

CITY COUNCIL MEETING AGENDA



December 11, 2025

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. Pledge of Allegiance

30. Roll Call

40. Public Agency Comments

50. Public Comments

The City Council sets aside 20 minutes for in-person public comments on non-agenda items. Comments are limited to three (3) minutes per individual, five (5) minutes per group or organization. Please complete a public comment form before speaking.

The City Council encourages written comments. Please submit your comments by regular mail to City Council, 140 S Third St, or by email to meetings@centralpointoregon.gov. Comments must be received by noon on the date of the meeting to be noted in the record. Please include the date of the Council meeting with your comments.

60. Consent Agenda

A. Approval of November 13, 2025, Meeting Minutes

70. Items Removed from the Consent Agenda

80. Public Hearing

Public comments will be allowed on items under this part of the agenda following a brief staff report presenting the item and action requested. The presiding officer may limit testimony.

For land use matters and other quasi-judicial appeals: Comments are limited to a total of 30 minutes for applicants and/or their representatives. They may request a 5-minute rebuttal time. Appellants and/or their representatives are limited to a total of 30 minutes and if the applicant is not the appellant they will also be allowed a total of 30 minutes. All other participants are limited to 4 minutes.

For matters that are legislative or administrative and are not quasi-judicial:

Comments are limited to 4 minutes per individual, group or organization.

Please complete a public comment form before speaking.

- A. Public Hearing/First Reading of an Ordinance Amending the Comprehensive Plan Land Use Element
Stephanie Powers, Planning Director
- B. Public Hearing/First Reading of an Ordinance Amending Titles 16 and 17 of the Central Point Municipal Code
Stephanie Powers, Planning Director

90. Ordinances and Resolutions

- A. Public Safety Fee
Chris Clayton, City Manager

100. Business

- A. Planning Commission Report

110. Mayor's Report

120. City Manager's Report

130. Council Reports

140. Department Reports

150. Executive Session

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 Under the provisions of the Oregon Public Meetings Law, the proceedings of an executive session are not for publication or broadcast.

160. Adjournment

Individuals wishing to attend a meeting via Zoom or needing special accommodations such as sign language, foreign language interpreters, or equipment for deaf and hard of hearing people must request such services at least 72 hours before the City Council meeting. To make your request, please contact the City Recorder at 541-423-1015 (voice) or by e-mail to meetings@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.

CITY COUNCIL MEETING MINUTES

November 13, 2025

6:00 PM

Central Point City Hall, Council Chambers

140 S 3rd St, Central Point, OR

www.centralpointoregon.gov



1 Meeting Called to Order

2 Pledge of Allegiance

3 Roll Call

The following members were present: Mayor Taneea Browning, At Large Rob Hernandez, Ward II Kelley Johnson, Ward I Neil Olsen, Board Member Michael Quilty

The following members were absent: Ward IV Brian Whitaker

The following staff were also present: City Manager Chris Clayton, City Attorney Garrett West, Planning Director Stephanie Powers, Parks and Public Works Director/Assistant City Manager Matt Samitore, Police Chief Scott Logue, Police Captain Greg Bruce, Human Resources Director Elizabeth Simas, Finance Director Tessa DeLine, City Recorder Rachel Neuenschwander

4 Public Comments

Andrea Richerson, a local real estate agent spoke about the increase in property taxes despite decreasing home values.

City Manager Chris Clayton responded to clarify that property values can decrease while taxes increase because the real market value is about 30% higher than assessed value. He noted that Oregon law allows property taxes to increase 3% annually unless market value dips below assessed value. He also mentioned that Central Point's tax rate of \$4.47 per thousand is below the legal limit of \$5.83, making it the only city in Oregon that doesn't levy its full property tax rate, with both Ashland and

Medford having higher rates.

Brian Storrer spoke about his concerns regarding being tracked with LRAD (Long Range Acoustic Device) technology. He claimed this had been happening for three years and that he had previously met with the police chief about this issue. He expressed frustration that nothing had been done.

5 Public Agency Comments

6 Consent Agenda

A. Approval of October 23, 2025 Meeting Minutes

Motion: Approve

Moved By: Michael Quilty **Seconded by:** Kelley Johnson

Roll Call: Members Tanea Browning, Rob Hernandez, Kelley Johnson, Neil Olsen, Michael Quilty voted yes. None voted no.

7 Items Removed from the Consent Agenda

8 Ordinances and Resolutions

A. Former Public Works Corporation Yard Alley Right-of-Way Vacation

Planning Director Stephanie Powers explained that this was the second reading of an ordinance to vacate the alley right-of-way that bisects the former Public Works Corporation yard between Cedar and Ash Street. She noted this alley was never used and was established as part of the initial town plat. The city sought to vacate it to allow for more development options for the property.

Motion: Approve

Moved By: Michael Quilty **Seconded by:** Rob Hernandez

Roll Call: Members Tanea Browning, Rob Hernandez, Kelley Johnson, Neil Olsen, Michael Quilty voted yes. None voted no.

Michael Quilty moved to approve Ordinance No. 2134, an ordinance of the City of Central Point vacating a portion of alley

right-of-way within Block 34 of the "Town of Central Point" Plat.

- B. Resolution Approving the 2026 Revised Management Compensation Plan**
Human Resources Director Elizabeth Simas presented proposed changes to the management compensation plan. She explained they were using the July-to-July CPI-U (Consumer Price Index for Urban consumers) of 2.7% as reference and proposing a 2.5% adjustment to the salary range bands. She clarified this doesn't automatically increase anyone's salary as those are based on performance evaluations.

The financial cost would be approximately \$20,000 for the year (\$14,500 in salary and \$5,500 in roll-up costs like Social Security, Medicare, and PERS). She also noted that their insurance company offered a new lower-cost plan through UnitedHealthcare, and they were offering a \$60 contribution to a health reimbursement account as an incentive for employees to choose this plan. Additionally, the City Recorder/Assistant Finance Director position would be moved back to Band I based on experience and responsibilities.

Motion: Approve

Moved By: Kelley Johnson

Seconded by: Neil Olsen

Roll Call: Members Tanea Browning, Rob Hernandez, Kelley Johnson, Neil Olsen, Michael Quilty voted yes. None voted no.

Kelley Johnson moved to approve Resolution No. 1852, a Resolution approving the 2026 Revised Management Compensation Plan.

9 Business

A. Planning Commission Report

Planning Director Stephanie Powers reported that the Planning Commission met on November 4th to discuss two applications. The first focused on creating an exclusive-agriculture overlay in the comprehensive plan. The second proposed changes to the land development code for the same overlay, including provisions for phased development. Two supporters spoke at the public hearing, and the Commission unanimously recommended council approval. The applications will be presented to the council in December.

B. Council Member Ward III Appointment

The Mayor explained that the Ward 3 position vacated by Grey Zimmerman remained open while they sought multiple candidates to ensure an open and fair process. After interviews, Sarah Roberts was determined to be the best candidate to serve out the remainder of the term.

Motion: Approve

Moved By: Kelley Johnson

Seconded by: Michael Quilty

Roll Call: Members Tanea Browning, Rob Hernandez, Kelley Johnson, Neil Olsen, Michael Quilty voted yes. None voted no.

Kelley Johnson moved to approve the appointment of Sarah Roberts to the Ward III council position vacated by Grey Zimmerman to serve through the remainder of the term.

C. 1st Quarter Financial Report - September 30, 2025

Finance Director Tessa DeLine presented the city's first-quarter financial report for September 30, 2025, detailing the status of various funds using metrics such as days cash on hand and percentage of budget spent or received. Key findings included the General Fund meeting expectations, while the Water Fund was flagged as a concern due to the lack of capital expenditures since 2022 and upcoming rate increases from Medford Water Commission.

D. Financial Strategy

City Manager Chris Clayton presented a financial strategy focused on long-term fiscal stability, particularly for public safety. He explained that they discovered a structural deficit in the police department budget in August. The city has already implemented cost-saving measures, including staff reductions and a retirement incentive package.

Chris noted that in the past decade (2014-2025), the city's population increased by about 3,000 people, adding complexity beyond normal inflation. He showed that certain costs have increased faster than standard economic metrics: police vehicles that cost \$46,000 in 2018 now cost \$62,000; the PERS employer rate has doubled from 13% to 25–27% in ten years; and healthcare costs typically increase by

double digits annually.

The city's current structural deficit in the police department is \$250,000, with two unfilled police officer positions that would cost an additional \$240,000 to fill. Clayton presented three revenue options:

1. Minimal Plan: Increase the public safety fee from \$3 to \$4 per month to fill the deficit but leave positions unfilled.
2. Stabilization Plan: Increase the fee from \$3 to \$5 per month to fill the deficit and restore one officer position.
3. Hybrid Plan: Increase the fee to \$6 per month to fill the deficit and restore both officer positions.

Chris explained that Central Point's property tax rate of \$4.238 per thousand generates \$4.23 million in tax revenue, about \$378 per person, compared to Medford at \$603 per person and Ashland at \$693 per person. This disparity exists because Central Point's assessed value is much lower than comparable cities.

After discussion, Chris recommended Option 2 (increasing the fee to \$5). He noted this would allow filling one vacant position while monitoring revenue to potentially fill the second position later. He emphasized that this is a temporary solution for the current budget cycle, not a permanent fix for future budgets.

Council members discussed the philosophy of fees versus taxes, with Neil Olsen expressing concern that fees are regressive compared to property taxes, while Kelly noted that residents seem more accepting of public safety fee increases because they understand where the money goes. The council will continue this discussion at the December meeting, where they will vote on a resolution.

10 Mayor's Report

The Mayor reported meeting with the student council at Crater High School. About 25 students attended despite competing club meetings. Two students have applied for the Parks Commission position that was opened to youth at Crater. The students are also planning a program tentatively called "The Breakfast Club" to promote community connection.

Other activities included an interview with students about the council,

attending a meet and greet for SOREDI's new executive director, participating in La Clinica's residency program graduation ceremony, and attending an Arts Commission meeting.

11 City Manager's Report

City Manager Chris Clayton reported several items:

1. Regarding Brian Storrer's public comment, Chris indicated he would consult with the City Attorney about options under council rules to address the situation.
2. Former Mayor Williams had heart problems over the weekend but is doing okay. His 90th birthday is on the 23rd of this month.
3. A truck got stuck on Fourth and Pine, causing damage to a signal that is currently operating with temporary measures.
4. The Medford Water Commission's cost of services analysis continues, with anticipated wholesale water rate increases of 25-30% for all cities in the Rogue Valley.
5. The Veterans Day celebration was successful despite cold, foggy weather.
6. The governor signed the transportation bill, starting the 100-day clock for signature collection to potentially get it on the ballot.
7. The FCC is considering exempting federally sanctioned telecommunications using city rights-of-way from paying franchise fees, which would significantly impact city revenues.

12 Council Reports

Rob Hernandez attended the budget study session and an Airport Advisory Committee meeting where they discussed the government shutdown effects on TSA and air traffic controllers.

Mike Quilty reported that the MPO meeting was canceled. He serves on the state aviation review committee that will be reviewing grants for general aviation airport improvements across Oregon.

Neil Olsen reported listening to recordings of the Citizens Advisory Committee meeting from October 21 and the planning commission meeting from November 4.

13 Department Reports

Police Chief Scott Logue reported that he and Captain Greg Bruce have

met individually with staff and have had positive feedback from those meetings. They also had a department-wide staff meeting this week, and they had some good conversations with the group.

14 Executive Session

15 Adjournment

Neil Olsen moved to adjourn. All said aye and the meeting was adjourned at 7:52pm.

The foregoing minutes of the November 13, 2025, Council meeting were approved by the City Council at its meeting of _____, 2025.

