

CITY COUNCIL MEETING AGENDA

June 17, 2024

6:00 PM

Central Point City Hall, Council Chambers

140 S 3rd St, Central Point, OR

www.centralpointoregon.gov



10. Meeting Called to Order

20. Roll Call

30. Business

- A. Climate Friendly Area (CFA) Designation and Code Update Project
Stephanie Powers, Planning Director

40. Adjournment



DEPARTMENT: Planning **MEETING DATE:** June 17, 2024

STAFF CONTACT: Stephanie Powers, Planning Director

SUBJECT: Climate Friendly Area (CFA) Designation and Code Update Project

SUMMARY AND BACKGROUND:

The City is working collaboratively with the Department of Land Conservation and Development (DLCD), 3J Consulting and Jet Planning to designate a Climate Friendly Area (CFA) by the end of 2024 in accordance with Climate Friendly and Equitable Communities (CFEC) transportation planning rules (OAR 660-012). This work includes completion of the following:

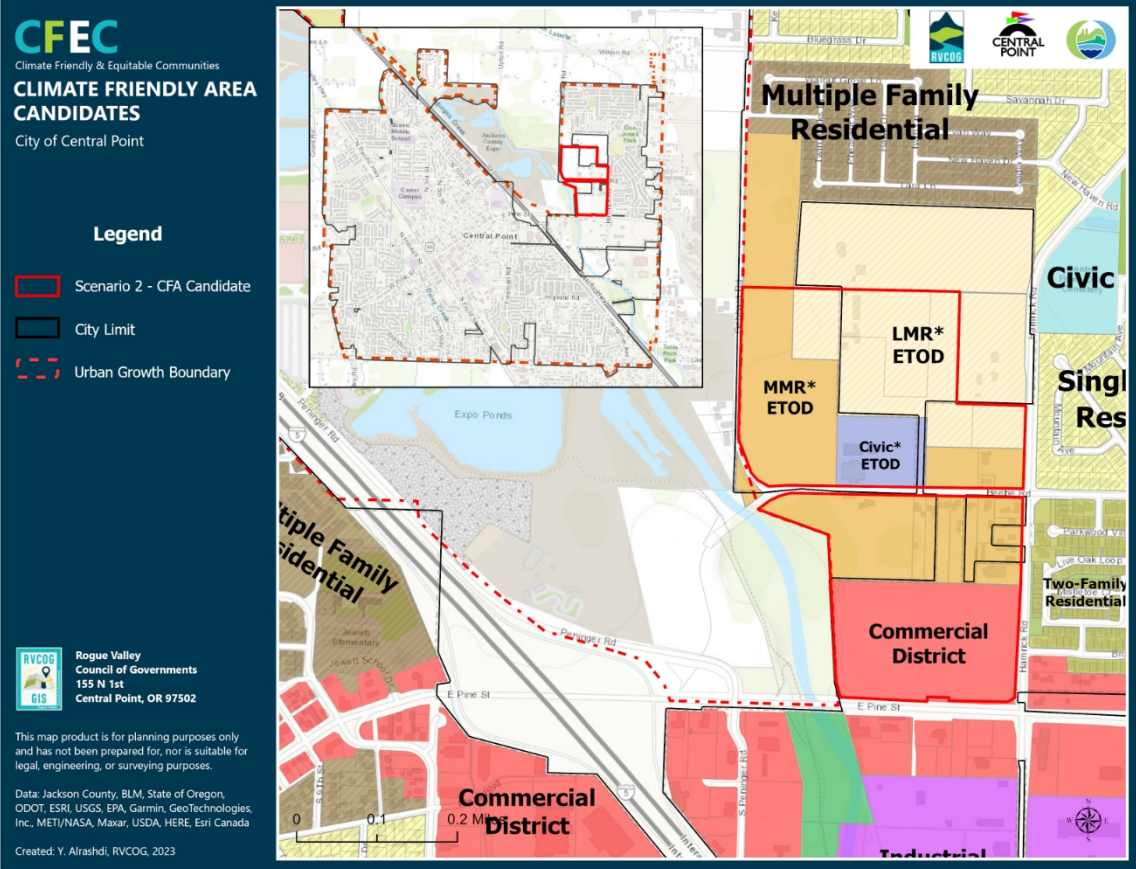
- Complete a code audit to assure the City’s zoning and land development regulations in CFAs are consistent with the requirements in OAR 660-012-0315 and OAR 660-012-0320.
- Conduct a market feasibility analysis that evaluates the impacts that land use code modifications can be expected to have on market-viable development and the benefit of mixed-use areas.
- Prepare adoption-ready zoning and development standards, including Comprehensive Plan and Zoning Map updates as necessary.

A CFA is an area where residents, workers, and visitors can meet most of their daily needs without having to drive. They are urban mixed-use areas that contain, or are planned to contain, a greater mix and supply of housing, jobs, businesses, and services. These areas are served, or planned to be served, by high quality pedestrian, bicycle, and transit infrastructure to provide frequent, comfortable, and convenient connections to key destinations within the city and region. CFAs typically do not require large parking lots and are provided with abundant tree canopy. The CFA must be sized to accommodate 30% of the current and projected future housing need.

A study of potential CFA locations was completed in 2023. The Study identified lands that are rural and undeveloped in the Eastside Transit Oriented Develop (ETOD) Overlay area as the primary candidate for the City’s CFA (Figure 1). This area was identified as the primary candidate because it is largely undeveloped, which limits potential non-conforming situations that would otherwise occur if a CFA was designated in the downtown or other developed areas in town. Additionally the ETOD includes Low Mix Residential (LMF), Medium Mix Residential (MMR), High Mix Residential (HMR)

and Civic zoning designations which are largely compatible with CFA land use and development requirements with some exceptions. Finally, the area is planned to be served by transit and is proximate to the Community Center, service and employment areas on East Pine Street, which provides an opportunity for more diverse land uses that align with the CFA objectives.

Figure 1 - CFA Candidate Area with Current Zoning Designations



At the June 17, 2024 Joint Study Session , the Consulting Team and City staff will provide an overview of the project and preliminary findings from the code audit and market feasibility study and request feedback and direction from the group. Some of the key issues to be discussed will include but are not limited to:

- Whether to re-zone land within CFA that does not meet the land development standards in OAR 660-012-0315-0320 (i.e. LMR to MMR);
- Consider the range of uses allowed in the MMR and HMR zones and receive feedback on a proposal to slightly increase density and building height;
- Whether to require ground floor commercial in the EC and HMR zones or if commercial and residential uses should be allowed outright; and,
- Evaluate possibility of expanding the uses allowed in the Civic zone.

At the conclusion of the meeting, the project team will assemble the feedback and begin making changes that align with the CFA rules and input from the Joint Study Session. A follow-up Joint Study Session will likely be scheduled in late July.

ATTACHMENTS/EXHIBITS:

None