

CITIZENS ADVISORY COMMITTEE
Tuesday, August 15, 2017 - 6:00 p.m.
Council Chambers @ Central Point City Hall

I. MEETING CALLED TO ORDER

II. ROLL CALL/INTRODUCTIONS

David Painter (Chair), Sam Inkley, Jr., Larry Martin, Cameron Noble, Cinda Harmes,
Patrick Smith

III. MINUTES

Review and approval of July 11, 2017 minutes

IV. PUBLIC APPEARANCES

V. BUSINESS

A. Discussion and consideration of Land Use Element, City of Central Point
Comprehensive Plan (File No. CPA-17003) (**Applicant: City of Central Point**)

VI. DISCUSSION

A.

VII. MISCELLANEOUS

VIII. ADJOURNMENT

**City of Central Point
Citizens Advisory Committee
July 11, 2017**

I. MEETING CALLED TO ORDER AT 6:10 P.M.

II. ROLL CALL

Present were: David Painter, Larry Martin, Cameron Noble, Cinda Harnes and Caitlyn Finley

Also in attendance were: Don Burt, Planning Manager, Stephanie Holtey, Community Planner and Karin Skelton, Planning Secretary

III. MINUTES

Cameron Noble made a motion to approve the minutes of April 11, 2017. Cinda Harnes seconded. All members said "aye". Motion approved.

IV. PUBLIC APPEARANCES – NONE

V. BUSINESS

A. Consideration of Land Use Element, City of Central Point comprehensive Plan. Applicant: City of Central Point; File No.: CPA-17003

Planning Manager Don Burt explained the purpose of the meeting was to introduce an overview of the Land Use Element, including the planning timeline, relationship to the other Comprehensive Plan Elements, and general goals.

He said that the City's Land Use Element was last revised in 1983 and is in need of updating to account for over 30 years of incremental changes that have occurred since 1983. The purpose of the Land Use Element is to identify and manage the City's land uses.

The Land Use Element applies to the City's urban area (city limits plus the UGB), but does not apply to the City's URA. All lands within the URA are managed by the Regional Plan Element until such time as they are brought into the UGB. Once in the UGB they are subject to the Land Use Element. Mr. Burt Reviewed the Current six land use classifications and the proposed changes to the Land Use Element. He said there are three types of changes that have been addressed in the revised Land Use Element:

- ❖ Changes needed to reflect prior land use activity.
- ❖ Changes necessitated by recent policy.
- ❖ Changes that are recommended to provide more flexibility in the land use process.

He reviewed the targeted land use distribution for the years 2000 and 2037.

He stated that the primary issue in considering the Land Use Element rests in the redefinition of the Tourist Commercial and Office Professional land use classification. Reference to tourism as the primary purpose of this land use classification unnecessarily restricts the flexibility in allowing a broader range of commercial development projects.

He said that the creation of a Central Business District overlay for the downtown would likely be more effective and flexible.

The Committee asked about the number of schools that were needed in an area and how that number was decided. Mr. Burt stated he would research the issue. He said that the zones where schools were allowed would need to have a population to support them.

They asked how the flood plain was determined in an area. Stephanie Holtey, community planner answered that FEMA determined the flood plain maps and that there were processes in place to make changes, however it would be a major process and very expensive.

Mr. Burt reviewed the Parks and Open Space classification. He said this presentation includes only public parks and open space, but there are incidences where lands are committed to open spaces for flood plain or other environmental reasons. It is proposed that these lands, when identified, be included in the Parks & Recreation/Open Space classification.

Mr. Burt explained that this was a general update of the Land Use Element and that the Committee would be seeing it again. He reviewed the residential, commercial and Industrial policies. He added that he would like the Citizen's Advisory Committee to meet in August to review the Land Use Element again. The committee agreed to meet again on August 15, 2017.

VI. DISCUSSION

A. Current Development Update

Stephanie Holtey gave an update on the current development in the city. She said that:

Costco was planning to open in October or November of 2017. Also, the estimated completion of the County's Table Rock Road widening project was October of 2018.

Pear Valley Senior Living was ready to have building permits issued whenever they were ready.

The Gary West Multi Family development on Hiatt Lane was being reviewed and awaiting final plat.

Ms. Holtey stated that the Planning commission was deliberating on the Smith Crossing apartments on South Haskell Street project on July 18, 2017.

The Committee brought up the subject of traffic around Mae Richardson school and the continued development in the area. Ms. Holtey said that there had been a traffic study done when the Twin Creeks Master Plan was developed. She added that the railroad crossing was scheduled to be completed in 2018.

Additionally, Ms. Holtey informed the Committee that the East Pine Street Streetscape was scheduled to be completed in October or November of 2018.

The White Hawk Master Plan was in the process of satisfying the conditions of approval and had just completed the soil mitigation on the site, and

Microdevices had just gotten final plat approval and would probably be starting their construction soon.