Dated:

Mayor Taneea W. Browning

ATTEST:

City Recorder



DEPARTMENT: Planning

MEETING DATE: December 11, 2025

STAFF CONTACT: Stephanie Powers, Planning Director

SUBJECT: Public Hearing/First Reading of an Ordinance Amending the Comprehensive Plan Land Use Element

SUMMARY AND BACKGROUND:

The City is proposing amendments to the Comprehensive Plan Land Use Element and to Titles 16 (Land Divisions) and 17 (Zoning) of the Central Point Municipal Code. These legislative updates are intended to support implementation of the 2022 Urban Growth Boundary (UGB) expansion and strengthen the City's ability to guide orderly, efficient, and coordinated urbanization.

The Land Use Element amendments establish an Exclusive Agriculture (EA) Overlay and new Residential (R-00) and Employment (E-00) Holding Zones. These tools allow active farms in the UGB expansion areas to annex into the City while retaining agricultural tax status until urban development becomes feasible. The revisions also modernize and reorganize the Land Use Element to improve clarity, consistency, and usability while maintaining alignment with the Housing, Economic, Parks, and Transportation Elements and the Regional Plan.

The accompanying amendments to Titles 16 and 17 provide the implementing framework for these policy updates. Key improvements include modernized subdivision and zoning procedures, updated Tentative Plan and Final Plat standards, creation of a new Reserve Acreage chapter to support phased development, consolidation of the Transit Oriented Development overlay into a single chapter, repeal of outdated Planned Unit Development provisions, and updated annexation and zoning district regulations to reflect the EA Overlay and Holding Zones. These changes align local regulations with state law (ORS 92, ORS 222) and ensure clear, objective standards for land division and development.

Together, the Land Use Element update and Land Development Code amendments establish a coordinated pathway from annexation through zoning and subdivision, ensuring that the City's long-range plans and public facility requirements are implemented consistently across the UGB expansion areas.

Citizen Review and Planning Commission Recommendation

The Citizen's Advisory Committee (CAC) reviewed the amendments on October 21, 2025, and unanimously recommended approval, including the addition of the Employment Holding Zone (E-00) framework. The Planning Commission held a duly noticed legislative hearing on November 4, 2025, received testimony in support of the

proposal, and unanimously recommended that the City Council approve both the Land Use Element update and the Land Development Code amendments.

Consolidated Public Hearing for Related Legislative Amendments

Items 8.A and 8.B are being presented as a consolidated public hearing because the proposed Comprehensive Plan and Land Development Code amendments are interrelated and rely on a shared factual and legal record. A single staff report has been provided addressing both ordinances. After conducting one consolidated hearing, the City Council will take separate actions on each ordinance.

PREVIOUSLY DISCUSSED/DECIDED:

On June 26, 2025, the City Council approved Resolution No. 1833, declaring its intent to initiate amendments to the Comprehensive Plan Land Use Element and the Land Development Code (Titles 16 and 17). The Resolution directed staff to develop amendments establishing the Exclusive Agriculture (EA) Overlay and Residential and Employment Holding Zones, as well as broader refinements to land division and land use procedures. The proposed amendments before the Council reflect this direction, with the exception of minimum residential density standards, which are being deferred to a separate process.

FINANCIAL ANALYSIS:

There are no direct costs to the City other than in-kind contributions of staff-time to prepare the amendments and process the applications.

LEGAL ANALYSIS:

The proposed Land Use Element amendment and Land Development Code amendments are legislative actions processed as a consolidated application under the Type IV procedures set forth in CPMC 17.05.500. Although consolidated for efficiency, the City Council must adopt two separate ordinances: one amending the Comprehensive Plan Land Use Element and one amending Titles 16 and 17 of the Municipal Code.

Comprehensive Plan amendments are governed by CPMC 17.96, which requires compliance with the Statewide Planning Goals, consistency with the adopted Comprehensive Plan, proper initiation of the amendment, and adherence to all applicable procedural requirements.

Amendments to Titles 16 and 17 are governed by CPMC 17.10, which establishes approval criteria for major text amendments, including consistency with state law, Statewide Planning Goals, and the Comprehensive Plan.

As detailed in the Findings of Fact and Conclusions of Law (Exhibit C to each ordinance), the proposed amendments satisfy all applicable criteria. The Land Use Element revisions implement the 2022 UGB amendment, support orderly urbanization in accordance with Goal 14, maintain consistency with the Housing, Economic, Transportation, and Parks Elements, and preserve compliance with the Regional Plan. The EA Overlay and Holding Zones provide a policy framework for phased annexation and development that aligns with public facility capacity requirements under Goals 11 and 12.

The Title 16 and 17 amendments modernize subdivision and zoning procedures, align local regulations with ORS 92 and ORS 222, repeal outdated provisions, and provide clear and objective development standards as required by state law. Because the amendments do not alter land use designations or intensities, they do not trigger a significant effect under the Transportation Planning Rule and are therefore consistent with OAR 660-012-0060.

Collectively, the amendments maintain internal consistency within the Comprehensive Plan, ensure compliance with state statutory and regulatory requirements, and support coordinated, efficient long-range planning.

COUNCIL GOALS/STRATEGIC PLAN ANALYSIS:

Strategic Priority: Community Investment

Goal 4 – Manage Growth to Provide Places that are Timeless and Loved by the Community.

Strategy 4 – Provide a professional land development review process that is efficient, collaborative and solution-oriented.

Comment:

The proposed amendments directly address identified gaps in the City's land use framework that would otherwise delay annexations and slow housing production—particularly for properties in the Exclusive Agriculture zone facing tax implications under EFU. Establishing the EA Overlay and Holding Zones provides a practical, collaborative solution that supports timely urbanization while preserving active agricultural use. The comprehensive updates to the Land Use Element and Titles 16 and 17 strengthen the efficiency, clarity, and responsiveness of the City's development review process.

Strategic Priority: Community Investment

Goal 6 – Meet the Housing Needs of Central Point Residents and Businesses

Comment:

The proposed amendments reinforce the City's housing objectives by clarifying residential land use classifications, plan/map relationships, and supporting zoning districts. The Holding Zone framework preserves long-term residential capacity and ensures that urban development proceeds only when public facilities are available and aligned with adopted master plans. Updates to Titles 16 and 17 streamline subdivision procedures, improve predictability, and reduce regulatory complexity—directly supporting efficient, well-coordinated housing production.

Strategic Priority: Vibrant Economy

Goal 1 – Manage growth to provide a timely and orderly provision of facilities and services to serve existing and new development.

Comment:

The Holding Zones establish a clear, phased approach to annexation and development that aligns land use decisions with the availability of public facilities, thereby supporting orderly and fiscally responsible growth. Updates to Title 16 modernize subdivision requirements, strengthen consistency with Public Works Standards, and implement

state law (ORS 92), ensuring that new development is adequately served by infrastructure and contributes proportionately to system capacity. These amendments support economic vitality by fostering predictable, well-coordinated development patterns.

Strategic Priority: Responsible Governance

Goal 1 – Ensure Transparent, Efficient, and High-Quality Public Services

Comment:

The Land Use Element update improves transparency and accessibility by applying a consistent structure, reducing redundancies, and modernizing policy language. The comprehensive revisions to Titles 16 and 17 align local development procedures with state law, modern best practices, and current administrative needs. Together, the coordinated updates strengthen internal consistency across land use classifications, zoning districts, and infrastructure planning documents, resulting in a clearer, more efficient regulatory framework.

ATTACHMENTS/EXHIBITS:

1. Exhibit A - Land Use Element
2. Exhibit B - Findings of Fact and Conclusions of Law
3. Ordinance Amending Land Use Element (2)

STAFF RECOMMENDATION:

Conduct the public hearing and forward the ordinance to a second reading.

RECOMMENDED MOTION:

I move to forward the ordinance amending the Central Point Comprehensive Plan Land Use Element Amendment to Establish the Exclusive Agriculture Overlay and Holding Zones and Revise Land Use Plan Text and Organization for Clarity and Consistency.



Land Use Element

2018-2038

City of Central Point Comprehensive Plan

City Council

March 8, 2018

Ordinance No. 2043

Updated

March 13, 2025

Ordinance No. 2124

Updated

December __, 2025

Ordinance No.

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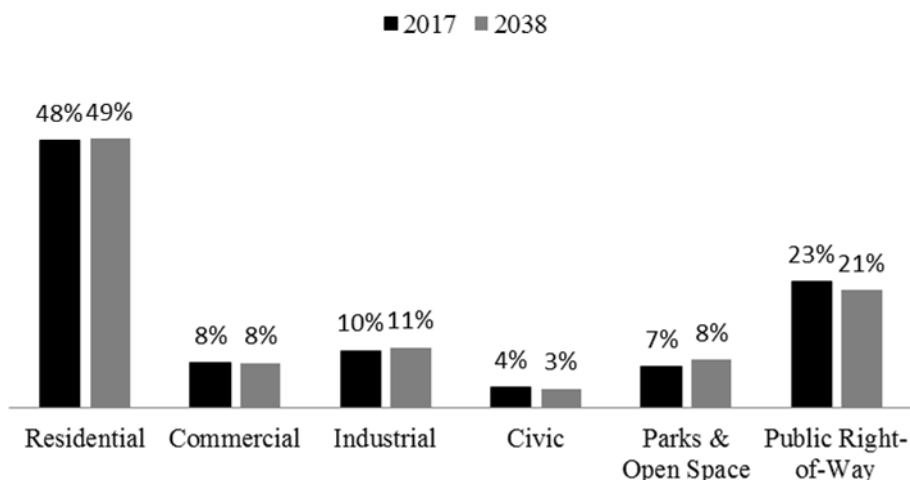
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1 Executive Summary

The City's urban area encompasses approximately 3,100 acres. Every parcel is assigned to one of six (6) primary land use classifications, ~~which are~~ supported by nine (9) secondary land use classifications, and ~~four-six (6)~~ overlay districts, for a total of ~~19~~ twenty-one (21) land use classifications. The percentage distribution of land area is illustrated in Figure 1.1.

Figure 1.1. Land Use Distribution, 2017 vs. 2038



The Land Use Element relies on other Comprehensive Plan elements—including, such as the Population, Housing, Economic, Regional, and Parks and Recreation—elements to determine the quantity and type classification of land ~~uses necessary needed~~ to accommodate the City's current and future ~~projected~~ population growth. ~~Over the course of~~ During the 2018-2038 planning period, it the City is projected ~~that the City will to~~ grow by 5,580 residents¹; ~~generating creating a~~ demand for 2,230 new housing units. To accommodate the expected population growth the City will need an additional 325 gross acres, ~~distributed~~ across all land use classifications. By 2038, the overall distribution of land uses (Figure 1.1) ~~will be very~~ is expected to remain very similar to ~~the City's current distribution today's~~, signifying no major changes in land use policy. As in the past, ~~the~~ Residential land use will ~~continue remain to be~~ the dominant land use, followed by Right-of-Way.

