

PLANNING COMMISSION MEETING AGENDA



December 3, 2024

6:00 PM

Email planning@centralpointoregon.gov
to request a Zoom link for virtual participation
www.centralpointoregon.gov

10. Meeting Called to Order

20. Roll Call

30. Correspondence

40. Approval of Minutes

A. Approval of the November 5, 2024 Meeting Minutes.

50. Public Appearances

60. Business

A. Parr Lumber Tentative Subdivision Plan

70. Discussion Items

A. Climate Friendly Area (CFA) Overlay Designation Project Update

80. Administrative Reviews

90. Miscellaneous

100. 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 541-423-1015 (voice), or by e-mail to rachel.neuenschwander@centralpointoregon.gov. Si necesita traductor en español o servicios de discapacidades (ADA) para asistir a una junta pública de la ciudad por favor llame con 72 hora de anticipación al 541-664-3321 ext. 201.

PLANNING COMMISSION MEETING MINUTES, 2024

November 5, 2024 6:00 PM

Email planning@centralpointoregon.gov

to request a Zoom link for virtual participation

www.centralpointoregon.gov



1 Meeting Called to Order

The meeting was called to order at 6:00 PM

2 Roll Call

Commissioners Tom Van Voorhees (Chair), Pat Smith, Jim Mock, Kay Harrison, Alicia Van Riggs and Royce Chambers were present. Also in attendance were Planning Director Stephanie Powers, Community Planner Justin Gindlesperger, Parks and Public Works Director Matt Samitore, and Planning Secretary Karin Skelton

3 Correspondence

Revised Resolution 925

Revised Findings for Code Amendments

4 Approval of Minutes

A. Approval of September 3, 2024 Meeting Minutes

Kay Harrison made a motion to approve the September 3, 2024 Minutes. Jim Mock seconded. ROLL CALL: Jim Mock, yes; Pat Smith, yes; Kay Harrison, yes; Alicia Van Riggs, yes; Royce Chambers, yes. Motion Passed.

5 Public Appearances

None.

6 Business

Mr. Van Voorhees read the Statement setting forth the protocol for the Public Meeting. He announced two pieces of correspondence. A revised set of Findings and a revised Resolution 925, both pertaining to the Code Amendments.

A. Conditional Use Permit: Goodwill Secondhand Store

Mr. Van Voorhees read the rules for a Quasi-Judicial hearing. The commissioners had no conflict of interest, ex-parte contact or bias to declare.

The Public Hearing was opened.

Community Planner Justin Gindlesperger reviewed the Conditional Use Permit Application for the Goodwill second hand retail store. He explained the C-5 zoning listed the proposed retail use as a Conditional use. He gave an overview of the proposed development which would include the retail store, donation center, warehouse and job connection facility. He explained the site access, neighborhood compatibility and the traffic impacts. He said the Transportation Impact Analysis (TIA) showed no recommended conditions.

Public Works Director Matt Samitore reviewed the site access points and the findings of the TIA. He also reviewed proposed future traffic improvements planned for the Hamrick and Biddle Road intersection stating they may be implemented sooner than originally envisioned as these properties developed and traffic increased.

Jane Alexander, Agent

Ms. Alexander described the proposed development. She reviewed the structure, landscaping and parking. She clarified the access points and traffic flow through the site.

Public Comments

Richard Aarons, resident.

Mr. Aarons stated he was in favor of the Goodwill project, but was concerned about internal traffic flow. He mentioned vehicles parked along the private retail street as a problem.

Christene Graddy, Resident

Ms. Graddy expressed concern regarding increased traffic and the parked vehicles along the private retail street stating it was prohibitively narrow for semi-trucks making deliveries.

Mr. Samitore explained the original plan for the subdivision and how the internal road was a private retail street intended to be a fire lane and was under the jurisdiction of Fire District 3. He explained that Biddle Road was under the Jurisdiction of Jackson County and they had no plans to implement any traffic control at that site.

Jane Alexander, Agent

Ms. Alexander reviewed the proposed traffic circulation with regard to delivery trucks.

Dave Traphagen, Applicant

Mr. Traphagen stated there would only be one delivery per day. He explained

Goodwill would most likely handle the fire lane access with Fire District 3.

Christine Graddy, resident

Ms. Graddy expressed concern about delivery trucks and traffic on Biddle Road. She stated the access is insufficient and the private road is too narrow.

Mr. Samitore stated the private retail street was not the city's jurisdiction but under the jurisdiction of Fire District 3. He stated the original plan called for the street to be signed for no parking and was intended as a fire lane. That has never been enforced.

Planning Director Stephanie Powers summarized the CUP application and the approval criteria. She clarified originally there was supposed to be no parking signs on the private street, however that has never been enforced.

The Public Hearing Was Closed.

Kay Harrison made a motion to approve Resolution 923 with a condition requiring no parking on the private street.

During discussion the commissioners clarified it was not within the scope of their authority to impose that condition.

Ms. Harrison withdrew the motion. She then moved to approve Resolution No. 923 a Resolution recommending approval of the conditional Use Permit application for the Southern Oregon Goodwill development plan per the Staff Report dated November 5, 2024. Royce Chambers seconded the motion. ROLL CALL: Jim Mock, yes; Pat Smith, yes; Kay Harrison, yes; Alicia Van Riggs, yes; Royce Chambers, yes. Motion Passed.

B. Southern Oregon Goodwill Site Plan & Architectural Review

Mr. Van Voorhees stated the rules for the public hearing remained as previously read.

The commissioners had no conflict of interest, ex-parte conflict or bias to declare.

Mr. Gindlesperger gave an overview of the Goodwill Site Plan, describing the background, proposed use and design considerations. He reviewed the access points, the proposed parking, loading/ circulation and landscape plan. He outlined the building design and the proposed pedestrian/public access. He stated Staff recommended approval of the application.

The Public Hearing was Opened

Jane Alexander, Agent

Ms. Alexander reviewed the sight design explaining its compliance with the design and development standards for commercial development in the C-5. zone. in response to the commissioners' inquiry she stated that no lighting plan has been submitted, however all lighting on the sight is proposed to light the site only and not any spill over to public areas

Richard Aarons, resident.

Mr. Aarons expressed his approval of the project and felt it would be good for Central Point.

The Public Hearing was closed.

Alicia Van Riggs made a motion to approve Resolution No. 924, a Resolution approving the Site Plan & Architectural Review application for the Southern Oregon Goodwill development plan per the Staff Report dated November 5, 2024. Pat Smith Seconded. ROLL CALL: Jim Mock, yes; Pat Smith, yes; Kay Harrison, yes; Alicia Van Riggs, yes; Royce Chambers, yes. Motion Passed

C. Land Development Code Amendments

Mr. Van Voorhees read the rules for a legislative hearing.

The Commissioners had no bias to declare.

Planning Director Stephanie Powers gave an overview of the various amendments to the City's land development code. She explained the proposed amendments are an effort to provide clarity and standards for land use and development within the City. She stated the proposed changes would establish general provisions and clarify existing policies by providing clear and objective procedures, standards and approval criteria for land use applications. These would include annexations, adjustments and variances, conditional use permits, replats, property line adjustments, fences and home occupations.

The commissioners discussed the amendments, focusing on fence requirements for corner lots.

Jim Mock made a motion to approve Resolution 925 forwarding a favorable recommendation for major amendments to various sections in Title 1, Title 16 and Title 17 of the Central Point Municipal Code. Kay Harrison seconded. ROLL CALL: Jim Mock, yes; Pat Smith, yes; Kay

Harrison, yes; Alicia Van Riggs, yes; Royce Chambers, yes. Motion Passed.

7. Discussion Items

8. Administrative Reviews

None.

9. Adjournment

Chair Tom Van Voorhees declared the meeting was adjourned at 9:00 p.m.

The foregoing minutes of the November 5, 2024, Planning Commission meeting were approved by the Planning Commission at its meeting on November 5, 2024.

Tom Van Voorhees
Planning Commission Chair

December 3, 2024

Item Summary

Consideration of a Tentative Plan application to replat three (3) lots within the Federal Way Business Park and combine the properties with one (1) parcel from the Gazelle Investments partition plat. The total acreage is approximately 5.38 acres, project site is located at 325 Ice Cream Drive and is identified on the Jackson County Assessor's Map as 37S 2W 12B, Tax Lots 200, 203, 206 & 207 within the M-1, Industrial zoning district.

Applicant: Parr Lumber (Eric Schmidlin); **Agent:** Farber Consulting (Herb Farber).

Approval Criteria: CPMC 16.10 (Tentative Plans) and CPMC 17.48, M-1, Industrial District.

Associated Files: SPAR-24005

Staff Source

Justin Gindlesperger, Community Planner III

Background

On September 12, 2024, the the Planning Director approved a Site Plan and Architectural Review application to develop 5.38 acre property with a lumber and material sales yard with light manufacturing use on four (4) properties subject to conditions of approval (Attachment "E"). Three (3) of the properties, 400 410 and 420 Federal Way, are lots within the Federal Way Business Park, Phase 1 subdivision (Attachment "C"). The remaining property is a parcel within the Gazelle Investments partition (Attachment "D"). One of the conditions of approval is to consolidate platted properties and reconfigure easements to eliminate conflicts with the proposed improvements prior to building permit issuance. At this time, the Applicant is requesting tentative plan approval to replat and consolidate the properties including vacating and reconfiguring the storm drainage and public utility easements (Attachment "B").

The subject properties are located within the M-1, Industrial zoning district with frontage along Ice Cream Drive, Hamrick Road and Federal Way. The tentative plan does not propose any new streets and access to the site is proposed along the existing street frontages listed above. Utilities are available to the site with water and sewer mains located in the adjacent right-of-way. Drainage facilities are proposed within the project area, collecting stormwater runoff prior to connection to existing facilities.

In the M-1 zone, there are no minimum/maximum site area requirements except as necessary to provide for on-site parking, landscaping and setback areas. As noted in the site plan approval

in File SPAR-24005 and as demonstrated in the Planning Department Findings of Fact and Conclusions of Law (Attachment “F”), the proposed tentative plan to replat existing property lines meets the development conditions for the M-1 zone.

Issues

In review of the application, it was noted that there is an existing drainage easement along the western boundary of 400, 410 and 420 Federal Way. The drainage easement was created to provide an area to collect and convey stormwater runoff from the right-of-way of Federal Way and the lots within the Federal Way Business Park, Phase 1, subdivision.

The Applicant proposes to extinguish the easement due to conflicts between the location of the easement and the site development plan (Attachment “E”).

Comment: As noted in the Public Works staff report, the easement must be relocated to the property frontage along the west side of Federal Way and south side of Hamrick Road, immediately behind the existing Public Utility Easements. Staff recommends Condition of Approval No. 1(a) requiring a revised tentative plan that depicts the new location of the drainage easement.

Findings of Fact & Conclusions of Law

The tentative plan has been reviewed for conformance with the standards for tentative plans in CPMC 16.10 and the M-1 zoning district per CPMC 17.48 and found to comply as evidenced in the Planning Department Findings of Fact and Conclusions of Law (Attachment “F”).

Recommended Conditions of Approval

1. Prior to final plat approval, the applicant shall satisfy the following conditions:
 - a. Submit a revised tentative plan that depicts the relocation of the existing storm drainage easement to the west side of Federal Way and the south side of Hamrick Road behind the Public Utility Easement, interior to the site.
 - b. Demonstrate compliance with the Public Works Department Staff Report (Attachment “G”), including:
 - i. Submit and receive approval for Civil Improvement Plans demonstrating compliance with Public Works Department Standard Specifications for public works construction that includes, but is not limited to, the proposed sidewalks, utilities, and the protection of public infrastructure.
 - ii. Submit and receive approval for a stormwater management plan for the proposed subdivision demonstrating compliance with the MS4 Phase II stormwater quality standards.
 - iii. Submit and receive approval for an erosion and sediment control permit (NPDES-1200C).

- iv. Pay all System Development Charges and permit fees.
 - c. Demonstrate compliance with the Rogue Valley Sewer Services (RVSS) Staff Report (Attachment “H”), including submit and receive approval for construction drawings demonstrating compliance with RVSS standards.
- 2. Prior to Public Works Final Inspection, the applicant shall demonstrate compliance with the following:
 - a. Complete public infrastructure and civil improvements per Civil Improvement Plans approved by the Public Works Department and a fully executed development agreement and bond, if applicable. The Engineer-of-Record shall certify that all improvements were constructed per the approved plans.
 - b. Complete stormwater management improvements per the Stormwater Management Plan approved by the Public Works Department. The Engineer-of-Record shall certify that the construction of the drainage system was constructed per the approved plans.
 - c. Record an operations and maintenance agreement for all new stormwater quality features.
- 3. Any modifications to the site layout, including but not limited to stormwater quality treatment facility type and location, shall be subject to review in accordance with CPMC 17.09, Modifications to Approved Plans and Conditions of Approval.

