



**CITY OF CENTRAL POINT  
PLANNING COMMISSION AGENDA  
March 7, 2017 - 6:00 p.m.**

**I. MEETING CALLED TO ORDER**

**II. PLEDGE OF ALLEGIANCE**

**III. ROLL CALL**

Planning Commission members, Mike Oliver (chair), Tom Van Voorhees, Elizabeth Powell, Craig Nelson Sr., Kay Harrison, Amy Moore, John Whiting.

**IV. CORRESPONDENCE**

**V. MINUTES**

Review and approval of February 7, 2017 meeting minutes.

**VI. PUBLIC APPEARANCES**

**VII. BUSINESS**

A. Public Hearing to consider miscellaneous amendments to various sections of the Central Point Municipal Code; Chapters 8.24 - Flood Damage Prevention; 17.08 – Definitions, 17.24 - R-2, Residential Two-Family District; 17.28 - R-3, Residential Multiple-Family District; 17.37 - C-2(M) Commercial-Medical District; 17.44 - C-4, Tourist and Office-Professional District; 17.46 - C-5, Thoroughfare Commercial; District; 17.64 - Off-Street Parking and Loading; 17.65 & 67 - TOD Districts and Corridors/Design Standards and 17.75 - Design and Development Standards. The purpose of the amendments is to clarify administration of current policies and standards as they relate to Flood Damage Prevention, the TOD and TOD Design, off-street parking, off-street access ways, residential zoning flexibility and changes in commercial zones resulting from voter preference about medical marijuana dispensaries. **(File No. 16033)**  
**Applicant: City of Central Point**

**VIII. DISCUSSION**

**IX. ADMINISTRATIVE REVIEWS**

**X. MISCELLANEOUS**

**XI. ADJOURNMENT**

**City of Central Point  
Planning Commission Minutes  
February 7, 2017**

**I. MEETING CALLED TO ORDER AT 6:00 P.M.**

**II. ROLL CALL**

Commissioners, Tom Van Voorhees, Craig Nelson, Elizabeth Powell, Kay Harrison, Amy Moore and John Whiting were present. Also in attendance were: Tom Humphrey, Community Development Director, Don Burt, Planning Manager Stephanie Holtey, Community Planner, Molly Bradley, Community Planner, Matt Samitore, Public Works Director and Karin Skelton, Planning Secretary.

Mike Oliver was absent. Tom Van Voorhees acted as Chair.

**PLEDGE OF ALLEGIENCE**

**III. CORRESPONDENCE**

**IV. MINUTES**

Craig Nelson made a motion to approve the minutes of the December 6, 2016 Planning Commission Meeting. Kay Harrison seconded the motion. ROLL CALL: Amy Moore, abstain; Elizabeth Powell, yes; Craig Nelson, yes; John Whiting, abstain; Kay Harrison, yes. Motion passed.

**V. PUBLIC APPEARANCES**

None

**VI. BUSINESS**

- A. **Public Hearing** for Consideration of Resolution No. 840 Recommending Approval of an Ordinance to amend Chapter 17.05 – Applications and Development Review Procedures to clarify procedures for appeal of Type II and Type III decisions. (File No. 16025) Applicant: City of Central Point

Tom Van Voorhees read the rules for a Public Hearing. There were no conflicts of interest, ex parte contacts or bias on the part of the any of the Commissioners. Mr. Humphrey explained that in the wake of a recent appeal of a City decision to LUBA, the City Attorney noticed some unclear processes in Chapter 17.05 and recommended the City make changes to the appeal procedure for Type II and Type III land use decisions.

He explained that Type II decisions are those made by the Community Development Director and appealable to the Planning Commission. Type III decisions are those made by the Commission and appealable to the City Council. Among other things the proposed revisions provide clarity for public noticing, define processing deadlines and delineate the basis for which appeals may be made.

The Commissioners were concerned with the clarity of the timeline for the noticing periods. Stephanie Holtey directed them to page 27 of the packet where the rules for calculating the notice period were set out.

Mr. Humphrey reviewed the proposed changes. He stated that staff recommended adoption of Resolution 840.

#### **Public Hearing Open**

No comments.

#### **Public Hearing Closed**

Kay Harrison made a motion to approve Resolution 840 amending Chapter 17.05 – Applications and Development Review Procedures to clarify procedures for appeal of Type II and Type III decisions. Elizabeth Powell seconded the motion. ROLL CALL: Amy Moore, yes; Elizabeth Powell, yes; Craig Nelson, yes; John Whiting, yes; Kay Harrison, yes. Motion passed.

**B. Public Hearing** for Consideration of a Floodplain Development Permit Application/No-Rise Certification for construction of the Twin Creeks Railroad Crossing and related improvements within the Griffin Creek regulatory floodway (File No. FP-16002). Applicant: City of Central Point.

Tom Van Voorhees asked if there was anyone in attendance who had not heard the reading of the rules for a quasi-judicial hearing prior to presentation of the first business item. No one was identified. Mr. Van Voorhees stated that the rules were as previously stated.

Amy Moore stated that her husband was Brett Moore, developer of the Twin Creeks Project and thus she had a conflict of interest regarding this item. She recused herself.

Stephanie Holtey explained the City of Central Point was requesting floodplain development approval to construct roadway improvements within the Special Flood Hazard Area and regulatory floodway for Griffin Creek. She said the proposed improvements are needed to complete construction of the Twin Creeks Railroad Crossing project, which is identified in the Twin Creeks Transit Oriented Development Master Plan and the City's Capital Improvement Program as a vital link between Twin Creeks and development east of the railroad. To be approved, the Applicant needed demonstrate that the proposed improvements do not aggravate flood conditions.

Ms. Holtey stated that the Twin Creeks Rail Crossing project will extend Twin Creeks Crossing easterly across the railroad tracks to create a new, signalized "T" intersection with Highway 99. Additional project improvements would include A new at-grade railroad crossing; Sidewalk, curb and gutter construction along the east side of Highway 99 to the north and south of the new intersection; and, Pavement reconstruction raising the grade along Highway 99 to match the grade elevation at the intersection.

A portion of the pavement reconstruction and sidewalk improvements, including curb and gutter, are within the Griffin Creek SFHA and regulatory floodway. In accordance with CPMC 8.24.200(A), the Applicant submitted a No-Rise Analysis and certification, which evaluates the effective and proposed flood conditions based on construction of the Twin Creeks Railroad Crossing project. Ms. Holtey said that currently there is a solid barrier wall across the culvert which will be replaced by an open guard rail in order to allow free flow of water.

The Commissioners indicated that the project would be beneficial to the school.

**Public Hearing opened.**

Larry Martin addressed the Planning Commission and spoke in favor of the project requesting the Commissioners support the resolution.

The Commissioners asked about the timeline of the project and expressed concerns regarding the speed limit of the area.