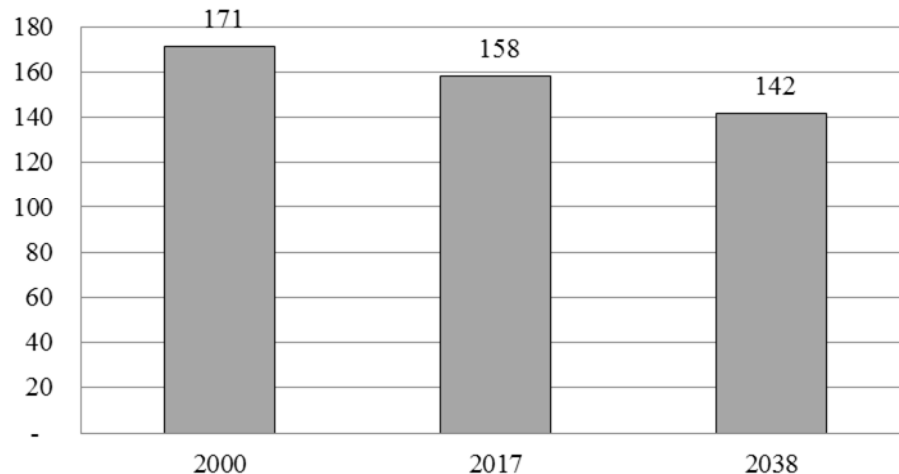
Another popular-useful measure of land use is the ratio of acres per 1,000 residents. Unlike ~~the~~ percentage share, measurement the this ratio highlights of acres per 1,000 residents does address policy changes in the efficiency of land use over time. ~~Figure 1.2 illustrates that in~~ In 2000², the developed land ratio was 171 acres per 1,000 residents. By 2017 ~~the actual ratio was it had declined to~~ 158 acres per 1,000 residents. By 2038, based on current ~~average~~ minimum density policies, it is expected ~~that the~~

¹ Based on Portland State University's Interpolation Table for 2038 with the 2017 Certified Population as the base year.

² 1980 City of Central Point Land Use Element

ratio will to drop further to 142 acres per 1,000 residents. ~~the A~~ lower the ratio reflects the more efficient the use of land use, which in this case is driven by the. The adoption of a minimum residential density of 6.9 dwelling units per gross acre³ is the reason for the lower 2038 ratio.

Figure 1.2. Developed Acres per 1,000 Population, 2000, 2017 and 2038



A unique aspect of the Land Use Element ~~and a key driver of efficiency in residential development~~, and the more efficient use of land (particularly residential land), was the introduction in 2012 of ~~the~~ the Regional Plan Element (Regional Plan), adopted in 2012. Adoption of ~~the~~ The Regional Plan ~~created~~ established eight Urban Reserve Areas (URAs) and a series ~~set~~ of Performance Indicators (PIs). ~~The~~ URAs ~~address~~ identify lands that are eligible for future inclusion ~~into in~~ the Urban Growth Boundary (UGB) and ~~eventual~~ annexation ~~to the City~~, subject to ~~demonstrated need and~~ compliance with ~~need and~~ applicable PIs. ~~The most significant PIs that apply specifically to~~ Of particular importance to this Element ~~the Land Use Element~~ are the ~~creation requirements for~~ of Concept Plans (~~covering~~ both land use and transportation) ~~for all URAs prior to UGB expansion~~. In addition to land use the Concept Plans must ~~also~~ address the minimum density standard ~~PIs, and the need to provide for, and identify and monitor, the creation and development in, and monitoring of, Activity Centers (mixed-use/pedestrian friendly areas).~~

The Regional Plan Element requires ~~that~~ the City ~~monitoring of~~ residential and employment development within Activity Centers to ~~assure ensure that they meet compliance with benchmarks~~ ~~minimums as~~ initially established in 2009 Regional Transportation Plan. ~~Central Point has identified To monitor development activity in an Activity Center it is necessary to identify those centers. By definition the City has identified, within the current UGB, fourteen (14) activity centers~~ Activity Centers, within

³ City of Central Point Regional Plan Element, Section 4.1.5 Committed Residential Density

~~the full expectation that additional activity centers will be added as the City's the UGB, with additional centers expected as the City grows into expands unto the URAs.~~

Over the course of the ~~twenty 20-yy~~ year planning period, the only certainty ~~in-is that~~ this Land Use Element ~~is that it will change~~ will continue to evolve. Like all elements of the Comprehensive Plan, ~~this Element is intended to serve as the objective is to create~~ a "living" ~~plandocument~~; one that ~~allows, and encourages adaptation~~ adapts to changing circumstances, ~~but all the~~ while ~~maintaining upholding~~ the community's core values and ~~long-term~~ vision.

2 Introduction

The Land Use Element establishes the overall pattern of land use in Central Point and serves as the framework for other Comprehensive Plan elements. It identifies land use classifications, their location, and their general relationship to one another within the City's Urban Growth Boundary (UGB).

The Land Use Element is closely coordinated with the Housing, Economic, Parks and Recreation, Transportation, Environmental, and Regional Plan Elements. While those elements establish the quantitative land needs of the community, the Land Use Element provides the spatial framework for how those needs are distributed on the land.

Together, these elements guide annexation, zoning, and development decisions to ensure that growth occurs in an orderly, efficient, and balanced manner.

The primary purpose of the Land Use Element is to:

- ~~Identify and map all land use classifications within the City's urban area (city limits and UGB); and,~~
-
- Track land use activity through the Buildable Lands Inventory (BLI) for compliance with associated goals and policies identified in related Comprehensive Plan elements; (i.e. the Housing Element, Economic Element, Parks and Recreation Element, Transportation System Plan, etc.)

~~Simply stated the Land Use Element is responsible for managing and mapping the land use needs of the City as defined in other Comprehensive Plan elements.~~

The Land Use Element does not determine how much of a particular land use is needed. It ~~only~~ determines where that land use will be ~~physically~~ sited and how it will be managed to achieve the City's ~~comprehensive~~ land use goals and policies, particularly those goals and policies from the Housing, Economic, Parks and Recreation, and Urbanization Elements. Currently (2018), the supporting elements of the City's

Comprehensive Plan identify a need to add approximately ~~280-325 vacant~~gross acres to its urban area.

The Land Use Element is comprised of two ~~parts~~components: ~~the text (Text), and the Land Use Plan Map (Map).~~

- ~~The Text_ component addresses~~Describes the purpose and scope of each land use classification, including issues and land use distribution by acreage. The Text also contains the City's goals and policies for the management of its land use system.

~~The current and actual use of land is maintained in the Buildable Lands Inventory (BLI), which tracks land usage over time. The BLI is an adjunct document to the Land Use Element. The BLI is maintained on a continual basis as applications for land development are received and acted on.~~

- ~~The Map_ identifies~~Identifies the spatial distribution of all lands in the City's urban area and designates each property with a specific land use classification. ~~As previously noted the~~The amount of land within each ~~land use category~~classification is determined by other Comprehensive Plan elements.

In addition to the related Comprehensive Plan elements the Land Use Element is guided by the following four (4) documents:

- Buildable Lands Inventory
- State Land Use Guidelines
- Central Point Forward, A City Wide Strategic Plan
- Regional Plan Element

2.1 Buildable Lands Inventory

The Buildable Lands Inventory (BLI) is an adjunct document to the Land Use element. The BLI tracks all land use activity in the City's urban area as changes to a property's development status occurs. Annually, the BLI produces, ~~among many other tables,~~ the following key tables tracking changes in land use:

- Percentage distribution by land use classification;
- Land use classification acres per 1,000 residents
- Changes in the vacant land inventory;
- Housing and employment in activity centers (mixed use/pedestrian friendly areas).

Monitoring of the BLI will determine the need and timing to add more land to the UGB per the needs assessment of such Comprehensive Plan Elements as Housing, Economic, Parks and Recreation, etc.

2.2 ~~State Land Use Guidelines~~Statewide Planning Goals

~~The purpose of the State land use guidelines is~~Oregon's Statewide Planning Goals ~~establish the framework for all local land use planning. There are nineteen (19) of which only thirteen (13) directly apply to Central Point. Goal 2: Land Use Planning requires that comprehensive plans include a factual basis and clear policy direction to guide land use decisions and actions. "To establish a land use policy framework and factual basis for all land use decisions and actions consistent with related elements of the Comprehensive Plan."~~The State's land use program requires that all land use plans include

Each City and County comprehensive plan must:

- Identify ~~identification of~~ issues and problems;₁₇
- Include inventories and other factual information for each applicable ~~statewide planning goal~~;₁₇
- Evaluate ~~evaluation of~~ alternative courses of action and ultimate policy choices;₁₇ and
- Balance ~~taking into consideration~~ social, economic, energy and environmental needs.

City, county, state and federal agency and special district plans and actions related to land use ~~shall~~ must be consistent with the comprehensive plans of cities and counties and regional plans adopted under ORS Chapter 268. ~~The required information shall be contained in either the Land Use Element or in supporting documents.~~

Central Point's Comprehensive Plan addresses each of the applicable Statewide Planning Goals ~~The accomplishment of the above required information is delegated to the~~through its various elements ~~of the City's Comprehensive Plan. Some goals are fully addressed within The~~the Land Use Element, while others are addressed in specialized elements such as Housing, Economic, Transportation and Parks and Recreation. Table 2.1 below provides a crosswalk of how each Goal is implemented within the Comprehensive Plan. ~~is responsible for managing (goals and policies), and the mapping the land use needs of the City as prescribed in other Comprehensive Plan elements. Changes in the Land Use Element will be predicated on changes in related elements of the Comprehensive Plan.~~

Table 2.1 – Statewide Planning Goals and Comprehensive Plan Elements

<u>Statewide Planning Goal</u>	<u>Comprehensive Plan Element(s)</u>
<u>Goal 1 – Citizen Involvement</u>	<u>Community Involvement Program (Part 1)</u>

<u>Statewide Planning Goal</u>	<u>Comprehensive Plan Element(s)</u>
<u>Goal 2 – Land Use Planning</u>	<u>Land Use Element (land use classifications, overlays, maps, and growth management policies)</u>
<u>Goal 3 – Agricultural Lands</u>	<u>Addressed within the Land Use Element (Exclusive Agriculture Overlay; Regional Plan consistency)</u>
<u>Goal 4 – Forest Lands</u>	<u>Not directly applicable within Central Point's urban area; addressed at County level</u>
<u>Goal 5 – Natural Resources, Scenic & Historic Areas, Open Spaces</u>	<u>Land Use Element (Environmental Overlay and natural resource protections); Parks & Recreation Element; Environmental Element</u>
<u>Goal 6 – Air, Water, and Land Resources Quality</u>	<u>Land Use Element (environmental overlays, resource protections); Environmental Element; Public Facilities (stormwater, wastewater policies)</u>
<u>Goal 7 – Areas Subject to Natural Hazards</u>	<u>Environmental Element</u>
<u>Goal 8 – Recreational Needs</u>	<u>Parks Element</u>
<u>Goal 9 – Economic Development</u>	<u>Economic Element</u>
<u>Goal 10 – Housing</u>	<u>Housing Element</u>
<u>Goal 11 – Public Facilities & Services</u>	<u>Public Facilities Element</u>
<u>Goal 12 – Transportation</u>	<u>Transportation System Plan (TSP) / Transportation Element</u>
<u>Goal 13 – Energy Conservation</u>	<u>Energy Conservation Element</u>
<u>Goal 14 – Urbanization</u>	<u>Urbanization Element (Urbanization & Growth Management policies; annexation and UGB procedures)</u>
<u>Goal 15 – Willamette River Greenway</u>	<u>Not applicable to Central Point</u>

<u>Statewide Planning Goal</u>	<u>Comprehensive Plan Element(s)</u>
<u>Goals 16–19 – Estuarine Resources, Coastal Shorelands, Beaches & Dunes, Ocean Resources</u>	<u>Not applicable to Central Point</u>

2.3 Central Point Forward, A City Wide Strategic Plan

The City maintains a strategic plan, the purpose of which is to envision a preferred future for the City and to “. . . *formulate a way to make this future happen through community teamwork and actions. It is a document that records what people think – the blueprint for positive change that defines the vision, goals and outcomes that must occur to realize the future.*”⁴ The community’s mission, vision and values as set forth in the Strategic Plan serve as the foundation of the Comprehensive Plan, including this Land Use Element. The guidance provided by the Strategic Plan that is carried forward in the Land Use Element is to maintain a “. . . *small town commitment and feel that promotes community pride, safety, and friendliness*” and the value of planning for growth “. . . *that will retain our small town atmosphere*”.