Attachments

Attachment “A” – Project Location Map

Attachment “B” – Tentative Subdivision Plan

Attachment “C” – Federal Way Business Park, Phase 1

Attachment “D” – Gazelle Investments Partition Plan

Attachment “E” – Approved Site Plan

Attachment “F” – Planning Department Findings of Fact and Conclusions of Law

Attachment “G” – Public Works Department Staff Report, dated 11/04/2024

Attachment “H” – Rogue Valley Sewer Services Staff Report, dated 11/05/2024

Attachment “I” – Public Comments, dated 11/18/2024

Attachment “J” – Resolution No. 926

Action

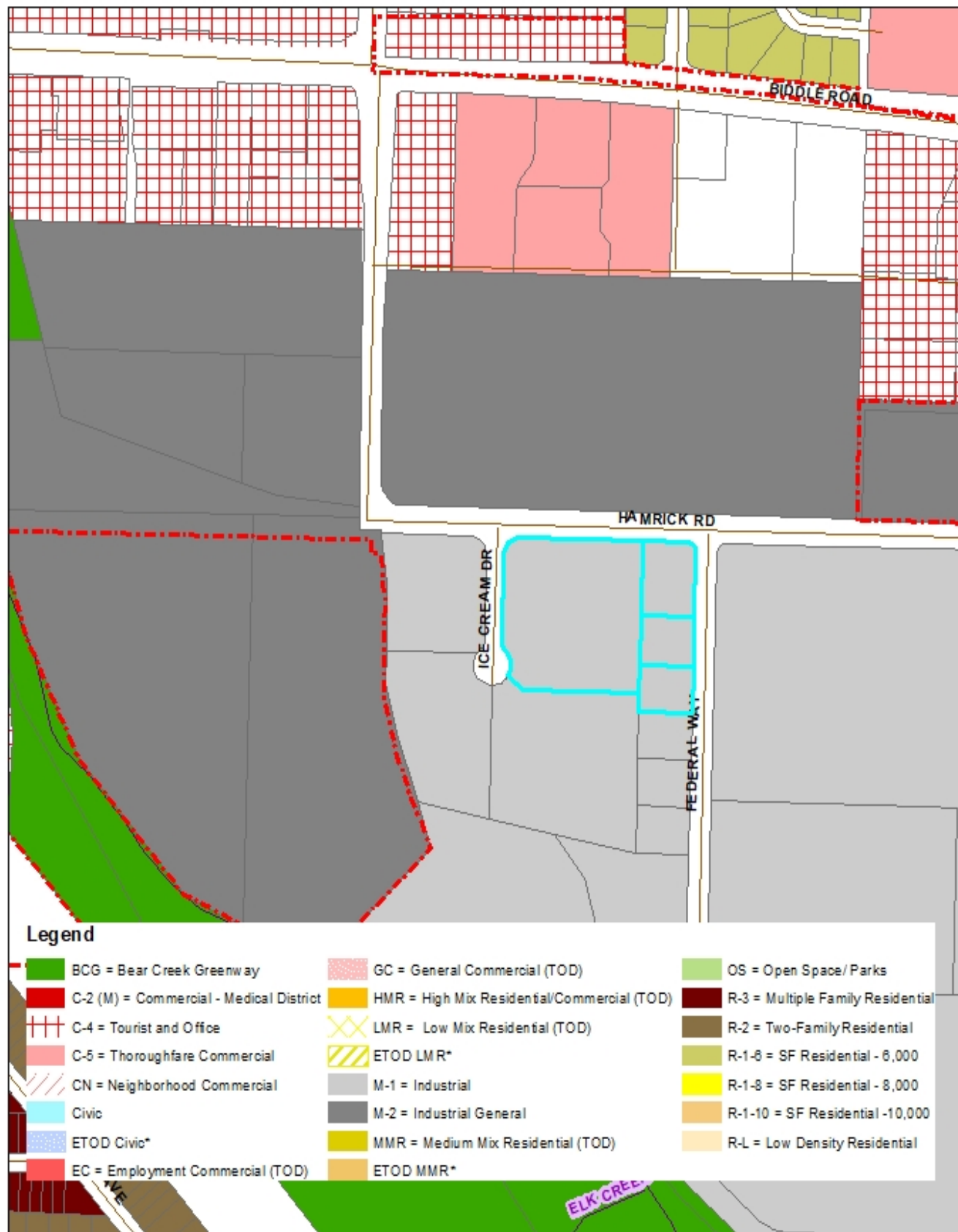
Open a public hearing and consider the proposed Tentative Subdivision Plan application and 1) approve; 2) approve with revisions; or 3) deny the application.

Recommendation

Approve Resolution No. 926, a Resolution approving the Parr Lumber Tentative Subdivision Plan application to re-plat existing property boundaries.

Recommended Motion

I move to approve Resolution No.926, a Resolution approving the Parr Lumber Tentative Subdivision Plan application per the Staff Report dated December 3, 2024.



Legend

BCG = Bear Creek Greenway	GC = General Commercial (TOD)	OS = Open Space/Parks
C-2 (M) = Commercial - Medical District	HMR = High Mix Residential/Commercial (TOD)	R-3 = Multiple Family Residential
C-4 = Tourist and Office	LMR = Low Mix Residential (TOD)	R-2 = Two-Family Residential
C-5 = Thoroughfare Commercial	ETOD LMR*	R-1-6 = SF Residential - 6,000
CN = Neighborhood Commercial	M-1 = Industrial	R-1-8 = SF Residential - 8,000
Civic	M-2 = Industrial General	R-1-10 = SF Residential - 10,000
ETOD Civic*	MMR = Medium Mix Residential (TOD)	R-L = Low Density Residential
EC = Employment Commercial (TOD)	ETOD MMR*	

0 200 400 800 Feet

Map for Illustration
Purposes Only

REPLAT/LOT CONSOLIDATION APPLICATION MAP

REPLAT OF PARCEL 1, PARTITION PLAT P-79-2006 AND LOTS
1, 2, AND 3, FEDERAL WAY BUSINESS PARK PHASE 1

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12
THE NORTHWEST QUARTER OF SECTION 12,
TOWNSHIP 37 SOUTH, RANGE 2 WEST,
WILLAMETTE MERIDIAN,
CITY OF CENTRAL POINT, JACKSON COUNTY, OREGON

FOR:
PARR LUMBER
5630 NE CENTURY BOULEVARD
HILLSBORO, OREGON 97124

OWNER/APPLICANT: PARR LUMBER
5630 NE CENTURY BOULEVARD
HILLSBORO, OREGON 97124
(503) 867-7267

AGENT: HERB FARMER
FARMER CONSULTING
P.O. BOX 5286
CENTRAL POINT, OREGON 97502
(541) 301-4145

LAND SURVEYOR: PHILIP J. DROSSOS
TERRASURVEY, INC.
270 FOURTH STREET
ASHLAND, OREGON 97520
(541) 482-6474

SITE: 400, 410, AND 420 FEDERAL WAY
AND 325 ICE CREAM DRIVE
CENTRAL POINT, OREGON 97502
MAP NO. 37 2W 12 B
TAX LOTS 200, 206, 207, AND 203
ZONE - M-1

DATE: 08-19-2024
SCALE: 1" = 50'

LEGEND

- COMMUNICATION PEDESTAL
- FIRE HYDRANT
- LIGHT POLE
- SEWER CLEANOUT
- SEWER MANHOLE
- STORM INLET
- WATER METER
- WATER VALVE
- BOUNDARY LINE
- BOUNDARY LINE TO BE ADJUSTED/ELIMINATED
- EXISTING EASEMENT
- PROPOSED EASEMENT
- PROPOSED EASEMENT TO BE EXTINGUISHED
- EXISTING UNDERGROUND COMMUNICATION
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND GAS
- EXISTING UNDERGROUND SEWER
- EXISTING UNDERGROUND STORM
- EXISTING UNDERGROUND WATER

- * EXISTING UTILITIES AS MARKED IN THE FIELD PER O.U.N.C. LOCATE PAINT ALL
LIE WITHIN THE PROPOSED REDUCED 10' PUBLIC UTILITY EASEMENT.
- * ADDITIONAL EASEMENTS WILL BE ADDED AS NEEDED FOLLOWING FORMAL
ENGINEERING PLANS.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

PHILIP J. DROSSOS
OREGON
JULY 12, 2016
PHILIP J. DROSSOS
No. 90718

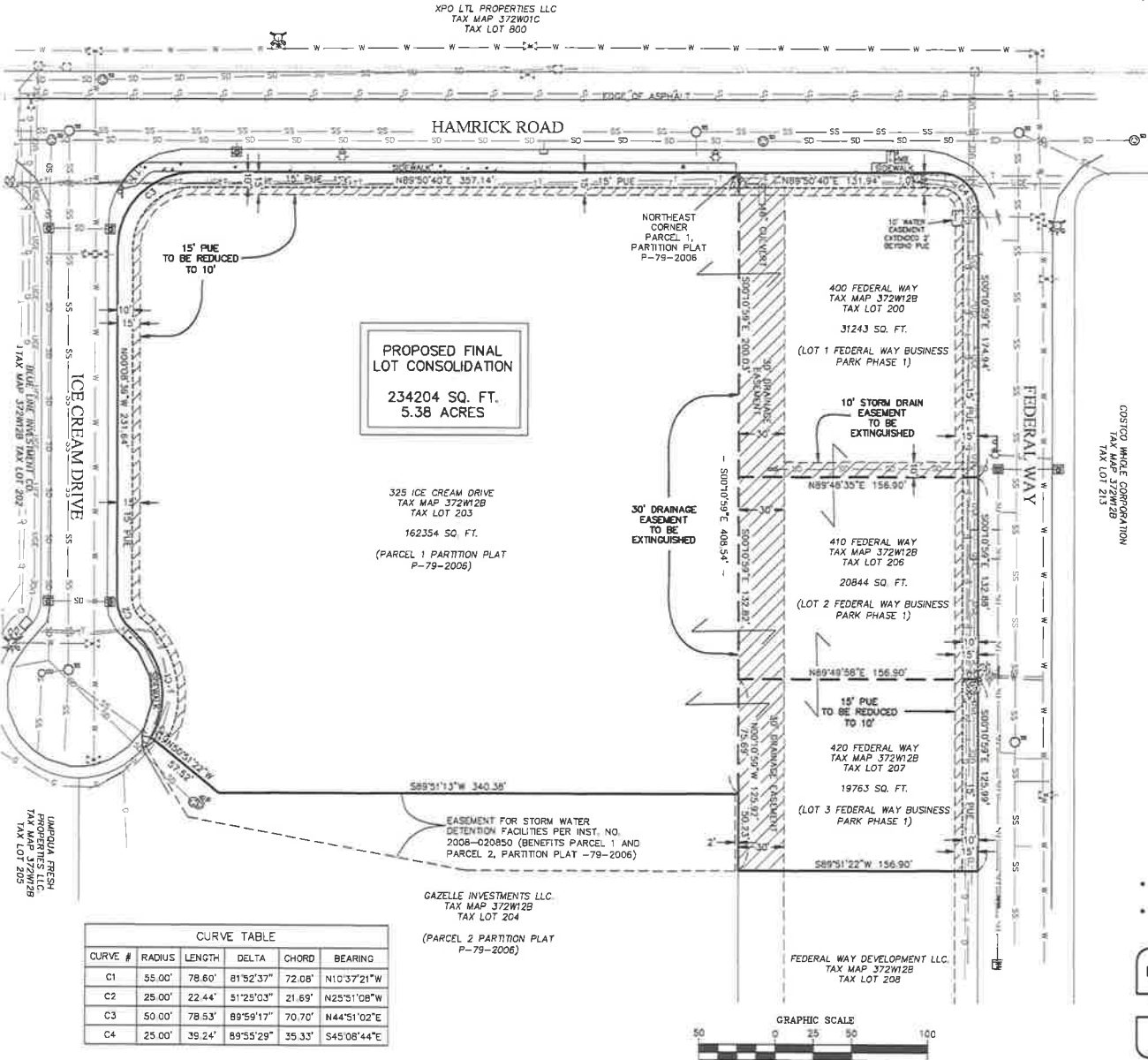
Renewal 12-31-25

TERRASURVEY, INC.

