4) and evaluation criteria in OAR 660-024-0067, including locally adopted urbanization factors:

1. Properties that abut either the City Limits or current UGB;
2. Properties that are greater than 10 acres in size;
3. Properties that abut or are within 500-ft of basic urban services (i.e. water, sewer, stormwater);
4. Properties that are proximate to or include mixed use/pedestrian friendly areas;
5. Compatibility with nearby agricultural uses outside the proposed UGB;
6. Proximity to transportation infrastructure;

Attachment: Attachment A - Pre-Application Submittal\_CCP UGB (1204 : UGB Amendment Resolution of Intent)

- 7. Lands that have been master planned;
- 8. Readiness for development; and,
- 9. Proximity to the City Center using a central growth pattern.

Together these factors were used to evaluate alternative boundary locations, which resulted in two scenarios (shown below) that were reviewed by the Citizen’s Advisory Committee, Planning Commission, City Council and interested residents.

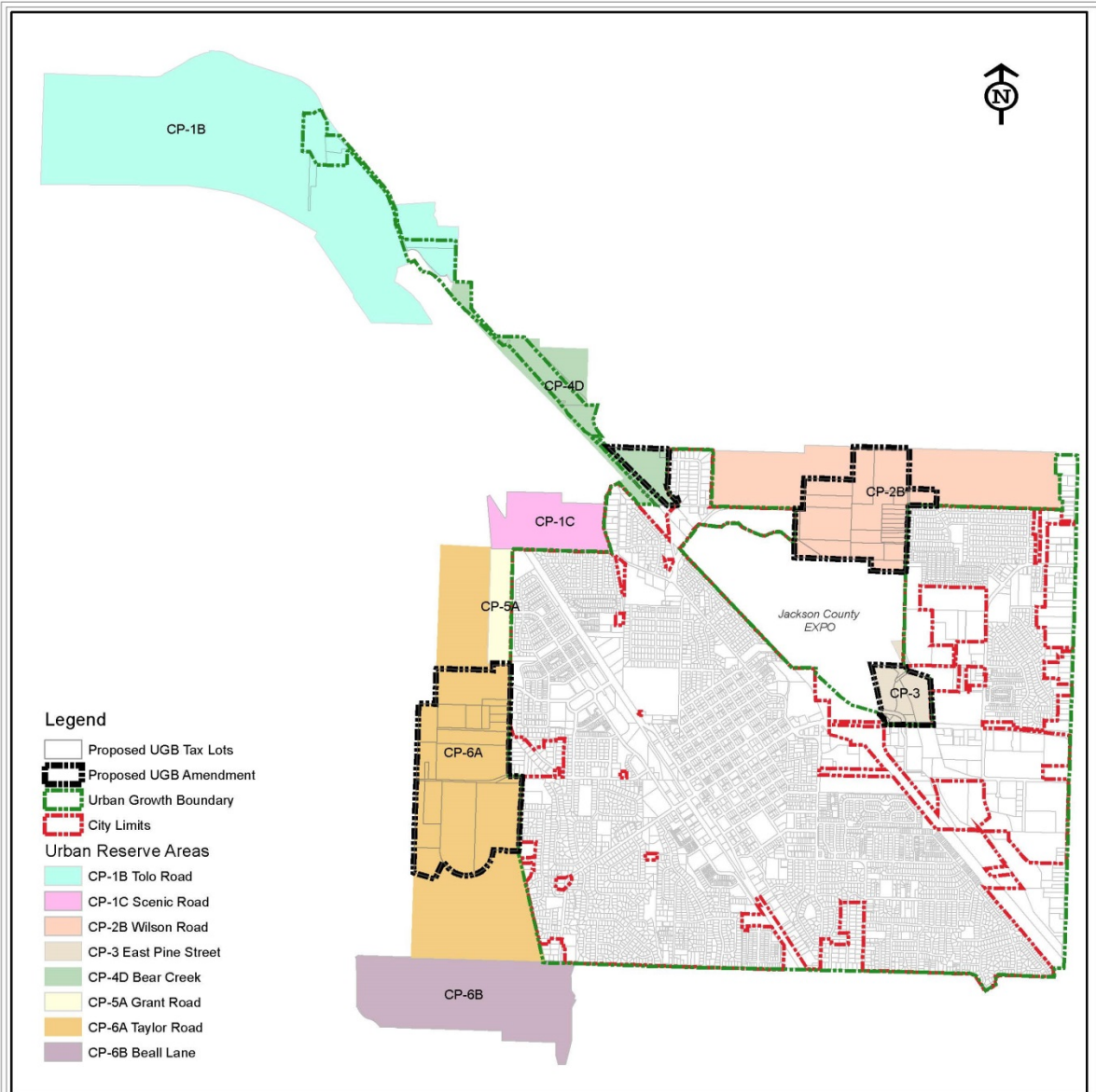


The selected alternative boundary location has been further refined based on land use needs, and public facility needs/costs (Figure2). As shown the proposed UGB Amendment consists of land within four (4) Urban Reserve Areas (URAs) as follows:

- A portion of CP-6A located to the west of Grant Road including lands to lands to the north of Taylor Road to just north of Twin Creeks Crossing at Jackson Creek and south of Taylor Road roughly 400 feet south of Blue Heron Drive;
- CP-4D including a 1 acre residential parcel at the westerly terminus of Boes Avenue and roughly 26 acres of parkland owned by the City (Boes Park);
- CP-2B including lands between Upton, Gebhard and Wilson Road, and one 5 acre parcel immediately north of Aristona Street east of Gebhard Road; and,
- CP-3 including commercial, open space and Bear Creek Greenway lands west of Bear Creek, north of East Pine Street and east of Peninger Road.

Attachment: Attachment A - Pre-Application Submittal\_CCP UGB (1204 : UGB Amendment Resolution of Intent)

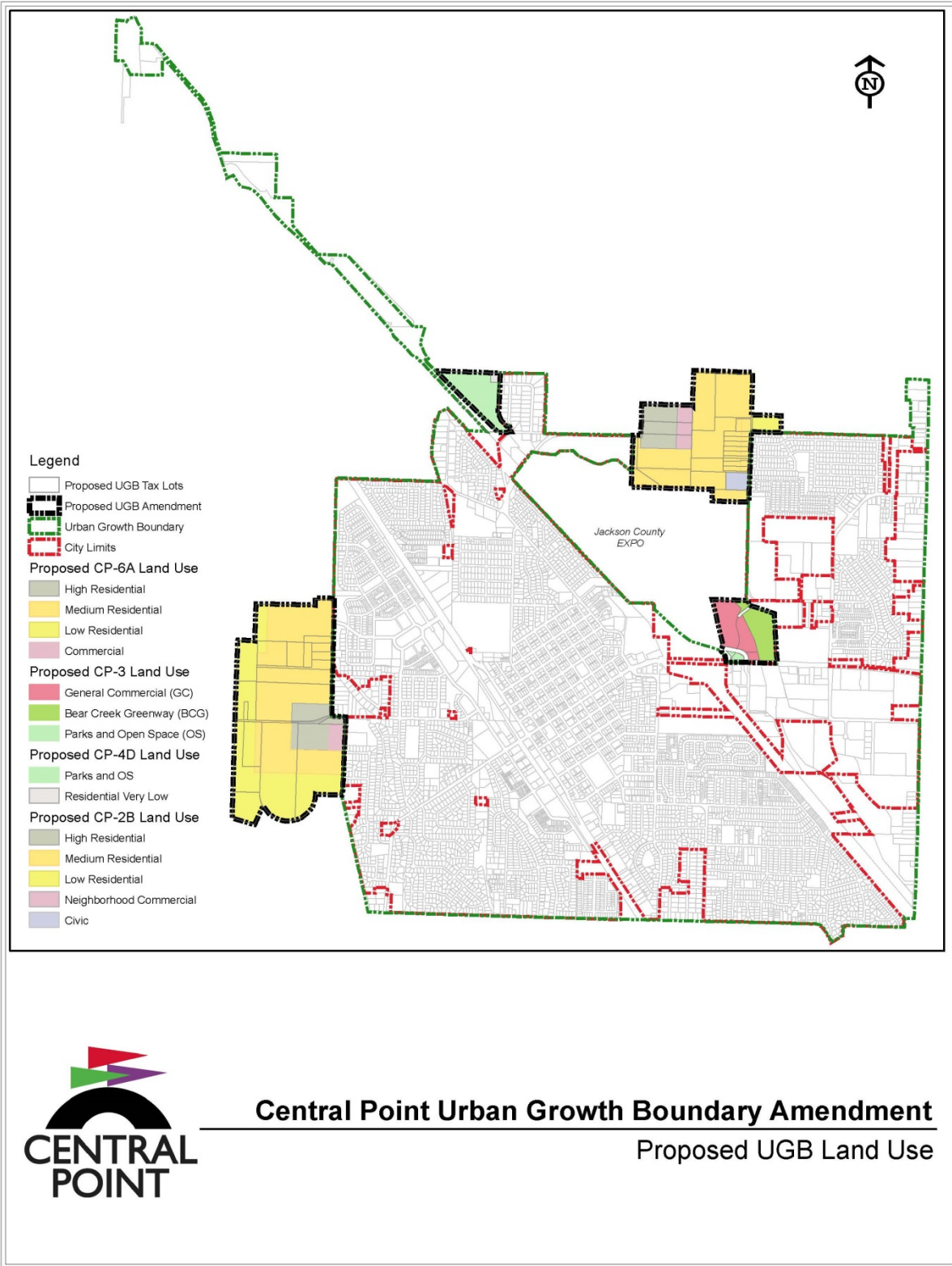
Figure 1.



**Central Point Urban Growth Boundary Amendment**  
 Proposed UGB Study Area Map

Attachment: Attachment A - Pre-Application Submittal\_CCP UGB (1204 : UGB Amendment Resolution of Intent)

Figure 2.



Attachment: Attachment A - Pre-Application Submittal\_CCP UGB (1204 : UGB Amendment Resolution of Intent)

## Introduction

The City of Central Point is proposing a Major Revision to its Urban Growth Boundary (UGB) to provide needed land to accommodate 20-years of population growth. The UGB Amendment is in response to the following:

- Forecast population growth over the next 20-years will add 7,216 people to the Central Point Urban Area.<sup>1</sup>
- Based on the City’s Buildable Lands Inventory and analysis of land need, the City does not have enough land in its current UGB to accommodate forecast growth (Table 1).

<b>TABLE 1. SUMMARY OF 20-YEAR LAND NEED BY LAND USE CATEGORY</b>					
<b>Housing Need</b>		<b>Employment Need</b>		<b>Core Parks Need</b>	
<b>Persons per Household<sup>2</sup></b>	2.5	<b>Regional Job Growth (Total)<sup>3</sup></b>	28,840	<b>Level of Service (LOS) Standard</b>	3.5 acres per 1,000 Residents
<b>Household Increase</b>	2,887	<b>CCP Job Capture Rate</b>	6.8%	<b>2039 Population</b>	26,317
<b>Average Gross Density<sup>4</sup></b>	7.04	<b>Total CCP Job Growth</b>	1,948	<b>Total Parkland Acres Needed</b>	92.1
<b>Needed Gross Residential Acres</b>	410	<b>Commercial:</b> Needed Acres Buildable Acres <b>Add’l Acres</b>	83 61 <b>21</b>	<b>Existing Parkland Acres</b>	37.29
<b>Buildable Residential Acres<sup>5</sup></b>	105	<b>Institutional</b> Needed Acres Buildable Acres <b>Add’l Acres</b>	18 0 <b>18</b>	<b>Additional Core Parkland Acres Needed</b>	<b>54.8</b>
<b>Additional Needed Gross Residential Acres</b>	305	<b>Other</b> Needed Acres Buildable Acres <b>Add’l Acres</b>	34 0 <b>34</b>		
		<b>TOTAL EMPL. ACRES NEEDED:</b> NET <b>GROSS</b>	74 <b>93</b>		
<b>TOTAL ADDITIONAL LAND NEED:</b>					<b>453</b>

<sup>1</sup> Portland State University Population Research Center, Coordinated Population Forecast for Jackson Count, its Urban Growth Boundaries (UGB), and Area Outside UGBs 2018-2068.

<sup>2</sup> City of Central Point Comprehensive Plan Population Element, 2019-2039.

<sup>3</sup> City of Central Point Comprehensive Plan Economic Element, 2019-2039.

<sup>4</sup> City of Central Point Comprehensive Plan Regional Plan Element, 2015-2035.

<sup>5</sup> City of Central Point Residential Buildable Lands Inventory, 2019-2039.

Attachment: Attachment A - Pre-Application Submittal\_CCP UGB (1204 : UGB Amendment Resolution of Intent)

To address the identified land needs, the City is amending its UGB (Table 2).

<b>TABLE 2. CENTRAL POINT UGB AMENDMENT PROPOSAL</b>					
<b>Land Use Analysis</b>	<b>CP-2B</b>	<b>CP-3</b>	<b>CP-4D</b>	<b>CP-6A</b>	<b>Total</b>
<b>Residential</b>					
<b>Gross Acreage</b>	<b>133.8</b>	<b>0</b>	<b>1</b>	<b>235.6</b>	<b>370.4</b>
<i>Parks Adjustment</i>	<i>17</i>	<i>0</i>	<i>0</i>	<i>17</i>	<i>34</i>
<b>Gross Residential (Minus Parks)</b>	<b>116.8</b>	<b>0</b>	<b>1</b>	<b>218.6</b>	<b>336.4</b>
<i>Environmental Constraints:</i>					
<i>High Risk Flood Hazard Area</i>	<i>3.4</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>3.4</i>
<i>Mapped Wetlands</i>	<i>3.4</i>	<i>0</i>	<i>0</i>	<i>2.2</i>	<i>5.6</i>
<b>Total Environmental Constraints</b>	<b>6.8</b>	<b>0</b>	<b>0</b>	<b>2.2</b>	<b>9</b>
<b>Gross Buildable Acreage</b>	<b>110</b>	<b>0</b>	<b>1</b>	<b>216.4</b>	<b>327.4</b>
<b>Employment</b>					
<b>Gross Acreage</b>	<b>12.8</b>	<b>18.13</b>	<b>0</b>	<b>5.2</b>	<b>36.2</b>
<i>Environmental Constraints:</i>					
<i>High Risk Flood Hazard Area</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
<i>Mapped Wetlands</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
<i>Total Adjustments</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
<b>Gross Buildable Acreage</b>	<b>12.8</b>	<b>18.13</b>	<b>0</b>	<b>5.2</b>	<b>36.2</b>
<b>Parks &amp; Open Space</b>					
Core Parks	17	0	20.9	17	54.9
Bear Creek Greenway		15.1			15.1
Open Space		1.2			1.2
<b>Gross Parks and Open Space Acreage</b>	<b>17</b>	<b>16.3</b>	<b>20.9</b>	<b>17</b>	<b>71.2</b>
<b>TOTAL GROSS UGB ACREAGE</b>	<b>163.6</b>	<b>34.4</b>	<b>21.9</b>	<b>257.8</b>	<b>443.7</b>
<b>TOTAL BUILDABLE UGB ACREAGE (Excluding non-core parks)</b>	<b>139.8</b>	<b>18.1</b>	<b>21.9</b>	<b>240.8</b>	<b>427.4</b>

**Residential Lands**

Proposed gross residential acreage has been adjusted to account for environmental constraints including high risk flood hazard areas (1% annual chance) and mapped wetlands in the State and National Wetlands Inventory. The remaining 327 acres of proposed buildable residential lands exceeds the need identified in the Housing Element by 22 acres (7%). This increase accounts for removal of 6.7 acres of residential land inside the current UGB to address K-12 education capacity needs. The land area in question is owned by School District 6 (SD6) and is designated C-2(M), Commercial Medical designation, which allows residential development using Medium Density Residential standards. The proposed Comprehensive Plan Amendment would designate it as Civic, which prohibits residential uses. Once this is accounted for the surplus is 15 acres of 5%. Since the calculation of land area is based on shapefiles, the difference can be attributed to methodology and is not significant.

The residential portion of the UGB Amendment considered efficiency measures identified in ORS 197.296(9) that have been enacted since the Central Point UGB was first established in 1983 (Table 3).

Attachment: Attachment A - Pre-Application Submittal\_CCP UGB (1204 : UGB Amendment Resolution of Intent)



**TABLE 3. RESIDENTIAL EFFICIENCY MEASURES SUMMARY**

No.	Measure Description	Status
1	Increases in the permitted density on existing residential land	Increased in 2000 and 2013 in the TOD and ETOD: min. density increased from 3.1 to 7.7 units per acre.
2	Financial incentives for higher density housing	May be considered as part of the City's Housing Implementation Plan (HIP).
3	Provisions to allow density bonus in exchange for amenities	City has allowed PUDs since 1989. These allow exceptions for amenities.
4	Removal or easing of approval standards or procedures	Per the HIP, the City is working on evaluating and amending standards.
5	Minimum density ranges	Minimum density standards were established in 2006.
6	Redevelopment and infill strategies	The City approved a HIP, which includes looking at infill and redevelopment. Strategies.
7	Authorization of housing types not previously allowed	Per the HIP, the City is preparing text amendments to allow Cottage Housing.
8	Adoption of an average residential density standard	Per the Regional Plan, the City adopted an average density standard (6.9/7.9 u/ac, gross)
9	Rezoning or re-designation of nonresidential land	The City has not proposed re-designating nonresidential land due to needs for employment.
10	Minimum/Maximum parking standard	The City adopted a minimum/maximum parking standard in 2006 to increase efficiency.
11	Infill participation increase	In the BLI/Housing Element, the City increased infill participation increase from 6% (historic) to 20% (next 20-years).

The City’s proactive approach to implementing efficiency measures to-date contributes significantly to the fact the City’s UGB has not been amended for residential uses for 36-years.

***Transit Oriented Development***

The City adopted Transit Oriented Development (TOD) District and Corridor regulations in 2000, which were applied to 435 acres and later expanded in 2013 to include an additional 125 acres. This measure has increased density and more livable community areas by allowing more diverse housing types, providing minimum parks and open space requirements for each dwelling unit, allowing lots to be clustered around large common open spaces and parks, and providing opportunities for mixed uses and multi-modal transportation options. The result in an average density of 7.9 to 12.8 units per acre within master planned TOD developments (i.e. Twin Creeks, Snowy Butte Station and Cascade Meadows). Expansion of the TOD District in 2013 on the City’s east side increased the planned minimum gross density for that area from 3.1 units per acre to 7.7 units per acre.

***Minimum Density***

Prior to 2006 the City applied a maximum density standard in its residential zones based on the assumption at the time that developers would favor larger numbers of units. The Housing Element shows the change in housing density following adoption of minimum density standards increasing from 3.77 units per gross acre (1889-1979) to 8.42 units per gross acre (2006-2018).<sup>6</sup> Although the increase for the time period is partly associated with increased demand for

<sup>6</sup> Tables 6-9, Housing Element.

Attachment: Attachment A - Pre-Application Submittal\_CCP UGB (1204 : UGB Amendment Resolution of Intent)

multifamily housing post-recession, it clearly shows that minimum density standards have been effective in increasing overall land use efficiency within the current UGB.

### ***Infill Participation Increase***

Historically, residential infill projects have accounted for a low percentage (6% of the land demand)<sup>7</sup>. Infill lots by their nature are more difficult to develop due to existing development constraints and cost. As part of the Residential Buildable Lands Inventory and Housing Element, the City committed to increasing the rate of infill participation in residential land use from 6% to 20%. This aligns with the City's housing policies and a recently approved Housing Implementation Plan (HIP) that establishes a 5-year strategy to increase housing supply and encourage affordability. The City will be looking at regulatory changes to remove barriers and ease the approval process by enacting more clear and objective standards. This is currently underway for Accessory Dwelling Units (ADUs) (File No. ZC-19001). Additional actions to be evaluated include incentives to promote housing infill projects through Urban Renewal and other programs.