2.3.1 City Mission Statement

The City’s mission statement reads as follows:

“It is the mission of the City of Central Point to build and maintain a highly livable community by working in harmony and being a catalyst for partnership with all the members of the community, public and private.”

2.3.2 City Statement of Values

The Strategic Plan contains a set of five values as follows:

- **Growth:** *We value planned growth that will retain our small town atmosphere.*
 - *Managed Growth & Infrastructure, Goal 2 - Maintain City of Central Point’s small town feel and family orientation even as we grow.*
- **Public Safety:** *We value a professional service oriented public safety policy that promotes a sense of safety and security in our city.*
- **Transportation:** *We value a system of transportation and infrastructure that is modern, efficient and sensitive to the environment.*
- **Community:** *We value a clean and attractive city with parks, open space and recreational opportunities.*
- **Service:** *We provide the highest level of service possible in the most efficient responsible manner.*

⁴ City of Central Point Strategic Plan, pp. 3, May 24, 2007, Resolution No.1143,

It is important that these values be repeatedly acknowledged and applied as the foundation for crafting the goals and policies in all elements of the Comprehensive Plan.

2.4 The Regional Plan Element

As previously noted the City's Comprehensive Plan elements must be consistent with any applicable regional plan. In 2012 the City adopted a Regional Plan Element⁵ establishing Urban Reserve Areas (URAs) sufficient to accommodate the City's growth needs to the year 2060. The City's Regional Plan Element was prepared in accordance with the County's Greater Bear Creek Valley Regional Plan.

The City's Regional Plan Element established eight (8) URAs, totaling 1,721 acres for future use as the City grows. Within the URAs land uses were assigned based on very broad categories; Residential, Aggregate, Resource, Open Space/Parks, and Employment. The Regional Plan Element does not spatially allocate the land use types within any URA, but it does require that Concept Plans⁶ be prepared and adopted prior to inclusion of a URA, or any part thereof, into the City's urban growth boundary (UGB)⁷. The Concept Plans are required to address performance indicators, regionally significant transportation corridors, how land uses will be spatially distributed, the encouragement of mixed use/pedestrian friendly areas⁸ (Activity Centers), and minimum residential density requirements. The Concept Plans, when approved, remain a part of the Regional Plan Element. At such time as lands within a URA are added to the UGB the concept plans will be further refined consistent with the level of land use descriptions consistent with the Land Use Element. At the time of inclusion in to the UGB they then become part of the Land Use Element. This Land Use Element does not address lands within the URA.

2.4.1 Direction of Growth

The long-term direction of growth for the City is best described in the Regional Plan Element and its accompanying Concept Plans. The Regional Plan Element established eight (8) urban reserve areas (Figure 2.1) into which the City will grow between now and 2060. These urban reserve areas (URAs) have been pre-approved for inclusion in the City's urban growth boundary⁹, subject to demonstrated land use need and the availability of necessary infrastructure.

As illustrated in Figure 2.1, any expansion of the UGB will be to the west and north. The City's easterly and southerly UGB and URA boundaries about the City of Medford's assigned jurisdictional areas, limiting the City's ability for easterly or southerly expansion. As outlined in the Regional Plan Element most of the residential development (55%) will be directed to the west (CP-6A, CP-6B, and CP-5A), and to the north (CP-1C and CP-2B).

⁵ Regional Plan Element, City of Central Point Comprehensive Plan, Ordinance No. 1964, 8/9/2012

⁶ City of Central Point Regional Plan Element, Section 4.1 Performance Indicators

⁷ City of Central Point Regional Plan Element, Section 4.1.8 Conceptual Land Use Plans,

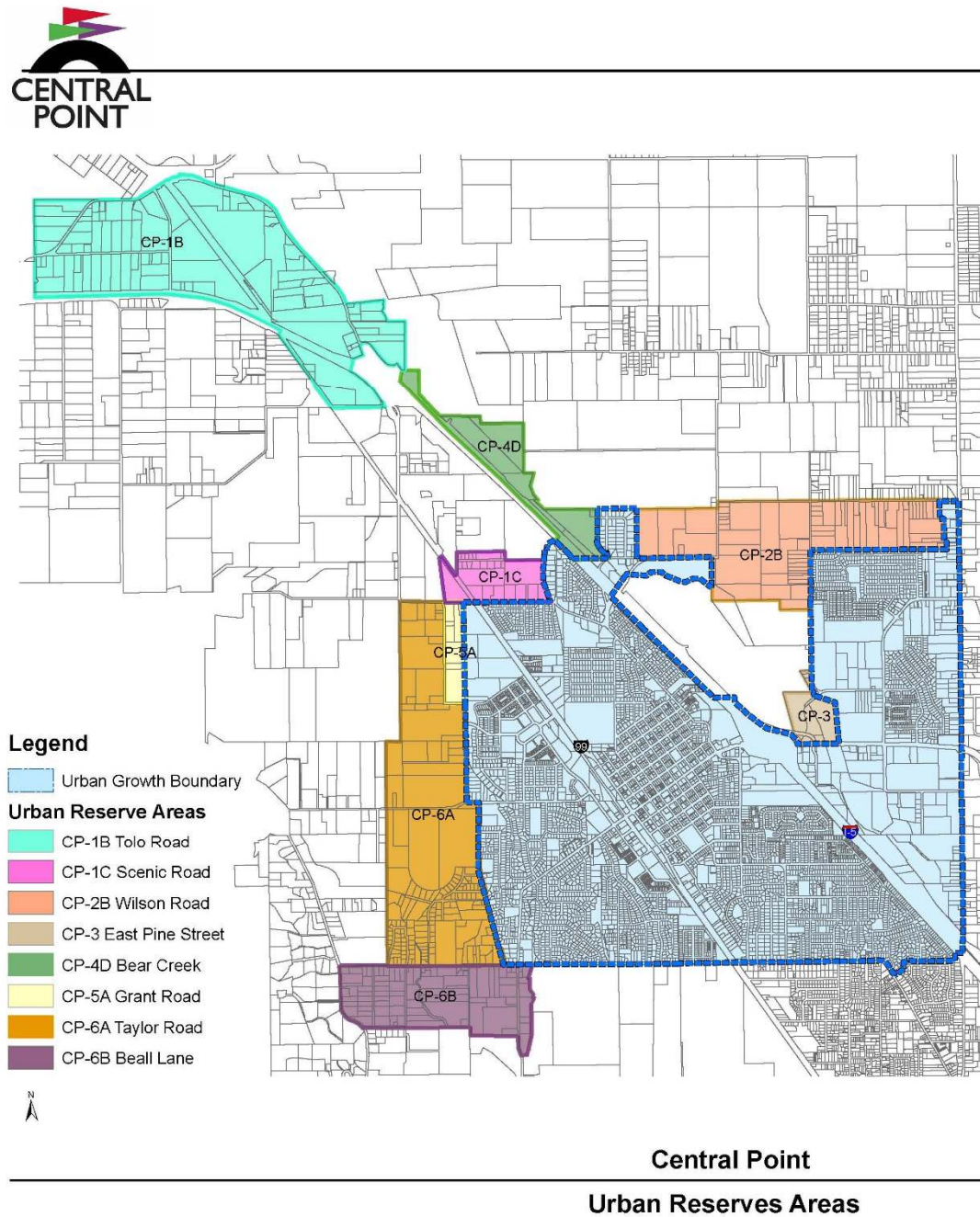
⁸ Regional Plan Element, Performance Indicators, 4.1.6 Mixed-Use/Pedestrian Friendly Areas

⁹ ORS

For industrial employment lands the primary direction of future growth will be to the far northerly urban reserve (CP-1B). This area is well served with multi-modal transportation infrastructure, i.e. I-5 and rail. Commercial development will be distributed throughout the URAs per the Regional Plan allocations and concept plans.

The relationship between the Regional Plan Element and the Land Use Element is timing. When the need is properly demonstrated then land within the URAs can be brought into the UGB. The timing of inclusion to the UGB will be a function of demonstrated need and the ability to develop to urban standards, and annex to the City in a timely manner.

Figure 2.1 UGB and URAs



2.5 Land Use and Urban Form

The Regional Plan introduces mandatory land use development criteria; a minimum density requirement, and a series of performance indicators (PIs). The increase in

density, together with the PIs, will affect the City's future urban form as lands in the URAs are brought into the UGB and annexed to the City. With the increase in density and the imposition of mandatory PIs, it is both timely and appropriate to introduce the basic elements of urban form, particularly as it applies to intensification of residential land uses, the creation of Activity Centers, and the physical relationship between differing land uses and transportation.

As used in this Land Use Element the term "urban form" refers the general pattern of use, building height and development intensity and the structural elements that define the City physically, such as natural features, transportation corridors, open space, public facilities, as well as activity centers and other community focal elements. The introduction of urban form is not intended as *the* answer to good urban design, but it is intended to provide a basic awareness and a palette from which good urban ~~form~~ design can evolve.

2.6 Performance Indicators

~~As previously noted the~~ The Regional Plan eElement (2012) established performance indicators Performance Indicators (PIs) that apply whenever land is brought into the City's Urban Growth Boundary (UGB) from the designated Urban Reserve Areas (URAs) ¹⁰. These PIs are mandatory requirements designed to ensure that new development supports regional goals for density, transportation and activity centers.

Table 2.2 – Regional Plan Performance Indicators

~~as a means to measure compliance with the objectives of the Regional Plan Element. There are eight (8) performance indicators that, via the Regional Plan Element, apply to the Land Use Element as the UGB expands into the Regional Plan's URAs. The Performance Indicators are identified below.~~ ¹¹

<u>Performance Indicator (PI)</u>	<u>Requirement</u>	<u>Regional Plan Element (RPE) Reference</u>
<u>Residential Density</u>	<u>Lands in URAs and UGB (outside city limits) must achieve a minimum density of 6.9 dwelling units per gross acre (2010–2035) and 7.9 du/gross acre (2036–2060). Higher densities inside city limits may offset this requirement.</u>	<u>RPE §3.1.1.1</u>
<u>Mixed-Use / Pedestrian-Friendly Areas</u>	<u>Cities must meet RTP benchmarks for the share of housing and employment located in</u>	<u>RPE §3.1.1.2</u>

¹⁰ Numbers in parenthesis (4.1.5 through 4.1.8.4) are the reference numbers in the Regional Plan

¹¹ Numbers in parenthesis (4.1.5 through 4.1.8.4) are the reference numbers in the Regional Plan

	<u>Activity Centers. Offsets are allowed if the City or region as a whole exceeds targets.</u>	
<u>Conceptual Transportation Plan</u>	<u>Conceptual transportation plans must be prepared for URAs before UGB amendments. Plans identify regionally significant arterials, transit corridors, and bike/pedestrian facilities, in collaboration with RVMP0, Jackson County, irrigation districts, and others.</u>	<u>RPE §3.1.1.3</u>
<u>Conceptual Land Use Plan</u>	<u>A Conceptual Land Use Plan is required prior to UGB amendments. Plans must show how residential density targets, land use distribution, transportation infrastructure, and Activity Centers will be achieved.</u>	<u>RPE §3.1.1.4</u>
<u>Activity Centers</u>	<u>Development must support creation of Activity Centers (mixed-use, pedestrian-friendly areas) that provide a mix of housing, jobs, services, and amenities within walkable neighborhoods.</u>	<u>RPE §3.1.1.4.1</u>
<u>Additional PIs</u>	<u>Other PIs address resource land protection, regionally significant transportation corridors, and monitoring/reporting requirements. These are detailed in the Regional Plan Element.</u>	<u>RPE §§3.1.1.5–3.1.1.8</u>

This section summarizes the PIs for ease of reference. The full text of each PI is contained in the Regional Plan Element. The Land Use Element adopts these requirements by reference and recognizes them as binding conditions for UGB amendments, annexations and related development approvals.