PROFESSIONAL LAND SURVEYORS

270 FOURTH STREET
ASHLAND, OREGON 97520

(541) 482-6474
terrain@bisp.net
JOB NO. 1609-23



ASSESSOR'S MAP NO. 37 2W 03 BB, TAX LOTS 3606 AND 3607

FEDERAL WAY BUSINESS PARK, PHASE 1

LOCATED IN

A REPLAT OF A PORTION OF PARCEL 1 OF P-60-2004
OF THE PARTITION PLATS OF JACKSON COUNTY, OREGON, BEING IN
THE NE 1/4 OF THE NW 1/4 OF SECTION 12, T.37S., R.2W., W.M.
CITY OF CENTRAL POINT, JACKSON COUNTY, OREGON

LEGEND

- SET 5/8" X 30" REBAR WITH PLASTIC CAP MARKED "TEMPLIN LS2359"
- SET TACK IN SS WASHER MARKED "TEMPLIN LS2359" IN CONCRETE
- FD. 5/8" IRON ROD PER F.S.# 18447.
- FD. 5/8" IRON ROD PER F.S.# 18795.
- FD. JACKSON COUNTY BRASS CAP MONUMENT PER COUNTY REESTABLISHMENT.
- FD. 1/2" IRON PIPE PER F.S.# 1488.
- ⊗ FD. 5/8" X 30" REBAR WITH PLASTIC CAP MARKED "BOYDEN" PER F.S.# 14401.
- ⊗ INDICATES CALCULATED POSITION
- △ INDICATES DEFERRED MONUMENT
- () INDICATES RECORD DATA PER F.S.# 18447.
- (()) INDICATES RECORD DATA PER F.S.#18795
- FS INDICATES "FILED SURVEY"
- SD INDICATES "STORM DRAIN"
- WTR INDICATES "WATER"

NOTE 1 5/8" IRON ROD PER SET ON F.S.# 18447 HAS BEEN DESTROYED BY UNDERGROUND GAS WORK. RESET 5/8" X 30" REBAR WITH PLASTIC CAP MARKED "TEMPLIN" AT THE CALCULATED POSITION.

P.U.E. EASEMENT FOR PUBLIC UTILITIES, DRAINAGE, CABLE TELEVISION AND CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER, WATER LINES, ELECTRIC & IRRIGATION

BASIS OF BEARING: WEST LINE OF TABLE ROCK ROAD PER F.S.# 18447.

CURVE DATA (NON TANGENT)

PT	RADIUS	DELTA	LENGTH	LC BEARING	LC
A	25.00	89°40'31"	39.13	N 44°59'48" W	35.26
B	25.00	90°19'29"	39.41	S 45°00'10" W	35.46
C	45.00	89°51'49"	70.58	N 44°54'09" W	63.56

COURSE DATA

PT	BEARING	DISTANCE
L1	S 79°31'03" E	28.49
L2	N 89°50'05" E	129.00
L3	S 00°09'34" E	15.26
L5	S 11°04'44" E	178.17
L6	N 89°57'15" E	27.03

SCALE: 1"=100'

SHOWN ON CURRENT TITLE REPORT

- THE PREMISES ARE LOCATED WITHIN THE ROGUE RIVER VALLEY IRRIGATION DISTRICT AND SUBJECT TO AN AGREEMENT AS NOTED IN VOL. 473, PG 244 AND VOL. 553, PG 345 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- RIGHT OF WAY FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AS RECORDED IN VOL. 233, PG. 134, VOL. 349, PG. 103, VOL. 471, PG. 179, AND VOL. 522, PG. 141 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, UN-PLOTTABLE.
- THE PREMISES ARE SUBJECT TO A 15'X15' NATURAL GAS RIGHT OF WAY EASEMENT, WHICH FALLS WITHIN THE AREA SHOWN HEREON AS TO BE DEDICATED AS ADDITIONAL RIGHT OF WAY, AND THUS IS NOT SHOWN ON THIS PLAT.

I CERTIFY THAT THIS IS AN EXACT COPY OF
THE ORIGINAL PLAT.

RICHARD G. TEMPLIN L.S. 2359

RECEIVED

DATE: 10/10/08 BY: RRR

This survey consists of:

2 sheet(s) Map

0 page(s) Narrative

JACKSON COUNTY
SURVEYOR

FILE: "Federal Biz Park 7-09-08.dwg"

REGISTERED
PROFESSIONAL
LAND SURVEYOROREGON
JULY 26, 1988
RICHARD G. TEMPLIN
2359MY CERTIFICATE EXPIRES
JUNE 30, 2010RICHARD TEMPLIN LAND SURVEYING
P.O. BOX 1946 899-2032 JACKSONVILLE, OREGON

FEDERAL WAY BUSINESS PARK, PHASE 1

LOCATED IN

A REPLAT OF A PORTION OF PARCEL 1 OF P-60-2004
OF THE PARTITION PLATS OF JACKSON COUNTY, OREGON, BEING IN
THE NE 1/4 OF THE NW 1/4 OF SECTION 12, T.37S., R.2W., W.M.
CITY OF CENTRAL POINT, JACKSON COUNTY, OREGON

FOR: Galpin Holdings L.L.C.
P.O. BOX 8271
Medford, Or. 97504

DATE: JULY 09, 2008

PARTITION PLAT NO. P-79-2006

A Re-plat of Lot 2 of Modoc Subdivision Phase I, Located in the Northwest One-quarter of Section 12 and the Southwest One-quarter of Section 1, Township 37 South, Range 2 West, Willamette Meridian, City of Central Point, Jackson County, Oregon.

PREPARED FOR:

Gazelle Investments, LLC
Jerry Eller
520 Coachman Drive
Jacksonville, OR 97530

37 2W 02D
TAX LOT 2000
LTM INCORPORATED

37 2W 1C
TAX LOT 800
USF REDDAWAY INC

LINE TABLE

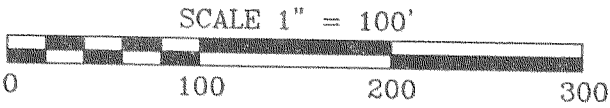
LINE #	BEARING	DISTANCE
L1	N89°50'19"E	75.00'
L2	S50°49'30"E	57.52'

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	90°00'00"	50.00'	78.54'	N45°09'41"E	70.71'
C2	51°19'04"	25.00'	22.34'	N25°49'13"W	21.65'
C3	81°48'24"	55.00'	78.53'	N10°34'33"W	72.03'
C4	54°30'41"	55.00'	57.13'	N60°04'54"E	54.54'
C5	43°41'05"	55.00'	41.43'	S52°10'10"W	40.93'
C6	10°36'34"	55.00'	10.14'	S79°19'02"W	10.17'

LEGEND

- Indicates a set 5/8-inch diameter iron pin, 24 inches in length, with a orange plastic cap marked "NEATHAMER SURVEYING", top set flush with the surface, unless noted hereon.
- ⊗ Indicates a set 5/8-inch diameter iron pin, 30 inches in length, with a orange plastic cap marked "NEATHAMER SURVEYING", top set flush with the surface.
- ⊙ Indicates a set 5/8-inch diameter by 30-inch long iron pin with an aluminum cap marked "NEATHAMER SURVEYING".
- ▲ Indicates a found 5/8-inch diameter iron pin with a orange plastic cap marked "NEATHAMER L5 56545", refer to SN 18795.
- Indicates a found 5/8-inch diameter iron pin with a red plastic cap marked "M. BOYDEN RLS 281", refer to SN 14401, unless otherwise noted hereon.
- Indicates a computed position, nothing found or set, refer to SN 18795.
- SN Indicates a survey filed number in the office of the Jackson County Surveyor.
- FUE Indicates Public Utility Easement.
- Doc. No. Indicates an instrument recorded by number of the Official Records of Jackson County, Oregon.
- Vol. Pg. Indicates an instrument recorded Volume and Page of the Deed Records of Jackson County, Oregon.



I hereby certify that this is an exact copy of the original.

Logan Miles
Surveyor

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 12, 2005
LOGAN MILES
65452

Renewal Date 12/31/06

BASIS OF BEARINGS:

Southerly Right of Way of Hamrick Road, per Modoc Subdivision, Phase 1 and filed as Survey Number 18795 in the office of the Jackson County Surveyor, as depicted hereon.

PREPARED BY: Neathamer Surveying, Inc.
3132 State St., Suite 110
Medford, Oregon 97501
Phone (541) 732-2869
FAX (541) 732-1382

PROJECT NUMBER: 05056 DATE: August 7, 2006

Sheet 2 of 2

DC LTM

GENERAL NOTES - SITE PLAN

- GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. CONFLICTS ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION RELATED TO SUCH.
- REFER TO CIVIL DRAWINGS FOR GRADING AND UTILITY INFORMATION.
- CONTRACTORS SHALL VERIFY ALL LOCATIONS OF EXISTING UTILITIES. CARE SHOULD BE TAKEN TO AVOID DAMAGE TO OR DISTURBANCE OF EXISTING UTILITIES.
- COORDINATE AND INSTALL FOUNDATION DRAINAGE IN ACCORDANCE WITH OWNER'S GEOTECHNICAL REPORT REQUIREMENTS.
- REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR ALL PUBLIC RIGHT-OF-WAY IMPROVEMENTS. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN 10' OF ANY POWER LINES - WHETHER OR NOT THE POWER LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS OR ADDITIONAL EXPENSES.
- FIRE LANES SHALL BE DESIGNED TO SUPPORT A FIRE APPARATUS LOAD OF 75,000 LBS WITH A WHEEL LOAD OF 12,500 LBS.
- DELEGATED DESIGN PHASE 13 FIRE SPRINKLER SYSTEM DESIGNED IN ACCORDANCE WITH OSSC 903.3.1.1 WILL BE A DEFERRED SUBMITTAL.
- FIRE FLOW DEMAND PER OFC APPENDIX B:
BUILDING 1:
PER TABLE B105.2, SECTION 903.3.1.1 DESIGN STANDARD:
TABLE B105.1(2) - TYPE II-B, 23,414 SF:
FIRE FLOW RATE: 3,250 GPM
FIRE FLOW DURATION: 3 HRS
TABLE B105.2 REQUIRED FIRE FLOW - SPRINKLERED PER IFC 903.3.1.1:
FIRE FLOW REDUCTION: 3,250 GPM x 0.25 = 812.50 GPM
THE REDUCED FIRE FLOW RATE SHALL NOT BE LESS THAN 1,000 GPM
MIN. REQUIRED FIRE FLOW RATE = 1,000 GPM
MIN. REQUIRED FIRE FLOW DURATION = 3 HRS
BUILDING 2:
PER TABLE B105.2, SECTION 903.3.1.1 DESIGN STANDARD:
TABLE B105.1(2) - TYPE III-B, 27,782 SF:
FIRE FLOW RATE: 3,500 GPM
FIRE FLOW DURATION: 3 HRS
TABLE B105.2 REQUIRED FIRE FLOW - SPRINKLERED PER IFC 903.3.1.1:
FIRE FLOW REDUCTION: 3,250 GPM x 0.25 = 812.50 GPM
THE REDUCED FIRE FLOW RATE SHALL NOT BE LESS THAN 1,000 GPM
MIN. REQUIRED FIRE FLOW RATE = 1,000 GPM
MIN. REQUIRED FIRE FLOW DURATION = 3 HRS

ELECTRIC VEHICLE CHARGING STATION INFRASTRUCTURE
SHALL BE PROVIDED IN ACCORDANCE WITH OAR 918-460-0200 SUMMARIZED GENERALLY AS FOLLOWS.
CONTRACTOR TO VERIFY REQUIREMENTS AND COMPLY WITH MOST CURRENT REQUIREMENTS.