### ***Minimum/Maximum Parking Standards***

Establishing minimum/maximum off-street parking standards has helped assure that off-street parking provided for a use is appropriate for that use based on the industry standards in place at that time. Shared parking agreements are encouraged and a 20% reduction is automatically allowed. To increase maximum parking allowed, applicants must provide a parking demand analysis. In light of the land area need to accommodate parking, this change reserves additional land area for increased residential/commercial/industrial/civic uses.

Prior to annexation of any lands within the proposed UGB, the City will adopt regulatory changes to residential zoning districts to meet the average density requirement per the Regional Plan and provide an increased range of housing types to meet the housing needs in the existing UGB and areas newly added.

### **Employment Lands**

The City's forecast need for employment land exceeds the proposed UGB Amendment acreage by 57 acres. The City's proposal provides sufficient acreage to meet short-term demand as required by OAR 660-009-0025(3) and the City's Economic Element policies. Additional lands are not proposed at this time as necessary to encourage increased productivity and infill within existing employment centers, especially the City's Central Business District. This approach is consistent with OAR 660-009-0020(3-4) and ongoing activities to foster business attraction, development and growth.

### **Park Lands**

The City's Parks Element provides an analysis of core parkland needs for the next 20-years. Core parks are defined as Community and Neighborhood Parks. Together the City aims to provide 3.5 acres of core parkland per 1,000 residents in locations that serve the community's recreation needs (Figure 3).

#### ***Community Parks***

Community Parks are larger facilities designed to accommodate structured play and include diverse facilities (i.e. play structure, sports courts, covered activity areas, soccer and/or baseball fields, and trails for pedestrians/cyclists). Community Parks serve residents within a 2 mile drive.

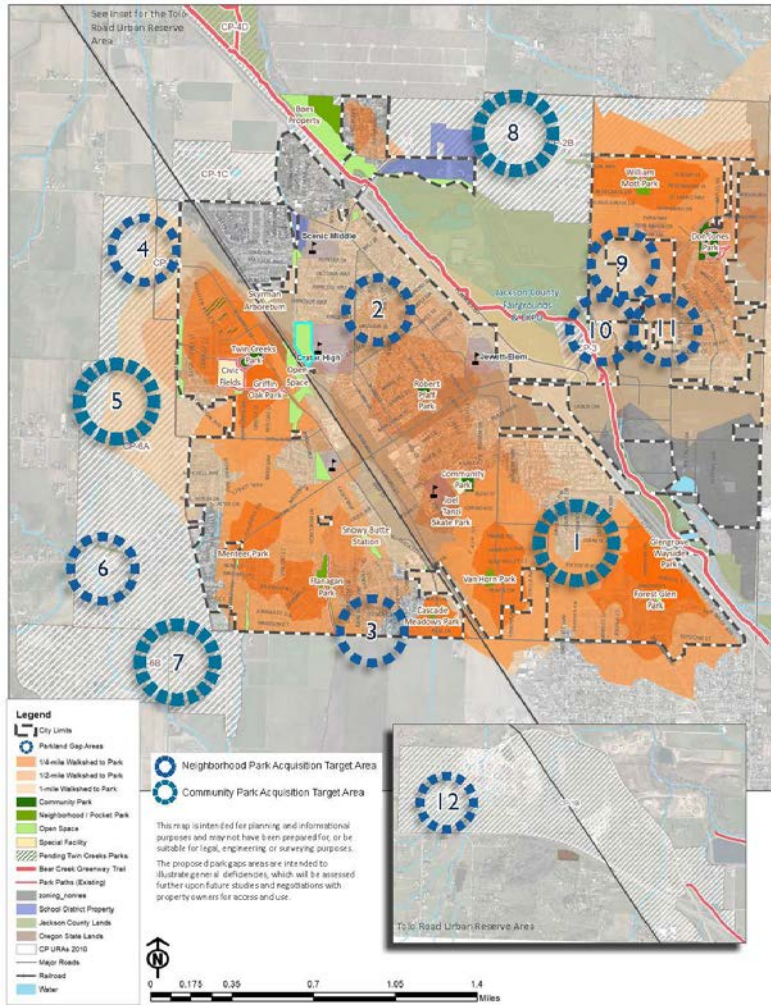
<sup>7</sup> Residential Buildable Lands Inventory, 2019-2039.

**Neighborhood Parks**

Neighborhood Parks are smaller and designed for unstructured, non-organized play and limited active and passive recreation. They are intended to serve residential areas and are within 1/2 mile of these areas to promote walking and cycling access.

The City has other parks and recreation facilities, including special use facilities, trails and passive open space lands. There are no minimum/maximum levels of service standards for these lands. The City’s UGB proposal includes 54 acres of core parks, as well as open space and Bear Creek Greenway lands that are adjacent to and surrounded by existing or proposed UGB lands. Parkland location will be generally consistent with the Parks Element target acquisition areas, which consider optimal siting factors for each park type (Figure 3)<sup>8</sup>. However, the exact location will be determined as a function of development.

**Figure 3. Target Parkland Acquisition Areas**



**Attachments:**

- 1 – Completed Pre-Application Conference Form
- 2 – List of proposed Tax Lots for inclusion in the UGB
- 3 – Proposed UGB Maps (Study Area, County Zoning, Proposed Land Use, Environmental)

<sup>8</sup> City of Central Point Parks Element (2018-2038).

Attachment: Attachment A - Pre-Application Submittal\_CCP UGB (1204 : UGB Amendment Resolution of Intent)

# 1 – Pre-Application Conference Form

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## PRE-APPLICATION CONFERENCE FORM

Staff: \_\_\_\_\_ File #: \_\_\_\_\_

Appt. Date: \_\_\_\_\_ Appt. Time: \_\_\_\_\_ Receipt # \_\_\_\_\_

Meeting Location: \_\_\_\_\_ Time In: \_\_\_\_\_ Time Out: \_\_\_\_\_

Print Property Owner Name: See Attachment Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Email Address: \_\_\_\_\_

Print Applicant (If not owner): City of Central Point (Stephanie Holtey, Tom Humphrey) Phone: 541.664.3321

Mailing Address: 140 South 3rd Street, Central Point, OR 97502

Email Address: stephanie.holtey@centralpointoregon.gov; tom.humphrey@centralpointoregon.gov

Print Agent Name: N/A Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Email Address: \_\_\_\_\_

Township	Range	Section	Tax Lot(s)	Acres	Zone
See attachment					

Subject property address(es): See attachment

**A COMPLETED DRAFT APPLICATION MUST BE ATTACHED TO THIS FORM. APPLICATIONS MAY BE OBTAINED FROM PLANNING COUNTER STAFF. APPOINTMENTS ARE AVAILABLE FOR ADDITIONAL INFORMATION REGARDING FORM REQUIREMENTS, CRITERIA AND/OR OTHER INFORMATION.**

Describe Proposal: The City of Central Point is requesting a major amendment to its Urban Growth Boundary (UGB) to add approximately 478 gross acres of land for residential, employment, parks and open space and other uses. The proposed UGB areas are located within four (4) Urban Reserve Areas as follows: CP-2B (northeast), CP-3 (central east), CP-4D (northeast) and CP-6A (west). The proposed amendment is based on demonstrated land need to accommodate 20-years of growth in accordance with ORS 197.296 and 197.712. See the attached draft narrative/application for more information about the proposal, which includes an amendment to the County and City Comprehensive Plan Land Use maps.

**ALL FEES ARE NON-REFUNDABLE, AND MUST BE PAID IN ADVANCE.**

DISCLAIMER: The information provided at the Pre-Application Conference is valid on the date of the conference. Any changes in the property owner(s)/applicant proposal or county/state regulations may render the information invalid.

Property Owner Signature: N/A

Applicant Signature: \_\_\_\_\_

Agent Signature: N/A

# 2 – Proposed UGB Tax Lot Inventory

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UGB AMENDMENT TAX LOT INVENTORY				
MAPLOT	ACCOUNT	ACREAGE	YEARBLT	SITEADD
362W35D1900	10192893	0.91	1978	5133 GEBHARD RD
362W35D2606	10585336	5.01	0	5055 GEBHARD RD
372W043106	10588721	4.09	1972	4215 GRANT RD
372W09A300	10199111	9.58	1900	2815 TAYLOR RD
372W02D400	10998025	7.17	0	BEEBE RD
372W02D400	10195970	13.89	0	BEEBE RD
372W042900	10197518	30.97	1909	4419 GRANT RD
372W043101	10197542	1.80	1971	4269 GRANT RD
372W043300	10197591	33.86	2002	2744 TAYLOR RD
372W10BB400	10201387	1.65	1920	2495 TAYLOR RD
372W042802	10609338	8.85	1996	2864 TAYLOR RD
372W042800	10197494	10.00	0	2850 TAYLOR RD
372W043103	10197567	1.81	1971	4305 GRANT RD
372W043102	10197559	4.53	0	GRANT RD
372W09A500	10199138	9.88	1956	2900 HERITAGE RD
372W042801	10197500	0.83	1930	2874 TAYLOR RD
372W09A400	10199120	12.90	0	TAYLOR RD
372W043200	10197583	12.02	1965	4147 GRANT RD
372W02400	10195734	4.88	0	GEBHARD RD
362W35D2500	10192958	1.50	1947	5243 GEBHARD RD
362W34D1100	10191521	3.68	0	UPTON RD
362W35D2200	10192925	1.50	1993	5183 GEBHARD RD
362W35D2300	10192933	1.50	1977	5203 GEBHARD RD
362W35D2601	10192974	2.20	1900	5263 GEBHARD RD
362W35D2000	10192909	0.74	1947	5139 GEBHARD RD
362W351700	10192412	21.00	1890	5220 UPTON RD
362W35D2400	10192941	1.50	1945	5223 GEBHARD RD
362W351801	10192439	3.72	0	UPTON RD
362W351802	10977994	1.69	1947	5196 UPTON RD
362W35D2700	10192991	14.60	1920	955 WILSON RD
362W351600	10192404	7.00	1978	5230 UPTON RD
362W35D2604	10572660	5.38	1977	5123 GEBHARD RD
362W34D230	10192112	1.00	1972	2130 BOES AVE
362W35D2602	10192982	18.00	1975	5333 GEBHARD RD
362W35D1700	10192877	1.50	1928	5095 GEBHARD RD
362W35D2100	10192917	1.50	1940	5161 GEBHARD RD
362W35D1800	10192885	1.57	2006	5117 GEBHARD RD
362W35D2608	10988138	7.39	0	GEBHARD RD
362W351800	10192421	9.75	0	UPTON RD
362W35D1300	10192836	5.70	1941	5278 GEBHARD RD
362W35D2600	10192966	13.13	1977	5275 GEBHARD RD
372W043000	10197526	2.63	1963	4333 GRANT RD

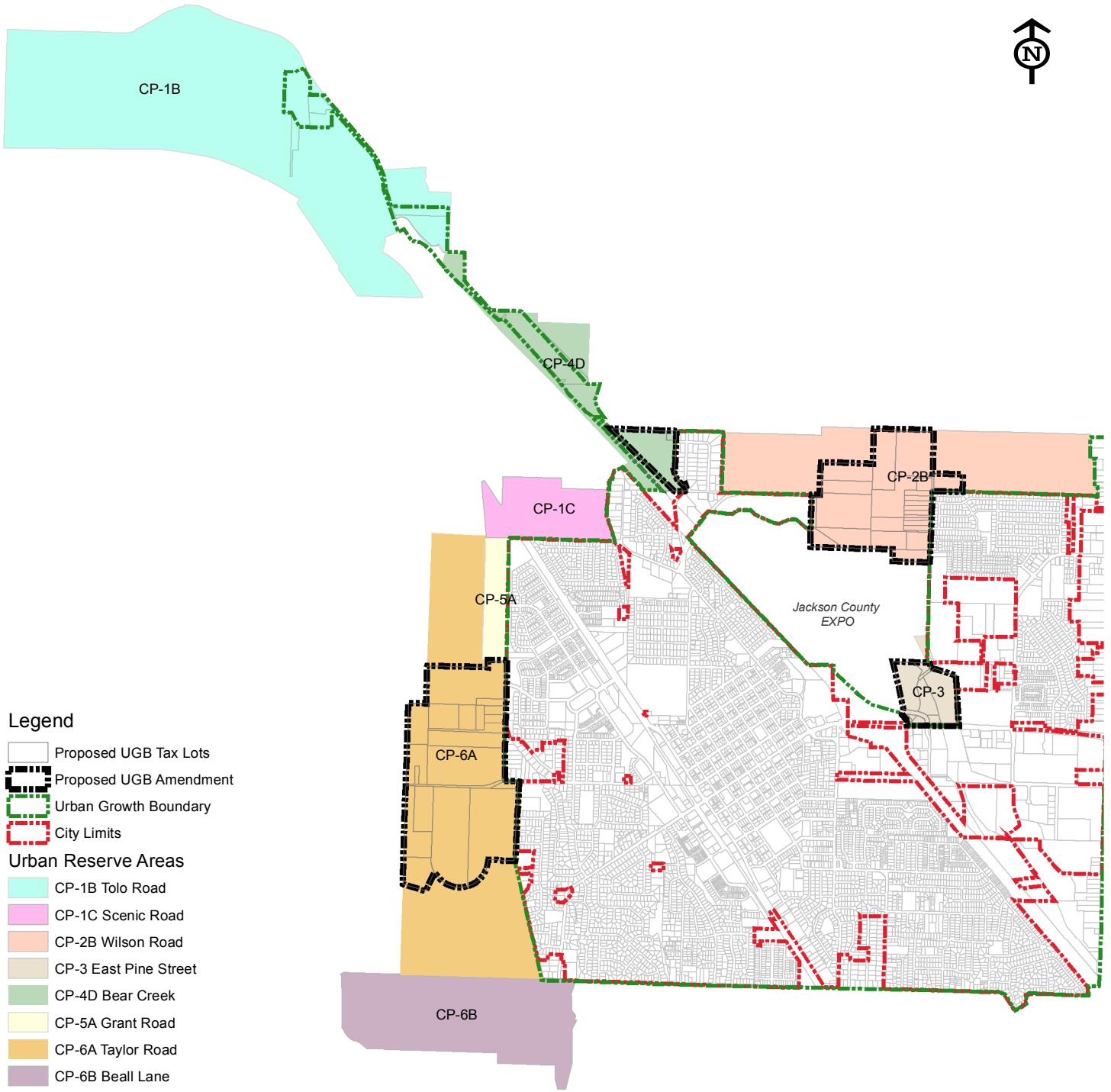
MAPLOT	ACCOUNT	ACREAGE	YEARBLT	SITEADD
362W351500	10192391	9.68	0	5294 UPTON RD
372W02D600	10195996	4.95	0	BEEBE RD
372W043105	10554126	7.73	1974	4201 GRANT RD
372W043104	10197575	2.27	0	GRANT RD
372W02D501	10992858	1.47	0	BEEBE RD
372W02D500	10195988	12.19	0	BEEBE RD
372W09A100	10199098	40.73	1907	3817 GRANT RD
372W09A200	10199103	39.50	1960	2673 TAYLOR RD
362W34D240	10545898	20.88	0	3000 BOES AVE
372W02D700	10196009	1.88	0	796 HEAD RD

Attachment: Attachment A - Pre-Application Submittal\_CCP UGB (1204 : UGB Amendment Resolution of Intent)



# 3 – Proposed UGB Maps

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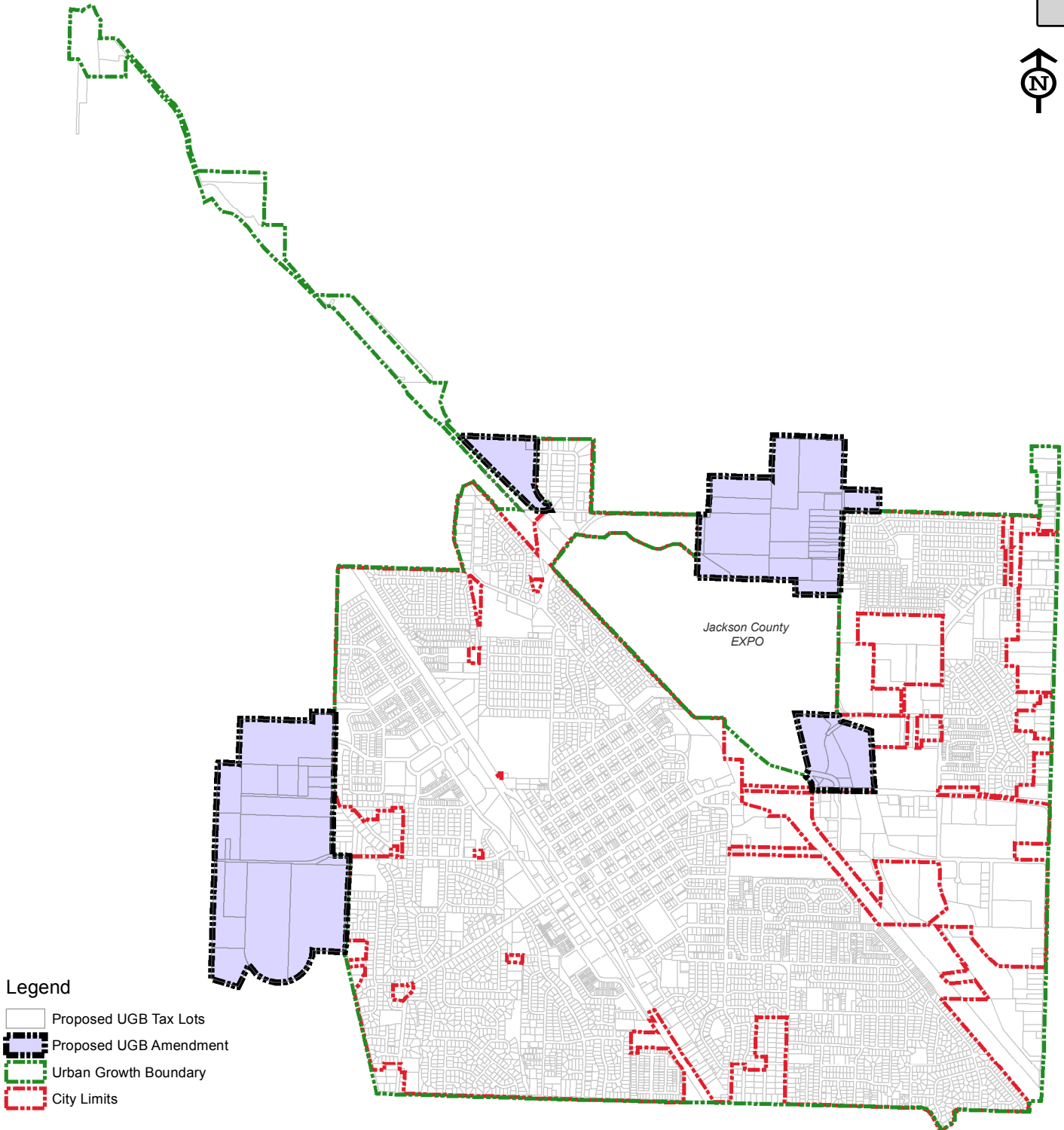


Attachment: Attachment A - Pre-Application Submittal\_CCP UGB (1204 : UGB Amendment Resolution of Intent)