2.6.1 Committed Residential Density

- ~~Land within a URA and land currently within an Urban Growth Boundary (UGB) but outside of the existing City Limit shall be built, at a minimum, to the residential density of 6.9 dwelling units per gross acre (2010-2035), and 7.9 dwelling units per gross acre (2036-2060). This requirement can be offset by increasing the residential density in the city limit.~~
- ~~Prior to annexation each city shall establish (or, if they exist already, shall adjust) minimum densities in each of its residential zones such that if all areas build out to the minimum allowed the committed density shall be met. This shall be made a condition of approval of a UGB amendment.~~
- ~~The Housing Element addresses the minimum density requirement and the assignment of residential lands by the appropriate residential land use classification necessary to meet the minimum density standard.~~

2.6.2 Mixed-Use/Pedestrian Friendly Areas

- ~~For land within a URA and for land currently within a UGB but outside of the existing City Limit, each city shall achieve the 2020 benchmark targets for the number of new dwelling units¹² and employment¹³ to be located in mixed-use/pedestrian-friendly areas as identified in the 2009 Regional Transportation Plan (RTP) or most recently adopted RTP¹⁴. Beyond the year 2020, cities shall continue to achieve the 2020 benchmark targets, or if additional benchmark years are established, cities shall achieve the targets corresponding with the applicable benchmarks. Measurement and definition of qualified development shall be in accordance with adopted RTP methodology. The requirement is considered met if the city or the region overall is achieving the targets or minimum qualifications, whichever is greater. This requirement can be offset by increasing the percentage of dwelling units and/or employment in the City Limit.~~
- ~~To facilitate compliance with this performance indicator the Land Use Element, in Figure 2.1, identifies mixed-use/pedestrian-friendly areas (Activity Centers), and through the BLI tracks population and employment development within these Activity Centers. It is also anticipated that as the City expands into the URA additional Activity Centers will be added per approved Conceptual Land Use Plans.~~

2.6.3 Conceptual Transportation Plan

¹² Alternative Measure No.5 requires that 39% of all new residential dwelling units shall be located in mixed use/pedestrian friendly areas.

¹³ Alternative Measure No.6 requires that 48% of all new employment shall be located in mixed use/pedestrian friendly areas.

¹⁴ RVMPO Alternative Measures Activity Centers, 2017

~~Conceptual transportation plans shall be prepared early enough in the planning and development cycle that the identified regionally significant transportation corridors within each of the URA's can be protected as cost-effectively as possible by available strategies and funding. A Conceptual Transportation Plan for a URA, or appropriate portion of a URA shall be prepared by the City in collaboration with the Rogue Valley Metropolitan Planning Organization, applicable irrigation districts, Jackson County, and other affected agencies, and shall be adopted by Jackson County and the respective city prior to or in conjunction with a UGB amendment within that URA.~~

~~The conceptual transportation plan shall identify a general network of regionally significant arterials under local jurisdiction, transit corridors, bike and pedestrian paths, and associated projects to provide mobility throughout the region (including intercity and intracity, if applicable). Re~~

~~The Land Use Plan Element includes the street classification system for all streets within the City's urban area. As the City's UGB is expanded the Land Use Map must be amended to be consistent with the conceptual transportation plan for the appropriate URA~~

~~2.6.4 Conceptual Land Use Plan~~

~~A proposal for UGB amendments into a designated URA shall include a Conceptual Land Use Plan prepared by the City in collaboration with Rogue Valley Metropolitan Planning Organization, applicable irrigation districts, Jackson County, and other affected agencies for the area proposed to be added to the UGB as follows:~~

~~2.6.4.1 Target Residential Density~~

~~The Conceptual Land Use Plan shall provide sufficient information to demonstrate how the residential density in section 2.6.1 above will be met at full build-out of the area added to the UGB amendment.~~

~~2.6.4.2 Land Use Distribution~~

~~The Conceptual Land Use Plan shall indicate how the proposal is consistent with the general distribution of land uses in the Regional Plan, especially where a specific set of land uses were part of the rationale for designated land which was determined by the Resource Lands Review committee to be commercial agricultural land as part of a URA, which applies the following URAs: CP-1B, CP-1C, CP-4D, CP-6A, and CP-2B.~~

~~2.6.4.3 Transportation Infrastructure~~

~~The Conceptual Land Use Plan shall include the transportation infrastructure required in section 2.6.3 above.~~

~~2.6.4.4 Mixed-Use/Pedestrian Friendly Areas (Activity Centers)~~

~~The Conceptual Land Use Plan shall provide sufficient information to demonstrate how the commitments of section 2.6.2 above will be met at full build-out of the area added to the UGB amendment.~~

2.6.4.4.12.6.1 Activity Centers

An important consideration related to urban form and the Regional Plan's Performance Indicators is the concept of activity centers. As used in this Land Use Element the term "Activity Center" is interchangeable with the term Transit-Oriented/Mixed-Use Pedestrian-Friendly areas. Both terms represent the development of a place(s) that encourages higher density mixed-use environments that are neighborhood oriented and designed to increase the convenience of walking, bicycling, and transit. Activity Centers are illustrated in the RVMPO's Alternative Measures Activity Centers' map (Figure 2.1).

The concept of activity centers is a key component to the City's success in the retention/retaining and creation/creating of neighborhoods and community identity necessary to with a strong sense of community identity. Activity Centers also support the City's long-standing goal of maintaining its small town atmosphere¹⁵ while accommodating growth in a compact and efficient pattern that, and ultimately creates an environment that supports transit use.

As used in the this Land Use Element there are two types of activity centers: the activity centers those that serves a residential neighborhood; and activity centers those that serve the broader community's retail and service needs. As used in the Land Use Element activity centers are described/defined as:

- Areas of development that contribute to achieving mixed-use, pedestrian friendly development, that is whether vertically or horizontally supports mixed-use/integrated;
- Neighborhood-scale commercial and /employment centers;
- Parks and schools; and
- Downtown areas/central Central business Business district/District.

Benefits of activity centers include:^{[3][4]}

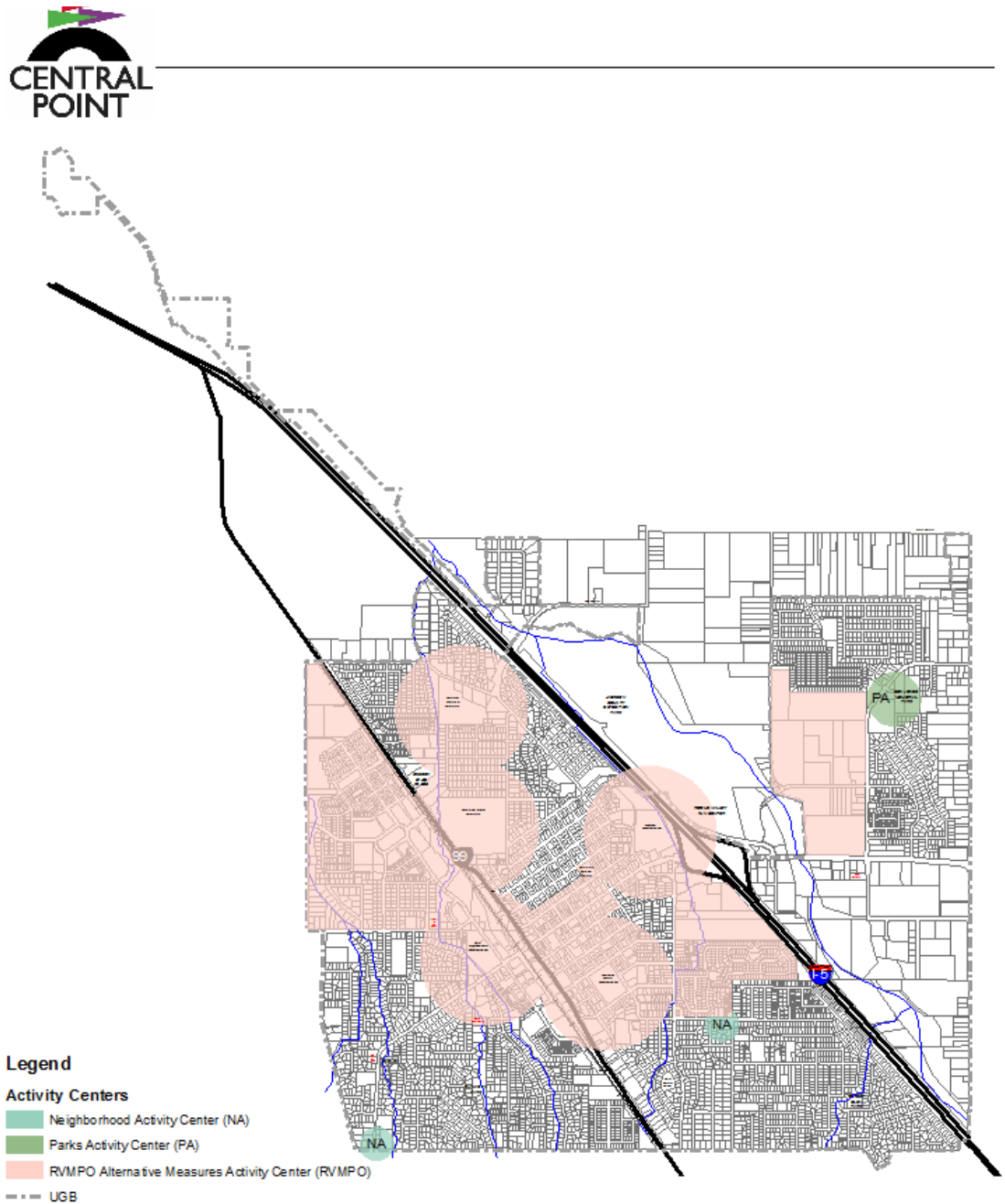
- Greater housing variety and density, including smaller, more affordable housing units (smaller units), including and life-cycle housing (starter homes to larger homes to senior housing);
- Reduced distances between housing, workplaces, retail businesses, and other amenities and destinations;

¹⁵ City of Central Point Forward Fair City Vision 2020, a City Wide Strategic Plan, 2007

- More compact development, land-use synergy (e.g. residents provide customers for retail which in turn provide amenities for residents).;
- Stronger neighborhood character, and sense of place. e; and
- Walkable, bikeable neighborhoods, increased accessibility via to transit, both resulting of which reduce household in-reduced transportation costs. -

Central Point has identified 14 Activity Centers within the current UGB (The City's activity centers are illustrated in Figure 2.2). As the city grows into the URA's, additional; strategically located activity Activity centers Centers will be needed to service serve both residential neighborhoods and the broader community's retail and employment needs of the community. The placement of these future Aactivity centers Centers will be addressed in the Conceptual Land Use Plans prepared for each URA.

Figure 2.2 Activity Centers



3 Land Use Benchmarks

Depending on changes in land use policy and/or changes in the underlying economy, a community's use of land can vary over time. Knowing the extent of these changes is an important land use tool for measuring policy implementation and economic growth. There are four (4) basic methods of tracking land use that will be used in this Land Use Element:

1. The percentage of a land use classification (developed and vacant) to the total of all land use categories;
2. Gross acres per 1,000 residents (resident ratio) by land use category and total (developed and vacant) of all land use categories;
3. Percentage of dwelling units located in an activity center; and.
4. Percentage of employment located in an activity center.