2A NO LESS THAN 20%, ROUNDED UP TO THE NEAREST WHOLE NUMBER, OF THE SPACES IN THE GARAGE OR PARKING AREA FOR THE BUILDING, OR
IF LOCAL JURISDICTION REQUIRES MORE THAN THE QUANTITY NOTED IN ITEM 2A ABOVE, SHALL BE IN ACCORDANCE WITH THE LOCAL JURISDICTION'S REQUIREMENTS.
PROVISION OF BUILDING ELECTRICAL SERVICE, SIZED FOR THE ANTICIPATED LOAD OF ELECTRIC VEHICLE CHARGING STATIONS (EVCS), THAT HAS OVERCURRENT DEVICES NECESSARY FOR EVCS OR HAS ADEQUATE SPACE TO ADD OVERCURRENT DEVICES; A DESIGNATED SPACE WITHIN A BUILDING TO ADD ELECTRICAL SERVICE WITH CAPACITY FOR EVCS; OR
3C A DESIGNATED LOCATION ON BUILDING PROPERTY, IN OR ADJACENT TO A LANDSCAPED AREA, FOR INSTALLING REMOTE SERVICE FOR EVCS
A CONDUIT SYSTEM INSTALLED FROM THE BUILDING ELECTRICAL SERVICE, OR FROM HE DEDICATED SPACE OR LOCATION FOR A FUTURE ELECTRICAL SERVICE AS DESCRIBED IN SUBSECTION 3B OR 3C TO PARKING SPACES THAT CAN SUPPORT, AT A MINIMUM, ELECTRICAL WIRING FOR INSTALLATION OF LEVEL 2 EVCS. BOTH ENDS OF HE CONDUIT MUST BE LABELED TO SHOW THAT THE CONDUIT IS PROVIDED FOR FUTURE EVCS
5 THE INSTALLATION OF A LEVEL 2 OR BETTER EVCS AT A PARKING SPACE SATISFIES THE INFRASTRUCTURE REQUIREMENTS OF THIS RULE FOR THAT PARKING SPACE.
6 ALL ELECTRICAL INSTALLATIONS MUST COMPLY WITH THE PROVISIONS OF THE OREGON ELECTRICAL SPECIALTY CODE.

PROPOSED PARKING = 38 STALLS
TOTAL PARKING = 38 STALLS X 20% => 7.6 EVCS STALLS REQUIRED. (8 PROPOSED) OKAY
(REFER TO SITE PLAN FOR EV OR ADA PARKING LOCATION)

SITE AREA: 234,204 SF, 5.38 ACRES

IMPERVIOUS AREA: 23,414 SF (9.9%)
BUILDING 1 AREA: 27,782 SF (11.8%)
BUILDING 2 AREA: 27,782 SF (11.8%)
BUILDING COVERED AREA: 51,196 SF (21.8%)

PARKING/ PAVING AREA: 133,670 SF (57.1%)

LOT COVERAGE/ IMPERV AREA: 184,866 SF / 234,204 SF = 78.9 %

REQUIRED LANDSCAPING: 15% MINIMUM LANDSCAPE AREA: 234,204 X 15%=35,131 SF REQUIRED
46,815 SF PROPOSED (19.9%)

CPMC 17.64.02 - VEHICLE PARKING OFFICE:
MIN: NONE
MAX: 4 SPACES PER 1,000 SF
(11,577 SF / 1,000 SF) X 4 SPACES = 46.30 MAX

INDUSTRIAL SERVICE / WAREHOUSE:
MIN: NONE
MAX: 0.5 SPACES + 1 SPACE PER EMPLOYEE ON LARGEST SHIFT
(39,619 / 1,000 SF) X 0.5 + (1 X 40 EMPLOYEES) = 59.8 MAX

PROPOSED ON-SITE = 38 STALLS <= 106.10 STALLS, MAX. OKAY

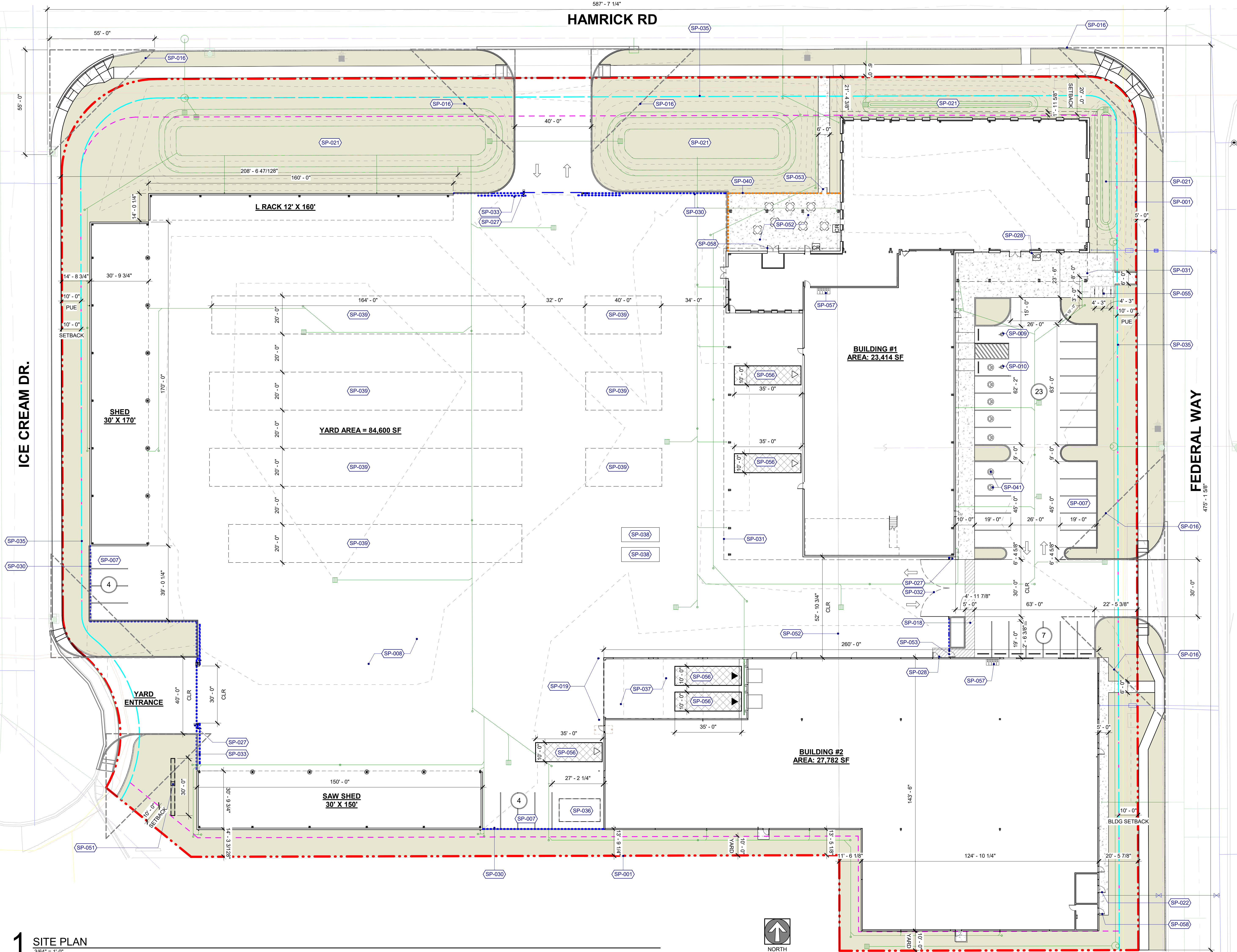
PER OSSC TABLE 1106.1, (2) ACCESSIBLE SPACES REQUIRED & PROVIDED INCLUDING (1) VAN SPACE REQ'D & PROVIDED.

CPMC 17.75.037 - PARKING DIMENSIONS:
90 DEGREE STALL: 8 FT X 19 FT, AISLE WIDTH: 26.00 FT
* CPMC 17.75.037 8.2 LENGTH - SHALL REDUCE COLUMN C TABLE 17.75.034 BY NO MORE THAN THREE FEET.

TABLE 17.64.043 - BICYCLE PARKING OFFICE:
MIN: 2 OR 1 SPACE PER 1,000 SF
11,577 / 1,000 SF = 11.5 SPACES REQ'D
WAREHOUSE:
MIN: 0.1 SPACES PER 1,000 SF
(39,619 SF / 1,000 SF) * 0.1 = 3.9 SPACES REQ'D
11.5 + 3.9 = 15.46 SPACES REQ'D < 16 PROVIDED, OKAY

DIMENSIONS:
2.0'W X 6.0'L

CPMC 17.64.01 OFF STREET LOADING REQUIREMENT
BUILDING 1:
12,501 SF - 25,000 SF : 2 LOADING BERTHS REQ'D = 2 PROVIDED, OKAY
BUILDING 2:
25,001 - 37,500 SF : 3 LOADING BERTHS REQ'D = 3 PROVIDED, OKAY
DIMENSION: MINIMUM 10' WIDE, 35' LENGTH, 12' CLEAR HEIGHT



KEYNOTES

- SP-001 PROPERTY LINE
- SP-007 PARKING STALL, 9.0'W X 19.0'L TYP
- SP-008 ASPHALT PAVING - CONTRACTOR TO PROVIDE ALTERNATE PRICING FOR CONCRETE YARD
- SP-009 ACCESSIBLE PARKING SPACE, AISLE, SIGNAGE AND RAMP
- SP-010 VAN ACCESSIBLE PARKING SPACE, AISLE, SIGNAGE AND RAMP
- SP-016 VISION CLEARANCE PER CPMC 17.60.110 - 120
- SP-018 PAINTED PEDESTRIAN WALKWAY
- SP-019 CONCRETE FILLED BOLLARD, 4"DIA, PAINTED HAZARD YELLOW
- SP-021 ON-SITE STORM FACILITY PER CIVIL
- SP-022 FIRE RISER ROOM SIGNAGE AT EXTERIOR DOOR
- SP-027 KNOX KEY, COORDINATE FINAL LOCATION WITH FIRE MARSHALL
- SP-028 KNOX BOX, COORDINATE FINAL LOCATION(S) WITH FIRE MARSHALL
- SP-030 FENCE, CHAIN LINK, 6'-0"H, SIGHT OBSCURING WITH VINYL SLATS
- SP-031 OUTLINE OF CANOPY ABOVE
- SP-032 DOUBLE LEAF SWINGING GATE, CHAIN LINK, 30.0'W MIN CLEAR, 20'-0" MIN SETBACK FROM RIGHT OF WAY. ELECTRIC GATES SHALL BE EQUIPPED WITH A MEANS FOR OPERATION BY FIRE DEPT PERSONNEL
- SP-033 BI-PARTING CANTILEVER GATE, CHAIN LINK, 30.0'W MIN CLEAR, 20'-0" MIN SETBACK FROM RIGHT OF WAY. ELECTRIC GATES SHALL BE EQUIPPED WITH A MEANS FOR OPERATION BY FIRE DEPT PERSONNEL
- SP-035 REDUCE PUBLIC UTILITY EASEMENT TO 10'-0" IN WIDTH FROM 15'-0"
- SP-036 EXTERIOR DUST COLLECTION SYSTEM PER OFC CHAPTER 22
- SP-037 CONCRETE LOADING DOCK SLAB
- SP-038 40-YARD DUMPSITE
- SP-039 GROUND STORAGE FOR LUMBER YARD, LOCATION TENTATIVE AND TO BE CONFIRMED WITH OWNERSHIP
- SP-040 ELECTRIC VEHICLE CHARGING INFRASTRUCTURE PER WAC 51-50-0429
- SP-051 FREESTANDING MONUMENT SIGN UNDER SEPARATE PERMIT
- SP-052 OUTDOOR EMPLOYEE PATIO
- SP-053 3.0' W GATE - PEDESTRIAN ENTRANCE
- SP-055 BIKE PARKING, (6) QTY
- SP-056 LOADING AREA PER CPMC 17.64.030, 10'-0" W X 35'-0" L X 12'-0" H
- SP-057 WALL MOUNTED BIKE PARKING, (5) QTY
- SP-058 ELECTRICAL ROOM SIGNAGE AT EXTERIOR DOOR

LEGEND

- △ DRIVE-IN DOOR
- ▲ DOCK-HEIGHT DOOR
- AREA OF WORK
- 0 PARKING COUNT SUBTOTAL
- SLOPE DOWN, UNO
- CONCRETE FLATWORK

PARKING SCHEDULE

Description	Count
9.0' X 19.0' ACCESSIBLE SPACE	1
9.0' X 19.0' VAN ACCESSIBLE SPACE	1
9.0' X 19.0' VEHICLE STANDARD SPACE	36
TOTAL PARKING SPACES ON-SITE: 38	38

AREA SCHEDULE - ZONING

Name	Comments	Area
OFFICE	BUILDING 1	9,253 SF
WAREHOUSE	BUILDING 1	14,160 SF
		23,414 SF
OFFICE	BUILDING 2	2,323 SF
WAREHOUSE	BUILDING 2	25,396 SF
		27,719 SF

Client/ Owner:

PARR
LUMBER

5630 NE CENTURY
BLVD
HILLSBORO OR 97124

Project:

PARR
LUMBER -
CENTRAL
POINT

400 FEDERAL WAY
CENTRAL POINT, OR
97502

Sheet Title:

SITE PLAN

Revisions:

Description Date

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Date: 08/02/2024

Job Number: 124003

Sheet

**REVISED PLANNING DEPARTMENT FINDINGS OF FACT
AND CONCLUSIONS OF LAW
File No.: SUB-24002**

**Before the City of Central Point Planning Commission
Consideration of a Tentative Plan for Parr Lumber Replat**

Applicant:	)	Findings of Fact
Parr Lumber	)	and
5630 NE Century Boulevard	)	Conclusions of Law
Hillsboro OR 97124	)	

**PART 1
INTRODUCTION**

The applicant submitted a tentative plan application (Type III) for the purpose of combining four (4) separate properties into a single, 5.38-acre building lot (“Application”). The property is located within the M-1, Industrial zoning district.