VII. MISCELLANEOUS

VIII. ADJOURNMENT

Larry Martin made a motion to adjourn. Cameron Noble seconded the motion. All parties said "aye". Meeting adjourned at 7:26 p.m.

The foregoing minutes of the July 11, 2017 Citizens Advisory Committee were approved by the Citizens Advisory Committee at its meeting of August 15, 2017.

Chairman



Planning Department

Tom Humphrey, AICP,
Community Development Director/
Assistant City Administrator

STAFF REPORT

STAFF REPORT

August 15, 2017 (CPA-17003)

AGENDA ITEM V-A

Discussion and consideration of Land Use Element, City of Central Point Comprehensive Plan (File No. CPA-17003) (**Applicant: City of Central Point**)

STAFF SOURCE:

Don Burt, Planning Manager

BACKGROUND:

At the previous CAC meeting (August 11, 2017) a working draft of the Land Use Element was presented and discussed. The discussion focused on the following items:

- ❖ **Changes needed to reflect prior land use activity.** These changes are primarily driven by prior actions that affected land use goals and policies that are not consistent with the current Land Use Element.
- ❖ **Changes necessitated by recent policy.** These changes primarily relate to residential land uses and the need to adjust the minimum density requirements of the Regional Plan Element.
- ❖ **Changes that are recommended to provide more flexibility in the land use process.** These changes are related primarily to the commercial lands and are intended to provide a broader purpose base allowing for more flexibility in responding to structural changes in the commercial sector of the economy.

Attached is an updated working draft of the Land Use Element. This draft includes additional background discussion, and supporting tables. No substantive changes have been made. At the August 15th CAC meeting staff will briefly summarize the above and then proceed to discuss the attached Land Use Plan Map (Map) and issues related thereto.

The purpose of the Map is to assign a specific land use to each property within the City's urban area (city limits plus UGB). The land use designations are based on history, and the findings from other Comprehensive Plan elements such as Housing, Economic, Parks and Recreation, etc. For the most part the Map is little changed from the existing Map, but there are some changes that need to be noted and discussed. The Map discussion will focus on four areas of change:

- ❖ Changes addressing mapping errors.
 - Previously approved changes to the land use map were either not mapped or were mapped incorrectly. These inconsistencies have been corrected on the proposed land use map. Examples include:

- The McDowell property on Snowy Butte Road shown as R-1-6, but that was designated R-3 by ordinance several years ago; and,
- The McDonald's parking lot currently designated as High Density Residential that should be Community Commercial to align with the use; and, the School District baseball fields on Upton Road currently designated Very Low Density and should be Civic.

Solution: Correct the oversights

❖ Changes proposed by others.

- Presently there are land use changes that are being considered by private landowners with specific development interests, including the following:
 - a. Bob Fellows (South Haskell Street) – Wants to designate Medium Density Residential land to Low Density Residential
 - b. Craig Nelson (Freeman Road), - Wants to designate high density residential along Freeman and Bigham to Community Commercial
 - c. Gutches (Vilas Road) – Wants to designate Low Density Residential to High Density Residential.

Solution: Acknowledge only.

❖ Changes needing to be addressed due to changing conditions

- TOD Overlay. The current land use map provides a designation for the TOD Corridor and TOD District but does not identify the underlying land use categories, but instead rely on a master plan. The proposed changes uses in the TOD as an overlay rather than a specific land use classification. The proposed land use designations align with currently established zoning categories.

Solution: Apply TOD as an Overlay district.

- Future Land Use Study Area. There is currently a Commercial Medical (C-2M) zone that initially was intended as a hospital zone. A large part of the area is owned by Asante and they have no interest in developing it for medical purposes. At this time staff does not have a solution and recommends that this area be studied in the future to determine the appropriate land use designation and corresponding zoning district.

Solution: Defer action and direct that staff study the area for land use alternatives. This recommendation should be reflected as a specific goal of the Land Use Element.

- R-3 Lands and mobile home parks. A considerable percentage of the R-3 (HRes) lands have been developed at densities averaging 6 units per gross acre. The R-3 zoning district has a minimum density requirement of 14 units per net acre. At the time of development the R-3 district did not have a minimum required density, and mobile home parks were only allowed in the R-3 district.

Solution: Defer action and direct that staff study the area for land use alternatives This recommendation should be reflected as a specific goal of the Land Use Element..

- ❖ Changes to the Commercial District per discussion at the July 11, 2017 meeting. This item will be further discussed at the meeting.

ISSUES:

The primary issues to be discussed at the meeting will be map related as noted above, with specific attention being given to changes due to “Changing Conditions”.

1. Use of a TOD overlay vs. an actual land use should be of no consequence considering that the use of the TOD overlay accomplishes the same design objectives unique to a TOD development, i.e. pedestrian scale and walkability and transit service.
2. Future Land Use Study Area, specifically the C-2(M) district, is definitely a discussion item with no immediate resolution, other than state as a goal.
3. R-3 Lands and mobile home parks issue, like the C-2(M) issue warrants further review before any action.