# Central Point Urban Growth Boundary Amendment

## Proposed UGB Study Area Map



Legend

- Proposed UGB Tax Lots
- Proposed UGB Amendment
- Urban Growth Boundary
- City Limits

Attachment: Attachment A - Pre-Application Submittal\_CCP UGB (1204 : UGB Amendment Resolution of Intent)
















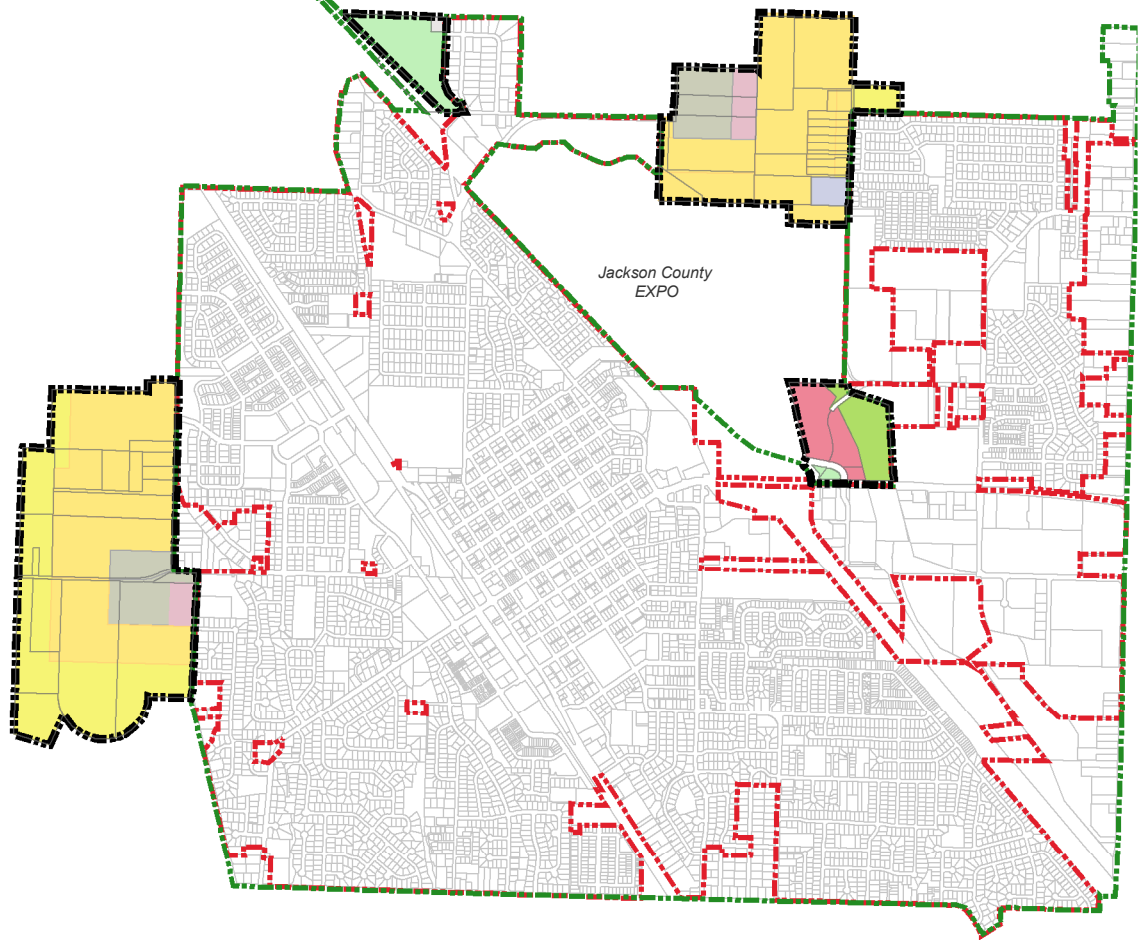
# Central Point Urban Growth Boundary Amendment

## Proposed UGB Areas



Legend

-  Proposed UGB Tax Lots
-  Proposed UGB Amendment
-  Urban Growth Boundary
-  City Limits
- Proposed CP-6A Land Use**
-  High Residential
-  Medium Residential
-  Low Residential
-  Commercial
- Proposed CP-3 Land Use**
-  General Commercial (GC)
-  Bear Creek Greenway (BCG)
-  Parks and Open Space (OS)
- Proposed CP-4D Land Use**
-  Parks and OS
-  Residential Very Low
- Proposed CP-2B Land Use**
-  High Residential
-  Medium Residential
-  Low Residential
-  Neighborhood Commercial
-  Civic

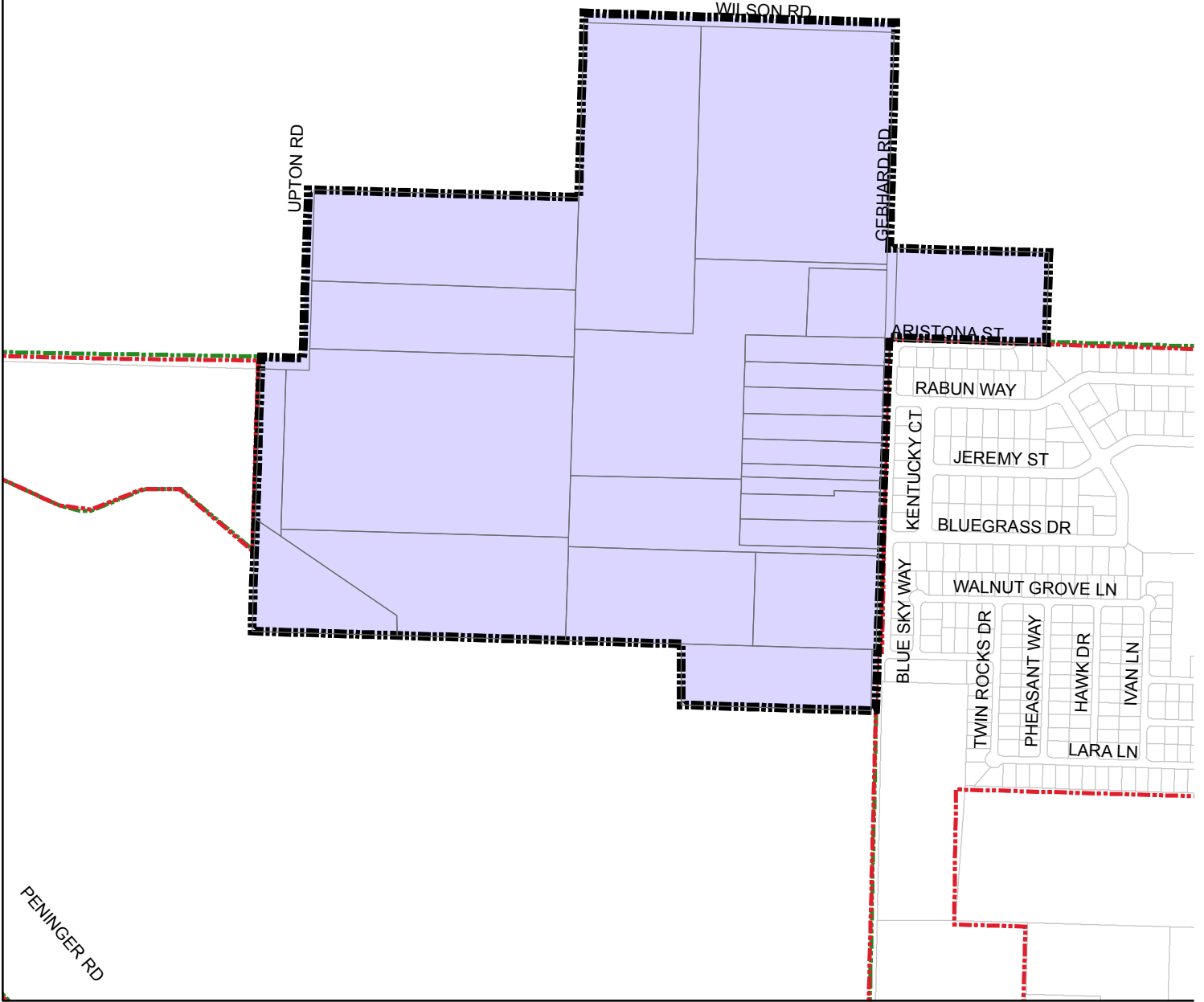


Attachment: Attachment A - Pre-Application Submittal\_CCP UGB (1204 : UGB Amendment Resolution of Intent)



# Central Point Urban Growth Boundary Amendment

## Proposed UGB Land Use



Legend

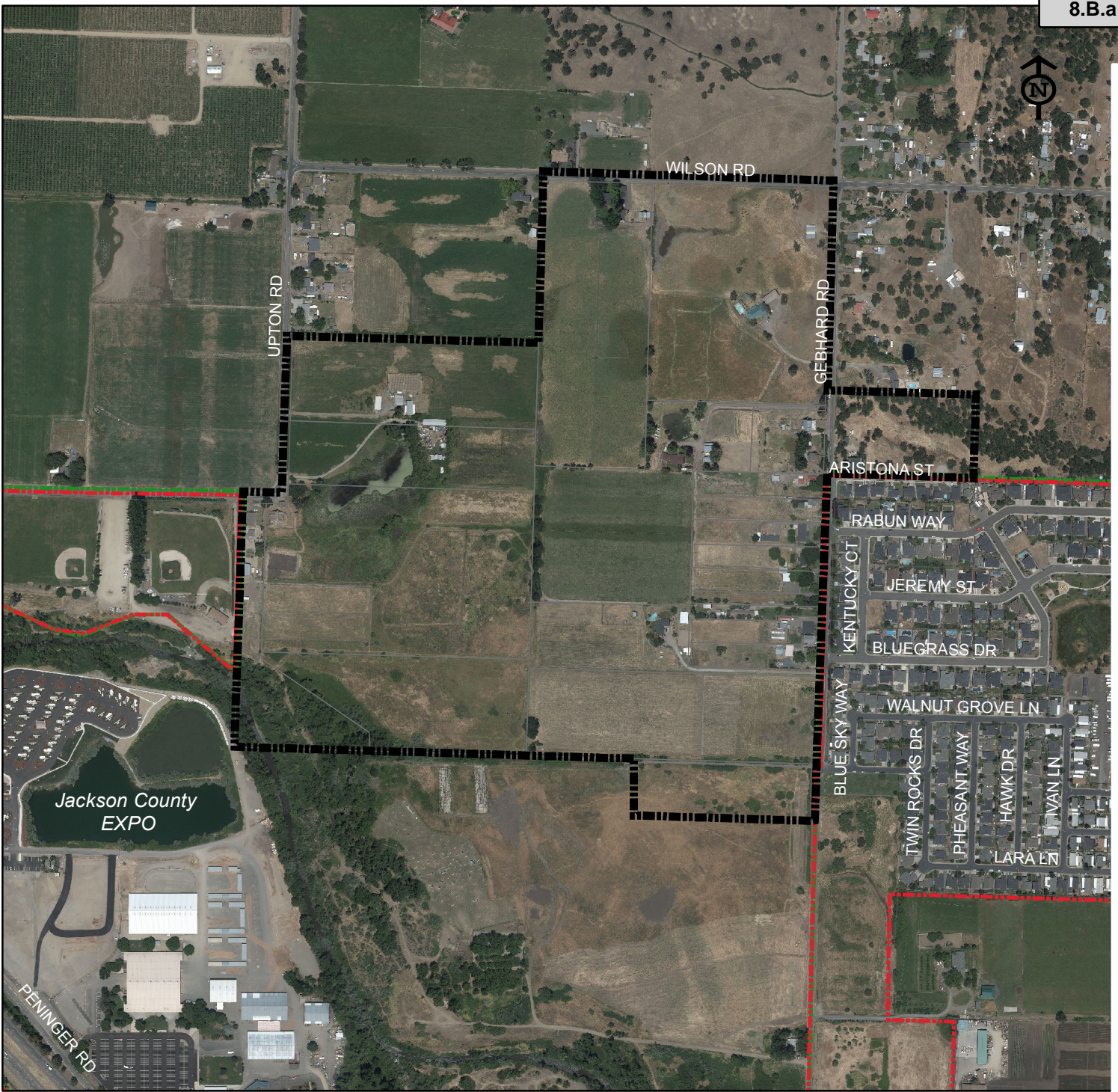
-  Proposed UGB Tax Lots
-  City Limits
-  Proposed UGB Amendment
-  Urban Growth Boundary



# Central Point Urban Growth Boundary Amendment

Eastside UGB

CP-2B



Legend

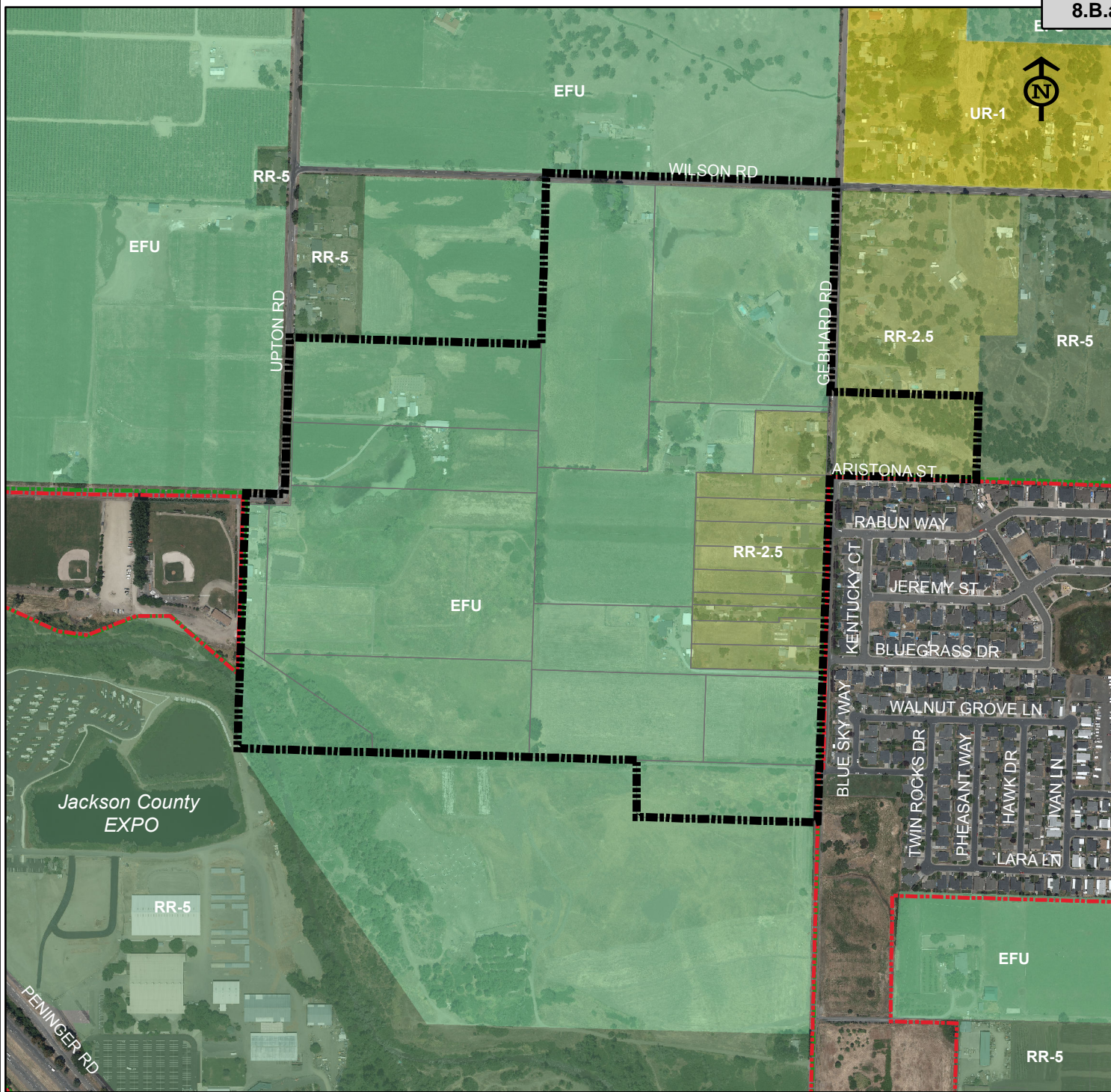
-  Proposed UGB Amendment
-  City Limits
-  Proposed UGB Tax Lots
-  Urban Growth Boundary



# Central Point Urban Growth Boundary Amendment

## Eastside UGB

### CP-2B



Legend



Proposed UGB Amendment



City Limits



Proposed UGB Tax Lots



Urban Growth Boundary

County Zoning

Exclusive Farm Use (EFU)

Rural Residential (RR-5)

Rural Residential (RR-2.5)