A subdivision tentative plan is reviewed as a Type III application. Type III applications are reviewed in accordance with procedures provided in Section 17.05.400, which provides the basis for decisions upon standards and criteria in the development code and the comprehensive plan, when appropriate.

The standards and criteria for the proposal are set forth in CPMC Title 16, Subdivisions, and Chapter 17.48, M-1 Industrial District. The following findings address each of the standards and criteria as applies to the subdivision tentative plan.

PROJECT BACKGROUND

The Application proposes to combine four (4) separate properties into a single building lot. Three (3) of the properties (Tax Lots 200, 206 & 207) were platted as part of the Federal Way Business Park, Phase 1. The remaining property was created as part of the Gazelle Investments Partition Plat. The four (4) properties are all within the M-1, Industrial zoning district. The abutting property to the southwest, south, north and east are developed with industrial uses (warehouse and distribution). The abutting property to the west is undeveloped.

The Applicant received approval to construct a lumber and building material sales yard with light manufacturing on the property (See File No. SPAR-24005). The development plan includes 50,400 square feet of warehouse, fabrication area, office and showroom in multiple structures (Figure 3). There are no minimum site area requirements, except as necessary to provide parking, landscape areas and setbacks. Access to the proposed development will be provided along Ice Cream Drive, Hamrick Road and Federal Way.

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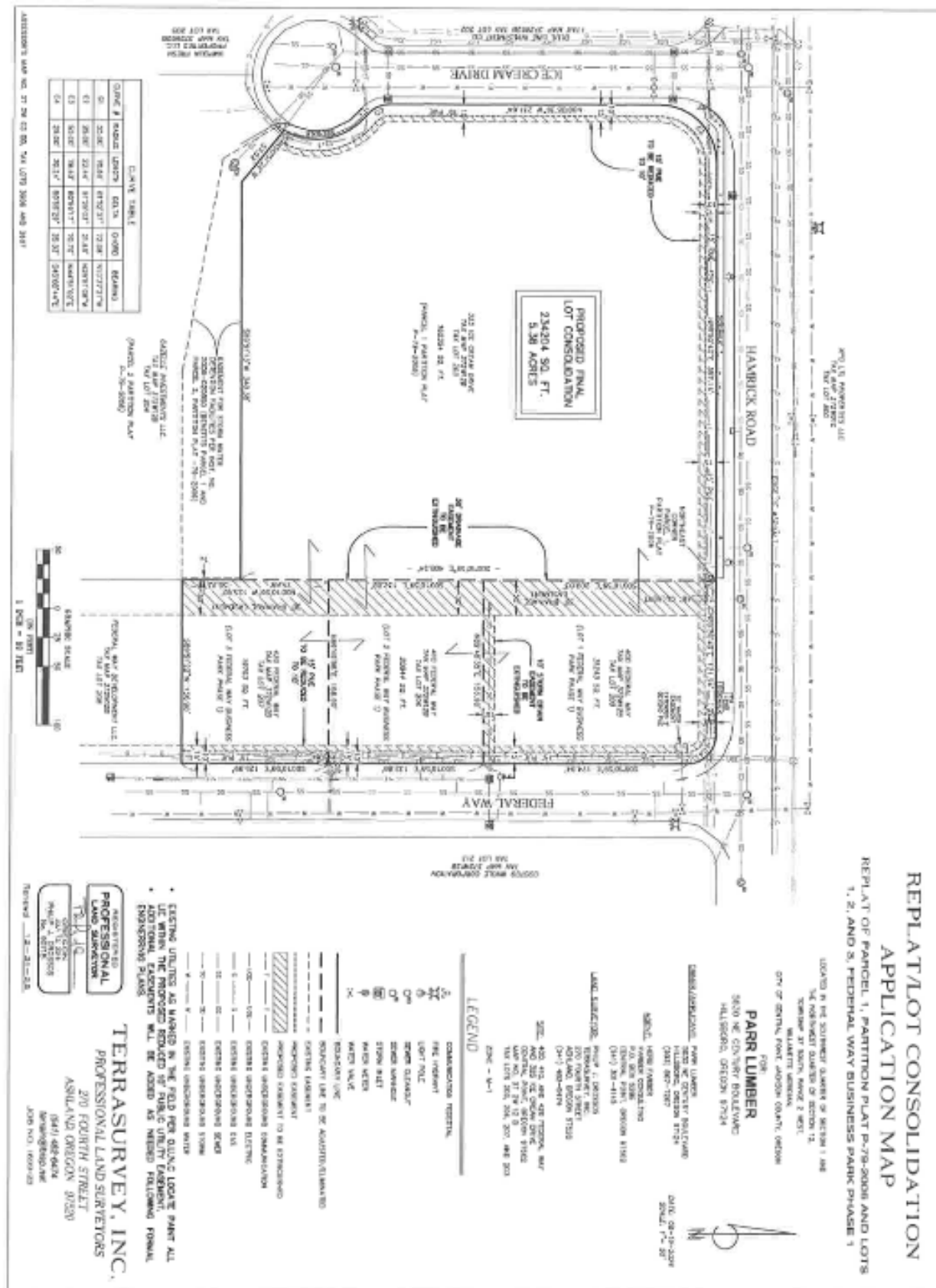
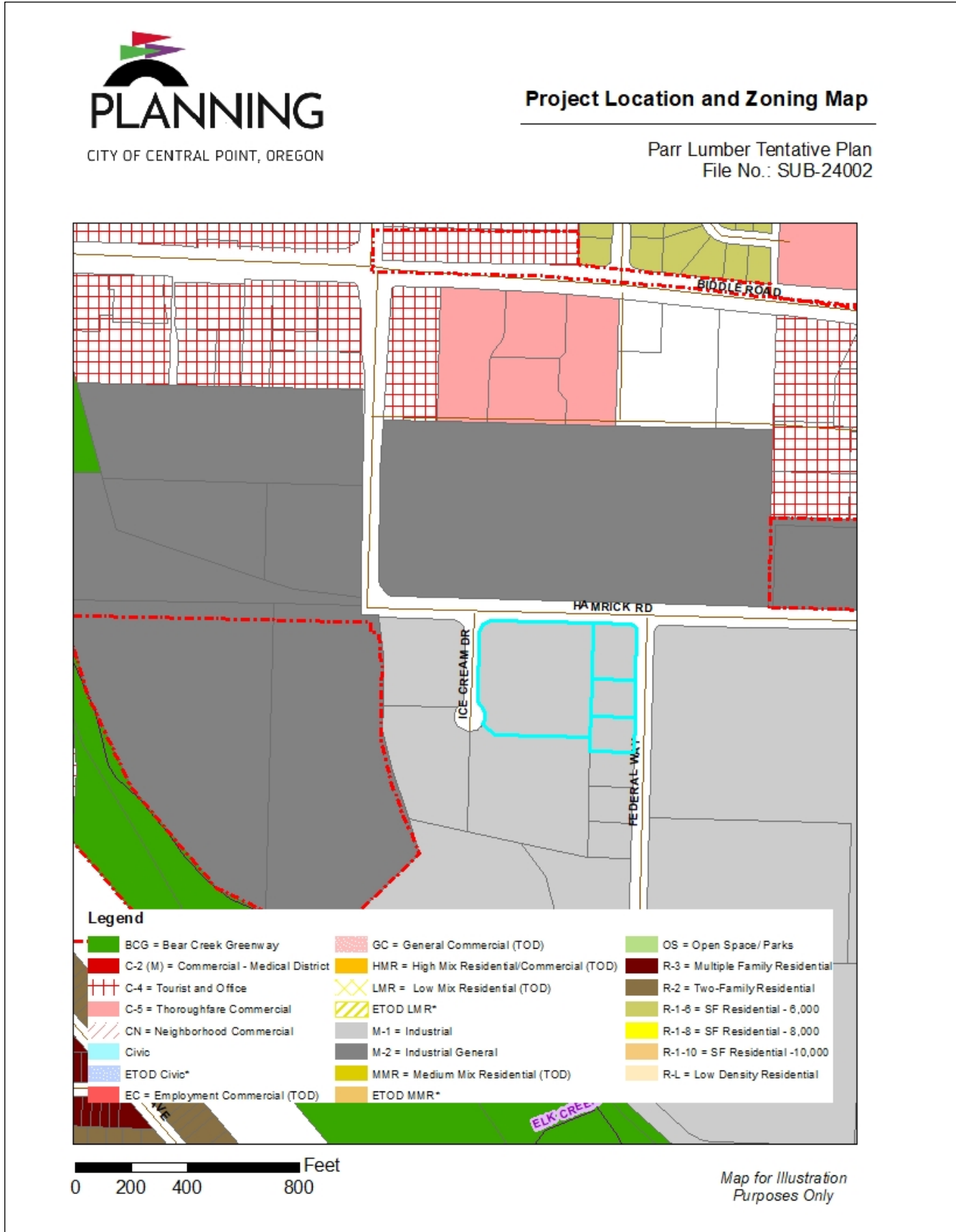
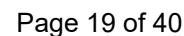


Figure 2. Vicinity Map



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PART 2 SUBDIVISIONS

Title 16 of the Central Point Municipal Code (CPMC) establishes standards and criteria for land division applications including tentative plans and final plats. The sections of CPMC 16 applicable to the Application are:

Chapter 16.10 - Tentative Plans.

CPMC 16.10.010 Submission of application – Filing fee.

The applicant shall submit an application and tentative plan together with improvement plans and other supplementary material as may be required to indicate the development plan and shall submit ten copies to the city together with a filing fee defined in the city's adopted planning application fee schedule. The diagrams submitted shall consist of three copies at the scale specified in Section 16.10.020 and one copy in an eight-and-one-half-inch by eleven-inch format.

***Finding CPMC 16.10.010:** The applicant submitted the tentative plan application along with the required \$4,700 application fee on October 8, 2024. The submittal was reviewed and accepted as complete on October 29, 2024 for review in accordance with the submittal requirements in CPMC 16.10, CPMC 17.05, and CPMC 17.48.*

***Conclusion CPMC 16.10.010:** Consistent.*

CPMC 16.10.015 Application and review--Fees.

Applications and review thereof shall conform to the provisions of Chapter 17.05 and all applicable city ordinances and laws of the state. All costs of administrative and legal staff time costs, plan checks, construction inspection, and preparation of agreements, in excess of the filing fee, shall be borne by the applicant and paid upon billing by city. Failure to pay such costs as billed shall constitute grounds for denial of final plat approval or building permits.

***Finding CPMC 16.10.015:** See Finding CPMC 16.10.010.*

***Conclusion: 16.10.015:** Consistent.*

CPMC 16.10.020 Scale.

The tentative plan shall be drawn on a sheet eighteen by twenty-four inches in size or a multiple thereof at a scale of one inch equals one hundred feet or, for areas over one hundred acres, one inch equals two hundred feet, and shall be clearly and legibly reproduced.

***Finding CPMC 16.10.020:** The tentative plan is drawn on a sheet that is eighteen inches by twenty-four inches and at a scale of one-inch equals fifty feet, which is clearly and legibly produced relative to the project area.*

***Conclusion CPMC 16.10.020:** Consistent.*

CPMC 16.10.030 General information.

The following general information shall be shown on or included with the tentative plan:

- A. Proposed name of the subdivision. This name must not duplicate or resemble the name of another subdivision in the county;

Finding CPMC 16.10.030(A): The proposed subdivision is named “Replat of Parcel 1, Partition Plat P-79-2006 and Lots 1, 2 and 3, Federal Way Business Park Phase 1” The proposed name reflects the nature of the application to re-plat the existing properties into a single lot, identifying the instruments that originally created the individual properties.

Conclusion CPMC 16.10.030(A): Consistent.