ATTACHMENTS:

Attachment "A" – Working Draft of Land Use Element

Attachment "B" – Map Illustrating Land Use Classification Changes

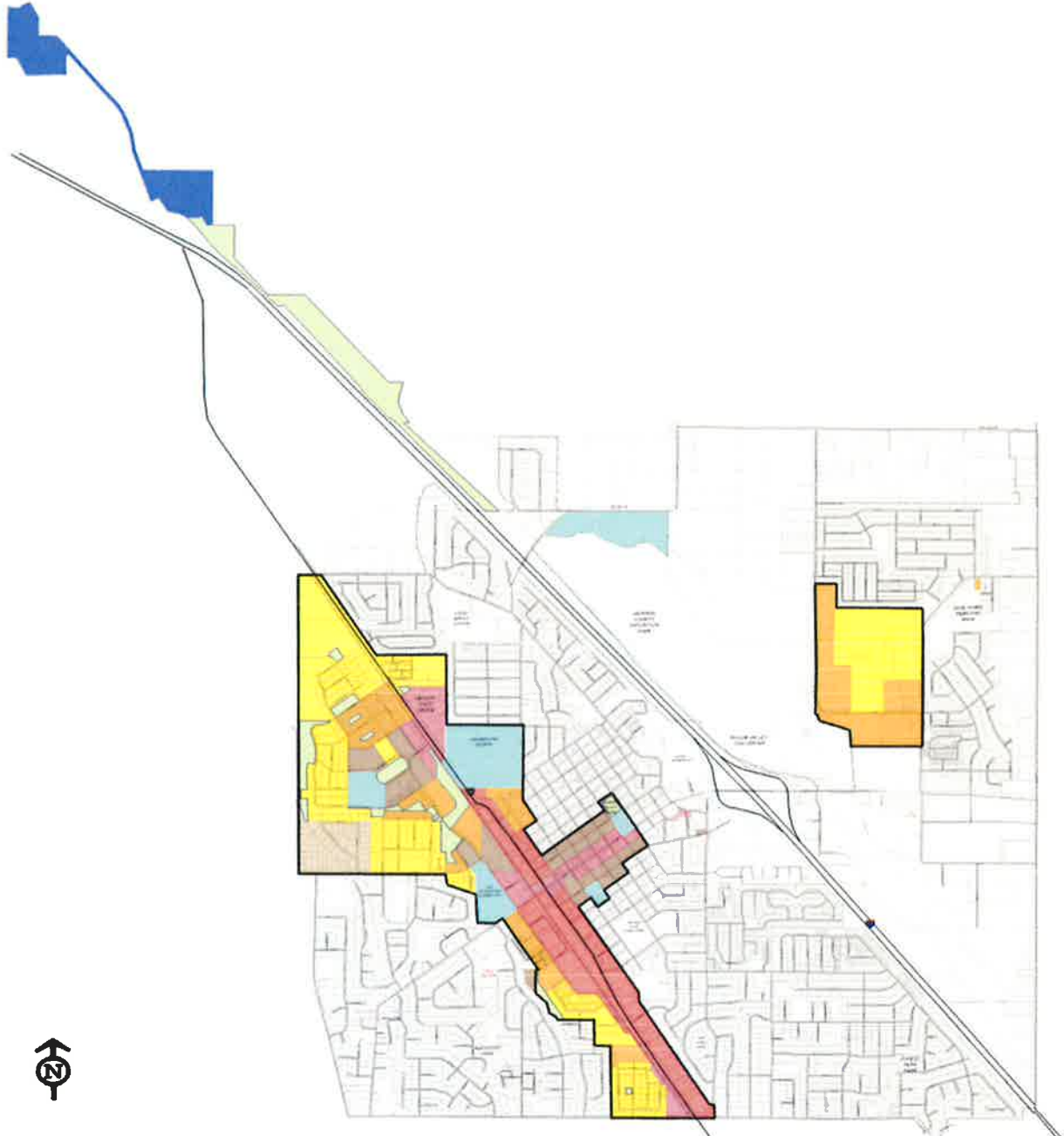
ACTION:

Discussion and consideration of proposed changes to the Land Use Element.

RECOMMENDATION:

Based on the CAC meeting discussion the CAC has two choices:

1. Forward a favorable recommendation to the City Council and Planning Commission to accept the Land Use Element, including the proposed goals and policies, and map changes; or
2. Continue to another meeting for further discussion.



Legend

--- UGB
 — TOD District

Proposed Residential

- Very Low Density
- Low Density
- Medium Density
- High Density

Proposed Commercial

- Community Commercial
- Employment Commercial
- General Commercial

Proposed Industrial

- Light
- General

Proposed Civic and Parks

- Proposed Civic
- Proposed Parks and Open Space