Public Works Director Matt Samitore said the expected timeline was to have the crossing operational by October. He added that after the signal was installed the speed limit would be adjusted to 35 mph.

**Public Hearing closed.**

Ms. Holtey stated that staff's recommendation was to Approve Resolution No. 841 Approving a floodplain development application to construct Twin Creeks Railroad Crossing improvements within the regulatory floodway for Griffin Creek.

**VII. DISCUSSION**

**A. Housing Element.**

Don Burt gave an update to the Housing Element. He explained that the purpose of the housing element was to assure that the city had enough land to accommodate projected

growth over the next 20 years and to assure an adequate mix of housing and densities. He stated that in order to bring in more land, the city needed to prove it required it and would be able to provide services to it. He described the state's formula for assessing acres needed for projected growth and the different types or categories of buildable lands. He reviewed the city's current inventory of buildable land and He also explained the different types of housing. He discussed the city's housing history and how it impacted the state's current projections. He added that Portland State University was the entity that made the projections for the state and they adjust them every 4 years. There was some discussion regarding how the market drives development and average lot sizes and locations of current buildable lots. Mr. Burt said that he was planning to have a first draft of the Housing Element ready by May, 2017.

#### **B. Updates**

Tom Humphrey gave the commissioners an update on Costco. He said the Court of Appeals had affirmed the LUBA opinion and that there was a time period for that opinion to be appealed to the State Supreme Court, however there has been no information to date that the appellants were going to appeal again. He said that currently the improvements to Table Rock Road were under way. He said that Costco would be contributing to the improvements to exit 33 and that ODOT had planned those improvements and was prioritizing that project. He informed them that the Council had approved the Microdevices project and that would be going forward.

#### **VIII. ADMINISTRATIVE REVIEWS**

None

#### **IX. MISCELLANEOUS**

#### **X. ADJOURNMENT**

The foregoing minutes of the February 7, 2017 Planning Commission meeting were approved by the Planning Commission at its meeting on the \_\_\_\_ day of, March, 2017.

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Planning Commission Chair

**Public Hearing to consider miscellaneous amendments to various sections of the  
Central Point Municipal Code**



## Planning Department

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

## STAFF REPORT

### STAFF REPORT

March 7, 2017

#### **AGENDA ITEM:**

Public Hearing to consider miscellaneous amendments to various sections of the Central Point Municipal Code; Chapters 8.24 - Flood Damage Prevention; 17.08 – Definitions, 17.24 - R-2, Residential Two-Family District; 17.28 - R-3, Residential Multiple-Family District; 17.37 - C-2(M) Commercial-Medical District; 17.44 - C-4, Tourist and Office-Professional District; 17.46 - C-5, Thoroughfare Commercial; District; 17.64 - Off-Street Parking and Loading; 17.65 & 67 - TOD Districts and Corridors/Design Standards and 17.75 - Design and Development Standards. The purpose of the amendments is to clarify administration of current policies and standards as they relate to Flood Damage Prevention, the TOD and TOD Design, off-street parking, off-street access ways, residential zoning flexibility and changes in commercial zones resulting from voter preference about medical marijuana dispensaries. **(File No. 16033)**  
**Applicant: City of Central Point**

#### **STAFF SOURCE:**

Tom Humphrey AICP, Community Development Director

#### **BACKGROUND:**

Staff has identified numerous housekeeping changes that should be made to Chapter 17, Zoning. The proposed changes do not affect current policy, but would clarify administration of current policies and standards. Staff requested and the City Council approved a Resolution of Intent to pursue the proposed code amendments. The Department of Land Conservation and Development (DLCD) was notified and public hearings have been scheduled with the Planning Commission for a recommendation to the City Council for final action. The Planning Commission may propose additional amendments prior to making a recommendation. The changes have been proposed in an ordinance format (Attachment A) since this is moving to the City Council for a first reading.

#### **PROPOSED CHANGES:**

The proposed amendments are:

**Section 1, Title 8.24.090 Establishment of floodplain development permit**, revise development review permit procedure types as referenced in 17.05. Only the more significant projects will come before the Planning Commission.

**Section 2, Title 17.08.010 Definitions**, adds language to clarify intent for alleys, streets, frontage and dwellings.

“Alley” should be redefined to be consistent with definition of “Alley” in Chapter 16, Subdivisions.

“Frontage” as it is currently written creates some confusion with yard setback measurements for lots abutting a dedicated street, which can include an alley, or highway.

“Dwelling Unit” definitions have two sets of definitions in the code; standard definitions and TOD definitions. For dwelling units these definitions need to be revisited and made consistent.

**Section 3, Title 17.20.050**, reduces the minimum lot area (interior) to 4,500 square feet in the R-1-6 Residential Single Family district to match standard single-family minimum in the TOD-LMR.

**Section 4, Title 17.24.050(H)(2)**, allows use of TOD standards in the R-2 district per Section 17.65.

**Section 5, Title 17.28.050(B)**, allows use of TOD standards in the R-2 district per Section 17.65.

**Section 6, Title 17.37.030(E)**, removes medical marijuana dispensaries from C-2(M) zoning district now that they are prohibited pursuant to the November 8, 2016 election results.

**Section 7, Title 17.44.030(A)(20)**, removes medical marijuana dispensaries from C-4 zoning district now that they are prohibited pursuant to the November 8, 2016 election results.

**Section 8, Title 17.46.030(29)**, removes medical marijuana dispensaries from C-5 zoning district now that they are prohibited pursuant to the November 8, 2016 election results.

**Section 9, Title 17.64.040, Table 17.64.04 Bicycle Parking Requirements**, eliminates the requirement for covered parking, modifies the congregate residential category, adjusts the parking requirements for Congregate Housing, similar to what is stated in 17.75.039(H)(3), "Exceptions to Bicycle Parking". The community development director may allow exceptions to the bicycle parking standards in connection with temporary uses or uses that do not generate the need for bicyclists parking such as Christmas tree sales and ministorage units.

**Section 10, Title 17.65.050, Table 2 TOD District Zoning Standards**, makes changes for rear setbacks in the TOD LMR and MMR zones to give more flexibility for infill development. Currently 15 feet in the TOD LMR and MMR, propose to reduce to 10 feet consistent with the R-2 and R-3 districts, which are similar in density and use.

**Section 11, Title 17.65.050 (F)(3)(a)**, As currently written parking in the TOD is subject to the parking standards in 17.64 with some exceptions. One of the exceptions requires that, "Fifty percent of all residential off-street parking areas shall be covered. Accessory unit parking spaces are not required to be covered." Proposed change would remove this requirement entirely relying on 17.64 for the determination of covered parking. This modification removes the covered parking requirement for multi-family housing.