- B. Date, north point, and scale of drawing;

Finding CPMC 16.10.030(B): The tentative plan was drawn on August 18, 2024 and includes the scale and north arrow.

Conclusion CPMC 16.10.030(B): Consistent.

- C. Location of the subdivision by section, township, and range, and a legal description sufficient to define the location and boundaries of the proposed tract or the tract designation or other description according to the records of the county assessor;

Finding CPMC 16.10.030(C): Figure 1 provides the section, township and range (37 2W 12B, Tax Lots 200, 203, 206 & 207) and Figure 2 provides a site Vicinity Map. Combined with the legal description submitted with the application, these items define the location and boundaries of the project site.

Conclusion CPMC 16.10.030(C): Consistent.

- D. Names and addresses of the owner or owners, applicant and engineer or surveyor;

Finding CPMC 16.10.030(D): The applicant is listed on the tentative plan (Figure 1) as Parr Lumber and the surveyor is listed as Terrasurvey, Inc. out of Ashland, Oregon.

Conclusion CPMC 16.10.030(D): Consistent.

- E. A title report indicating all interests of record in the property which is the subject of the application.

Finding CPMC 16.10.030(E): A title report prepared by AmeriTitle on May 3, 2024 was provided with the original submittal on March 18, 2024.

Conclusion CPMC 16.10.030(E): Consistent.

CPMC 16.10.040 Existing conditions.

The following existing conditions shall be shown on the tentative plan:

- A. The location, widths and names of all existing or platted streets or other public ways within or adjacent to the tract, easements, railroad rights-of-way and such other important features within or adjacent to the tract as may be required by the city;

Finding CPMC 16.10.040(A): The tentative plan (Figure 1) illustrates the location and width of Ice Cream Drive, which is west of and adjacent to the project site, Hamrick Road, which is north of and adjacent to the project site, and Federal Way, which is east of and adjacent to the site. There are existing utility easements on the tract, including a drainage easement that bisects the property from north to south.

Conclusion CPMC 16.10.040(A): Consistent.

- B. Contour lines related to some established bench mark or other datum as approved by the city when the city determines that the nature of the topography or size of the subdivision requires such data. Contour lines shall have the following minimum intervals:

1. Two-foot contour intervals for ground slopes less than five percent;
2. Five-foot contour intervals for ground slopes exceeding five percent;

Finding CPMC 16.10.040(B): Figure 1 includes topographic information. The slope of the property is less than five percent.

Conclusion CPMC 16.10.040(B): Consistent.

- C. The location of at least one temporary bench mark within the plat boundaries;

Finding CPMC 16.10.040(C): The tentative plat submittal (Figure 1) provides the basis of survey including the bearings and elevations.

Conclusion CPMC 16.10.040(C): Consistent.

- D. Location and direction of all watercourses and drainage systems;

Finding CPMC 16.10.040(D): There is a 48-inch storm drain, owned by the City of Central Point, draining east to west, on the south side of Hamrick Road along the north border of the property, and a 12-inch storm drain in Ice Cream Drive on the west side of the property.

Conclusion CPMC 16.10.040(D): Consistent.

- E. Natural features, such as rock outcroppings, marshes and wooded areas;

Finding CPMC 16.10.040(E): *The project site is currently undeveloped. Per staff site visits and aerial imagery, the project site primarily consists of a flat, open grass field. There are no rock outcroppings or wetland areas on the project site.*

Conclusion 16.10.040(E): *Consistent.*

- F. Existing uses of the property, including location of all existing structures which the subdivider proposes to leave on the property after platting;

Finding CPMC 16.10.040(F): *The property is currently undeveloped and there are no structures for removal as part of the proposed subdivision.*

Conclusion CPMC 16.10.040(F): *Not applicable.*

- G. The location within the subdivision and in the adjoining streets and property of existing sewers and water mains, culverts and drain pipes, and all other existing or proposed utilities to be used on the property to be subdivided and invert elevations of sewers at points of probable connections;

Finding CPMC 16.10.040(G): *As shown on the tentative plan (Figure 1), the applicant identifies the location of existing infrastructure adjacent to the subject property relative to existing conditions.*

Conclusion CPMC 16.10.040(G): *Consistent.*

- H. Zoning on and adjacent to the tract.

Finding CPMC 16.10.040(H): *Zoning designations on the project site and adjacent properties are denoted on the Vicinity Map (Figure 2).*

Conclusion CPMC 16.10.040(H): *Consistent.*

CPMC 16.10.050 Additional information.

The following additional information shall also be included on the tentative plan:

- A. Streets, showing location, width, proposed names, approximate grades and approximate radii of curves and the relationship of all streets to any projected streets as shown of any development plan adopted by the city;

Finding CPMC 16.10.050(A): *The tentative plan (Figure 1) identifies existing streets, including their location and width. No additional streets are proposed as part of this application.*

Condition CPMC 16.10.050(A): *Consistent.*

- B. Easements, showing the width and purpose;

Finding CPMC 16.10.050(B): *As shown on the tentative plan (Figure 1), there is an existing 15-ft Public Utility Easement (PUE) along the frontage of all public streets. As part of the application, the Applicant proposes to reduce the PUE width to 10-feet. A 30-foot drainage easement bisects along the western*

property boundary of 400, 410 and 420 Federal Way and the eastern property boundary of 325 Ice Cream Drive. The drainage easement provides an area for on-site retention and conveyance of stormwater runoff from the lots within the Federal Way Business Park and the Federal Way right-of-way. The tentative plan proposes to extinguish the storm drain easement. Conditions of approval in the Public Works Staff Report dated November 4, 2024, requires the Applicant to relocate the drainage easement to the property frontage along the west side of Federal Way and south side of Hamrick Road, immediately behind the existing Public Utility Easements.

Conclusion CPMC 16.10.050(B): *Complies as conditioned.*

- C. Lots, showing approximate dimensions, area of smallest lot or lots and utility easements and building setback lines to be proposed, if any;

Finding CPMC 16.10.050(C): *Public utility easements and approximate dimensions of the existing and resulting lot are shown on the tentative plan (Figure 1).*

Conclusion CPMC 16.10.050(C): *Consistent.*

- D. Sites, if any, proposed for purposes other than dwellings;

Finding CPMC 16.10.050(D): *The property is within the M-1, Industrial zoning district and dwellings are not a permitted use within this zone.*

Conclusion CPMC 16.10.050(D): *Not applicable.*

- E. Area in square footage of each lot and the average lot area.

Finding CPMC 16.10.050(E): *The lot area for the proposed lot is provided on the tentative plan (Figure 1).*

Conclusion CPMC 16.10.050(E): *Consistent.*

CPMC 16.10.060 Partial development.

When the property to be subdivided contains only part of the tract owned or controlled by the applicant, the city may require a development plan of a layout for streets, numbered lots, blocks, phases of development, and other improvements in the undivided portion, indicating inter-relationship with the portion sought to be divided. The city shall have authority to require that any adjacent parcel or parcels owned or controlled by the applicant but not included in the proposed subdivision boundaries be included in the development whenever inclusion of such parcel or parcels would be an appropriate extension of the development and in the best interests of the public, considering the development plan and the relationship between the surrounding area and the area of proposed development.

Finding CPMC 16.10.060: *The project site is three (3) lots from a previous subdivision and a parcel from a previous partition plat. The tentative plan application re-plats the properties into an approximately 5.38-acre property for a proposed industrial development that will occupy the subject property in its entirety.*

Conclusion CPMC 16.10.060: *Not Applicable.*

16.10.070 Explanatory information.

Any of the following information may be required by the city and, if it cannot be shown practicably on the tentative plan, it shall be submitted in separate statements accompanying the tentative plan:

- A. A vicinity map showing all existing subdivisions, streets and un-subdivided land ownerships adjacent to the proposed subdivision and showing how proposed streets may be connected to existing streets;

Finding CPMC 16.10.070(A): *The proposed subdivision application is a replat of previously partitioned and subdivided lands. The surrounding area is industrially zoned with no un-subdivided lands and the application does not propose new streets and will use existing public streets for access.*

Conclusion CPMC 16.10.070(A): *Not applicable.*

- B. Proposed deed restrictions in outline form;

Finding CPMC 16.10.070(B): *The proposed replat does not include any proposed deed restrictions.*

Conclusion CPMC 16.10.070(B): *Not applicable.*

- C. Approximate centerline profiles showing the proposed finished grade of all streets, including the extensions for a reasonable distance beyond the limits of the proposed subdivision;

Finding CPMC 16.10.700(C): *The application does not propose new streets for access or circulation and will connect to the public streets with private driveway accesses.*

Conclusion CPMC 16.10.070(C): *Not applicable.*

- D. The approximate location and size of all proposed and existing water and sewer lines and storm drainage systems.

Finding CPMC 16.10.070(D): *The approximate location of existing water, sanitary sewer and storm drainage systems are included with the tentative plan application. Conditions of approval in the Public Works Staff Report dated November 4, 2024 requires that the applicant comply with all Public Works requirements prior to final plat to ensure the utilities are completed in accordance with current standards. Conditions from Rogue Valley Sewer Services requires that the applicant comply with all RVSS requirements prior to final plat to ensure connection to the sewer facilities are completed in accordance with current standards.*

Conclusion CPMC 16.10.070(D): *Complies as conditioned.*

CPMC 16.10.080 Tentative plan approval.

- A. Approval of the tentative plan shall not constitute final acceptance of the final plat of the proposed subdivision or partition for recording; however, approval of the tentative plan shall be binding

upon city for the purpose of the approval of the final plat if the final plat is in substantial compliance with the tentative plan and any conditions of approval thereof. A tentative plan approval shall expire and become void one year from the date on which it was issued unless the final plat has been approved pursuant to Chapter 16.12 or an application for extension is filed and approved subject to the requirements of Section 16.10.100 and Chapter 17.05.

- B. When it is the intent to develop a tentative plan and record a final plat in phases, the city, at the time of tentative plat approval, may authorize a time schedule for platting the various phases in periods exceeding one year, but in no case shall the total time period for platting all phases be greater than five years without review of the tentative plan for compliance with the current code and comprehensive plan. Each phase so platted shall conform to the applicable requirements of this chapter. Phases platted after the passage of one year from approval of the tentative plan will be required to modify the tentative plan as necessary to avoid conflicts with changes in the comprehensive plan or this chapter.

Finding CPMC 16.10.080: *Upon receipt of a final plat application within the required time limitation per CPMC 16.12 or CPMC 16.10.100 and 17.05, the City will evaluate the final plat application to assure that the final plat is substantially the same as the tentative plan and that all conditions have been met.*

Conclusion CPMC 16.10.080: *Consistent.*

CPMC 16.10.090 Conditions on tentative plan approval.

The city may attach to any tentative plan approval given under this chapter specific conditions deemed necessary in the interests of the public health, safety or welfare, including but not limited to the following:

- A. Construction and installation of any on-site or off-site improvements, including but not limited to sidewalks, curbs, gutters, streets, street signs and street lights, traffic control signs and signals, water, storm drainage, sanitary sewer, and park and recreation improvements. In requiring off-site improvements, the city shall find that said improvements are reasonably related to the development and would serve a public purpose such as mitigating negative impacts of the proposed development.
- B. All improvements required under this subsection shall be made at the expense of the applicant, and shall conform to the provisions of the Standard Specifications and Uniform Standard Details for Public Works Construction in the City of Central Point, Oregon, however, the city, in its discretion, may modify such standards and determine site-specific design, engineering and construction specifications when appropriate in the particular development;
- C. An agreement by the owner of the property to waive, on his or her behalf, and on behalf of all future owners of the land, any objection to the formation of a local improvement district which may be formed in the future to provide any of the improvements specified in subsection A of this section;
- D. An agreement by the owner of the property to enter into a written deferred improvement agreement, providing that one or more of the improvements specified in subsection A of this section shall be made by the owner at some future time to be determined by the city;

- E. Any agreement entered into pursuant to subsections B or C of this section shall be recorded in the county recorder's office and shall be intended to thereafter run with the land, so as to bind future owners of the lands affected. Any and all recording costs shall be borne by the applicant;
- F. Any other conditions deemed by the city to be reasonable and necessary in the interests of the public health, safety or welfare.

Finding CPMC 16.10.090: *Conditions of approval attached to the tentative plan include providing improvements that are in the interest of the public health, safety and welfare that include but are not limited to sidewalks, landscape rows, and, storm drainage improvements. Required improvements are related to the development and, as noted in the Parks and Public Works Staff Report, dated November 4, 2024, are required to conform to City of Central Point Standard Specifications and Uniform Details for Public Works Construction. Standards have not been modified for the proposed development and the proposal does not include agreement for local improvement districts nor deferred improvements. Conditions of Approval are listed in the Planning Department Staff Report, dated December 3, 2024.*

Conclusion CPMC 16.10.090: *Complies as conditioned.*

Chapter 16.20, Streets and Other Ways – Design Standards.