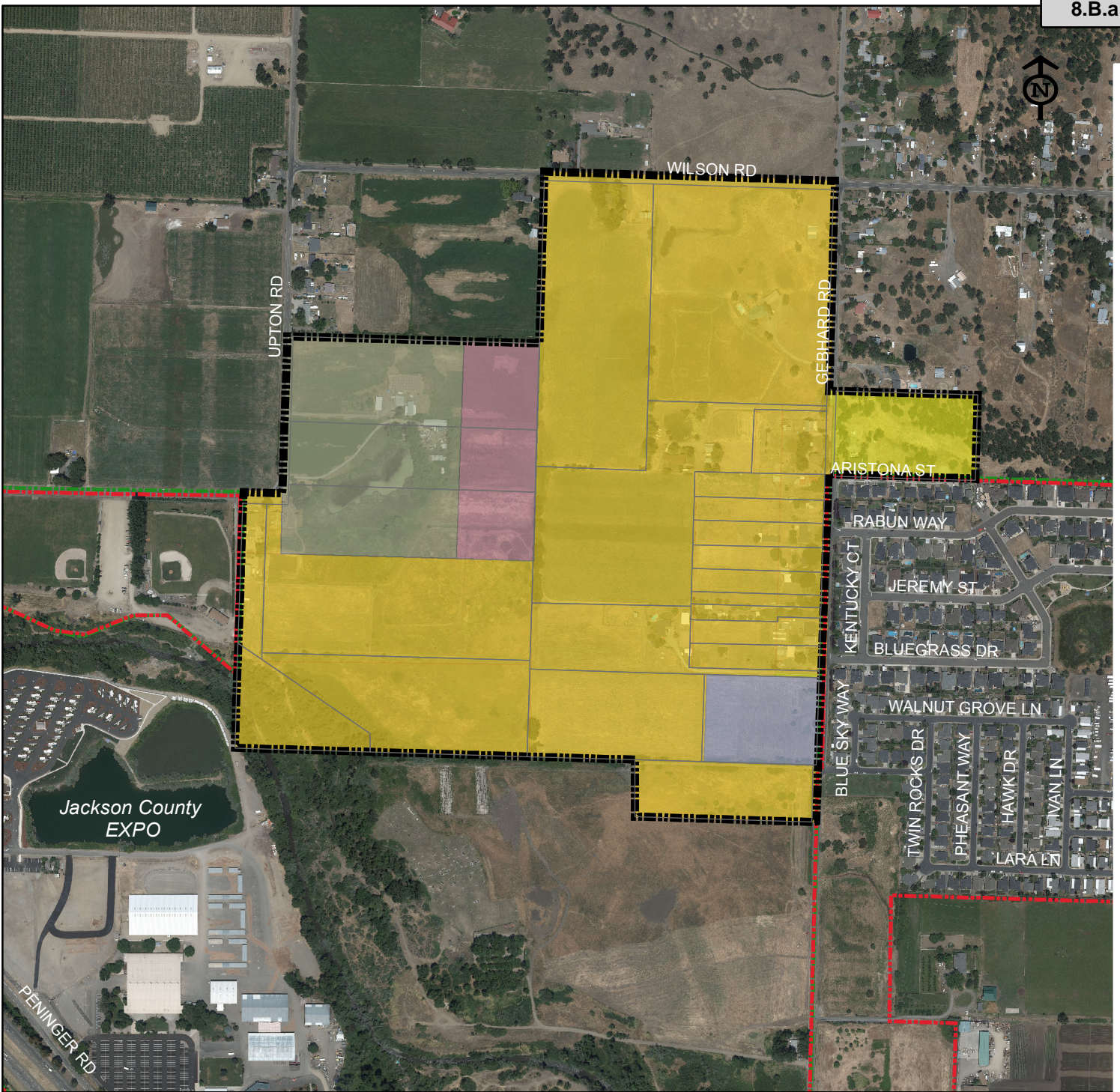
UR-1












# Central Point Urban Growth Boundary Amendment

## Eastside UGB County Zoning

CP-2B



**Legend**

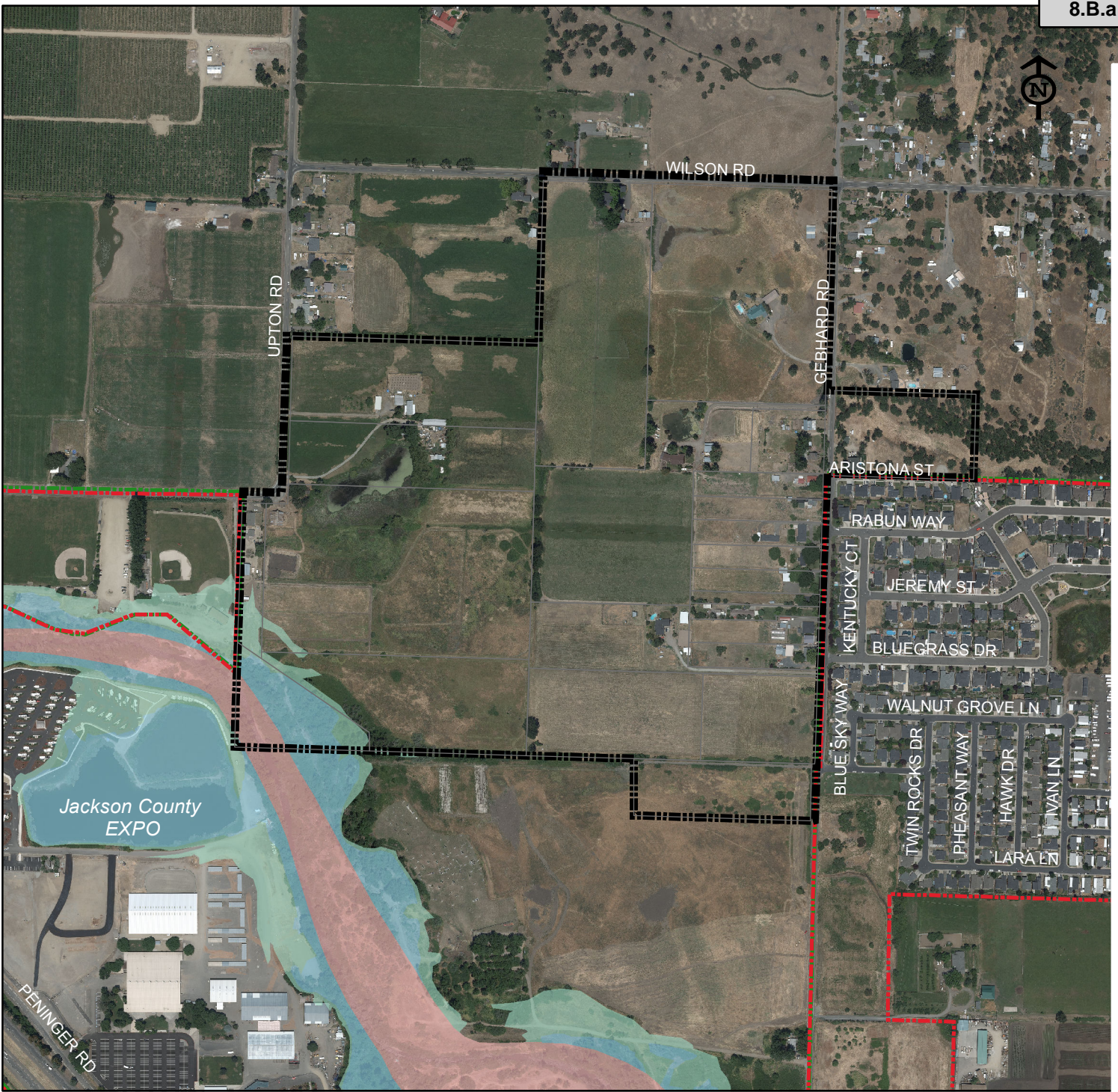
- |   |  |   |
|---|--|---|
|  Proposed UGB Tax Lots  | <b>Proposed City Land Use</b>  |  Low Residential         |
|  Proposed UGB Amendment |  High Residential   |  Neighborhood Commercial |
|  City Limits            |  Medium Residential |  Civic                   |
|  Urban Growth Boundary  |  |   |














**Central Point Urban Growth Boundary Amendment**  
 Eastside Proposed City Land Use  
 CP-2B

Attachment: Attachment A - Pre-Application Submittal\_CCP\_UGB (1204 : UGB Amendment Resolution of Intent)





Legend

- |   |  |  |
|---|--|--|
|  Proposed UGB Tax Lots  |  Flood Hazard Zones |  AH       |
|  Proposed UGB Amendment |  FLOODWAY           |  AO       |
|  City Limits            |  AE                 |  X-SHADED |
|  Urban Growth Boundary  |  A                  |  |



**Central Point Urban Growth Boundary Amendment**  
 Eastside Flood Hazards  
 CP-2B

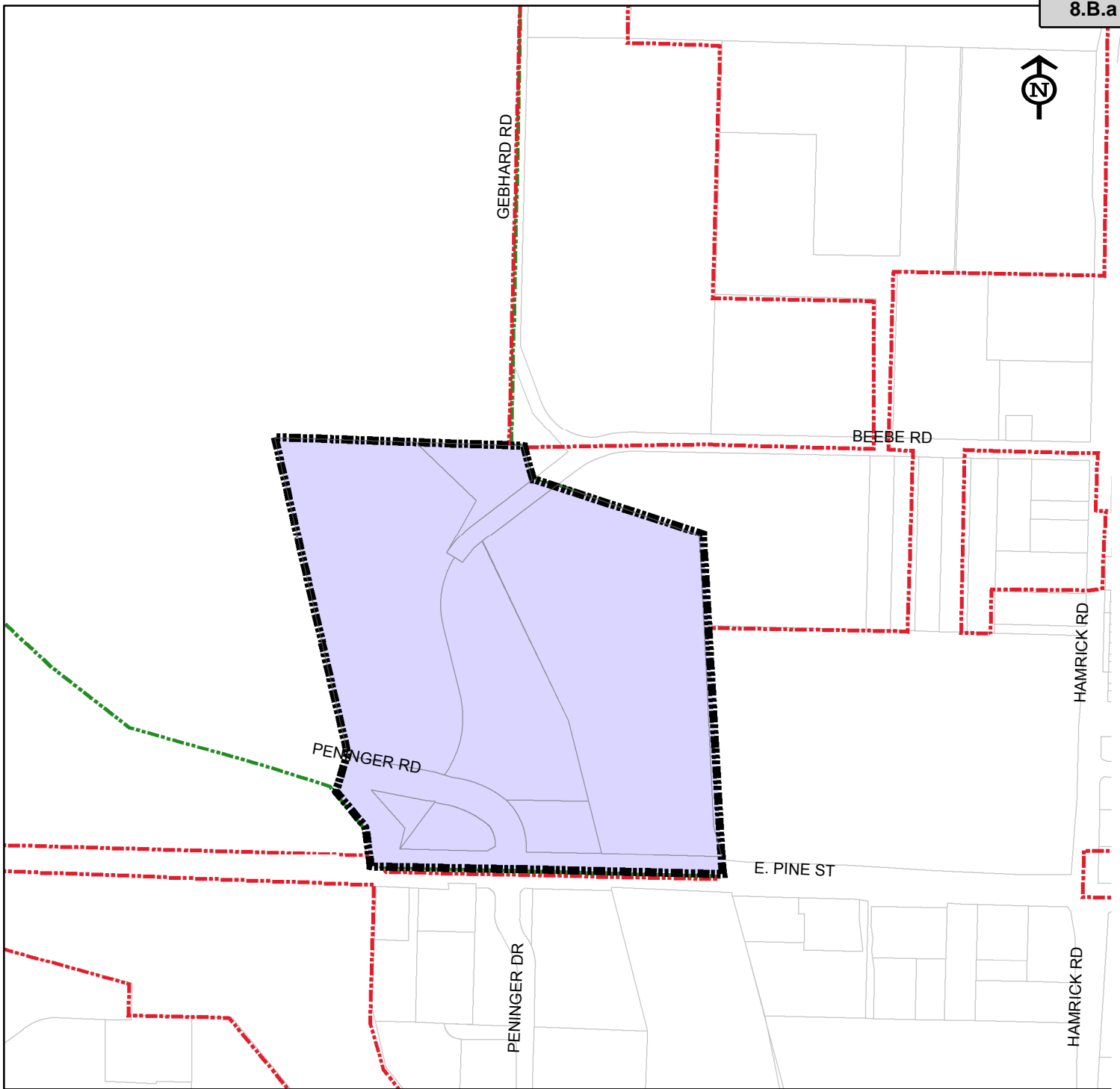


Legend

-  Streams Extended
-  UGB\_Wetlands
-  Proposed UGB Tax Lots
-  Proposed UGB Amendment
-  City Limits
-  Urban Growth Boundary



**Central Point Urban Growth Boundary Amendment**  
 Eastside Wetlands and Streams  
 CP-2B



Legend

-  Proposed UGB Tax Lots
-  City Limits
-  Proposed UGB Amendment
-  Urban Growth Boundary

Attachment: Attachment A - Pre-Application Submittal\_CCP UGB (1204 : UGB Amendment Resolution of Intent)



# Central Point Urban Growth Boundary Amendment

Eastside UGE

CP-3



Legend

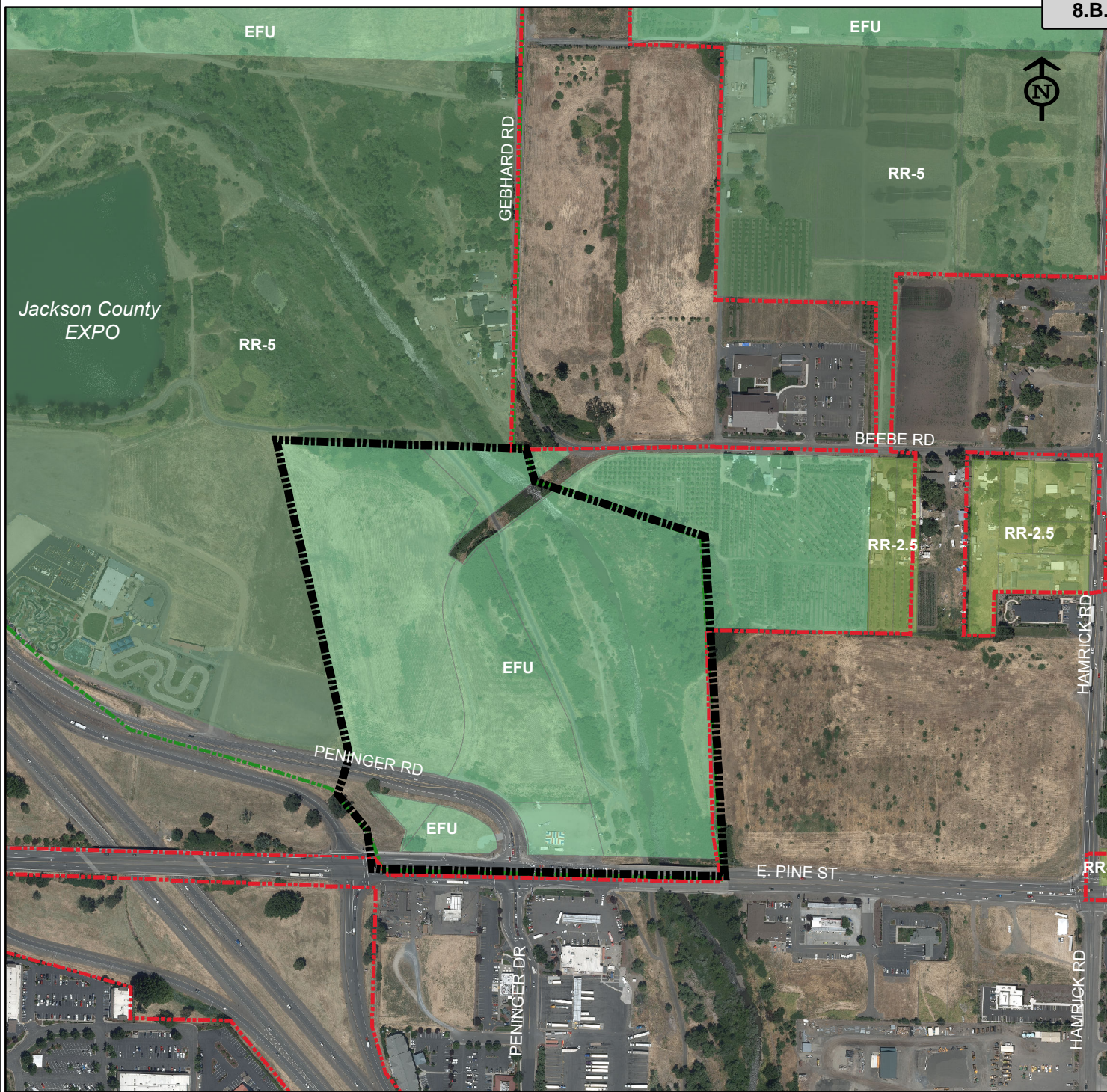
-  Proposed UGB Tax Lots
-  City Limits
-  Proposed UGB Amendment
-  Urban Growth Boundary



# Central Point Urban Growth Boundary Amendment









Eastside UGB

CP-3



Attachment A - Pre-Application Submittal\_CCP UGB (1204 : UGB Amendment Resolution of Intent)

Legend

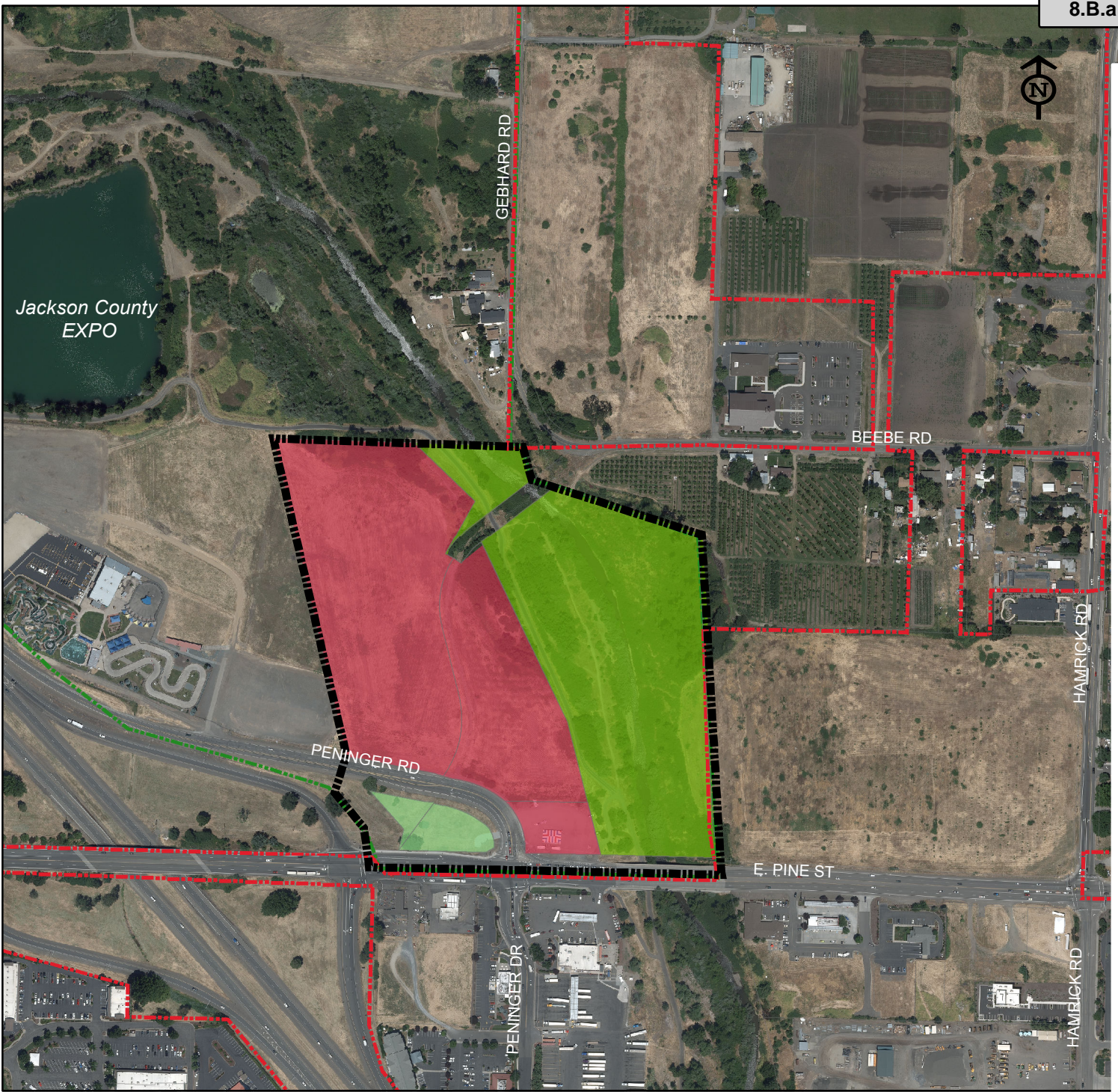
-  Proposed UGB Amendment
-  City Limits
-  Urban Growth Boundary
-  Exclusive Farm Use (EFU)
-  Rural Residential (RR-2.5)
-  Proposed UGB Tax Lots
-  Rural Residential (RR-5)
-  UR-1










# Central Point Urban Growth Boundary Amendment

## Eastside UGB County Zoning

CP-3



Legend

-  Proposed UGB Amendment
-  City Limits
-  Proposed City Land Use - General Commercial (GC)
-  Bear Creek Greenway (BCG)
-  Proposed UGB Tax Lots
-  Urban Growth Boundary
-  Parks and Open Space (OS)