**Section 12, Title 17.67.040(A)(9)(b)**, refers to design requirements for off-street pedestrian access ways. Currently, there are two types of off-street access ways; Major and Minor. Section 17.67.040(A)(9)(b) needs to add the term "Major" to distinguish it from the minor off-street access ways in Section 17.67.040(A)(9)(c).

**Section 13, Title 17.67.070(D)(3)**, deletes redundancy and a contradiction between 'shall' and 'should' language.

**Section 12, Title 17.75.039(E)**, adds minimum standards for off-street parking back-up and turning to Off-Street Turnaround Standards. This primarily applies to residential development.



**ATTACHMENTS:**

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Attachment "A" – Ordinance No. \_\_\_\_ An Ordinance Amending Central Point Municipal Code Chapter 8.24 Flood Damage Prevention and Chapter 17 Zoning; Sections 17.08, 17:20,17:24, 17:28, 17:37, 17:44, 17:46, 17:64, 17:65, 17:67 and 17:75 to Clarify the Administration of Current Policies and Standards.  
Attachment "B" – Resolution No. 842

**ACTION:**

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Consider proposed zoning amendments and 1) forward the ordinance to the Council for approval, 2) make revisions and forward the ordinance to the Council or 3) deny the ordinance.

**RECOMMENDATION:**

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Adopt Resolution No. 842 forwarding a favorable recommendation to the City Council to approve the proposed zoning code amendments.

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

**AN ORDINANCE AMENDING CENTRAL POINT MUNICIPAL CODE CHAPTER 8.24 FLOOD DAMAGE PREVENTION AND CHAPTER 17 ZONING; SECTIONS 17.08, 17:20,17:24, 17:28, 17:37, 17:44, 17:46, 17:64, 17:65, 17:67 AND 17:75 TO CLARIFY THE ADMINISTRATION OF CURRENT POLICIES AND STANDARDS.**

**RECITALS:**

- A. Words ~~lined through~~ are to be deleted and **words in bold** are added.
- B. 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.
- C. On March 7, 2017, the Central Point Planning Commission recommended approval of code amendments to CPMC Chapter 8.24 Flood Damage Prevention and Chapter 17 Zoning making changes to clarify the administration of current policies and standards.
- D. March 9, 2017, the City of Central Point City Council held a property advertised public hearing; reviewed the Staff Report and findings; heard testimony and comments, and deliberated on approval of the Municipal Code Amendment.

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

**SECTION 1.** Amendments to Section 8.24.090 Establishment of floodplain development permit, revise development review permit procedure types as referenced in 17.05.

**8.24.090 ~~Establishment of~~ Requirement for floodplain development permit.**

A. A floodplain development permit shall be required prior to initiating development activities in any special flood hazard areas as established in Section 8.24.070. The permit shall be for all improvements or structures (including manufactured homes and fences, as set forth in Sections 8.24.050, 8.24.250 and 8.24.260), and for all development including fill and other activities, also set forth in Section 8.24.260. Floodplain development permits shall be subject to the review procedures based on the type of development activity proposed, as set forth below:

1. Section 17.05.200, Type I procedure (administrative), applies to the following floodplain development projects that meet the following criteria:

a. **Site improvements and construction, including but not limited to new construction, additions, remodels, repairs and renovations** ~~Located~~ located outside a regulatory floodway and ;

b. **Development activities** ~~Located~~ located outside the special stream setback area established in Section 17.60.090;;

c. Development activities that do ~~Does~~ not require a conditional letter of map revision (CLOMR) or letter of map revision pursuant to Section 8.24.170(A) and (B); and

d. **Water dependent uses, such as bridges, culverts or other capital improvements identified in the City's Capital Improvement Program that do not cause any rise in the base flood elevation per Section 8.24.200(A)**;

e. **Stream bank stabilization projects that utilize vegetative planting techniques nad contribute no fill or material other than vegetation to the stream channel, stream bank or surrounding area**;

~~fd. Project is a~~ **Bridge or culvert replacement projects** deemed necessary by the floodplain administrator or designee to address immediate concerns for life, safety, health and/or the general welfare of the community; provided, that the following conditions are met:

i. The applicant is responsible for providing evidence necessary to support determination of public emergency;

ii. The bridge or culvert replacement is located along a similar or parallel alignment and contributes no additional material to the floodway;

iii. The bridge or culvert replacement project is consistent with any applicable hazard mitigation project actions identified in the Central Point Hazard Mitigation Plan; and

iv. The applicant provides certification of floodplain impacts and encroachment analysis for any permanent bridge or culvert placement at the time of application and includes:

(A) Impacts to the BFE;

(B) Impacts to the base floodplain boundaries; and

(C) Identification of any insurable structures within the base floodplain.

2. Section 17.05.300, Type II procedure (administrative), applies to floodplain development projects that meet the following criteria: **applications for Minor Partitions defined in Section**

**16.08.010(14).**~~a. Located outside the regulatory floodway;~~

~~b. Located within the special stream setback area; and~~

~~c. Does not require a conditional letter of map revision (CLOMR) or letter of map revision (LOMR) pursuant to Section 8.24.170(A) and (B);~~

~~d. Any bank stabilization project that utilizes vegetative planting techniques and contributes no fill or material other than vegetation to the stream channel, stream bank or surrounding area; and~~

3. Section 17.05.400, Type III procedure (quasi-judicial), applies to the following floodplain development projects that meet the following criteria:

a. ~~Located in the regulatory floodway~~ **Floodway development proposals except water dependent uses subject to the Type I review procedures per Section 8.24.090((A)(1)(c));**

b. ~~Increases BFE more than one foot;~~ **Development proposals that require a conditional letter of map revision (CLOMR) and/or letter of map revision (LOMR) pursuant to Section 8.24.170(A) and (B);**

c. ~~Causes any rise in the regulatory floodway;~~

~~d. Bridge and culvert replacement projects that are not deemed to be a public emergency as provided in subsection (A)(1)(d) of this section;~~

~~ec. Any Stream bank stabilization projects that uses utilize methods other than vegetative plantings to achieve shoreline stabilization and safety;~~

~~f. Requires a conditional letter of map revision (CLOMR) and/or letter of map revision (LOMR) pursuant to Section 8.24.170(A) and (B); and~~

~~d. Requests a variance to the provisions of this chapter. (Ord. 1947 §1(part), 2011).~~

**8.24.170 Requirement to submit new technical data.**

A. Prior to floodplain development permit approval, a FEMA CLOMR is required for the following projects:

1. Stream restoration projects;
2. Watercourse alterations;
3. **Floodway development proposals that increase the base flood elevation per Section 8.24.200(D)Capital improvement projects;**
4. Subdivision proposals with infrastructure, lots or other improvements that encroach into the SFHA;
5. Any bank stabilization that uses methods other than vegetative plantings to achieve shoreline stabilization and safety; and
6. Projects that increase the floodway elevation or boundary.