CPMC 16.20.010 Creation of streets.

- A. Streets created by subdivisions and partitions shall be designed and constructed in conformance with the requirements of the city's comprehensive plan, this code, the city's public works standards, and all conditions established by the city.
- B. The construction of streets shall include subgrade, base, asphaltic concrete surfacing, curbs, gutters, sidewalks, storm drainage, street signs, street lighting, and underground utilities.
- C. All streets, including the entire right-of-way necessary for the installation of the items mentioned in the preceding paragraph, shall be dedicated to the city.

Finding CPMC 16.20.010: *As shown on the Tentative Plan (Figure 1), access to the site is directly from the existing public streets and no new streets are proposed as part of the application.*

Conclusion CPMC 16.20.010: *Not applicable.*

CPMC 16.20.020 Streets – Generally

The location, width, and grade of streets shall be considered in their relation to existing and planned streets, to topographical conditions as they relate to drainage and the operation of the water, sewer systems, to public convenience and safety and their appropriate relation to the proposed use of the land to be served by such streets. Where location is not shown in a development plan, the arrangement of streets in a subdivision shall either:

- A. Provide for the continuation or appropriate projection of existing streets in surrounding areas; or,

- B. Conform to the plan for the neighborhood approved or adopted by the city to meet a particular situation where topographical or other conditions make continuance or conformance to existing streets impractical.

Finding CPMC 16.20.020: *As shown on the Tentative Plan (Figure 1), access to the site is directly from the existing public streets and no new streets are proposed as part of the application.*

Conclusion CPMC 16.20.020: *Not applicable.*

CPMC 16.20.030 Streets--Reserve strips.

Reserve strips ("street plugs") controlling the access to public ways may be required, in the discretion of city.

Finding CPMC 16.20.030: *Per Figure 1, reserve strips are not proposed or determined necessary for any part of the proposed development.*

Conclusion CPMC 16.20.030: *Not Applicable.*

CPMC 16.20.050 Streets--Extension.

Where a subdivision adjoins acreage, streets which in the option of the city should be continued in the event of the subdivision of the acreage will be required to be provided through to the boundary lines of the tract. Reserve strips and street plugs may be required to preserve the objectives of street extensions.

Finding CPMC 16.20.050: *As shown on the Tentative Plan (Figure 1), access to the site is directly from the existing public streets and no new streets are proposed as part of the application.*

Conclusion CPMC 16.20.050: *Not applicable.*

CPMC 16.20.060 Existing streets.

Whenever existing streets within a tract are determined by the city to be of inadequate width, additional right-of-way shall be provided as required.

Finding CPMC 16.20.060: *There are no existing streets within the project site. As shown on the Tentative Plan (Figure 1), access to the site is directly from the existing public streets and no new streets are proposed as part of the application.*

Conclusion CPMC 16.20.060: *Not applicable.*

CPMC 16.20.070 Half streets.

Half streets while generally not acceptable may be approved where essential to the reasonable development of the subdivision when in conformity with the other requirements of these regulations and when the city finds it will be practical to require the dedication of the other half when the adjoining property is developed. Whenever a half street is adjacent to a tract to be subdivided, the other half of the street shall be platted within such tract. Reserve strips and street plugs may be required to preserve the objectives of half streets.

Finding CPMC 16.20.070: *As shown on the Tentative Plan (Figure 1), half street improvements are not proposed as part of the tentative plan application.*

Conclusion CPMC 16.20.070: *Not applicable.*

CPMC 16.20.080 Cul-de-sac.

A cul-de-sac shall be as short as possible and shall in no event be more than four hundred feet long nor serve more than twelve single-family dwellings or seventy-five dwelling units. All cul-de-sacs shall terminate with a circular turn-around.

Finding CPMC 16.20.080: *As shown on the Tentative Plan (Figure 1), access to the site is directly from the existing public streets and no new streets are proposed as part of the application.*

Conclusion CPMC 16.20.080: *Not applicable.*

CPMC 16.20.090 Streets--Names.

No street name shall be used which will duplicate or be confused with the names of existing streets except for extensions of existing streets. Street names and numbers shall conform to the established pattern in the city and the surrounding area and shall be subject to the approval of the city.

Finding CPMC 16.20.090: *As shown on the tentative plan (Figure 1), there are no proposed streets as part of the application and the adjacent public streets are currently named.*

Conclusion CPMC 16.20.090: *Not applicable.*

CPMC 16.20.100 Streets--Adjacent to railroad right-of-way.

Wherever the proposed subdivision contains or is adjacent to a railroad right-of-way, provisions shall be made for a street approximately parallel to and on each side of such right-of-way at a distance to be determined by city. Such distance shall be determined with due consideration at cross streets of the minimum distance required for approach grades to a future grade separation.

Finding CPMC 16.20.100: *As shown on the Tentative Plan (Figure 1), the project site is not adjacent to railroad right-of-way.*

Conclusion CPMC 16.20.100: *Not applicable.*

CPMC 16.20.110 Planting easements.

Where physical conditions require approval of streets less than fifty feet in right-of-way width, additional easements for planting of street trees or shrubs may be required.

Finding CPMC 16.20.110: *The adjacent public streets are existing and are not less than fifty feet in right-of-way width. No new streets are proposed as part of the application.*

Conclusion CPMC 16.20.110: Not applicable.

CPMC 16.20.120 Alleys.

- A. Location. Alleys may be provided in commercial and industrial districts, unless other permanent provisions for access to off-street parking and loading facilities are made as approved by the city.

Finding CPMC 16.20.120(A): As shown on the tentative plat (Figure 1), the proposed development does not include alleys.

Conclusion CPMC 16.20.120(A): Not applicable.

- B. Intersections. Alley intersections and sharp changes in alignment shall be avoided. The corners of necessary alley intersections shall have a radius of not less than twenty feet.

Finding CPMC 16.20.120(B): As shown on the tentative plan (Figure 1), there are no proposed streets as part of the application and the intersections shown on the tentative plan are existing.

Conclusion CPMC 16.20.120(B): Not applicable.

CPMC 16.20.130 Sidewalks.

Sidewalks shall be constructed in accordance with such standards as are adopted by the city. Sidewalk construction shall be completed on each individual lot prior to the city building inspector granting a certificate of occupancy for any construction upon said individual lot. No application for a building permit shall be granted without a requirement in the building permit for construction of sidewalks to city's standards.

Finding CPMC 16.20.130: As shown on the Approved Site Plan (Figure 3) sidewalks are proposed along all street frontages of the subject site. Per the Public Works Staff Report dated November 4, 2024, sidewalk design must be approved by Public Works staff prior to building permits and installation completed prior to final inspection.

Conclusion CPMC 16.20.130: Consistent.

Chapter 16.24, Blocks and Lots—Design Standards

CPMC 16.24.010 Blocks – Length, Width and Shape

The lengths, widths and shapes of blocks shall be designed with due regard to providing adequate building sites suitable to the special needs of the type and use contemplated, needs for convenient access, circulation, control and safety of street traffic and limitations and opportunities of topography.

Finding CPMC 16.24.010: As shown on the Tentative Plan (Figure 1), access to the site is directly from the existing public streets and no new streets are proposed as part of the application.

Conclusion CPMC 16.24.010: Not applicable.

CPMC 16.24.020 Blocks – Sizes

Blocks shall not exceed twelve hundred feet in length except blocks adjacent to arterial streets or unless the previous adjacent layout or topographical conditions justify a variation. The recommended minimum distance between intersections on arterial streets is three hundred feet.

Finding CPMC 16.24.020: *As shown on the Tentative Plan (Figure 1), access to the site is directly from the existing public streets and no new streets are proposed as part of the application.*

Conclusion CPMC 16.24.020: *Not applicable.*

CPMC 16.24.030 Blocks – Easements

A. Utility Lines. Easements for electric lines or other non-city-owned public utilities may be required, and shall be a minimum of ten feet in width located on the exterior portion of a single property. Easements for city utilities (i.e., water, storm drain and sanitary sewer mains) shall be a minimum of fifteen feet in width located on the exterior portion of a single property. Tie-back easements six feet wide by twenty feet long shall be provided for utility poles along lot lines at change of direction points of easements.

1. Structures Located within a City Utility Easement.

a. Except for public utilities and for signs when developed in accordance with Chapter 15.24 (Sign Code), no person shall locate, construct, or continue to locate a structure (as defined in Chapter 16.08) within a city utility easement (as defined in Chapter 16.08), except as provided in subsections (A)(1)(b) and (A)(2) of this section.

b. Notwithstanding the foregoing, the city may approve fencing, concrete block walls/fencing, retaining walls, and similar fencing/wall structures that are otherwise in compliance with the building code, and with the clearance provisions noted herein, over an easement subject to the following requirements:

- i. Said fencing or wall structures that interfere with the installation, maintenance, access, or operation of a public utility or city utility may be removed by the utility provider or the city at the sole cost of owner.
- ii. Any replacement or relocation of the fencing or wall structures shall be at the sole cost of the property owner or occupant.
- iii. Owners and occupants of property shall not be entitled to compensation for damages related to removal of the fencing or wall structures.

2. Grass, Asphalt, and Concrete Installed within a City Utility Easement.

a. Subject to the limitations of the building code, lawful owners and occupants of property may install grass, asphalt and concrete within a city utility easement.

- b. In the course of installing, accessing, maintaining, or operating its facilities in a city utility easement, a public utility or the city, as the case may be, may move or remove any asphalt, concrete, or vegetation located within said easement. After the same are moved or removed and after completion of the necessary work, the grass, asphalt or concrete shall be repaired and replaced in a reasonable manner at the sole cost of the public utility or city.
- c. Owners and occupants of property shall not be entitled to compensation related to damages to grass, asphalt, or concrete so long as the repairs and replacement are done in a reasonable manner and in a reasonable time frame.

Finding CPMC 16.24.030(A): *Per the Tentative Plan (Figure 1) and approved site plan (Figure 3) no structures or fencing are proposed in the City Utility Easements along the existing streets.*

Conclusion CPMC 16.24.030(A): *Consistent.*

- B. Watercourses. Where a subdivision is traversed by a watercourse, drainage way, channel or stream, there may be required a stormwater easement or drainage right-of-way conforming substantially with the lines of such watercourse, and such further width as will be adequate for the purpose. Streets, parkways or access roads parallel to major watercourses may be required.

Finding CPMC 16.24.030(B): *As shown on the Tentative Plan (Figure 1), the proposed subdivision is traversed by a drainage easement along the western property boundary of 400, 410 and 420 Federal Way and the eastern property boundary of 325 Ice Cream Drive. The drainage easement provides an area for on-site retention and conveyance of stormwater runoff from the lots within the Federal Way Business Park and the Federal Way right-of-way. The tentative plan proposes to extinguish the storm drain easement. Conditions of approval in the Public Works Staff Report dated November 4, 2024, require the Applicant to relocate the drainage easement to the property frontage along the west side of Federal Way and south side of Hamrick Road, immediately behind the existing Public Utility Easements.*

Conclusion CPMC 16.24.030(B): *Complies as conditioned.*

- C. Pedestrian Ways. In any block over seven hundred fifty feet in length a pedestrian way may be required. The minimum width of the pedestrian right-of-way must be at least six feet in width which shall be hard surfaced through the block and curb to curb in order to provide easy access to schools, parks, shopping centers, mass transportation stops or other community services. If conditions require blocks longer than twelve hundred feet, two pedestrian ways may be required for combination pedestrian way and utility easement. When essential for public convenience, such ways may be required to connect to cul-de-sacs. Long blocks parallel to arterial streets may be approved without pedestrian ways if desirable in the interests of traffic safety

Finding CPMC 16.24.030(C): *The resulting lot is a singular property approved for industrial type development. The development will provide pedestrian facilities along the frontage of Ice Cream Drive and Federal Way that will connect to existing facilities along Hamrick Road. No additional pedestrian facilities are required.*

Conclusion CPMC 16.24.030(C): *Not applicable.*

CPMC 16.24.040 Lots – Uses

- A. The city may, in its discretion, deny approval for the creation of any lot by any manner if the effect of such creation of lot would be to facilitate perpetuation of a nonconforming use.
- B. No lot shall be created unless it is in compliance with all applicable provision of this code.