The first two measures are typically used for tracking purposes only, unless specifically incorporated by policy reference. As an example, in Table 3.1 the 1980 Industrial land use category targeted 13% for the City's industrial needs by the year 2000. By 2017 the actual percentage of industrial acreage was 9%. What does this mean? Since there were no policies targeting a minimum percentage for industrial lands, the only explanation was that over time the City converted 4% of its industrial lands to other non-industrial uses, which was the case in 2003 and the residential and industrial changes needed for the Twin Creeks TOD.

Table 3.1 illustrates the changes in the two benchmarks for the planning period 1980 – 2000, 2017 (current), and the planning period 2018 – 2038. Since the 1980 Land Use Element was completed the City has more intensely used its land. In 1980 it was estimated that the City would need 171 total acres per 1,000 residents. By 2017 the population benchmark (when measured against developed acreage) was 152 acres per 1,000 residents. By the end of the 2018 – 2038 planning period that ratio is expected to be 142 acres per 1,000 population; a 15% increase in development intensity from 1980 to 2038.

Benchmarks 3 and 4 track the amount of residential households, and employment in activity centers as required by the Regional Plans Performance Indicator 3.1.1.2

Table 3.1 Land Use Benchmarks

Land Use Classification	2000		2017		2038	
	Percentage of Total	Acres/1,000 Pop.	%	Acres/1,000 Pop.	%	Acres/1,000 Pop.
Residential	47%	80	53%	84	49%	69
Commercial	7%	12	6%	9	8%	11
Industrial	13%	22	8%	13	11%	15
Civic	7%	12	4%	6	3%	5
Parks & Open Space	6%	10	6%	10	8%	12
Public Right-of-Way	20%	34	23%	36	21%	30
TOTAL	100%	171	100%	158	100%	142

Source: Buildable Lands Inventory, 2017

4 Current (2017) Land Use Summary

The City of Central Point was incorporated in 1889, and had an estimated population of 500. Over the years the City has grown concentrically around its original core area, with Hwy. 99 and Pine Street serving as the north/south and east/west axisaxes.

The City's current Land Use Element was completed in 1983 covering an urban area of 2,736.83 acres. At that time, it was expected that the City's urban area (build-out) was sufficient in size to accommodate a population of 16,000 by the year 2000, or 171 acres per 1,000 residents. By the end of 2017 the City's certified population was 17,700¹⁶ and the urban area accounted for approximately 3,100 acres of which 2,679 acres were classified as developed¹⁷, for a ratio of 158 developed acres per 1,000 residents.

Since 1983 the most noticeable change in land use was due to changes in the Industrial and Residential land use classifications. This was the result of land use changes in 2001 allowing for development of the Twin Creeks TOD. At that time the lands currently occupied by the Twin Creeks TOD was designated for industrial use and needed to be changed to residential use to accommodate the Twin Creeks TOD project. This change was off-set by changes in the southeast quadrant of the city from Residential to Industrial land use. Table 3.1 identifies and compares the City's current land use distribution based on the 1983 Land Use Element to year 2000, current land use for 2017, and projected land use needs to 2038¹⁸.

As the City moves toward, and beyond, 2038 the percentage of industrial land in the urban area has the potential, based on Employment designated lands in the Regional Plan Element (CP-1B), to increase its percentage. To attain this potential, it will be necessary to monitor Employment land needs and appropriately adjust the Economic Element.

¹⁶PSU Certified 2017 Population

¹⁷ Defined as buildable lands in the BLI

¹⁸ PSU Certified 2017 Population

The other noticeable change in Table 3.1 was in the Civic classification from a projected 7% of total land area to 4% by 2017. This reduction was the result of changes in accounting methodology for civic land uses. The current figure is based on lands actually designated as Civic use on the Land Use Plan Map and account for such public uses as schools, libraries, and misc. government uses. The earlier 1983 number was based on an accounting of all “civic” uses such as churches, private schools, fraternal organizations, etc. which is located within other land use classifications (predominantly Residential). When all “civic” uses (public and private) are accounted for the actual percentage in 2017 was close to 7%. Going forward the term “Civic” applies to only public or utility related civic uses. Uses such as churches and private schools, because of their size, no longer are limited to the Civic land use classification, but are allowed in other zoning districts as either an out-right permitted uses, or conditional uses. The City BLI will continue to maintain an inventory of these “other civic” land uses and make appropriate adjustments to the underlying land use classification and zoning as they occur.

5 Land Use Classifications

The City’s current (2017) urban area contains approximately 3,100 acres. Every parcel is assigned to one of six (6) primary land use classifications, which are supported by nine (9) secondary land use classifications (Table 5.1), and ~~five~~ six overlay districts, for a total land use system of ~~20~~ 21 land use classifications.

Table 5.1. Land Use Classifications

1 Residential (Res)
Very Low Density (VLRes)
Low Density (LRes)
Medium Density (MRes)
High Density (HRes)
2 Commercial
Neighborhood Commercial (NC)
Employment Commercial (EC)
General Commercial (GC)
3 Industrial
Light Industrial (LI)
General Industrial (GI)
4 Park and Recreation (P/R)
5 Civic (C)
6. Overlay Districts
Transit Oriented Development (TOD)
Environmental (E)
Airport (A-A)
Central Business District (CBD)
Climate Friendly Area (CFA)
<u>Exclusive Agricultural (E-A)</u>

Table 5.2 identifies the distribution of the different land uses by net acreage for the current planning period (2018 to 2038). In Table 5.2 the additional 240 acres (approx.) represents, by land use, the projected acreage within the current URA that need to be brought into the City's UGB over the course of the next 20 years. As previously noted the acreages and their land use distribution are based on the needs established in such other elements as Housing (residential lands), Economic (commercial and industrial lands), Parks, etc. Figure 5.1 (Land Use Map) represents the spatial distribution of all land as defined in the Land Use Element, less what is shown in Table 5.2 as additional needed net acres uses.

Table 5.2 Projected Urban Area Land Use Needs

Land Use Classification	2017 Inventory (Gross Acres)	Additional Needed (Gross Acres)	Total 2038 Inventory (Gross Acres)
Residential¹	1,491	150	1,641
Commercial	247	29	276
Industrial²	360	-	360
Civic	109	9	118
Parks & Open Space³	227	53	280
Public Right-of-Way⁴	694	-	694
TOTAL	3,128	241	3,369

Source: City of Central Point Buildable Lands Inventory, 2017

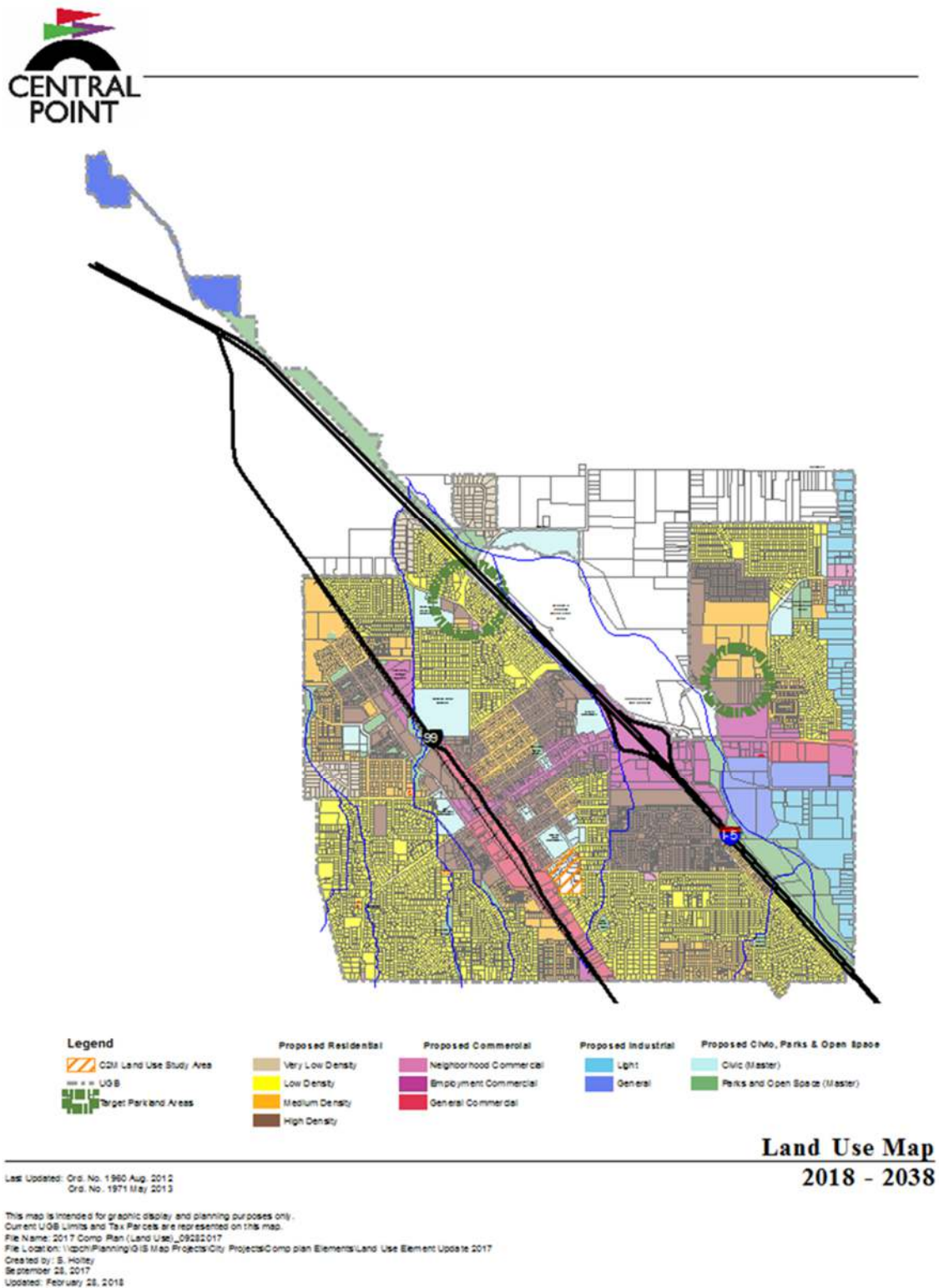
Notes: ¹ "Additional Need" Source 2017 Housing Element

² "Additional Need" Source 2013 Economic Element, updated per Ord. 2013

³ "Additional Need" Source Draft 2018 Parks and Recreation Element

⁴ "Additional Need" not adjusted for future development

Figure 5.1 Land Use Plan Map



6 Residential Land Use

In 2017, the City's residential land uses accounted for 52% of the City's total urban land area, representing the City's largest single land use classification. For a City the size of Central Point, this share of the residential inventory land is historically typical.

The purpose of the residential land use classification is to maintain an adequate supply of buildable land at densities and housing types sufficient to meet accommodate the City's projected housing needs, as set forth identified in the Housing Element. The Housing Element identifies-establishes not only the total residential acreage needed during the planning period, but also the acreage allocation by density category and range of housing types.

Historically, the primary-City's challenge in administering the residential land use classifications was the stemmed from reliance on maximum densities, rather than minimum s-densities. The prior Land Use Element established maximum density as a goal, with the assumption assumed that the private sector would construct, if not build at or near the maximum density, then surely close to it allowed. In practice, this did not occur. For example, in in 1983, based on the City's range of maximum allowed densities suggested an, the average density for new of -development should have been 11 dwelling units per gross acre. Yet Between between 1980 and 2016, the actual average built density was only 4.7 dwelling units per gross acre.