B. Within six months of project completion, an applicant who obtains an approved CLOMR from FEMA, or whose development alters a watercourse, modifies floodplain boundaries or BFEs shall obtain a LOMR from FEMA that reflects the as-built changes to the FIRM.

C. It is the applicant's responsibility to have technical data prepared in a format required for a CLOMR or LOMR and to submit such data to FEMA on the appropriate application

forms. Submittal and processing fees for these map revisions shall be the applicant's responsibility.

D. Applicants shall be responsible for all costs associated with obtaining a CLOMR and LOMR from FEMA.

E. The floodplain administrator shall be under no obligation to sign the community acknowledgement form, which is part of the CLOMR/LOMR application, until the applicant demonstrates that the project will or has met all applicable requirements of this chapter. (Ord. 1947 §1(part), 2011).

**8.24.200 Development in regulatory floodways.**

Located within areas of special flood hazard established in Section 8.24.070 are areas designated as regulatory floodways. Since the floodway is an extremely hazardous area due to the velocity of flood waters, which carry debris, potential projectiles, and erosion potential, development will not normally be allowed within the floodway. ~~However, if development is allowed within the floodway by the floodplain administrator or designee, the following provisions shall apply~~ **except when it can be demonstrated the following provisions are satisfied:**

A. Except as provided in subsections E and F of this section, encroachments including fill, new construction, substantial improvements, and other development are prohibited unless certification by an **Oregon** registered professional civil engineer is provided demonstrating through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that such encroachment shall not result in any increase in flood levels during the occurrence of the base flood discharge;

B. Provided that the conditions in subsection A of this section are met, the following additional provisions shall apply:

1. Floodplain development construction standards provided in Sections 8.24.250 and 8.24.260 are met;

2. Any fill allowed to be placed in the floodway shall be designed to be stable under conditions of flooding, including rapid rise and rapid drawdown of floodwaters, prolonged inundation, and flood related erosion and scour;

3. No manufactured dwelling shall be placed in a floodway except in an existing mobile home park or an existing mobile home subdivision, as conditionally approved by the local administrator or designee in consideration of the conditions of Section 8.24.250(G);

C. The following activities are prohibited in the regulatory floodway:

1. Fences and walls as provided in Section 8.24.260(A)(1) and 17.57.030; and
2. Accessory structures as provided in Section 8.24.250(I);

D. In limited circumstances encroachments associated with functionally dependent uses (i.e., bridges, roads, culverts); historic structure reconstruction, restoration and rehabilitation; and stream restoration projects as provided in subsection F of this section and Section 8.24.270(B)(2)(f), that cause an increase to the BFE are allowed; provided, that the applicant demonstrate that no other alternative is available. In such circumstances, applicants shall obtain a CLOMR from FEMA before an encroachment, including fill, new construction, substantial improvement, and other development in the floodway, is permitted that will cause any increase in the BFE, unless the development causes a temporary encroachment and conditions in subsection E of this section and the floodplain development construction standards provided in Sections 8.24.250 and 8.24.260 are satisfied;

E. Temporary encroachments in the regulatory floodway for the purposes of capital improvement projects, including bridges and culverts, shall be allowed even if the encroachment results in an increase in flood levels during the occurrence of the base flood discharge, and without obtaining a CLOMR when:

1. The project is limited as to duration with the days and dates that the structure or other development will be in the regulatory floodway, as specified in the floodplain development permit;
2. Accessory structures (i.e., construction trailers) are restricted from the regulatory floodway;
3. The project limits placement of equipment and material in the regulatory floodway to that which is absolutely necessary for the purposes of the project. Justification that demonstrates compliance with this requirement will be

documented by the applicant in the required floodplain development permit application submittal documentation;

4. The applicant identifies any insurable structures affected by temporary changes to the area of special flood hazard or BFE and notifies owners of any increased risk of flooding. Documentation demonstrating compliance with this provision shall be provided to the city as part of the floodplain development application; and

5. The project applicant is provided with written notification that they may be liable for any flood damages resulting from the temporary encroachment;

F. Projects for stream habitat restoration may be permitted in the floodway, provided:

1. The project qualifies for a Department of the Army, Portland District Regional General Permit for Stream Habitat Restoration (NWP-2007-1023);

2. A qualified professional (a registered professional engineer, or staff of NRCS, the county, or fisheries, natural resources or water resources agencies) has provided a feasibility analysis and certification that the project was designed to keep any rise in the base flood levels as close to zero as practically possible given the goals of the project;

3. No structures would be impacted by a potential rise in the flood elevation; and

4. An agreement to monitor the project, correct problems and ensure that flood carrying capacity remains unchanged is included as part of the local floodplain development approval. (Ord. 1947 §1(part), 2011).

**SECTION 2.** Amendments to Title 17.08.010 Definitions, adds language to clarify intent for alleys, streets, frontage and dwellings.

#### **17.08.010 Definitions**

"Alley" means a narrow public right-of-way that is primarily used for vehicular service access to the back of properties otherwise fronting on a public street which affords only secondary access to property.

"Street" means the entire width between the right-of-way lines of every way for vehicular and pedestrian traffic and includes the terms road, highway, lane, place, avenue, ~~alleys~~, and other similar designations (except alleys).



"Frontage" means that portion of a lot which abuts a dedicated street or highway.

Dwelling, Single-Family. "Single-family dwelling" means a detached building on a parcel/lot designed to be occupied by only one family. Single-family dwellings may be detached or attached, but do not contain a single residential dwelling unit, not including include manufactured homes or mobile homes, which are defined separately.

Dwelling, Multiple Family. "Multiple family dwelling" means a building containing three or more residential dwelling units, **where each family only has exclusive use of the portion of the parcel/lot that they are leasing or own (i.e. apartments, condominiums, lofts, and co-ops).**

**SECTION 3.** Amendments to Title 17.20.050 reduces the minimum lot area (interior) to 4,500 square feet in the R-1-6 Residential Single-Family District to match Standard single-family minimum in the TOD-LMR.

<b>Development Requirements</b>	<b>R-1-6</b>	<b>R-1-8</b>	<b>R-1-10</b>
Minimum density	4 units/acre	3 units/acre	2 units/acre
Maximum density	6 units/acre	5 units/acre	4 units/acre
Minimum lot area (interior)	<del>5,000</del> 4,500	8,000	10,000
Maximum lot area (interior)	9,000	12,000	15,000
Minimum lot area (corner)	7,000	8,000	10,000
Maximum lot area (corner)	N/A	N/A	N/A
Minimum lot width (interior)	50 feet	50 feet	60 feet
Minimum lot width (corner)	60 feet	60 feet	70 feet
Minimum lot depth	N/A	N/A	N/A
Minimum front yard	20 feet	20 feet	20 feet
Minimum side yard (interior)	5 feet*	5 feet*	5 feet*
Minimum side yard (street side)	10 feet**	10 feet**	10 feet**
Minimum rear yard	15 feet	15 feet	15 feet
Maximum building height	35 feet	35 feet	35 feet
Maximum lot coverage	50%	50%	40%

\* Side yard setback shall be increased by an additional one-half foot for each additional foot of building height above fifteen feet.