Finding CPMC 16.24.040: *As evidenced by the findings and conclusions set forth herein, the tentative plan application satisfies the approval criteria.*

Conclusion CPMC 16.24.040: *Consistent.*

CPMC 16.24.050 Lots – Sizes and Determination

Lot sizes shall conform with the zoning ordinance and shall be appropriate for the location of the subdivision and for the type of development and use contemplated. In the case of irregular lots, the width shall be measured along the front building line. In no case shall the average depth be more than two and one-half times the width. Corner lots for residential use shall have sufficient width to permit appropriate building setback from and orientation to both streets.

- A. In areas that cannot be connected to sewer lines, minimum lot sizes shall be sufficient to permit sewage disposal by an engineered system in accordance with Department of Environmental Quality, Jackson County environmental quality section, and public works standards. Such lot sizes shall conform to the requirements of the Jackson County environmental quality section.
- B. Where property is zoned and planned for business or industrial use, other widths and areas may be required, at the discretion of the city. Depth and width of properties reserved or laid out for commercial and industrial purposes shall be adequate to provide for the off-street service and parking facilities required by the type of use and development contemplated

Finding CPMC 16.24.050: *As evidenced by the findings and conclusions set forth herein, the tentative plan application satisfies the approval criteria.*

Conclusion CPMC 16.24.050: *Consistent.*

CPMC 16.24.060 Through Lots

Through lots shall be avoided except where essential to reduce access to primary or secondary arterial streets or streets of equivalent traffic volume, reduce access to adjacent nonresidential activities, or to overcome specific disadvantages of topography and orientation. A planting screen easement of at least ten feet may be required along the line of lots abutting such adjacent street. There shall be no right of access across such planting screen easements.

Finding CPMC 16.24.060: *As shown on the Tentative Plan (Figure 1), the proposed development does not include through lots; therefore, a planting screen easement is not required.*

Conclusion CPMC 16.24.060: *Not applicable.*

CPMC 16.24.070 Lot Side Lines

The side lines of lots shall run at right angles to the street upon which the lots face, as far as practicable, or on curbed streets they shall be radial to the curve.

Finding CPMC 16.24.070: *As shown on the Tentative Plan (Figure 1) and as evidenced by the findings and conclusions set forth herein, the tentative plan application satisfies the approval criteria.*

Conclusion 16.24.070: *Consistent.*

CPMC 16.24.080 Large Lot Subdivision

In subdividing tracts into large lots which at some future time are likely to be resubdivided, the location of lot lines and other details of the layout shall be such that the resubdivisions may readily take place without violating the requirements of these regulations and without interfering with the orderly development of streets or other utilities. Restrictions of building locations in relationship to future rights-of-way shall be made a matter of record if the city considers it necessary.

Finding CPMC 16.24.080: *The proposed re-plat of existing subdivision lots and partition parcels will result in a consolidated lot that is necessary for an industrial development conditionally approved on the property. The proposed development will occupy the entirety of the resulting lot and will not be resubdivided at a later time.*

Conclusion CPMC 16.24.080: *Not applicable.*

PART 3 ZONING ORDINANCE

The purpose of Title 17 of the CPMC is to encourage the most appropriate use of land, promote orderly growth of the city, and promote public health, safety, convenience and general welfare. The sections of CPMC 17 applicable to the application are:

Chapter 17.05, Applications and Types of Review Procedures

This Chapter establishes standard decision-making procedures that enable the city, the applicant, and the public to review applications and participate in the local decision making process. There are four (4) types of review procedures, Type I, II, III, and IV that are applied to land use and development applications in Table 17.05.100.1. It also establishes when a Traffic Impact Analysis (TIA) is required.

Finding CPMC 17.05: *As identified in Table I, Section 17.05.100.1 a subdivision tentative plan is reviewed using Type III procedures. As evidenced by the mailed and posted notice documents in Exhibit "A", the application has been noticed and processed in accordance with the Type III review procedures per Section 17.05.400. A Traffic Impact Analysis for the proposed industrial development was required per Section 17.05.900 and submitted as part of the application for SPAR-24005.*

Conclusion CPMC 17.05: *Complies.*

Chapter 17.48 – M-1, Industrial

The purpose of the M-1 district is to provide areas suitable for the location of light industrial uses involved in service, manufacturing or assembly activities and having high standards of operation of such character as to permit their location and operation in close proximity to nonindustrial areas of the community.

Finding CPMC 17.48: *The proposed tentative plan has been reviewed in accordance with the applicable zoning regulations provided in Chapter 17.48. The Application proposes to combine four (4) separate properties within the M-1 zoning district into a single building lot. Three (3) of the properties (Tax Lots 200, 206 & 207) were platted as part of the Federal Way Business Park, Phase 1. The remaining property was created as part of the Gazelle Investments Partition Plat.*

The Applicant received a conditional approval to construct a lumber and building material sales yard with light manufacturing on the property (See File No. SPAR-24005). The development plan includes 50,400 square feet of warehouse, fabrication area, office and showroom in multiple structures (Figure 3). There are no minimum site area requirements, except as necessary to provide parking, landscape areas and setbacks. Access to the proposed development will be provided along Ice Cream Drive, Hamrick Road and Federal Way.

Conclusion CPMC 17.48: *Consistent.*

PART 4 SUMMARY CONCLUSION

As evidenced in Planning Department Supplemental Findings, the proposed tentative plan application for the Parr Lumber Re-Plat is, as conditioned in the Staff Report dated December 3, 2024, in compliance with the applicable criteria set forth in Title 16 and Title 17 of the Central Point Municipal Code.

PUBLIC WORKS STAFF REPORT

November 4, 2024, 2024

AGENDA ITEM:

A proposal to combine 3 lots within the Federal Way Business Park and 1 parcel from the Gazelle Investments partition plat at 325 Ice Cream Drive. Total acreage is 5.38-acre (37S 2W 12B, Tax lots 200, 203, 206 & 207), located within the M-1, Industrial zoning district.

Agent: Farber Consulting (Herb Farber)

Traffic:

A Traffic Impact Analysis was already incorporated into the review and approval of the proposed development for this site.

Existing Infrastructure:

Water: 12-inch DI waterline exists on Ice Cream Drive, Hamrick Road and Federal Way.
Streets: Private streets border the site to the south and west. Biddle Road, a major arterial street, borders the site on the north side.
Stormwater: There is a 48-inch storm drain, owned by the City of Central Point, draining east to west, on the south side of Hamrick Road along the north border of the property, and a 12-inch storm drain in Ice Cream Drive on the west side of the property.

Background:

This application is for a replat combining the separate lots and parcel into a single lot for development.

Issues:

The applicant must connect to public infrastructure to service the parcel, including water and stormwater. Applicant must provide new easements or reroute of existing stormwater treatment facilities.

Conditions of Approval:

Prior to building permit issuance and the start of construction, the following conditions shall be satisfied:

1. **Civil Improvement Plan.** The applicant shall submit and receive approval of civil improvement plans demonstrating compliance with Public Works Department Standard Specifications for public works construction, including but not limited to landscape row, utilities, sidewalks, access approach and protection of public infrastructure.
2. **Easement Abandonment.** The applicant shall vacate the current easement on the western side of tax lots at 400 Federal Way, 410 Federal Way and 420 Federal way. The easement is for treatment of storm water from the tax lots and from Federal Way. The location of the easement conflicts with the location of buildings proposed as part of the site development plan.

3. Stormwater Management

- a. NPDES Stormwater Management Plan - The applicant shall submit to Public Works for review and approval a stormwater management plan in accordance with the Rogue Valley Stormwater Quality Design Manual, which requires stormwater quantity and quality treatment of all proposed impervious surfaces proposed as part of the partition.
- b. Easements – The existing storm drainage easement needs to be vacated and relocated to the property frontage along the west side of Federal Way and south side of Hamrick Road, immediately behind the existing Public Utility Easements. Additionally, easements for new stormwater treatment facilities are required.
- c. Civil Improvement Plan Review – The applicant shall submit civil improvement plans for stormwater infrastructure construction, including but not limited to storm drain lines, detention facilities, and the proposed outfall.
- d. Erosion and Sediment Control – Construction of required improvements will disturb more than one acre. The applicant shall obtain an erosion and sediment control permit (NPDES 1200-C) from the Department of Environmental Quality (DEQ) and provide a copy to the Public Works Department.

Prior to Public Works final inspection, the following conditions shall be satisfied:

1. **PW Standards and Specifications** – Applicant shall demonstrate that all Public Works infrastructure construction complies with the Standards Specifications and Uniform Details for Construction. Installation of civil improvement, including but not limited to landscaping, irrigation and sidewalks, shall be installed per approved plans.
2. **Stormwater Quality Operations & Maintenance** – The Applicant shall record an Operations and Maintenance Agreement for all new stormwater quality features and provide a copy of the Public Works Department's recorded document.



ROGUE VALLEY
SEWER SERVICES
CLEAN WATER - HEALTHY COMMUNITIES

November 5, 2024

City of Central Point Planning Department
155 South Second Street
Central Point, Oregon 97502

Re: SUB 24002 – Parr Lumber, Map 37 2w 12B 200, 203, 206, & 207

Sewer service to the proposed development can be had by connecting to the existing 8 inch sewer main along Hamrick Road as generally shown on the submitted site plan. The permit for the sewer connection will be issued by RVSS upon payment of related development fees.

Rogue Valley Sewer Services requests that approval of this development be subject to the following conditions:

1. Sewer construction must be performed per RVSS standards.
2. The applicant must obtain a connection permit from RVSS and pay all related fees.
3. The applicant must submit architectural drawings to RVSS for the calculation of sewer SDC fees.

Feel free to call me if you have any questions.

Sincerely,

Nicholas R Bakke, PE
District Engineer

Justin P. Gindlesperger

From: William C. St. Laurent <william@stlaurentproperties.com>
Sent: Monday, November 18, 2024 3:58 PM
To: Justin P. Gindlesperger
Subject: Parr Lumber Replat SUB-24002

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.



Dear Mr. Gindlesperger,

Pursuant to our conversation today, I wanted to follow up with an email confirming our support for Parr Lumber's application for replat of their parcels off Hamrick Road and Federal Way. We are owners of a few of the adjacent lots on Federal Way. The Parr project is a great project for the area and is an appropriate use of these properties. As well, Parr is a good corporate citizen and an integral part of our community. Parr supports the construction economy with products and services. Parr is also an Oregon company, which is meaningful. Please approve their replat request.

Sincerely,

William St. Laurent
President
St. Laurent Properties

407-920-2452 (mobile)
360-260-9145 (office)

PLANNING COMMISSION RESOLUTION NO. 926

**A RESOLUTION OF THE PLANNING COMMISSION APPROVING
A TENTATIVE SUBDIVISION FOR A REPLAT OF 4 EXISTING LOTS
TO BE KNOWN AS REPLAT OF PARCEL 1, PARTITION PLAT P-79-2006
AND LOTS 1, 2 AND 3, FEDERAL WAY BUSINESS PARK PHASE 1
SUBJECT TO CONDITIONS OF APPROVAL**

(File No: SUB-24002)

WHEREAS, the applicant has submitted a tentative plan application to re-plat and consolidate 4 properties in the industrial zone identified on the Jackson County Assessor's map as 37S 2W 12B, Tax Lots 200, 203, 206 & 207, Central Point, Oregon; and

WHEREAS, the project site is located in the M-1, Industrial zoning district; and

WHEREAS, the application has been found to be consistent with the applicable approval criteria set forth in Title 16, Subdivisions and Title 17, Zoning as conditioned per the Staff Report dated December 3, 2024; and

WHEREAS, on December 3, 2024, at a duly noticed public hearing, the City of Central Point Planning Commission considered the Applicant's request for Tentative Plan approval for Replat of Parcel 1, Partition Plat P-79-2006 and Lots 1, 2 and 3, Federal Way Business Park Phase 1.

NOW, THEREFORE, BE IT RESOLVED:

Section 1: The City of Central Point Planning Commission hereby approves the Tentative Plan application for Replat of Parcel 1, Partition Plat P-79-2006 and Lots 1, 2 and 3, Federal Way Business Park Phase 1 File No. SUB-24002 subject to the conditions in the Staff Report dated December 3, 2024 (Exhibit 1).

Section 2: This decision is based upon the Planning Department Staff Report dated December 3, 2024, attached hereto as Exhibit 1, including all attachments thereto, which are incorporated herein by reference.

PASSED by the Planning Commission and signed by me in authentication of its passage this 3rd day of December, 2024.

Planning Commission Chair

ATTEST:

City Representative