In 2006, the City amended its Zoning Ordinance adopting to establish both minimum and maximum density and maximum density provisions. Following this change, Residential development post 2006 average built density increased to 5.6 units per gross acre, a significant notable improvement over the prior twenty years. Looking ahead, Moving forward (2018-2038) it is planned, in both the Regional Plan Element and the Housing Element establish, that the minimum average density for all new residential development will be increase to 6.9 dwellings per gross acre to through 2035 and 7.9 units per gross acre thereafter.

Residential The residential densities in the this Land Use Element are based drawn from on the density tables in the Housing Element's density tables. The minimum and maximum lot sizes identified here in the Land Use Element, and in the Housing Element, are suggestions intended as guidelines, only, and not mandatory mandates. Final The minimum and maximum lot size requirements will be are set by the Zoning Ordinance, which may be amended and can be adjusted from time-to-time, provided they comply remain consistent with the Housing Element's minimum densities density requirements in the Housing Element as carried forward in the this Land Use Element.

6.1 Residential Land Use Classifications

Since 1980, residential lands have consistently accounted for approximately about 50% of all developed lands within the City. Over the next 20 years, this proportion it is projected that the residential percentage of the City's land inventory will to remain steady at approximately 50%.

On a population basis, the City's 1980 plan assumed a ratio of 80 residential acres per 1,000 residents ~~population to residential acres was initially planned in 1980 at 80:1,000 (Acres per 1000 residents).~~ By ~~the year~~ 2000, the actual ratio matched this assumption at was 80:1,000¹⁹. By 2017, the ratio increased slightly to was 83:1,000. Looking ahead, By 2038, with the mandated minimum density at of 6.9 dwelling units per gross acre, the ratio is expected to drop decline to 77:1,000 by 2038.

~~There~~ The residential land use classification system consists of are four (4) ~~residential land use classifications~~ categories, supported by and nine (9) ~~supporting~~ zoning districts. Table 6.1 identifies the ~~The~~ four (4) ~~land use~~ classifications, their associated zoning designations, and suggested minimum and maximum densities ~~are.~~ In addition, the Residential Holding Zone (R-00) serves as an interim designation applied at annexation until urban services are available.

Table 6.1 Residential Land Use Classifications

Land Use Classification	Permitted Housing Types	Associated Zoning Districts	Suggested Minimum and Maximum Gross Densities
VLRes (Very Low Density)	Single-Family Detached	R-L	1 to 4
LRes (Low Density)	Single-Family Detached and Attached	R-1-6 R-1-8 R-1-10	4 to 8
MRes (Medium Density)	Single-Family Attached, Plexes and Apartments	R-2 LMR	7 to 20
HRes (High Density)	Single-Family Attached, Plexes, Apartments	R-3 MMR HMR	20 to 50
<u>R-00 (Residential Holding Zone*)</u>	<u>Single-Family Detached + 1 ADU per parcel (interim only)</u>	<u>R-00</u>	<u>Not applicable—Holding Zone until rezoned</u>

**The Residential Holding Zone (R-00) may be applied at annexation as an interim designation. It preserves existing uses until urban services are available and adequate facilities are demonstrated. Properties zoned R-00 are not eligible for urban-density development until rezoned to a district consistent with their land use classification.*

6.1.1 Very Low Density Residential (VLRes)

Purpose

¹⁹ The projected need for residential land exceeded the actual population growth by 2000.

~~Encourages and maintains a~~ ~~The purpose of the VLRes classification is to encourage,~~
~~accommodate, maintain and protect a~~ suitable environment for residential living at very
low densities, ~~particularly in areas on lands that are~~ impacted by environmental
constraints, or ~~where~~ agricultural buffering ~~is~~ neededs.

Context

~~The VLRes classification was~~Established ~~initially originally established~~ to ~~act as a~~ buffer
~~between both the~~ industrial areas to the east and ~~the~~ agricultural lands to the west (-
~~The VLRes classification was~~ previously identified as “Farm-Residential”), ~~VLRes~~
represents just over 1% of the City’s land base.

~~As a percentage of the City’s residential lands inventory it accounts for slightly over 1%.~~
~~Today the reliance on buffering from~~ While agricultural use has been mitigated by
~~implementation of~~ agricultural buffering standards²⁰, ~~now reduce~~ reducing the reliance
on ~~the VLRes~~this classification, ~~as the sole solution to agricultural buffering strategy.~~
~~However, the VLRes classification is still~~ it remains a viable ~~option to agricultural~~
~~buffering, and infor~~ environmentally sensitive lands, such as flood hazard areas and wet
lands, where larger lots will facilitate buffering mitigation.

Supporting Zoning District

The VLRes land use classification is supported by the Residential Low Density (R-L)
zoning district. ~~Minimum~~ The minimum and maximum ~~allowed~~ densities, along with
advisory ~~and general~~ lot size ranges, are ~~illustrated shown~~ in Table 6.2. ~~The reference~~
~~to minimum and maximum lot size is not mandatory, but advisory. The setting of~~
~~minimum and maximum lot size is the responsibility of the City’s Zoning Ordinance,~~
~~provided that the minim and maximum density is compliant with the Housing Element.~~

Table 6.2 Very Low Density Residential				
Zoning District	Minimum Density/Gross Acre	Maximum Density/Gross Acre	Suggested Minimum Net Lot Size	Suggested Maximum Net Lot Size
R-L	1	4	9,000 sq. ft.	35,000 sq. ft.

6.1.2

6.1.36.1.2 Low Density Residential (LRes)

Purpose

The LRes land use classification ~~supports the need for low density housing and~~
~~represents the City’s R-1 zoning district. The LRes classification represents~~provides the
largest residential ~~land of the City’s housing land base and supports the need for single-~~
~~family housing at lower densities. It’s intent~~use category, accounting for 60% of the
~~City’s residential acreage. The purpose of this land use classification~~ is to accommodate
both single-family detached and single-family attached housing in a manner that

²⁰ CPMC 17.71 Agricultural Mitigation

maintains neighborhood character and livability. ~~the demand for single-family attached and detached housing.~~

Context

LRes accounts for approximately 60% of the City's residential acreage. -The minimum density in this classification is 4 dwelling units per gross acre ~~(R-1-10)~~, with a maximum of 8 dwelling units per gross acre (Table 6.3). Within LRes,

Ssingle-family attached housing is permitted within the LRes classification subject to design standards that assure architectural compatibility with abutting single-family detached dwellings. Design emphasis is placed on massing, fenestration, and pedestrian and vehicular access to ~~assure~~ ensure each unit retains an individual identity ~~, for each attached unit~~

Supporting Zoning Districts

The LRes classification corresponds to the City's R-1 zoning districts (R-1-6, R-1-8, and R-1-10). Each district reflects variations in minimum lot size and density within the overall range of the LRes classification as shown in Table 6.3.

Zoning District	Minimum Density/Gross Acre	Maximum Density/Gross Acre	Suggested Minimum Net Lot Size	Suggested Maximum Net Lot Size
R-1-6	6	8	4,000 sq. ft.	6,000 sq. ft.
R-1-8	5	6	6,000 sq. ft.	7,000 sq. ft.
R-1-10	4	5	7,000 sq. ft.	9,000 sq. ft.

6.1.46.1.3 Medium Density Residential (MRes)

Purpose

The MRes classification provides opportunities ~~The MRes classification's preferred location is within 1/2 mile of activity centers and/or transit facilities. The MRes classification allows~~ for a mix of detached and attached ~~dwelling housing, including~~ plexes and apartments. It is intended to support compact neighborhoods in close proximity to transit and activity centers.

Context

MRes areas are typically located within 1/2 mile of activity centers or transit facilities. ~~This classification allows units either both~~ owner- and/or renter-occupied ~~housing~~, subject to compliance with ~~the~~ minimum and maximum density requirements ~~in Table 6.4.~~

The MRes designation ~~covers~~ includes two zoning districts:

- ~~the R-2, and the which applies primarily to older, established areas of the City.~~
- ~~LMR, districts. The LMR district is a performance-based zoning district that applies~~ applied to all new development within the UGB. ~~The R-2 district applies to older areas of the City that are already developed. Properties within the R-2 district To avoid non-conforming issues properties in the R-2 retains separate development standards from the LMR district, but may in-fill, or may~~ redevelop using LMR standards to avoid non-conforming situations.

Supporting Zoning Districts

MRes is implemented through the R-2 and LMR zoning districts. The minimum and maximum density ranges and advisory lot sizes are shown in Table 6.4.

Zoning District	Minimum Density/Gross Acre	Maximum Density/Gross Acre	Suggested Minimum Net Lot Size	Suggested Maximum Net Lot Size
R-2	7	10	3,000 sq. ft.	5,000 sq. ft.
LMR	7	10	3,000 sq. ft.	5,000 sq. ft.

6.1.56.1.4 High Density Residential (HRes)

Purpose

This ~~The HRes~~ land use classification ~~supports high density~~ is intended to accommodate the City's most intensive residential development, including apartments, plexes and single-family attached housing.

Context

The HRes areas are typically located ~~classification's preferred location is~~ within 1/2 mile of activity centers ~~and/or~~ transit facilities.

~~The HRes~~This classification supports three zoning districts; is supported by three zoning districts: the R-3, the MMR, and the HMR (Table 6.5). The ~~only distinguishing factor between the R-3 and MMR zoning districts is that the R-3 district is typically in the generally applies to~~ older areas of the City ~~and were developed under older standards under older standards.~~ ~~The, while the MMR and HMR districts are applied apply~~ to new development within the UGB, ~~and overlay districts such as the Transit Oriented Development (TOD) and Central Business District (CBD), overlay.~~ The HMR district, ~~is the City's highest density residential zoning district, which was initially originally reserved for use in the TOD areas district/corridor,~~ but is now ~~allowed permitted more broadly under outside the TOD district/corridor per~~ the Land Use Plan Map (Figure 6.1)

Supporting Zoning Districts

HRes is implemented through the R-3, MMR, and HMR zoning districts. Minimum and maximum densities and advisory lot sizes are shown in Table 6.5.

Zoning District	Minimum Density/Gross Acre	Maximum Density/Gross Acre	Suggested Minimum Net Lot Size	Suggested Maximum Net Lot Size
R-3	15	20	N.A.	N.A.
MMR	15	20	N.A.	N.A.
HMR	20	50	N.A.	N.A.

6.1.5 Residential Holding Zone (R-00)

At the time of annexation, applicants may request assignment of the Residential Holding Zone (R-00) in place of an immediate zoning designation from the four (4) residential classifications. The R-00 designation may be applied to properties within any residential classification.

The purpose of the Residential Holding Zone is to preserve existing uses until urban services are available and facility adequacy has been demonstrated consistent with the City's Comprehensive Plan, including the Public Facilities and Services Element. While in the R-00 designation, development is limited to no more than one single-family dwelling and one accessory dwelling unit (ADU) per lawfully created parcel existing at the time of annexation. Lands in the R-00 designation are not eligible for development at urban densities or intensities until the zoning is formally amended to a district consistent with the property's land use classification.

6.2—The R-00 Holding Zone is intended as a temporary designation. Once urban services are available or specifically planned for extension, properties are expected to be rezoned to a zoning district consistent with the applicable residential land use classification.

6.2.16.2 Residential Land Use Plan Map

The Land Use Plan Map distributes each of the residential land use classifications based on, and in order of priority as follows:

1. Acreage needs as identified in the Housing Element. The density mix and acreage shall be consistent with the density mix and acreage mix in the Housing Element.
2. Locational factors, such as adjacent land uses, proximity to public transit, and street hierarchy.

The current Land Use Plan Map Residential land use designations are based on current (2018) designations, and are not expected to be changed in the near future.

6.3 Residential Development Strategies

In addition to the land use classifications and zoning districts that establish the framework for residential development, the City employs a set of strategies to guide how residential growth occurs. These strategies provide direction for accommodating population growth while preserving Central Point's community character and ensuring efficient use of land within the Urban Growth Boundary (UGB).