\*\* Side yards abutting streets shall comply with the following:

1. Sight distance and clear vision area requirements set forth in the public works standards;
2. Special setback rules set forth in Section 17.60.090; and
3. For structures or a part of any structure served by a driveway located on the side yard, the minimum side yard setback, for that part of the structure serving the driveway, such as a garage or carport, shall be twenty feet.

(Ord. 1867 §3(part), 2006; Ord. 1738 §2, 1996; Ord. 1723 §2, 1995; Ord. 1684 §32, 1993; Ord. 1615 §23, 1989; Ord. 1436 §2(part), 1981).

**SECTION 4.** Amendments to Title 17.24.050(H)(2) allow applicant the discretion between using R-2 or TOD-LMR development standards with the exception of density requirements.

~~17.24.020(K).~~ At the discretion of the applicant, a development application within the R-2 zoning district shall be subject to:

1. The normal base zone requirements as identified in this chapter; or
2. The TOD-LMR requirements as set forth in Chapter 17.65. (Ord. 2014 §2, 2015; Ord. 1972 §1, 2013; Ord. 1912(Exh. 1), 2008; Ord. 1691 §1, 1993; Ord. 1684 §33, 1993; Ord. 1615 §31, 1989; Ord. 1436 §2(part), 1981).

**17.24.050(H)(2).** With the exception of the density requirements in subsection 17.24.055, At at the discretion of the applicant, a development application within the R-2 zoning district shall be subject to **the following site development standards:**

1. The normal base zone requirements as identified in this chapter; or
2. The TOD-LMR requirements as set forth in Chapter 17.65, TOD District Zoning Standards and Chapter 17.67, Design Standards—TOD District and Corridor.

(Ord. 1972 §2, 2013; Ord. 1738 §3, 1996; Ord. 1723 §3, 1995; Ord. 1615 §24, 1989; Ord. 1436 §2(part), 1981).

**SECTION 5.** Amendments to Title 17.28.050(B) allow applicant the discretion between using R-3 or TOD-MMR development standards with the exception of density requirements.

**17.28.050(B).** With the exception of the density requirements in subsection (A)(9), at the discretion of the applicant, a development application within the R-3 zoning district shall be subject to the following site development standards:

1. The normal base zone requirements as identified in this chapter; or

2. The TOD-MMR site development requirements as set forth in Chapter **17.65, TOD District Zoning Standards and Chapter 17.67, Design Standards—TOD District and Corridor.**~~Performance Zoning.~~ With the exception of the density requirements set forth in subsection (A)(9) of this section, the development standards of the TOD-MMR district, as set forth in Table 2 of Chapter 17.65, TOD District Zoning Standards, shall apply to the design and development of property within the R-3 district. (Ord. 1912 §3(part), 2008; Ord. 1738 §4, 1996; Ord. 1723 §4, 1995; Ord. 1615 §25, 1989; Ord. 1436 §2(part), 1981).

**SECTION 6.** Amendments to Title 17.37.030(E). To remove medical marijuana dispensaries prohibited pursuant to the November 8, 2016 election results.

~~17.37.030.E. Medical marijuana dispensaries\*~~, as defined in Chapter 5.40. (Ord. 2005 §1(part), 2015; Ord. 1684 §43(part), 1993).

**SECTION 7.** Amendments to Title 17.44.030(A)(20) to remove medical marijuana dispensaries prohibited pursuant to the November 8, 2016 election results.

~~17.44.030.A.20. Medical marijuana dispensaries\*~~, as defined in Chapter 5.40.

**SECTION 8.** Amendments to Title 17.46.030(29) to remove medical

marijuana dispensaries prohibited pursuant to the November 8, 2016 election results.

~~17.46.030.29. Medical marijuana dispensaries\*, as defined in Chapter 5.40. (Ord. 2005 §1(part), 2015; Ord. 1883 (part), 2006; Ord. 1701 §2, 1994; Ord. 1695 §2, 1993; Ord. 1511 §0, 1984; Ord. 1450 §1, 1982; Ord. 1436 §2(part), 1981).~~

**SECTION 9.** Amendments to Table 17.64.04 eliminate the requirement for covered parking, modify the congregate residential category, adjust the parking requirements for Congregate Housing, similar to what is stated in 17.75.039(H)(3), "Exceptions to Bicycle Parking". The community development director may allow exceptions to the bicycle parking standards in connection with temporary uses or uses that do not generate the need for bicyclists parking such as Christmas tree sales and mini-storage units.

**TABLE 17.64.04 BICYCLE PARKING REQUIREMENTS\***

Land Use	Minimum Required	Minimum Covered
<b>Residential</b>		
Single-Family Residential	NA	NA
Multi-Family Residential, General	1 space per unit	100%
<del>Multi-Family Residential</del> , Congregate Housing, <b>assisted living or with Physical Disabilities similar special needs housing</b>	1 space per 5 units	100%
<b>Institutional</b>		
Schools, Elementary	4 spaces per classroom	100%
Schools, Junior High/Middle School	4 spaces per classroom	100%
Schools, Senior High	8 spaces per classroom	100%

**TABLE 17.64.04 BICYCLE PARKING REQUIREMENTS\***

<b>Land Use</b>	<b>Minimum Required</b>	<b>Minimum Covered</b>
College/Trade School	1 space per 4 students (plus 1 space per student housing room/unit)	100%
Transit Centers/Park and Ride Lots	5% of automobile parking spaces	100%
Religious Institutions	1 space per 40 seat capacity	25%
Hospitals	1 space per 5 beds	75%
Medical/Dental Offices	2 spaces, or 1 space per 1,000 sq. ft., whichever is greater	25%
Libraries/Museums, etc.	2 spaces, or 1 space per 1,000 sq. ft., whichever is greater	25%
<b>Commercial</b>		
Retail Sales	0.33 spaces per 1,000 sq. ft.	50%
Auto-Oriented Sales	2 spaces, or 0.33 spaces per 1,000 sq. ft., whichever is greater	40%
Groceries/Supermarkets	0.33 spaces per 1,000 sq. ft.	40%
Office	2 spaces, or 1 space per 1,000 sq. ft., whichever is greater	40%
Restaurant	1 space per 1,000 sq. ft.	25%

**TABLE 17.64.04 BICYCLE PARKING REQUIREMENTS\***

<b>Land Use</b>	<b>Minimum Required</b>	<b>Minimum Covered</b>
Drive-In Restaurant	1 space per 1,000 sq. ft.	25%
Shopping Center	0.33 spaces per 1,000 sq. ft.	50%
Financial Institutions	2 spaces, or 0.33 spaces per 1,000 sq. ft., whichever is greater	40%
Theaters/Auditoriums, etc.	1 space per 30 seats	40%
<b>Industrial</b>		
Industrial Park	2 spaces, or 0.1 space per 1,000 sq. ft., whichever is greater	400%
Warehouse	2 spaces, or 0.1 space per 1,000 sq. ft., whichever is greater	400%
Manufacturing, etc.	2 spaces, or 0.15 space per 1,000 sq. ft., whichever is greater	400%

\* Exceptions to bicycle parking standards are addressed in Section 17.75.039(H)(3).