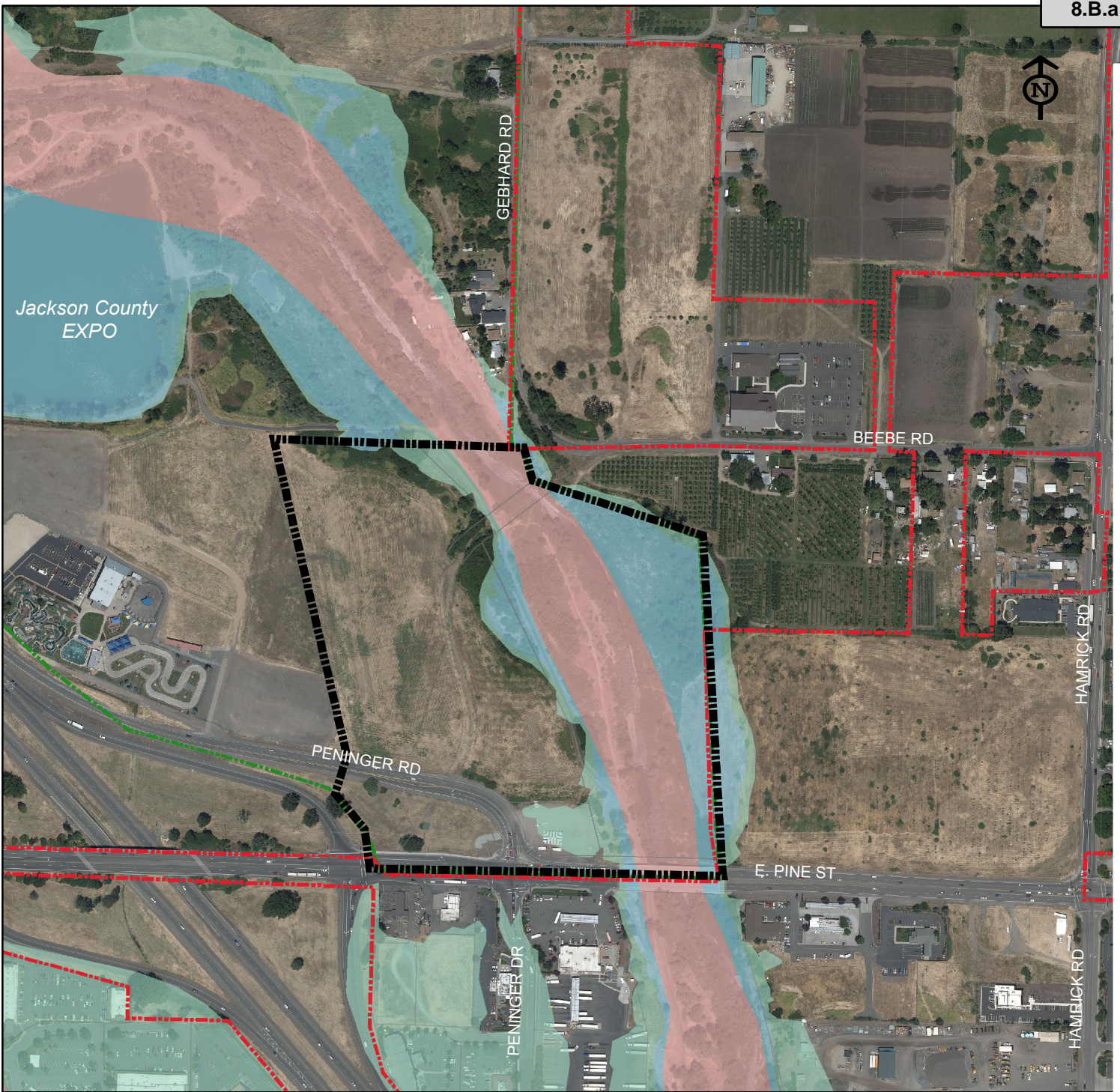
Attachment A - Pre-Application Submittal\_CCP UGB (1204 : UGB Amendment Resolution of Intent)













# Central Point Urban Growth Boundary Amendment

## Eastside UGB Proposed City Land Use

CP-3



Legend

-  Proposed UGB Amendment
-  City Limits
-  AE
-  AH
-  X-SHADED
-  Proposed UGB Tax Lots
-  Urban Growth Boundary
-  FLOODWAY
-  A
-  AO

Attachment: Attachment A - Pre-Application Submittal\_CCP UGB (1204 : UGB Amendment Resolution of Intent)



**Central Point Urban Growth Boundary Amendment**  
 Eastside UGB Flood Hazards  
 CP-3



Attachment A - Pre-Application Submittal\_CCP UGB (1204 : UGB Amendment Resolution of Intent)

Legend

-  Proposed UGB Amendment
-  City Limits
-  Wetlands
-  Proposed UGB Tax Lots
-  Urban Growth Boundary
-  Streams

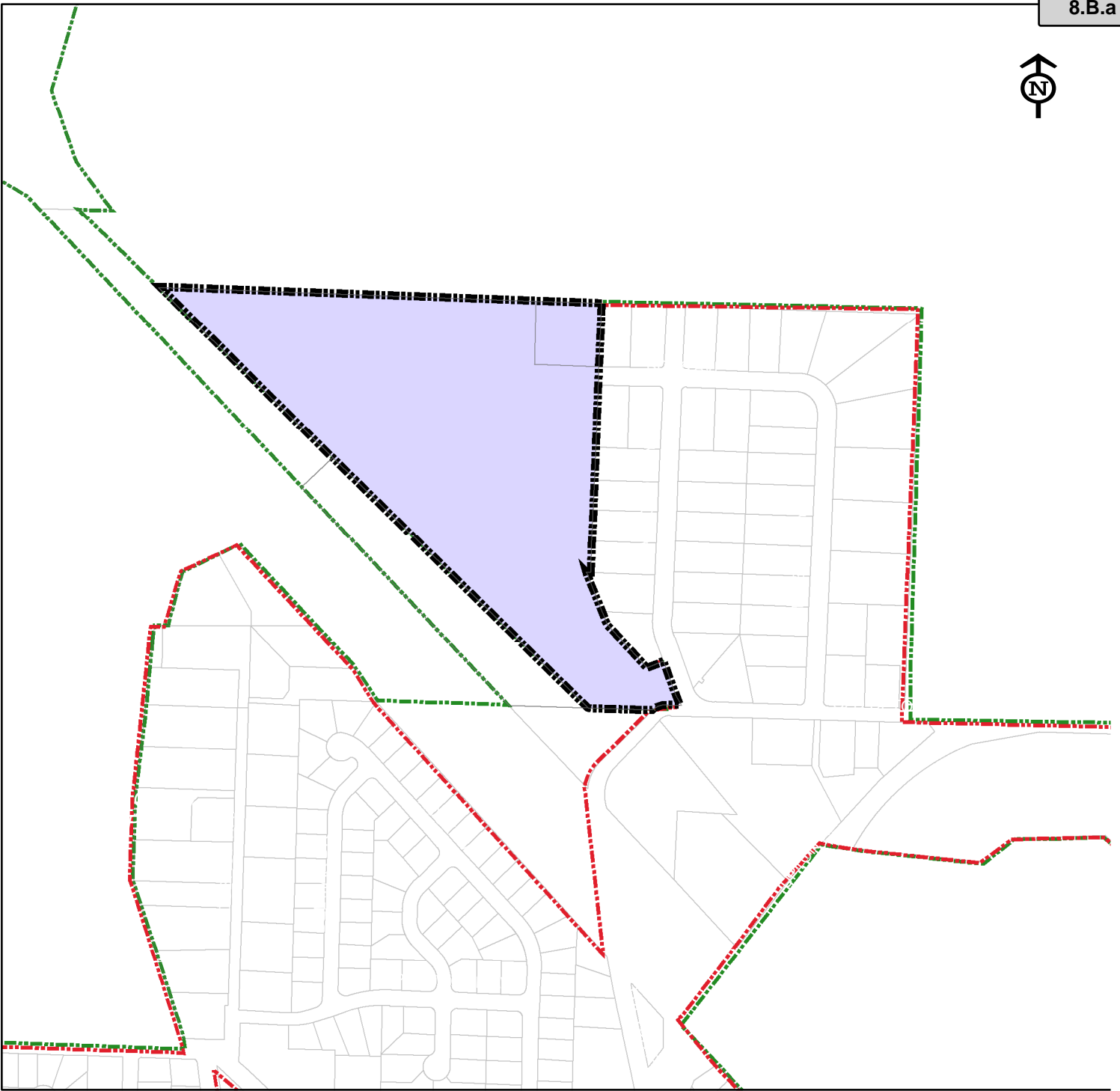


# Central Point Urban Growth Boundary Amendment

## Eastside UGB Wetlands and Streams

CP-3





Legend

-  Proposed UGB Tax Lots
-  City Limits
-  Proposed UGB Amendment
-  Urban Growth Boundary

Attachment A - Pre-Application Submittal\_CCP UGB (1204 : UGB Amendment Resolution of Intent)



# Central Point Urban Growth Boundary Amendment

Eastside UGB

CP-4D



Legend


-  Proposed UGB Amendment
-  City Limits
-  Proposed UGB Tax Lots
-  Urban Growth Boundary



**Central Point Urban Growth Boundary Amendment**  
 Eastside UGB  
 CP-4D





Legend

 Proposed UGB Tax Lots

 City Limits


County Zoning

 Rural Residential (RR-2.5)

 Proposed UGB Amendment

 Urban Growth Boundary

 Exclusive Farm Use (EFU)

 UR-1

 Rural Residential (RR-5)



# Central Point Urban Growth Boundary Amendment

## Eastside UGB County Zoning

CP-4D



Legend

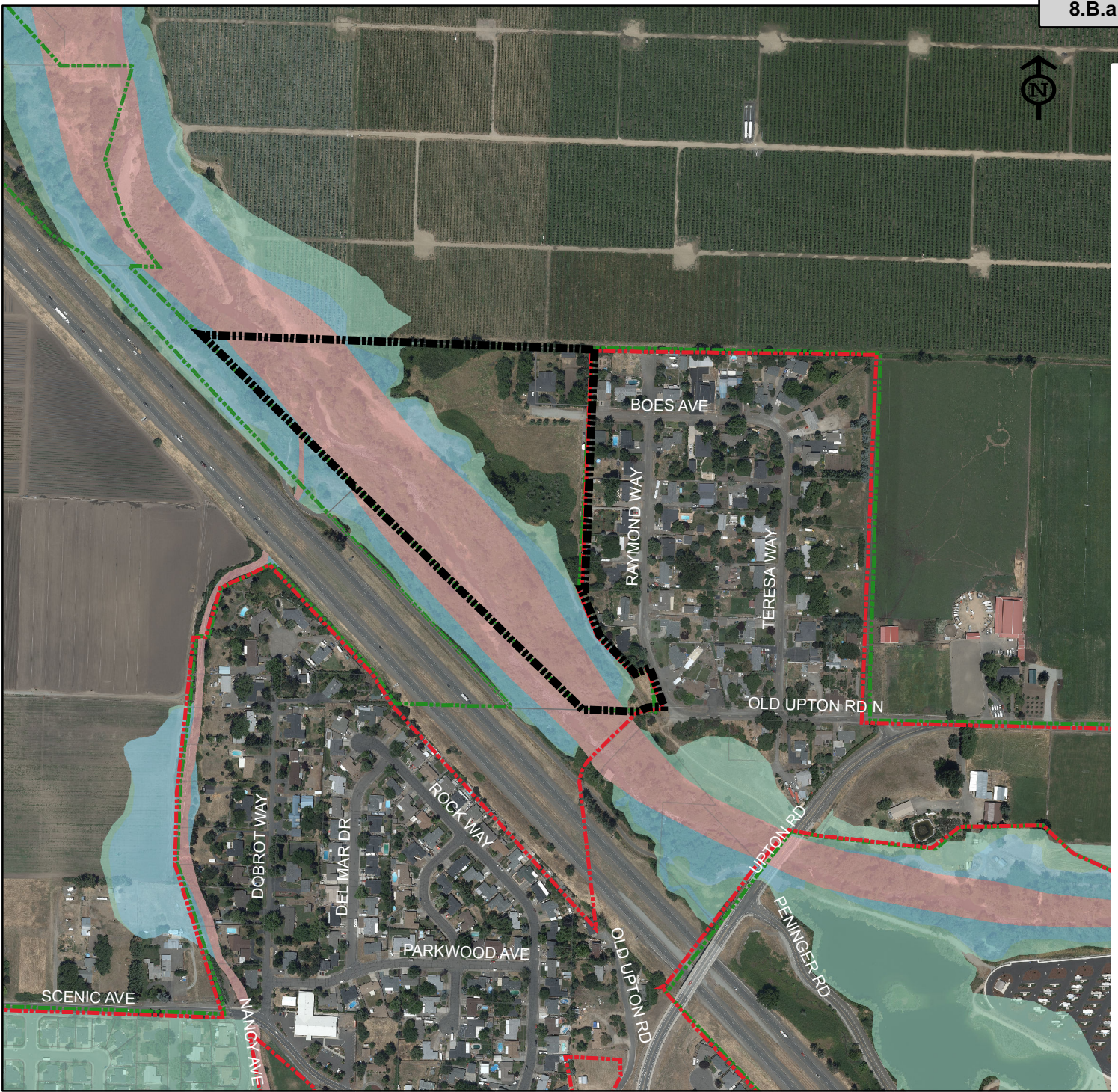
- Proposed UGB Tax Lots
- City Limits
- Proposed City Land Use**
- Urban Growth Boundary
- Parks and OS
- Residential Very Low













# Central Point Urban Growth Boundary Amendment

## Eastside UGB Proposed City Land Use

CP-4D



Legend

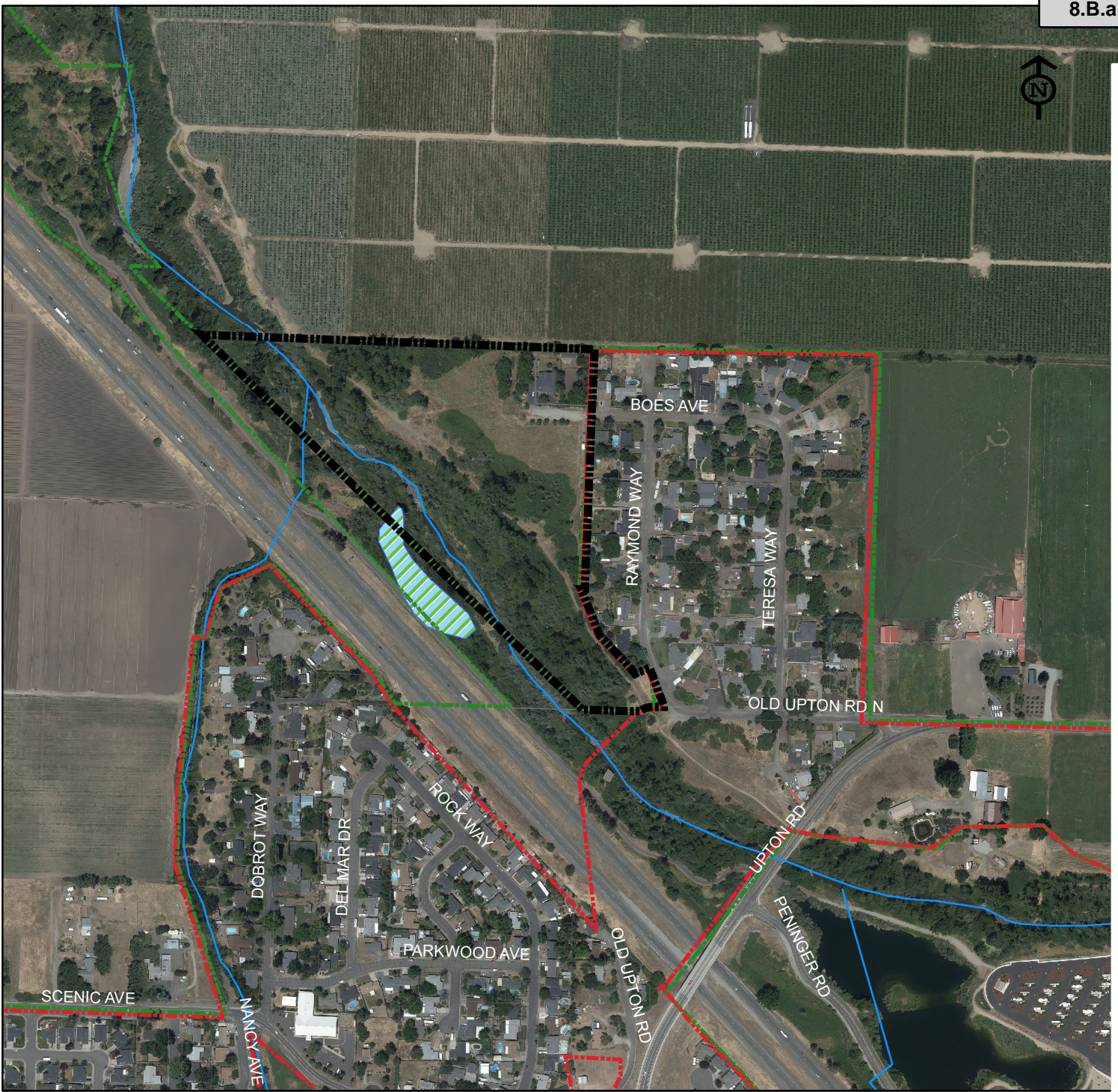
-  Proposed UGB Amendment
-  City Limits
-  FLOODWAY
-  AH
-  Proposed UGB Tax Lots
-  Urban Growth Boundary
-  AE
-  AO
-  A
-  X-SHADED



# Central Point Urban Growth Boundary Amendment

## Eastside UGB Flood Hazards

CP-4D



Legend

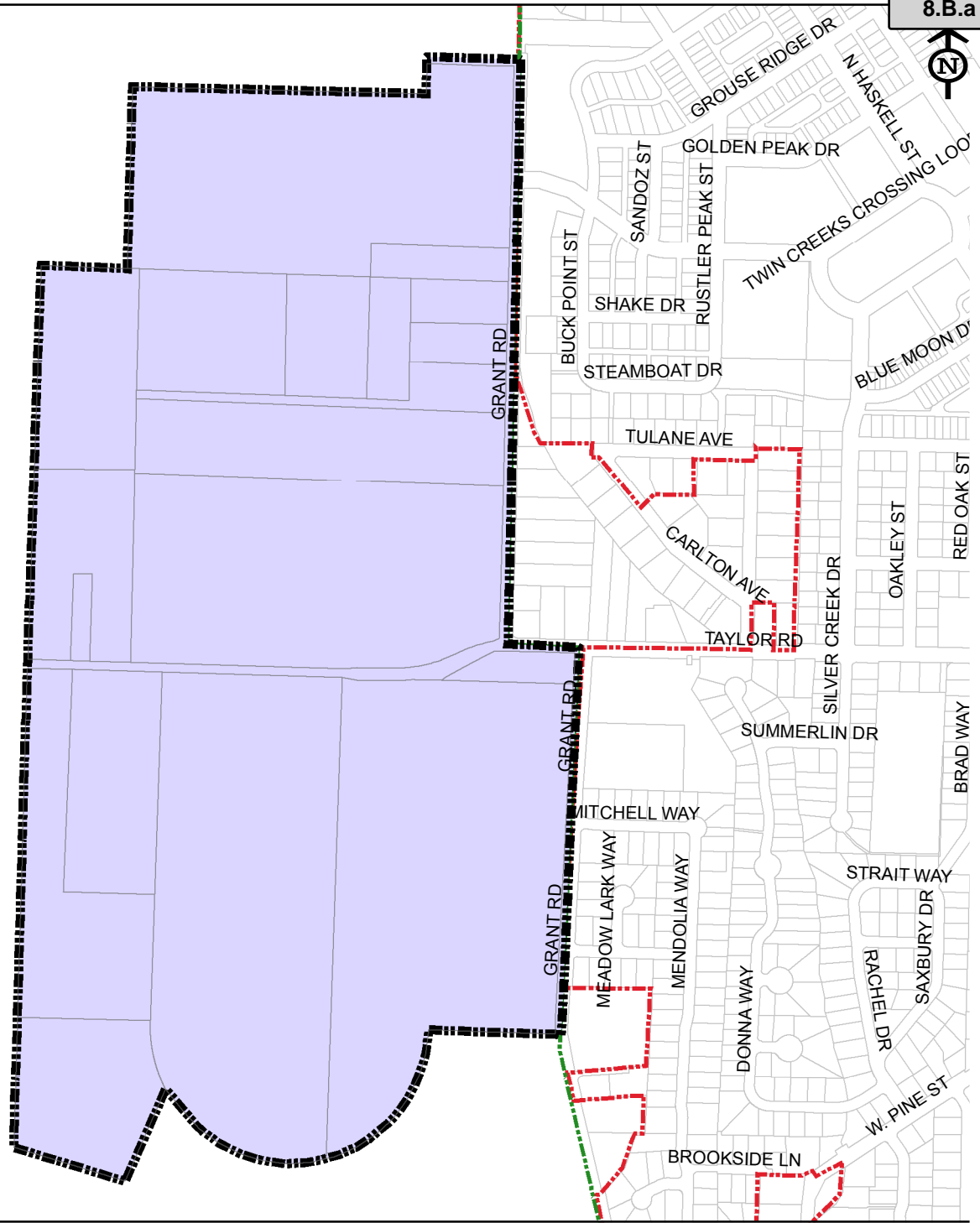
-  Proposed UGB Amendment
-  City Limits
-  Wetlands
-  Proposed UGB Tax Lots
-  Urban Growth Boundary
-  Streams