**SECTION 10.** Amendments to Title 17.65.050 to make changes to Table 2 including rear setbacks in TOD LMR and MMR zoning districts.

<b>Table 2</b>				
<b>TOD District Zoning Standards</b>				
<b>Standard</b>	<b>Zoning Districts</b>			
	<b>LMR</b>	<b>MMR</b>	<b>HMR</b>	<b>EC</b>
Density--Units Per Net Acre (f)				

**Table 2  
TOD District Zoning Standards**

Standard	Zoning Districts			
	LMR	MMR	HMR	EC
Maximum	12	32	NA	NA
Minimum	6	14	30	NA
<b>Dimensional Standards</b>				
<b>Minimum Lot or Land Area/Unit</b>				
Large single-family	5,000 SF	NA	NA	NA
Standard single-family	3,000 SF	NA	NA	NA
Zero lot line detached	2,700 SF	2,700 SF	NA	NA
Attached row houses	2,000 SF	1,500 SF	1,200 SF	NA
Multifamily	NA	NA	NA	NA
<b>Average Minimum Lot or Land Area/Unit</b>				
Large single-family	7,500 SF	NA	NA	NA
Standard single-family	4,500 SF	NA	NA	NA
Zero lot line detached	3,000 SF	3,000 SF	NA	NA
Attached row houses	2,500 SF	2,000 SF	1,500 SF	NA
Multifamily	NA	NA	NA	NA
<b>Minimum Lot Width</b>				
Large single-family	50'	NA	NA	NA
Standard single-family	50'	NA	NA	NA
Zero lot line detached	30'	30'	NA	NA
Attached row houses	24'	22'	18'	NA
Multifamily	NA	NA	NA	NA
<b>Minimum Lot Depth</b>	50'	50'	50'	NA

**Table 2  
TOD District Zoning Standards**

Standard	Zoning Districts			
	LMR	MMR	HMR	EC
<b>Building Setbacks</b>				
Front (min./max.)	10'/15'	10'/15'	0'/15'	0'
Side (between bldgs.) (detached/attached)	5' detached 0' attached (a)(c)	5' detached 0' attached (a)(c)	5' detached 0' attached (a)	0' 10' (b)
Corner (min./max.)	5'/10'	5'/10'	0'/10'	5'/10'
Rear	<del>15'</del> 10'	<del>15'</del> 10'	10'	0' 10' (b)
Garage Entrance	(d)	(d)	(d)	(e)
Maximum Building Height	35'	45'	60'	60'
Maximum Lot Coverage (g)	80%	80%	85%	100%
Minimum Landscaped Area (i)	20% of site area	20% of site area	15% of site area (j)	0% of sit area (h)
<b>Housing Mix</b>				
Required housing types as listed under Residential in Table 1.	<p align="center">&lt; 16 units in development: 1 housing type.</p> <p align="center">16--40 units in development: 2 housing types.</p> <p align="center">&gt; 40 units in development: 3 or more housing types (plus approved master plan)</p>			NA

Notes:

NA--Not applicable.

(a) The five-foot minimum also applies to the perimeter of the attached unit development.

(b) Setback required when adjacent to a residential zone.



- (c) Setback required is ten feet minimum between units when using zero lot line configurations.
- (d) **Garage entrance shall be at least ~~Ten~~-ten feet** behind front building facade facing street.
- (e) Garage entrance shall not protrude beyond the face of the building.
- (f) Net acre equals the area remaining after deducting environmental lands, exclusive employment areas, exclusive civic areas and right-of-way.
- (g) Lot coverage refers to all impervious surfaces including buildings and paved surfacing.
- (h) Parking lot landscaping and screening requirements still apply.
- (i) Landscaped area shall include living ground cover, shrubs, trees, and decorative landscaping material such as bark, mulch or gravel. No pavement or other impervious surfaces are permitted except for pedestrian pathways and seating areas.
- (j) Rooftop gardens can be used to help meet this requirement.

**SECTION 11.** Amendments to Title 17.65.050(F)(3)(a) as currently written parking in the TOD is subject to the parking standards in 17.64 with some exceptions. One of the exceptions requires that, "Fifty percent of all residential off-street parking areas shall be covered. Accessory unit parking spaces are not required to be covered." Proposed changes would remove this requirement entirely relying on 17.64 for the determination of covered parking. This modification removes the covered parking requirement for multi-family housing.

**17.65.050(F)(3)(a) Parking Standards.** The off-street parking and loading requirements in Chapter 17.64 shall apply to the TOD district and TOD corridor, except as modified by the standards in Table 3 of this section.

- a. **Except for multifamily housing,** fifty percent of all residential off-street parking areas shall be covered. Accessory unit parking spaces are not required to be covered.

b. Parking standards may be reduced when transit service is provided in the TOD district and TOD corridor and meets the following conditions:

i. Parking standards may be reduced up to twenty-five percent when transit service is provided in the TOD district and TOD corridor.

ii. Parking standards may be reduced up to fifty percent when transit service is provided in the TOD district and TOD corridor and when bus service includes fifteen-minute headways during the hours of seven to nine a.m. and four to six p.m.

be. Bicycle parking standards in Chapter 17.64 shall not be reduced ~~at any time~~ **except as permitted by Section 17.75.039(H)(3).**

cd. Shared parking easements or agreements with adjacent property owners are encouraged to satisfy a portion of the parking requirements for a particular use where compatibility is shown. Parking requirements may be reduced by the city when reciprocal agreements of shared parking are recorded by adjacent users.

<b>Table 3</b>	
<b>TOD District and Corridor Parking Standards</b>	
<b>Use Categories</b>	<b>Minimum Required Parking</b>
<b>Residential</b>	
Dwelling, Single-Family Large and standard lot Zero lot line, detached Attached row houses	2 spaces per unit.
Dwelling, Multifamily Plexes Apartments and condominiums Congregate (senior) housing	1.5 spaces per unit. 1.5 spaces per unit. .5 spaces per dwelling unit.
Dwelling, Accessory Unit	1 space per unit.
Boarding/Rooming House	1 space per accommodation, plus 1 space for every 2

**Table 3  
TOD District and Corridor Parking Standards**

<b>Use Categories</b>	<b>Minimum Required Parking</b>
	employees.
Family Care Family day care Day care group home Adult day care	1 space for every 5 children or clients (minimum 1 space); plus 1 space for every 2 employees.
Home Occupation	Shall meet the parking requirement for the residence.
Residential Facility	1 space per unit.
Residential Home	1 space per unit.
<b>Commercial</b>	
Entertainment	1 space per 250 square feet of floor area, except for theaters which shall provide 1 space per 4 seats.
Professional Office	1 space per 400 square feet of floor area.
<b>Retail Sales and Service</b>	
Sales-oriented	1 space per 500 square feet of floor area.
Personal service-oriented	1 space per 500 square feet of floor area.
Repair-oriented	1 space per 500 square feet of floor area.
Drive-through facilities	Parking as required by the primary use.
Quick vehicle service	1 space per 750 square feet of floor area.
Vehicle sales, rental and repair	1 space per 1,000 square feet of floor area.
Tourist Accommodations Motel/hotel Bed and breakfast inn	1 space per guest unit, plus 1 space for every 2 employees.
<b>Industrial</b>	
Manufacturing	1 space per employee of the largest shift.
Industrial Service	1 space per employee of the largest shift.

<b>Table 3 TOD District and Corridor Parking Standards</b>	
<b>Use Categories</b>	<b>Minimum Required Parking</b>
Light Heavy	
Wholesale Sales	1 space per employee of the largest shift.
Civic	
Community Services	Number to be determined as part of site plan or conditional use review.
Hospital	1 space per 500 square feet of floor area.
Public Facilities	Number to be determined as part of site plan or conditional use review.
Religious Assembly	1 space per 100 square feet of floor area for the main assembly area.
Schools	2 spaces per classroom.
Utilities	Number to be determined as part of site plan or conditional use review.
Open Space	
Parks and Open Space	Number to be determined as part of site plan or conditional use review.

(Ord. 2014 §10 (part), 2015; Ord. 2002 §2 (Exh. A) (part), 2015; Ord. 1981 §4 (Exh. D), 2014; Ord. 1971 §4 (Exh. C) (part), 2013; Ord. 1867 §4(part), 2006; Ord. 1815 §1(part), Exh. B(part), 2000).

**SECTION 12.** Amendments to Title 17.67.040(A)(9)(b) refers to design requirements for off-street pedestrian access ways. Currently there are Major and Minor off-street access ways. Section 17.67.040(A)(9)(b) needs to add the term "Major" to distinguish it from Minor off-street access ways in Section 17.67.040(A)(9)(c)

**17.67.040(A)(9)(b). Public Off-Street Accessways.**

a. Pedestrian accessways and greenways should be provided as needed to supplement pedestrian routes along public streets.

b. ~~Major~~ Off-street pedestrian accessways shall incorporate all of the following design criteria:

i. The applicable standards in the City of Central Point Department of Public Works Standard Specifications and Uniform Standard Details for Public Works Construction, Section 300, Street Construction;

ii. Minimum ten-foot vertical clearance;

iii. Minimum twenty-foot horizontal barrier clearance for pathway;

iv. Asphalt, concrete, gravel, or wood chip surface as approved by the city, with a compacted subgrade;

v. Nonskid boardwalks if wetland construction is necessary; and

vi. Minimum one hundred square feet of trailhead area at intersections with other pedestrian improvements. A trail map sign shall be provided at this location.

c. Minor off-street trails shall be a minimum of five feet wide, have a minimum vertical clearance of eight feet, a minimum two-foot horizontal clearance from edge of pathway and be constructed of gravel or wood chips, with a compacted subgrade.

**SECTION 13.** Amendments to Title 17.67.070(D)(3) deletes redundancy and a contradiction between shall and should

**17.67.070(D). Building Facades.**

**3. Residential**

a. The facades of single-family attached and detached residences (including duplexes, triplexes, fourplexes, townhouses, and row houses) shall comply with the following standards:

i. No more than forty percent of the horizontal length of the ground floor front elevation of a single-family detached or attached dwelling **with frontage on a public street**, except alleys, shall be an attached garage.

~~ii. When parking is provided in a garage attached to the primary structure and garage doors face the street the front of the garage should not take up more than forty percent of the front facade in plan, and the garage should be set back at least ten feet from the front facade. If a porch is provided, the garage may be set back ten feet from the front of the porch. In addition, garage doors that are part of the street-facing facade of a primary structure should not be more than eighty square feet in area, and there should not be more than one garage door for sixteen feet of building frontage.~~

**iii.ii** Residential building elevations facing a pedestrian route shall not consist of undifferentiated blank walls, but shall be articulated with architectural details such as windows, dormers, porch details, balconies or bays.

**iv.iii** For any exterior wall which is within twenty feet of and facing onto a street or public open space and which has an unobstructed view of that pedestrian street or public open space, at least twenty percent of the ground floor wall area shall be comprised of either display area, windows, or doorways.

**v.iv** Architectural detailing is encouraged to provide variation among attached units. Architectural detailing includes but is not limited to the following: the use of different exterior siding materials or trim, shutters, different window types or sizes, varying roof lines, balconies or porches, and dormers. The overall design shall recognize that color variation, in and of itself, does not meet the requirements of this subsection.

**vi.v** Fences or hedges in a front yard shall not exceed three feet in height. Side yard fencing shall not exceed three feet in height between the front building facade and the street. Fences beyond the front facade of the building in a sideyard or back yard and along a street, alley, property line, or bike/pedestrian pathway shall not exceed four feet in height. Fences over four feet in height are not permitted and hedges or vegetative screens in no case shall exceed six feet in height.

**SECTION 14.** Amendments to Title 17.75.039(E) add minimum standards for off- street parking back-up and turning to Off-Street Turnaround Standards. This primarily applies to residential development.