# Central Point Urban Growth Boundary Amendment

## Eastside UGB Wetlands and Streams

CP-4D



Legend

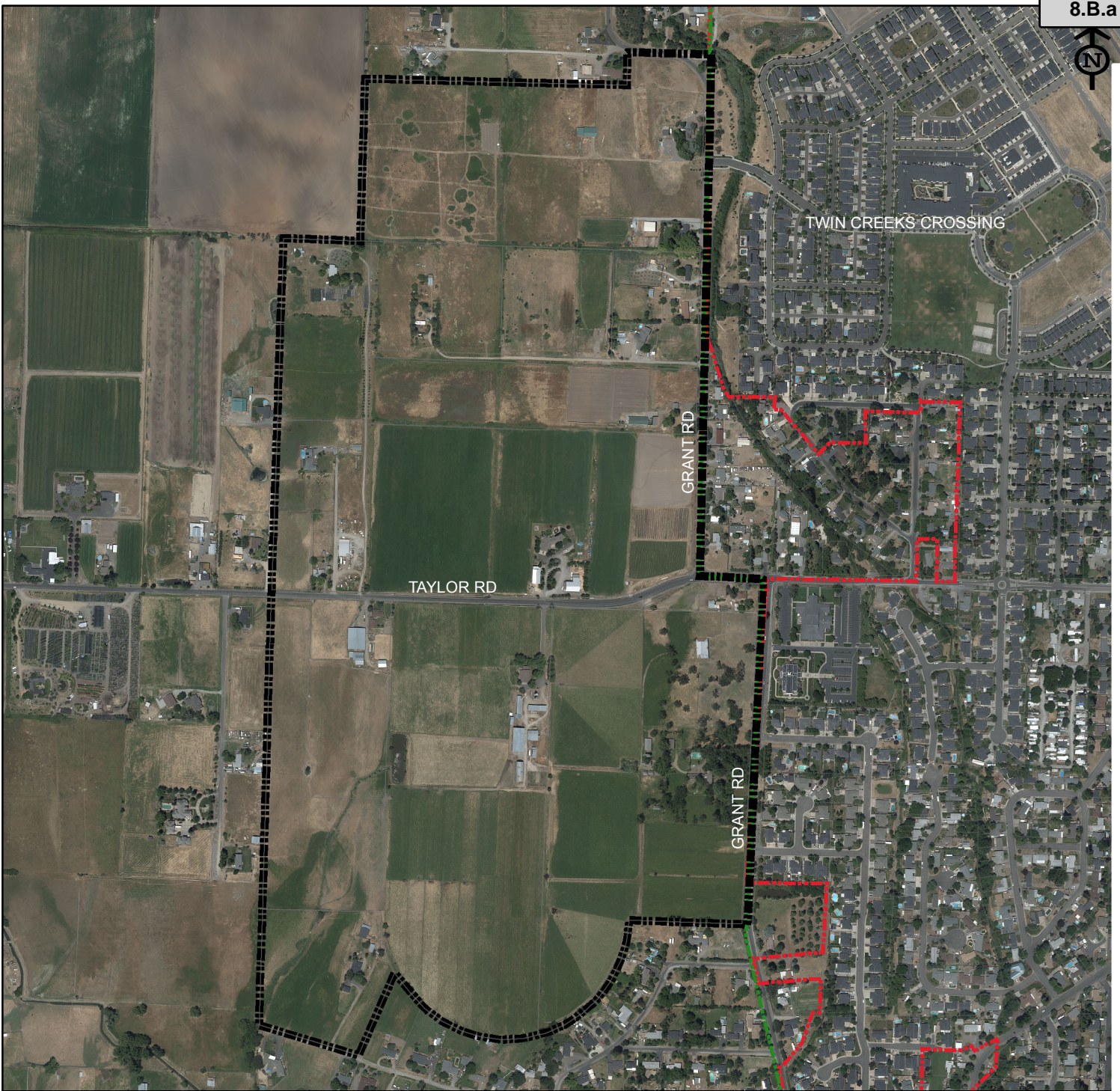
-  Proposed UGB Tax Lots
-  Proposed UGB Amendment
-  Urban Growth Boundary
-  City Limits



# Central Point Urban Growth Boundary Amendment

Westside UGB  
CP-6A

Attachment: Attachment A - Pre-Application Submittal\_CCP UGB (1204 : UGB Amendment Resolution of Intent)



Legend

-  Proposed UGB Tax Lots
-  Urban Growth Boundary
-  Proposed UGB Amendment
-  City Limits

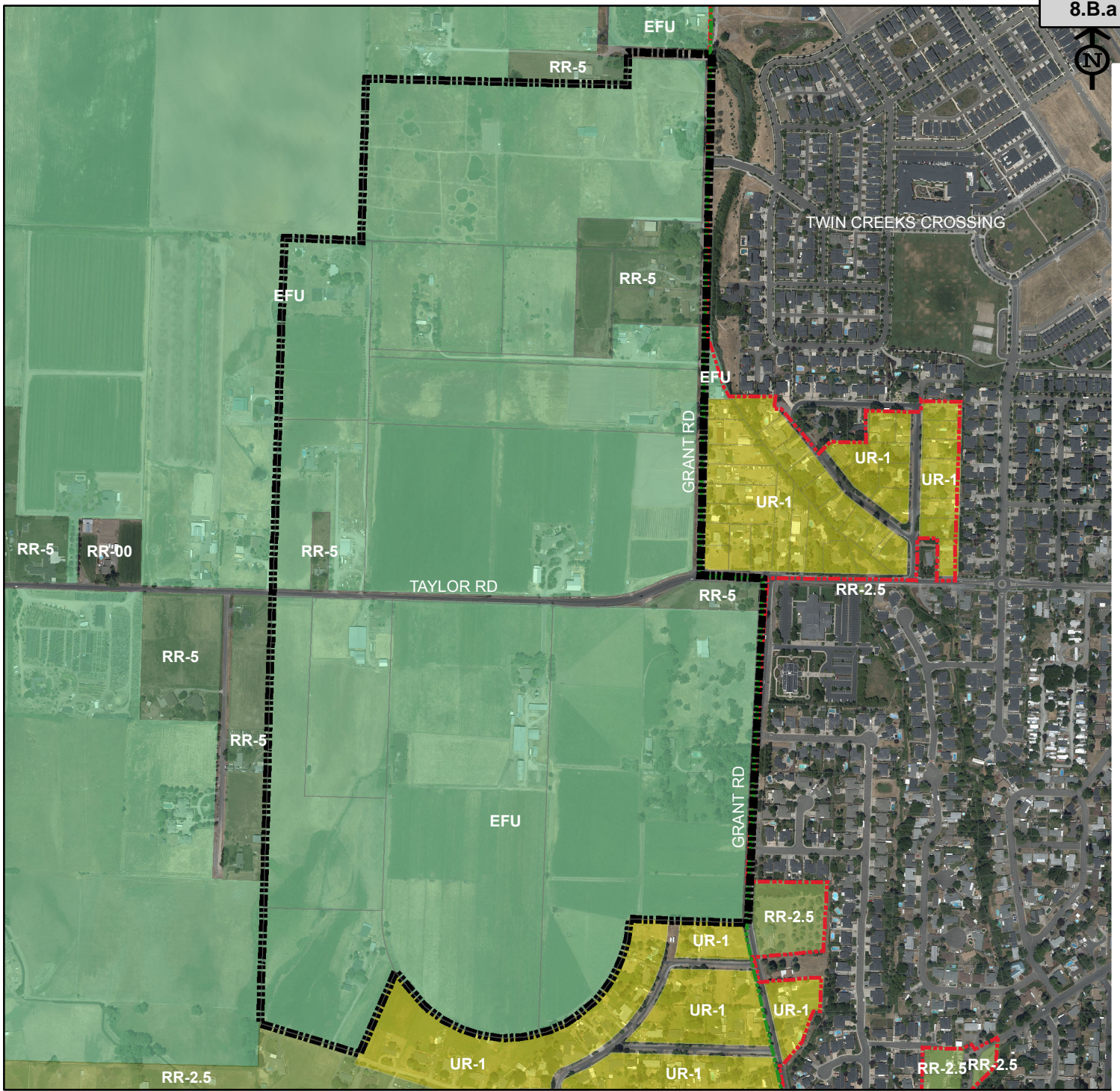


# Central Point Urban Growth Boundary Amendment

Westside UGB

CP-6A





Legend

- |  |                        |  |                       |                      |                          |                            |
|--|------------------------|--|-----------------------|----------------------|--------------------------|----------------------------|
|  | Proposed UGB Tax Lots  |  | Urban Growth Boundary | <b>County Zoning</b> |                          | Rural Residential (RR-2.5) |
|  | Proposed UGB Amendment |  | City Limits           |                      | UR-1                     |                            |
|  |                        |  |                       |                      | Exclusive Farm Use (EFU) |                            |
|  |                        |  |                       |                      | Rural Residential (RR-5) |                            |

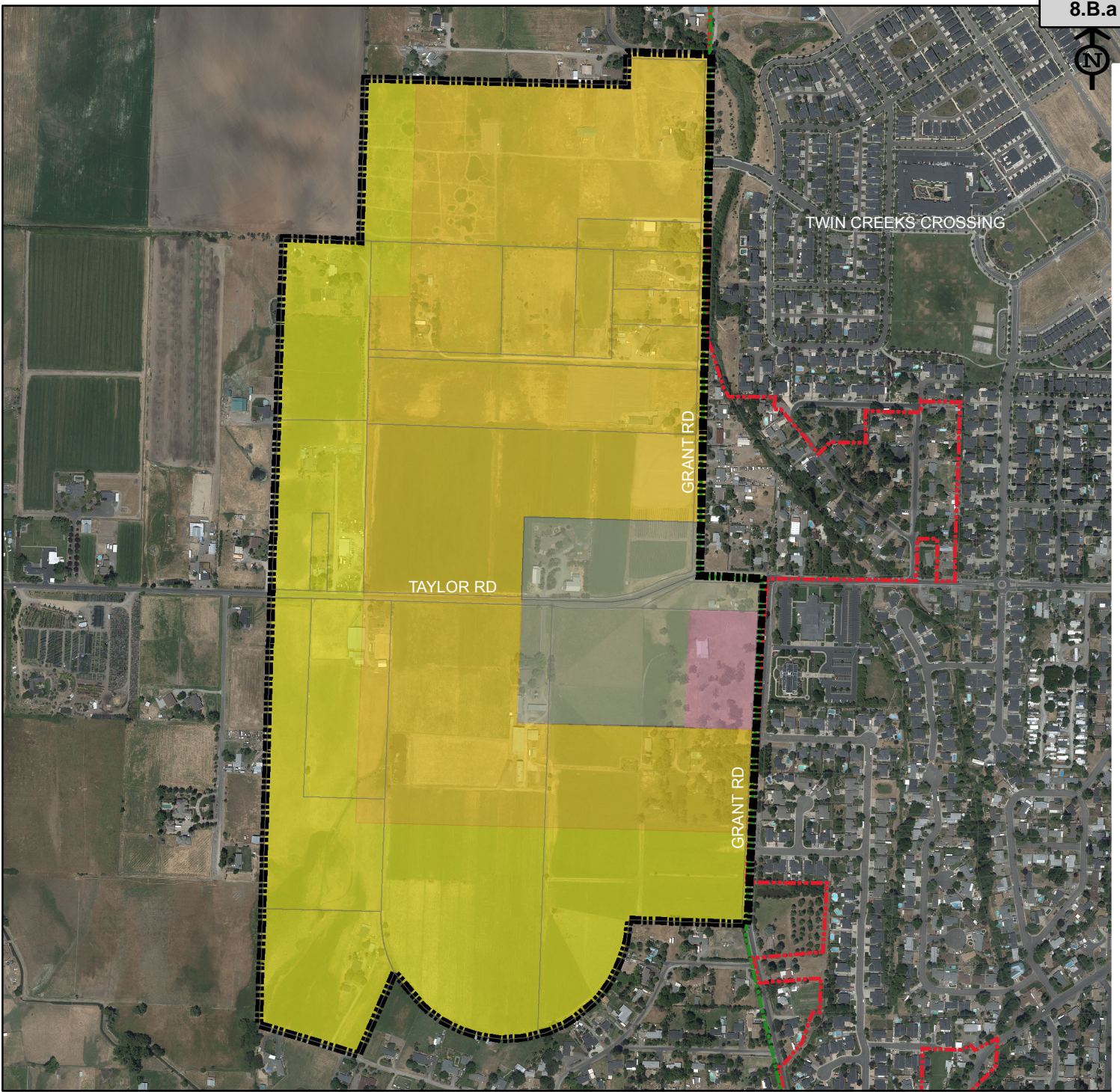
Attachment: Attachment A - Pre-Application Submittal\_CCP UGB (1204 : UGB Amendment Resolution of Intent)



# Central Point Urban Growth Boundary Amendment

## Westside UGB County Zoning

CP-6A



Legend

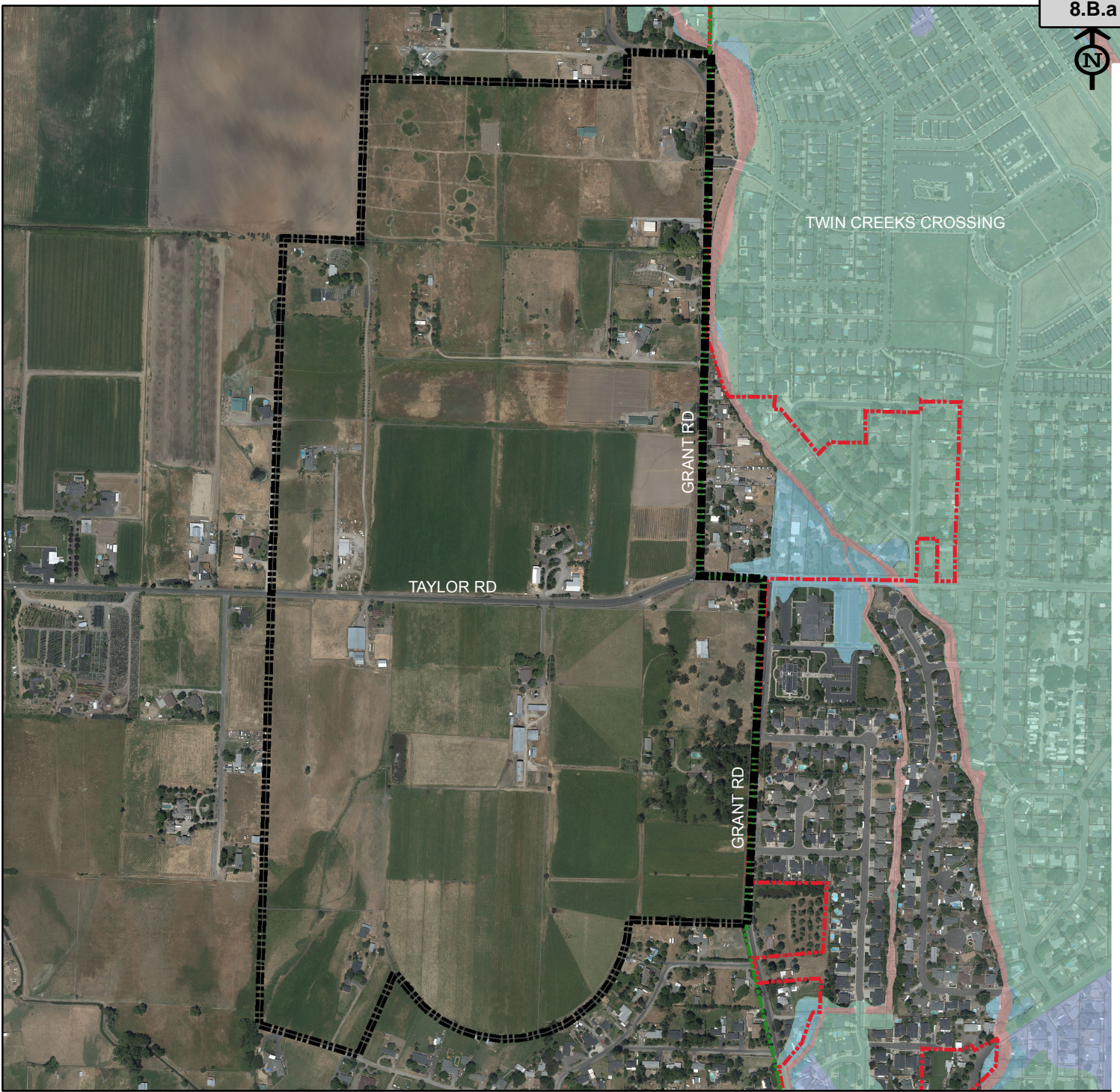
-  Proposed UGB Tax Lots
-  Urban Growth Boundary
- Proposed City Land Use**
-  Medium Residential
-  Commercial
-  Proposed UGB Amendment
-  City Limits
-  High Residential
-  Low Residential



# Central Point Urban Growth Boundary Amendment

## Westside UGB Proposed City Land Use

CP-6A



Legend

- |                        |                       |                       |                       |                             |
|------------------------|-----------------------|-----------------------|-----------------------|-----------------------------|
| Proposed UGB Tax Lots  | Urban Growth Boundary | Flood Hazard Zones AE | Flood Hazard Zones AH | Flood Hazard Zones X-SHADED |
| Proposed UGB Amendment | City Limits           | FLOODWAY              | Flood Hazard Zones A  | Flood Hazard Zones AO       |

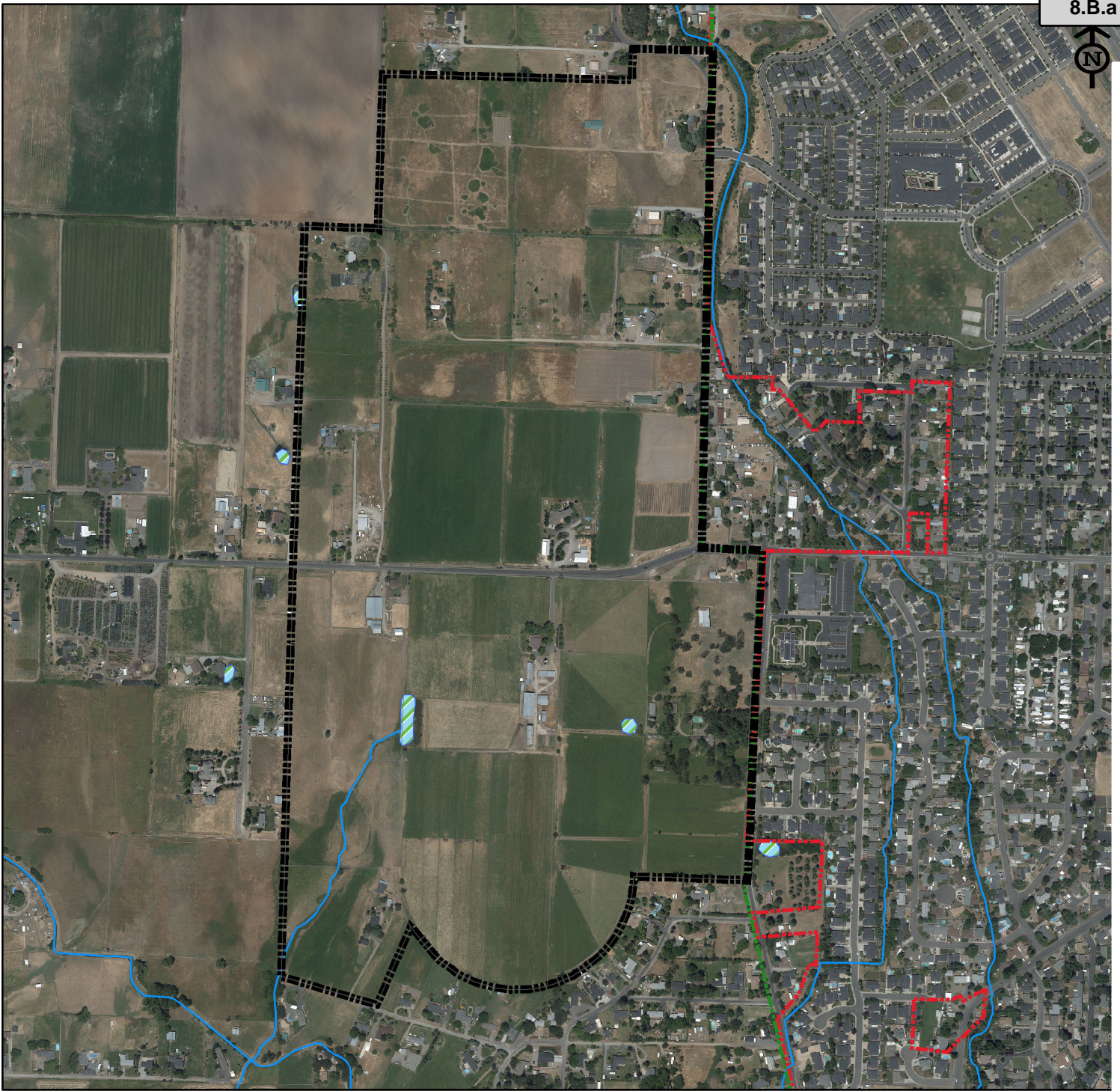
Attachment: Attachment A - Pre-Application Submittal\_CCP UGB (1204 : UGB Amendment Resolution of Intent)



# Central Point Urban Growth Boundary Amendment

## Westside UGB Flood Hazards

CP-6A



Legend

-  Proposed UGB Tax Lots
-  Urban Growth Boundary
-  Wetlands
-  Proposed UGB Amendment
-  City Limits
-  Streams





















# Central Point Urban Growth Boundary Amendment

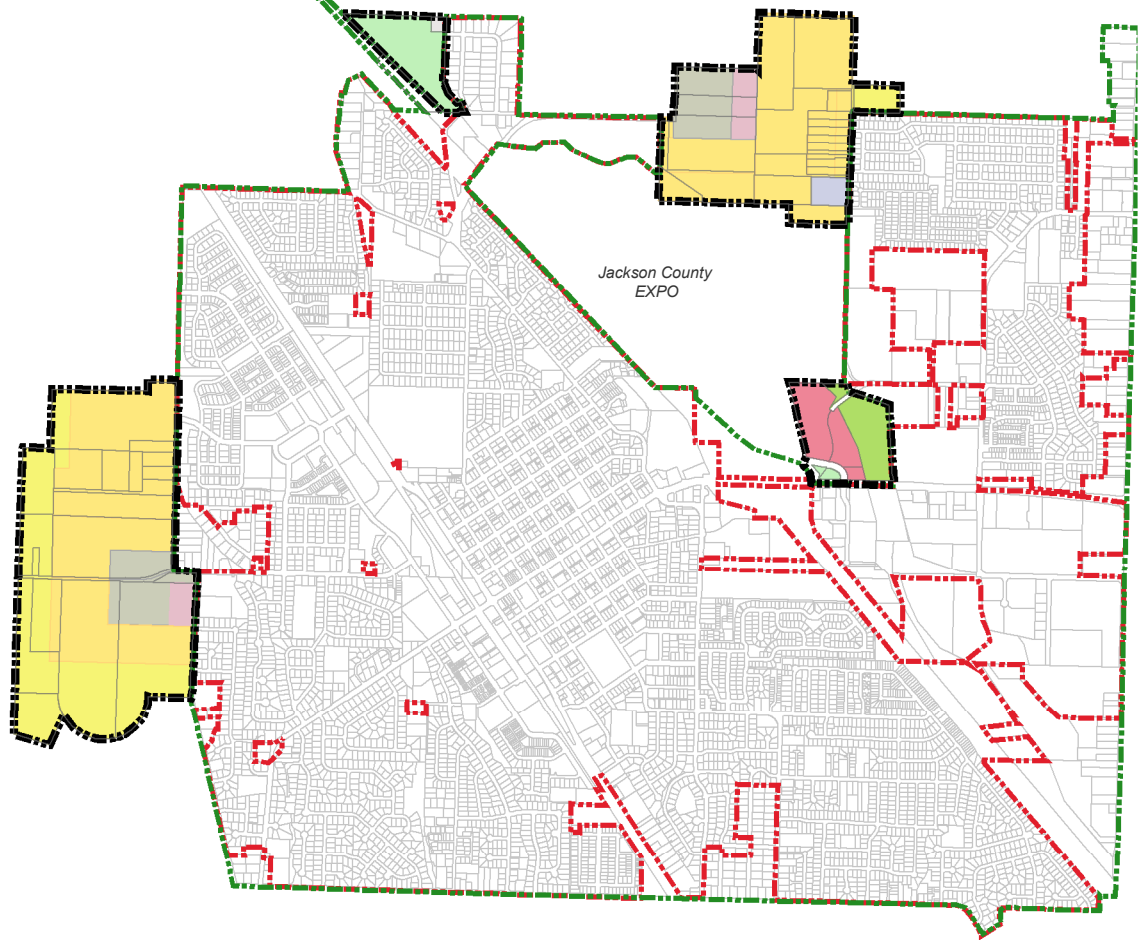
## Westside UGB Wetlands and Streams

CP-6A



Legend

-  Proposed UGB Tax Lots
-  Proposed UGB Amendment
-  Urban Growth Boundary
-  City Limits
- Proposed CP-6A Land Use**
-  High Residential
-  Medium Residential
-  Low Residential
-  Commercial
- Proposed CP-3 Land Use**
-  General Commercial (GC)
-  Bear Creek Greenway (BCG)
-  Parks and Open Space (OS)
- Proposed CP-4D Land Use**
-  Parks and OS
-  Residential Very Low
- Proposed CP-2B Land Use**
-  High Residential
-  Medium Residential
-  Low Residential
-  Neighborhood Commercial
-  Civic



Attachment: Attachment B - Proposed UGB Map (1204 : UGB Amendment Resolution of Intent)



# Central Point Urban Growth Boundary Amendment

## Proposed UGB Land Use

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

**A RESOLUTION DECLARING THE CITY COUNCIL'S INTENT TO INITIATE AN AMENDMENT TO THE CENTRALPOINT URBAN GROWTH BOUNDARY (UGB) AND THE COMPREHENSIVE PLAN TO ADD LAND FROM THE CITY'S URBAN RESERVE AREAS (URAs) CP-2B, CP-3, CP-4D, AND CP-6A FOR THE CITY'S 20-YEAR (2019-2039) HOUSING, EMPLOYMENT, PARKS AND PUBLIC FACILITY NEEDS .**

**RECITALS:**

- A. A proposed amendment to the City's Comprehensive Plan or UGB may be initiated by a Resolution of Intent by the Planning Commission or City Council (CPMC 17.96.020(A)); and,
- B. The City is forecast to add 7,216 people to its Urban Area over the next 20-years (Population Element), generating the need for new housing (Housing Element), employment opportunities (Economic Element) and park facilities (Parks Element) that cannot be absorbed by the available buildable land supply within the City's current UGB.
- C. ORS 197.296 and 197.712, requires the City to provide for needed residential, employment and urban facility needs through amendments to its UGB, changes to policy or both; and,
- D. Since the UGB was established in 1983 (Ordinance No. 1493), the City has implemented several measures to increase land use efficiency and livability consistent with ORS 197.296. At this time the City has determined there is limited ability to further increase efficiency of residential land use and development inside the current UGB.
- E. The Community Development Department has prepared a UGB/Comprehensive Plan Amendment application to add 444 acres of land in response to the identified need in accordance with ORS 197.296.
- F. The proposed amendment includes land from four (4) URAs based on public involvement and direction from the City Council (4/11/2019), Planning Commission (4/20/2019 and 5/7/2019) and the Citizen's Advisory Committee (4/9/2019) consistent with the City's Urban Growth Boundary Management Agreement (UGBMA) with Jackson County, and applicable state, county and city regulations;
- G. Initiation of the City's formal UGB Amendment application with Jackson County is consistent with the City Council goals to address housing supply and affordability, promote the City's economic interest, and create planned growth to serve the public necessity and convenience and general welfare.

The City of Central Point resolves:

**Section 1.** By this resolution the City Council authorizes the Community Development Department to proceed with finalizing and submitting the UGB Amendment Application, including finalizing the Findings of Fact and Conclusions of Law to include lands shown in Exhibit A.

**Section 2.** The City Council authorizes payment of applicable planning application fees to Jackson County Development Services, as necessary to complete the application.

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

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

ATTEST:

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

Attachment: Resolution of Intent (1204 : UGB Amendment Resolution of Intent)



## **City of Central Point** **Staff Report to Council**

### **ISSUE SUMMARY**

<b>TO:</b>	City Council	<b>DEPARTMENT:</b>	City Manager
<b>FROM:</b>	Chris Clayton, City Manager		
<b>MEETING DATE:</b>	October 10, 2019		
<b>SUBJECT:</b>	Rogue Disposal & Recycling, Inc. 2020 CPI Rate Increase		
<b>ACTION REQUIRED:</b>	Motion	<b>RECOMMENDATION:</b>	Approval

#### **BACKGROUND INFORMATION:**

The Franchise Agreement between the City of Central Point and Rogue Disposal allows for an annual consumer price index (CPI) rate adjustment. Any adjustment proposal must be reviewed by the City to ensure mathematical accuracy and compliance with all provisions of the franchise agreement. Having reviewed Rogue Disposal & Recycling's proposed (2020) 1.7% rate increase, and the requirements of the current franchise agreement, I have found the proposed increase to be both accurate and compliant with the current franchise agreement.

#### **FINANCIAL ANALYSIS:**

The proposed 1.7% CPI rate adjustment has the following impact on Central Point residential customers beginning January 1, 2020:

35-gallon cart @ curb \$20.30/per month – Net Change (+\$0.34)  
 65-gallon cart @ curb \$34.04/per month – Net Change (+\$0.57)  
 95-gallon cart @ curb \$47.78/per month – Net Change (+\$0.80)

*\*Commercial and specialty rate information is included in the attached rate schedule.*



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**LEGAL ANALYSIS:****7.5 Annual Adjustment of Approved Service Rate Schedule**

On each Anniversary Date (other than an Anniversary Date that is immediately preceded by a Fifth Anniversary Rate Review), commencing with the Anniversary Date that falls on January 1, 1998, there shall be an annual adjustment of the Approved Service Rate Schedule pursuant to and in accordance with this Section 7.5. If the City and the Contractor agree, the annual adjustment pursuant to this Section 7.5 may be waived for any year.

Unless such annual adjustment for a given year is waived by the Contractor and the City, the Contractor shall be required to deliver to the City, not less than 120 days prior to such Anniversary Date, a detailed calculation of the adjustment to each Rate Category Rate in the Approved Service Rate Schedule then in effect calculated in accordance with the Annual Rate Adjustment Formula set forth in this Section 7.5, together with all supporting information. The City Administrator shall review such information and not less than 90 days prior to the related Anniversary Date, the City shall inform the Contractor as to whether or not it agrees with the Contractor's calculation of such adjustment. The City shall specify to the Contractor in writing the particulars of any disagreement with the Contractor's calculation of such adjustment, and the City and Contractor shall meet in order to resolve any such differences. Effective as of each Anniversary Date for which an annual adjustment is made pursuant to this Section 7.5, each Rate Category Rate in the Approved Service Rate Schedule shall be adjusted in accordance with the Annual Rate Adjustment Formula set forth in this Section 7.5.

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**COUNCIL GOALS/STRATEGIC PLAN ANALYSIS:**

Not Applicable.

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**STAFF RECOMMENDATION:**

1. Provide additional comments to Rogue Disposal and Recycling on their proposed annual rate adjustment.
2. Approve Rogue Disposal and Recycling' s proposed annual rate adjustment.

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**RECOMMENDED MOTION:**

I move to approve the Rogue Disposal and Recycling' s 2020 proposed rate adjustment of 1.7%.

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**ATTACHMENTS:**

1. 2020 CPI Adjustment Background Information-Calculations



roguedisposal.com

September 27, 2019

Mr. Christopher Clayton  
 City Administrator  
 City of Central Point  
 140 South 3<sup>rd</sup> Street  
 Central Point, OR 97502

**RE: City of Central Point Solid Waste Collection Franchise Agreement Sec. 7.5  
 Our File No: RET II 13A**

Dear Mr. Clayton:

Paragraph 7.5 of the Solid Waste Collection Franchise Agreement (Franchise) between the City of Central Point (City) and Rogue Disposal & Recycling, Inc., (Rogue), provides for an annual adjustment of the approved service rate schedule based on the change in the Consumer Price Index (CPI) during the previous year. Please accept this letter as Rogue's implementation of the 7.5 provisions. Set forth below is Rogue's detailed calculation of the adjustment to each "Rate Category Rate" (RCR) in the improved service rate schedule, then in effect, calculated in accordance with the Annual Rate Adjustment Formula set forth under Section 7.5.

The CPI change between August 2018 (252.1) and August 2019 (256.6) equals a percentage change of 1.7%. Please see enclosed table taken from the Bureau of Labor Statistics Data setting forth the Consumer Price Index-All Urban Consumers for years 2018 and 2019. Accordingly, under the Annual Rate Adjustment Formula, the service rate for a particular rate category is multiplied by 1.7% plus the current service rate which equals the "Adjusted Rate Category Rate" (ARCR). For example, residential garbage/curbside recycling-one-can current rate of \$19.96 renders the following adjustment:

$$\$19.96 \times 1.7\% \text{ (CPI)} = \$0.34$$

Thus, the rate as of January 1, 2020 adjusted for the CPI (1.7%) equals:

$$\$19.96 + \$0.34 = \$20.30 \text{ (ARCR)}$$

I have enclosed a copy of Exhibit "D" Schedule of Approved Maximum Monthly Collection Rates for City of Central Point, effective January 1, 2019, which sets forth the current RCR.

The new rates reflecting the ARCR are attached hereto as Exhibit "C", amended as of January 1, 2020.

Under the Franchise, the City has 30 days to review the increase for the cost of living calculations.

As required by the Franchise, 30 days written notice (this includes electronic notice for our customers who have opted for "paperless" communication) will be provided to customers of all rate changes. In an effort to proceed with this rate change as environmentally and cost effectively as possible, our goal is to use statement inserts (as well as electronic notices) to notify customers of this rate change in our October 30 billing. *Timing wise, to enable us to do this, we would ask that any calculation questions you may have be submitted to us by Tuesday, October 22, 2019.*

After review of this information, please inform me as to whether you agree that the calculations set forth herein are accurate. I can be reached on my direct line at 541.494.5409.

Thank you for your attention to this matter.

Very truly yours,



Brenda B. Olsson  
I/S & Finance Operations Manager  
Rogue Disposal & Recycling, Inc.

## CONSUMER PRICE INDEXES PACIFIC CITIES AND U. S. CITY AVERAGE AUGUST 2019

(All items indexes. 1982-84=100 unless otherwise noted. Not seasonally adjusted.)

MONTHLY DATA	All Urban Consumers (CPI-U)						Urban Wage Earners and Clerical Workers (CPI-W)					
	Indexes			Percent Change			Indexes			Percent Change		
				Year ending	1 Month ending					Year ending	1 Month ending	
	Aug 2018	Jul 2019	Aug 2019	Jul 2019	Aug 2019	Aug 2019	Aug 2018	Jul 2019	Aug 2019	Jul 2019	Aug 2019	Aug 2019
U. S. City Average.....	252.146	256.571	256.558	1.6	1.7	0.0	246.336	250.236	250.112	1.4	1.5	0.0
West.....	264.395	271.029	271.264	2.7	2.6	0.1	256.311	262.401	262.416	2.6	2.4	0.0
West – Size Class A <sup>1</sup> .....	272.606	279.726	279.891	2.8	2.7	0.1	262.699	269.338	269.231	2.7	2.5	0.0
West – Size Class B/C <sup>2</sup> .....	153.797	157.465	157.654	2.6	2.5	0.1	153.625	157.058	157.134	2.5	2.3	0.0
Mountain <sup>3</sup> .....	102.488	105.099	105.477	2.5	2.9	0.4	102.994	105.383	105.678	2.3	2.6	0.3
Pacific <sup>3</sup> .....	102.831	105.397	105.382	2.8	2.5	0.0	102.881	105.349	105.239	2.7	2.3	-0.1
Los Angeles-Long Beach-Anaheim, CA.....	266.665	274.682	274.579	3.3	3.0	0.0	257.318	265.012	264.687	3.3	2.9	-0.1
BI-MONTHLY DATA (Published for odd months)	Indexes			Percent Change			Indexes			Percent Change		
				Year ending	2 Months ending					Year ending	2 Months ending	
	Jul 2018	May 2019	Jul 2019	May 2019	Jul 2019	Jul 2019	Jul 2018	May 2019	Jul 2019	May 2019	Jul 2019	Jul 2019
Riverside-San Bernardino-Ontario, CA <sup>3</sup> .....	103.139	105.959	105.816	2.9	2.6	-0.1	103.181	106.159	105.815	3.0	2.6	-0.3
San Diego-Carlsbad, CA.....	295.185	300.303	299.333	3.8	1.4	-0.3	279.145	281.727	281.391	3.0	0.8	-0.1
Urban Hawaii.....	277.389	282.271	281.928	2.1	1.6	-0.1	273.619	278.551	278.099	2.1	1.6	-0.2
BI-MONTHLY DATA (Published for even months)	Indexes			Percent Change			Indexes			Percent Change		
				Year ending	2 Months ending					Year ending	2 Months ending	
	Aug 2018	Jun 2019	Aug 2019	Jun 2019	Aug 2019	Aug 2019	Aug 2018	Jun 2019	Aug 2019	Jun 2019	Aug 2019	Aug 2019
Phoenix-Mesa-Scottsdale, AZ <sup>4</sup> .....	139.554	142.997	143.760	2.2	3.0	0.5	138.241	141.580	142.070	2.3	2.8	0.3
San Francisco-Oakland-Hayward, CA.....	287.664	295.259	295.490	3.2	2.7	0.1	281.536	288.581	288.514	3.0	2.5	0.0
Seattle-Tacoma-Bellevue, WA.....	271.625	278.631	280.286	2.3	3.2	0.6	267.757	273.488	274.520	1.7	2.5	0.4
Urban Alaska.....	228.716	234.179	230.406	2.5	0.7	-1.6	224.691	229.121	226.667	2.1	0.9	-1.1

<sup>1</sup> Population over 2,500,000    <sup>2</sup> Population 2,500,000 and under, Dec 1996 = 100    <sup>3</sup> Dec 2017=100    <sup>4</sup> Dec 2001=100    Dash (-) = Not available

NOTE: In January 2018, BLS introduced a new geographic area sample for the Consumer Price Index (CPI): [www.bls.gov/regions/west/factsheet/2018cpirevisionwest.pdf](http://www.bls.gov/regions/west/factsheet/2018cpirevisionwest.pdf)

1967=100 base year indexes and historical tables including semiannual and annual average data are available at: [www.bls.gov/regions/west/data/cpi\\_tables.pdf](http://www.bls.gov/regions/west/data/cpi_tables.pdf)

Release date September 12, 2019. The next release date is scheduled for October 10, 2019. For questions, please contact us at [BLInfoSF@bls.gov](mailto:BLInfoSF@bls.gov) or (415) 625-2270.