**E. Improvement of Parking Spaces.**

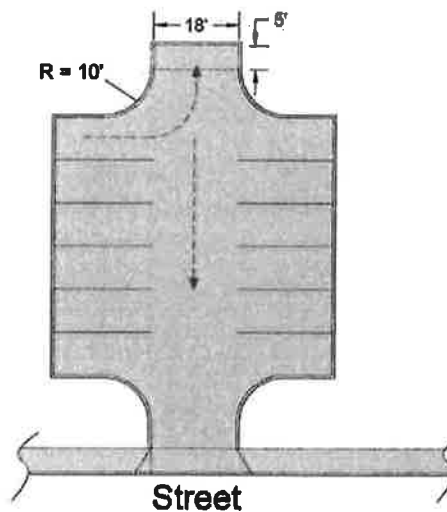
1. When a concrete curb is used as a wheel stop, it may be placed within the parking space up to two feet from the front of a space. In such cases, the area between the wheel stop and landscaping need not be paved, provided it is maintained with appropriate ground cover, or walkway. In no event shall the placement of wheel stops reduce the minimum landscape or walkway width requirements.
2. All areas utilized for off-street parking, access and maneuvering of vehicles shall be paved and striped to the standards of the city of Central Point for all-weather use and shall be adequately drained, including prevention of the flow of runoff water across sidewalks or other pedestrian areas. Required parking areas shall be designed with painted striping or other approved method of delineating the individual spaces, with the exception of lots containing single-family or two-family dwellings.
3. Parking spaces ~~for uses other than one- and two-family dwellings~~ shall be designed so that no backing movements or other maneuvering within a street or other public right-of-way shall be necessary, **except for one- and two- family dwellings with frontage on a Local Street per the City of Central Point Street Classification Map.**
4. Any lighting used to illuminate off-street parking or loading areas shall be so arranged as to reflect the light away from adjacent streets or properties.
5. Service drives shall have a minimum vision clearance area formed by the intersection of the driveway centerline, the street right-of-way line, and a straight line joining the lines through points twenty feet from their intersection.
6. Parking spaces located along the outer boundaries of a parking lot shall be contained by a curb or a bumper rail so placed to prevent a motor vehicle from extending over an adjacent property line, a public street, public sidewalk, or a required landscaping area.

7. Parking, loading, or vehicle maneuvering areas shall not be located within the front yard area, or side yard area of a corner lot abutting a street in any residential (R) district, nor within any portion of a street setback area that is required to be landscaped in any commercial (C) or industrial (M) district.

8. Except as provided in Section 17.75.039(E)(3) all uses, including one- and two-family dwellings on Arterial and Collector streets, shall provide, adequate vehicle turnaround and maneuvering area through the use of aisle extensions and/or turnaround spaces as illustrated in Figure 17.75.04 and 17.75.05. Functionally equivalent turnaround and maneuvering designs may be permitted by the approving authority through the site plan and architectural review process.

**FIGURE 17.75.04**

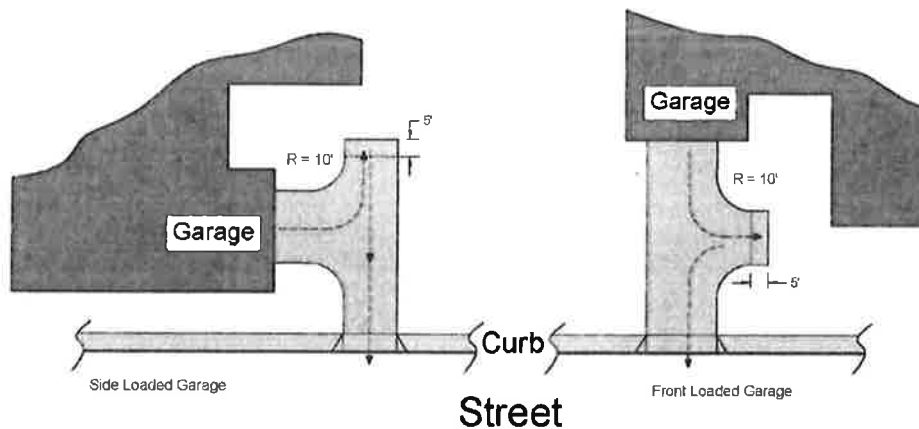
**Parking Lot Minimum Turnaround Standard**



**FIGURE 17.75.05**

**Driveway Turnaround Standard (one- and two- family dwellings with frontage on a Collector or Arterial Street)**





**SECTION 15.** Amendments to Title 17.75.039(H)(3) revise exceptions to bicycle parking as referenced in Table 17.64.04.

3. Exceptions to Bicycle Parking. The ~~community development director~~ **approving authority** may allow exceptions to the bicycle parking standards as **part of the site plan and architectural review process** in connection with the following:

- a. ~~Temporary uses such as Christmas tree sales; or,~~
- b. ~~User uses that do not generate the need for bicyelists bicycle parking per a bicycle parking demand analysis that demonstrates and documents justification for the proposed reduction. such as Christmas tree sales and mini-storage units.~~ (Ord. 2014 §11, 2015; Ord. 1946 (part), 2011).

**SECTION 16.** Codification. Provisions of this Ordinance shall be incorporated in the City Code and the word Ordinance may be changed to “code”, “article”, “section”, “chapter”, or other word, and the sections of this Ordinance may be renumbered, or re-lettered, provided however that any Whereas clauses and boilerplate provisions need not be codified and the City Recorder is authorized to correct any cross references and any typographical errors.

**SECTION 17.** 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 \_\_\_\_\_, 2017.

\_\_\_\_\_

**Mayor Hank Williams**

**ATTEST:**

\_\_\_\_\_

**City Recorder**

**PLANNING COMMISSION RESOLUTION NO. 842**

**A RESOLUTION APPROVING A MINOR AMENDMENT TO TITLE 17 ZONING**

**FILE NO. 16033**

Applicant: City of Central Point

**WHEREAS**, on March 7, 2017 the Planning Commission, at a duly scheduled public hearing, considered minor amendments to Chapter 17 Zoning of the Central Point Municipal Code (“CPMC”) as follows, and as specifically identified in Attachment “A – Staff Report dated March 7, 2017:

1. 8.24 Flood Damage Prevention
2. 17.08 Definitions
3. 17.20 R-1, Residential Single-Family District
4. 17.24 R-2, Residential Two-Family District
5. 17.28 R-3, Residential Multiple-Family District
6. 17.37 C-2(M) Commercial-Medical District
7. 17.44 C-4, Tourist and Office-Professional District
8. 17.46 C-5, Thoroughfare Commercial District
9. 17.64 Off-Street Parking and Loading
10. 17.65 TOD Districts and Corridors/Design Standards
11. 17.67 TOD Design Standards
12. 17.75 Design and Development Standards, and

**WHEREAS**, it is the finding of the Planning Commission that the above referenced code amendments only serve to clarify administration of Chapter 17 and as such are considered minor amendments and as such do not alter current land use policy or modify standards.

**NOW, THEREFORE, BE IT RESOLVED**, that the City of Central Point Planning Commission, by this Resolution No. 842, does hereby forward a favorable recommendation to the City Council to approve the amendments as set forth in the Staff Report dated March 7, 2017 attached hereto by reference as Exhibit “A” and incorporated herein.

**PASSED** by the Planning Commission and signed by me in authentication of its passage this 7th day of March 2017.

\_\_\_\_\_  
Planning Commission Chair

ATTEST:

\_\_\_\_\_  
City Representative  
Approved by me this 7<sup>th</sup> day of March 2017.