Attachment: 2020 CPI Adjustment Background Information-Calculations (1203 : Rogue Disposal &

**EXHIBIT C**  
**CITY OF CENTRAL POINT, OREGON**  
**ROGUE DISPOSAL AND RECYCLING, INC.**  
**MAXIMUM MONTHLY COLLECTION RATES**  
**EFFECTIVE JANUARY 1, 2020**

**Residential Collection**

Garbage/Curbside Recycling			
35 gallon cart @ curb (1 can service)	\$	20.30	Per month
65 gallon cart @ curb (2 can service)	\$	34.04	Per month
95 gallon cart @ curb (3 can service)	\$	47.78	Per month
Each Additional Can Serviced Weekly	\$	13.74	Per month
Extra 32 gallon Can or Bag On Route	\$	5.07	Each
Special Pick-up - Non-Garbage Customer	\$	17.23	Each
Recycling Cart - Non-Garbage Customer	\$	6.01	Per month
Green Waste Cart - Garbage Customer	\$	7.75	Per month
Green Waste Cart - Non-Garbage Customer	\$	9.95	Per month

**Commercial (Front-Load)**

**Monthly Front-Load Rates by Container size and Frequency of Pickup**

	1 1/2 YD	2 YD	3 YD	4 YD	6 YD	8 YD
<b>1 x Week</b>	\$ 135.99	\$ 177.24	\$ 209.98	\$ 271.86	\$ 390.63	\$ 509.28
<b>2 x Week</b>	\$ 220.26	\$ 285.61	\$ 395.80	\$ 504.15	\$ 705.57	\$ 905.10
<b>3 x Week</b>	\$ 318.33	\$ 406.11	\$ 566.14	\$ 714.12	\$ 1,077.19	\$ 1,440.31
<b>4 x Week</b>	\$ 416.39	\$ 511.05	\$ 724.45	\$ 967.08	\$ 1,416.15	\$ 1,867.06
<b>5 x Week</b>	\$ 497.31	\$ 615.97	\$ 906.85	\$ 1,199.35	\$ 1,758.64	\$ 2,317.85
<b>6 x Week</b>	\$ 564.40	\$ 738.23	\$ 1,077.19	\$ 1,429.97	\$ 2,099.31	\$ 2,768.74
<b>Extra p/u</b>	\$ 49.03	\$ 59.32	\$ 80.00	\$ 100.70	\$ 141.96	\$ 183.25

**Commercial Commingle Recycling (Front-Load)**

**Monthly Front-Load Rates by Container size and Frequency of Pickup**

	1 1/2 YD	2 YD	3 YD	4 YD	6 YD	8 YD
<b>1 x Week</b>	\$ 40.80	\$ 53.17	\$ 62.99	\$ 81.56	\$ 117.19	\$ 152.78
<b>Extra p/u</b>	\$ 14.71	\$ 17.80	\$ 24.00	\$ 30.21	\$ 42.59	\$ 54.98

**Commercial Commingle Recycling (Bins)**

65 gallon cart @ curb (2 can service)	\$	10.21
95 gallon cart @ curb (3 can service)	\$	14.33

**Industrial (Roll-off)****DROP BOX SERVICE RATES**

<b>SIZE</b>	<b>RATE PER LOAD</b>			<b>DAILY RENT</b>	
	<b>LOOSE</b>	<b>COMPACT</b>	<b>PERM</b>	<b>TEMP</b>	
10 Yard Box (rate per haul)	\$ 277.19	\$ 464.54	\$ 2.96	\$	5.90
20 Yard Box (rate per haul)	\$ 416.69	\$ 788.60	\$ 3.70	\$	7.37
27 Yard Box (rate per haul)	\$ 514.54		\$ 4.41	\$	8.86
30 Yard Box (rate per haul)	\$ 555.84		\$ 4.41	\$	8.86
33 Yard Box (rate per haul)	\$ 595.36		\$ 4.41	\$	8.86
40 Yard Box (rate per haul)	\$ 721.18		\$ 4.41	\$	8.86
50 Yard Box (rate per haul)	\$ 901.85		\$ 4.41	\$	8.86

**EXHIBIT C**  
**CITY OF CENTRAL POINT, OREGON**  
**ROGUE DISPOSAL AND RECYCLING, INC.**  
**MAXIMUM MONTHLY COLLECTION RATES**  
**EFFECTIVE JANUARY 1, 2020**

**Residential Collection Miscellaneous Charges**

\$ 28.47	Exchange Roll Cart	\$	6.92	Long Driveway with Cart (per Month)
\$ 2.35	32 Gal Can Extra GW Pick-Up	\$	117.95	Misc. Labor (Truck and Driver) per Hour
\$ 1.62	Extra GW Cart Rent Per Month	\$	51.59	Misc. Labor (Helper) per Hour
\$ 3.09	On Call Extra GW Cart Pick-up	\$	49.98	Small Quantity Pgm - 5 Pre-Paid Bags
\$ 7.66	Recycle Bin Not Returned	\$	69.00	Small Quantity Pgm - 10 Pre-Paid Bags
\$ 3.09	For Each Addtl Resident Roll Cart	\$	76.65	1st Appliance
\$ 26.26	Off Route Charge	\$	38.33	Ea. Additional Appliance
\$ 63.39	35 Gal Lost Cart Replacement	\$	14.74	Tire - Passenger
\$ 73.73	65 Gal Lost Cart Replacement	\$	29.48	Tire - Truck
\$ 92.88	95 Gal Lost Cart Replacement	\$	29.48	Misc. Loose Waste - Per Yard
\$ 6.62	Cart/Can not at Curb (per Month)	\$	9.30	Christmas Tree - Per 3 Ft Section

**Commercial Collection Special Charges**

\$ 29.48	Per month temporary container rental			
\$ 29.48	Per month temporary cardboard only; waived if minimum p/u every other week			
\$ 38.33	Trip charge/pull fee			
\$ 58.97	Cleaning			
\$ 58.97	Deposit			
\$ 58.97	Pickup & Delivery			
\$ 17.71	Pull Out from 30-90 ft (multiply by p/u per week)			
\$ 13.27	Key Acct			
\$ 7.37	Per month auto lock container			
\$ 23.59	Lock replacement			
\$ 119.41	6 yd. or under FL compactor cleaning fee			
		<u>Deliver</u>	<u>Pickup</u>	
\$ 129.16	Bin for a day - 5 yard - 24 hours 1 Dump			
\$ 146.37	Bin for a week-end - 5 yard - 48 hours 1 Dump	Fri	Mon am	
\$ 163.58	Bin for 72 hours - 5 yard - 1 Dump	1st day	4th day	
\$ 99.78	Yard debris bin for a day - 5 yard - 24 hours 1 Dump			
\$ 116.43	Yard debris bin for a week-end - 5 yard 1 Dump	Fri	Mon am	
\$ 133.08	Yard debris bin for 72 hours - 5 yard 1 Dump	1st day	4th day	

**Industrial Special Charges**

\$ 39.38	Compactor - Per Yard Under 20 Yds
\$ 36.44	Compactor - Per Yard 20 Yds and Over
\$ 131.22	Compactor Cleaning
\$ 38.33	Trip Charge(move box @ location) / Turn Around Charge
\$ 123.85	Haul Fee - Asbestos Box (Requires special per yard disposal charge)
\$ 123.85	Wood Box Haul Fee
\$ 2.96	Per Mile, starting after border boundary
\$ 29.48	Car tire in drop box
\$ 44.22	Truck tire in drop box
\$ 76.65	Haul Fee to haul appliance from landfill to transfer station

**Medical Waste**

\$ 22.10	1 Gallon container (Residential)	\$	40.07	15 Gallon Steri-Box (Commercial Pick-Up)
\$ 27.58	2 Gallon container (Residential)	\$	53.12	34 Gallon Steri-Box (Commercial Pick-Up)
		\$	49.18	21 Gallon Steri-Tub (Commercial Pick-Up)
		\$	58.87	48 Gallon Steri-Tub (Commercial Pick-Up)

**EXHIBIT D  
CITY OF CENTRAL POINT, OREGON  
ROGUE DISPOSAL AND RECYCLING, INC.  
MAXIMUM MONTHLY COLLECTION RATES  
EFFECTIVE JANUARY 1, 2019**

**Residential Collection**

Garbage/Curbside Recycling			
35 gallon cart @ curb (1 can service)	\$	19.96	Per month
65 gallon cart @ curb (2 can service)	\$	33.47	Per month
95 gallon cart @ curb (3 can service)	\$	46.98	Per month
Each Additional Can Serviced Weekly	\$	13.51	Per month
Extra 32 gallon Can or Bag On Route	\$	4.99	Each
Special Pick-up - Non-Garbage Customer	\$	16.94	Each
Recycling Cart - Non-Garbage Customer	\$	5.91	Per month
Green Waste Cart - Garbage Customer	\$	7.62	Per month
Green Waste Cart - Non-Garbage Customer	\$	9.78	Per month

**Commercial (Front-Load)**

**Monthly Front-Load Rates by Container size and Frequency of Pickup**

	1 1/2 YD	2 YD	3 YD	4 YD	6 YD	8 YD
<b>1 x Week</b>	\$ 133.72	\$ 174.28	\$ 206.47	\$ 267.32	\$ 384.10	\$ 500.77
<b>2 x Week</b>	\$ 216.58	\$ 280.84	\$ 389.18	\$ 495.72	\$ 693.78	\$ 889.97
<b>3 x Week</b>	\$ 313.01	\$ 399.32	\$ 556.68	\$ 702.18	\$ 1,059.18	\$ 1,416.23
<b>4 x Week</b>	\$ 409.43	\$ 502.51	\$ 712.34	\$ 950.91	\$ 1,392.48	\$ 1,835.85
<b>5 x Week</b>	\$ 489.00	\$ 605.67	\$ 891.69	\$ 1,179.30	\$ 1,729.24	\$ 2,279.11
<b>6 x Week</b>	\$ 554.97	\$ 725.89	\$ 1,059.18	\$ 1,406.07	\$ 2,064.22	\$ 2,722.46
<b>Extra p/u</b>	\$ 48.21	\$ 58.33	\$ 78.66	\$ 99.02	\$ 139.59	\$ 180.19

**Commercial Commingle Recycling (Front-Load)**

**Monthly Front-Load Rates by Container size and Frequency of Pickup**

	1 1/2 YD	2 YD	3 YD	4 YD	6 YD	8 YD
<b>1 x Week</b>	\$ 40.12	\$ 52.28	\$ 61.94	\$ 80.20	\$ 115.23	\$ 150.23
<b>Extra p/u</b>	\$ 14.46	\$ 17.50	\$ 23.60	\$ 29.71	\$ 41.88	\$ 54.06

**Commercial Commingle Recycling (Bins)**

65 gallon cart @ curb (2 can service)	\$	10.04
95 gallon cart @ curb (3 can service)	\$	14.09

**Industrial (Roll-off)**

**DROP BOX SERVICE RATES**

<u>SIZE</u>	<u>RATE PER LOAD</u>			<u>DAILY RENT</u>	
	<u>LOOSE</u>	<u>COMPACT</u>	<u>PERM</u>	<u>TEMP</u>	
10 Yard Box (rate per haul)	\$ 272.56	\$ 456.77	\$ 2.91	\$	5.80
20 Yard Box (rate per haul)	\$ 409.72	\$ 775.42	\$ 3.64	\$	7.25
27 Yard Box (rate per haul)	\$ 505.94		\$ 4.34	\$	8.71
30 Yard Box (rate per haul)	\$ 546.55		\$ 4.34	\$	8.71
33 Yard Box (rate per haul)	\$ 585.41		\$ 4.34	\$	8.71
40 Yard Box (rate per haul)	\$ 709.12		\$ 4.34	\$	8.71
50 Yard Box (rate per haul)	\$ 886.77		\$ 4.34	\$	8.71

Attachment: 2020 CPI Adjustment Background Information-Calculations (1203 : Rogue Disposal & Recycling, Inc. 2020 CPI Rate Increase)



**EXHIBIT D**  
**CITY OF CENTRAL POINT, OREGON**  
**ROGUE DISPOSAL AND RECYCLING, INC.**  
**MAXIMUM MONTHLY COLLECTION RATES**  
**EFFECTIVE JANUARY 1, 2019**

**Residential Collection Miscellaneous Charges**

\$ 27.99	Exchange Roll Cart	\$ 6.80	Long Driveway with Cart (per Month)
\$ 2.31	32 Gal Can Extra GW Pick-Up	\$ 115.98	Misc. Labor (Truck and Driver) per Hour
\$ 1.59	Extra GW Cart Rent Per Month	\$ 50.73	Misc. Labor (Helper) per Hour
\$ 3.04	On Call Extra GW Cart Pick-up	\$ 49.14	Small Quantity Pgm - 5 Pre-Paid Bags
\$ 7.53	Recycle Bin Not Returned	\$ 67.85	Small Quantity Pgm - 10 Pre-Paid Bags
\$ 3.04	For Each Addtl Resident Roll Cart	\$ 75.37	1st Appliance
\$ 25.82	Off Route Charge	\$ 37.69	Ea. Additional Appliance
\$ 62.33	35 Gal Lost Cart Replacement	\$ 14.49	Tire - Passenger
\$ 72.50	65 Gal Lost Cart Replacement	\$ 28.99	Tire - Truck
\$ 91.33	95 Gal Lost Cart Replacement	\$ 28.99	Misc. Loose Waste - Per Yard
\$ 6.51	Cart/Can not at Curb (per Month)	\$ 9.14	Christmas Tree - Per 3 Ft Section

**Commercial Collection Special Charges**

\$ 28.99	Per month temporary container rental		
\$ 28.99	Per month temporary cardboard only; waived if minimum p/u every other week		
\$ 37.69	Trip charge/pull fee		
\$ 57.98	Cleaning		
\$ 57.98	Deposit		
\$ 57.98	Pickup & Delivery		
\$ 17.41	Pull Out from 30-90 ft (multiply by p/u per week)		
\$ 13.05	Key Acct		
\$ 7.25	Per month auto lock container		
\$ 23.20	Lock replacement		
\$ 117.41	6 yd. or under FL compactor cleaning fee		
		<u>Deliver</u>	<u>Pickup</u>
\$ 127.00	Bin for a day - 5 yard - 24 hours 1 Dump		
\$ 143.92	Bin for a week-end - 5 yard - 48 hours 1 Dump	Fri	Mon am
\$ 160.85	Bin for 72 hours - 5 yard - 1 Dump	1st day	4th day
\$ 98.11	Yard debris bin for a day - 5 yard - 24 hours 1 Dump		
\$ 114.48	Yard debris bin for a week-end - 5 yard 1 Dump	Fri	Mon am
\$ 130.86	Yard debris bin for 72 hours - 5 yard 1 Dump	1st day	4th day

**Industrial Special Charges**

\$ 38.72	Compactor - Per Yard Under 20 Yds
\$ 35.83	Compactor - Per Yard 20 Yds and Over
\$ 129.03	Compactor Cleaning
\$ 37.69	Trip Charge(move box @ location) / Turn Around Charge
\$ 121.78	Haul Fee - Asbestos Box (Requires special per yard disposal charge)
\$ 121.78	Wood Box Haul Fee
\$ 2.91	Per Mile, starting after border boundary
\$ 28.99	Car tire in drop box
\$ 43.48	Truck tire in drop box
\$ 75.37	Haul Fee to haul appliance from landfill to transfer station

**Medical Waste \***

\$ 21.73	1 Gallon container (Residential)	\$ 39.40	15 Gallon Steri-Box (Commercial Pick-Up)
\$ 27.12	2 Gallon container (Residential)	\$ 52.23	34 Gallon Steri-Box (Commercial Pick-Up)
* Published medical rates (see Rogue Disposal web site) added to enhance transparency.		\$ 48.36	21 Gallon Steri-Tub (Commercial Pick-Up)
		\$ 57.89	48 Gallon Steri-Tub (Commercial Pick-Up)



## City of Central Point Staff Report to Council

### ISSUE SUMMARY

<b>TO:</b>	City Council	<b>DEPARTMENT:</b>	Public Works
<b>FROM:</b>	Matt Samitore, Parks and Public Works Director		
<b>MEETING DATE:</b>	October 10, 2019		
<b>SUBJECT:</b>	Potential Revisions to Street Tree Ordinance 12.36		
<b>ACTION REQUIRED:</b>	Information/Direction	<b>RECOMMENDATION:</b>	Approval

#### BACKGROUND INFORMATION:

At the September study session, the Council was briefed on some issues regarding fruiting trees and some of the associated problems they are causing within the Twin Creeks Subdivision area. More specifically, several varieties of trees, particularly after they mature, are causing issues. As an example, the flowering cherry, plum, and silver oak are all problematic. The oaks, in particular, are dropping quite a few acorns, and some of the homeowners are having a hard time providing necessary maintenance. Additionally, there have also been reports of people tripping and falling on some of these acorns. Similarly, the flowering plums and cherries are dropping fruit and staining sidewalks and being tracked onto private sidewalks and inside homes.

The Homeowners Associations associated with Griffin and Jackson Oaks have approached the City about some flexibility to remove with these types of trees. At a recent study session, the Council asked to bring back an ordinance amendment to address these issues.

In coordinating with our City Attorney, several other questions arose on further necessary amendments to the Ordinance. Specifically, on how expansive should “type of trees” be for removal? Currently, staff is suggesting adding language that would allow removal upon request by either the property owner or the City. If there is a fruit tree or nut tree that is causing potential damage or tripping hazards to the public right of way, and associated application for removal can be submitted, and the tree can be removed. Staff needs council feedback on whether that also includes deciduous trees that drop pine cones, and any other provisions that the Council would like to have added.

**FINANCIAL ANALYSIS: N/A**

**LEGAL ANALYSIS:**

**COUNCIL GOALS/STRATEGIC PLAN ANALYSIS:**

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**STAFF RECOMMENDATION:**

Staff recommends Council recommend formal changes to the Central Point Municipal Code to allow for removal of trees based upon the discussion at the Council Meeting.

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**RECOMMENDED MOTION:** I recommend staff proceed forward with changes to Central Point Municipal Code section 12.36 to allow for flexibility to remove fruit and nut trees.

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