The following strategies focus on:

- Residential Infill and Redevelopment, which promote efficient use of land within the UGB; and
- Small Town Character and Livability, which emphasize the design qualities and community values that residents identify as central to Central Point's identity.

Together, these strategies complement the Housing Element by providing implementation tools that link residential goals and policies with on-the-ground development decisions.

6.3.1 Residential Infill and Redevelopment

Strategy: Encourage the use of vacant and underutilized residential land within the existing UGB before pursuing outward expansion.

How:

- Maintain and update the Buildable Lands Inventory (BLI) to identify infill and redevelopment opportunities.
- Support infill development throughout the City where services are available.
- Focus redevelopment in and around the downtown and older neighborhoods, where infrastructure, walkability, and community character create strong

opportunities for revitalization.

6.2.2. Apply the Housing Element's goals and policies for infill and redevelopment to guide project review and policy updates.

~~The BLI tracks the City's infill and redevelopment property. Most of the City's residential infill is scattered throughout the City, while redevelopment opportunities are concentrated in and around the downtown and older areas of the City. The Housing element addresses infill and redevelopment goals and policies.~~

6.2.36.3.2 Small Town, Neighborhood Preservation, Identification and Livability

Strategy: Preserve and enhance Central Point's small-town atmosphere even as residential densities increase.

How:

- Recognize “small town” as a qualitative measure that reflects neighborhood scale, walkability, and community feel, rather than population size or building dimensions.
- Incorporate urban design elements that reinforce pedestrian orientation, neighborhood identity, and compatibility between new and existing development.
- Draw on the community’s vision expressed in the Strategic Plan, which values “a small town commitment and feel that promotes community pride, safety, and friendliness” and “planned growth that will retain our small-town atmosphere.”
- Ensure that higher-density development includes design standards that strengthen neighborhood cohesion while enhancing livability.

~~One of the benefits of living in Central Point is its small town character, the importance of which is acknowledged in the City’s 2007 *Central Point Forward Fair City Vision 2020* (Vision Plan) “. . . with a ‘small town’ commitment and feel that promotes community pride, safety, and friendliness;” followed by the value statement that the City values “. . . planned growth that will retain our small town atmosphere.” With the “. . . small town aspiration . . .” and increasing residential density urban design is, and will continue to be an important consideration in the City’s continuing development.~~

~~As used in this Land Use Element the term “small town” is qualitative (feel), not quantitative (size of population or building size), with an emphasis on urban design elements to support and enhance the neighborhood feel and pedestrian in scale.~~

6.36.4 Residential Zoning & Density Framework

The residential densities shown in the above tables are based on gross acres as defined in Section 6.3. All residential development must meet the minimum density requirement based on its land use classification²¹ and the applicable underlying zoning district. The minimum and maximum net lot area shown in the above tables are advisory only. The designation of minimum and maximum lot size for each residential district is the responsibility of the City’s Zoning Ordinance, which may be modified from time-to-time provided they comply with the applicable densities set forth in the Housing Element for each associated residential land use classification.

6.46.4.1 Minimum/Maximum Density Calculation

The Regional Plan Element measures density in terms of dwelling units per gross acre (43,560 sq. ft.). To calculate residential density per gross acre it is sometimes necessary to remove other non-residential use areas within the proposed project that will be given a land use reclassification from the Residential inventory to another approved land use (excepting right-of-way).

²¹ City of Central Point 2018 Housing Element

The range of residential units allowed within any particular land use classification and zoning district can be calculated by taking the gross acreage (43,560 sq. ft. per gross acre) less any areas proposed for public parks/public open space, civic uses and environmental lands as that term is defined in the Land Use Element Environmental Overlay (Section 6.3.3).

Below are two examples of how to calculate the minimum/maximum density for the all residential zoning districts.

Example 1: Property is 2.5 gross acres within the R-1-8 zoning district (5 units minimum per gross acre). No proposed acreage deductions for Environmental, public parks/open space, or civic uses.

Gross acreage equals 2.5 acres

Minimum required density 5 units/gross acre.

Maximum allowed density 6 units/gross acre.

$2.5 \times 5 = 12$ minimum number of dwelling units.

$2.5 \times 6 = 15$ maximum number of dwelling units.

Allowed Density Range for the property: 12 to 15 units.

Example 2: Property is 2.5 acres within the R-1-8 zoning district (5 units/gross acre). There is 0.75 acres designated for public parks/open space, 0.25 acres for a church and 0.25 acres within the floodway (exempt acreage) for an adjusted total gross acreage of 1.25.

Gross acreage equals 2.5 acres minus 1.25 acres ((exempt acreage) = 1.25 acres

Minimum required density 5 units per gross acre.

Maximum allowed density 6 units per gross acre.

$1.25 \times 5 = 6.25$ rounded to 6 minimum number of dwelling units.

$1.25 \times 6 = 7.5$ rounded²² to 8 maximum number of dwelling units.

Allowed Density Range for the property: 6 to 8 dwelling units per gross acre.

Over the course of the next 20-year planning period the City will need approximately 250 acres of residential land to meet its expected population growth²³. The below tables illustrate how the new residential lands are scheduled to be distributed by land use classification²⁴ as necessary to meet the minimum density standards of the Housing Element.

²² Conventional rounding method

²³ City of Central Point Housing Element

²⁴ City of Central Point Housing Element

Table 6.6 – Proposed Maximum and Minimum Gross Density, Zoning

Zoning District	Percentage	Minimum Gross Density	Gross Residential Acres Needed	Minimum Build-Out (DUs)	Maximum Gross Density	Gross Acres	Maximum Build-Out (DUs)
R-L	5%	1.00	12	12	2.50	12	30
Total	5%	1.00	12	12	2.50	12	30
R-1-6	30%	6.00	76	456	8.00	76	608
R-1-8	18%	5.00	46	228	6.00	46	274
R-1-10	12%	4.00	30	122	5.00	30	152
Total	60%	5.30	152	806	7.19	152	1,094
LMR	10%	7.00	26	182	10.00	26	260
R-2	10%	7.00	25	175	10.00	25	250
Total	20%	7.00	51	357	10.00	51	510
R-3	6%	12.00	15	182	20.00	15	304
MMR	5%	12.00	11	137	20.00	11	228
HMR	5%	25.00	11	285	50.00	11	569
Total	15%	15.90	38	603	29.00	38	1,101
Grand Total	100%	7.03	253	1,778	10.81	253	2,734

Periodically, through the BLI, the need for urban land will be monitored and the UGB amended as necessary to maintain an inventory of vacant land adequate to meet demand (Gross Residential Acres Needed) as noted in Table 7.6. In addition to the above residential acreage need identified in Table 7.6, additional residentially designated acreage will be needed within the residential land use classification to accommodate public parks and open space, and private sector civic uses, and the residential land inventory appropriately adjusted.

6.4.16.4.2 Adjustments for Public Parks/Open Space and Residential Density Calculation

The City's Parks and Recreation Element does not identify specific locations for future parks, but instead provides proposed target areas needing parks (Figure 6.1). To maintain the park land to population ratio noted in the Parks and Recreation Element an additional 42 acres of park land will need to be acquired and developed by 2038. Generally, the location of parks and open space lands are associated with residential lands. At such time as parks and open space lands are designated and acquired within the Residential land use classification, then the Residential lands acreage will need to be adjusted to accommodate the loss in acreage due to the park land need. Until such time as park lands are acquired the residential land inventory includes, in the aggregate, the 42 acres projected for public parks and open space. As park lands are identified the Land Use Element will be amended to reflect the change.

6.4.26.4.3 Adjustments for Civic Uses and Residential Density

The designation of Civic lands, as with parks and open space, predominantly responds to residential development. Similar to the provision to adjust residential lands for park and open space development, when civic uses, such as churches, develop within the Residential land use classification, then the residential lands must be appropriately adjusted to accommodate the loss in acreage. As civic uses are developed the change will be reflected in the BLI.

6.4.36.4.4 Adjustments for Environmental Lands and Residential Density

Throughout the City there are lands that are developmentally encumbered as a result of flooding or other environmental constraints. The presence of environmental constraints is maintained in the BLI and is deducted from the density calculation in Section 6.3.

6.4.46.5 Residential Goals and Policies

The following goals and policies provide direction for managing residential growth in Central Point. They are intended to ensure livability, maintain neighborhood character, and support a balanced mix of housing opportunities consistent with the Housing Element.

Residential Goals

~~Residential~~ Goal 1: ~~To e~~Ensure a high degree of livability and environmental quality in all residential areas of Central Point.

~~Residential~~ Goal 2: ~~To s~~Support a well-balanced variety of residential densities and housing opportunities/~~types~~ for all residents of the community, as described in the Housing Element.

~~Residential~~ Goal 3: ~~To p~~Preserve the value and character of ~~older~~established-single-family neighborhoods through ~~proper~~appropriate zoning ~~and, including~~ reasonable efforts to encourage maintenance and rehabilitation as an alternative ~~to transitional~~redevelopment at higher densities.

~~Residential~~ Goal 4: ~~To e~~Encourage ~~and make possible~~ innovative residential planning and ~~best development~~ practices development ~~techniques~~ that ~~would help to~~ increase land use efficiency, reduce ~~the~~ costs of utilities and services, and ultimately reduce housing costs.

Residential Policies

~~Residential~~ Policy 1: ~~To continue to e~~Ensure that long-range planning and zoning ~~reflects the need to~~ locate the highest densities and greatest ~~numbers~~ concentrations of residents in closest ~~possible~~ proximity to existing and future activity centers.

~~Residential~~ Policy 2: ~~To continue to update~~Update the Zoning Ordinance, as necessary to ~~take advantage of~~incorporate planning innovations, best practices, and technological improvements that ~~could have applications in Central Point to the benefit of~~ the community.

~~Residential~~ Policy 3: In areas where residential neighborhoods abut commercial or industrial areas, orient ~~the~~ residential structures and local streets away from ~~these those land~~ uses to minimize conflicts, buffer views and avoid any undesirable views and to strengthen neighborhood ~~solidarity~~identity.

~~Residential~~ Policy 4: ~~In any area where~~Where development of one or more parcels may create obstacles ~~to for the future~~ development of others, require the

~~initial developer shall to prepare develop~~ a specific plan that ~~would provide for the future development of the entire area, provides for coordinated access, infrastructure and including the provision of adequate access to potentially the development potential of adjacent or potentially~~ landlocked properties.

7 Employment Land Use

The Employment land use category ~~is comprised~~ consists of six (6) supporting ~~land use~~ classifications ~~addressing that address~~ the City's ~~land use~~ needs for commercial, office and industrial acreage.

~~In 2017, the The City's has a total 2017 inventory of included~~ 511 acres within the urban area designated for employment purposes. ~~Based on the findings of~~ According to the Economic Element, ~~demand it is estimated that by the year 2033 the City will have a need for~~ was projected to increase by 59 to 64 additional gross acres²⁵, ~~or approximately 13 acres of employment land per 1,000 residents to accommodate of employment lands to meet its 2033 year growth projection. That project assumed a The Economic Element was based on the assumption that by 2033 the population would be of~~ 27,410.

However, Portland State University Population Research Center's²⁶ official forecast ~~for projected a 2033 population of , was 22,257 , was~~ considerably lower than the Economic Element estimate. By 2038, ~~the it is projected to be~~ forecast population is 23,290. Because ~~the this 2038 population projection does not exceed~~ remains below the Economic Element's 2033 ~~population projection assumption~~, the estimated demand of 59 – 64 additional acres ~~for of~~ employment ~~purposes land remains sufficient for will be acceptable for~~ the 2018 – 2038 planning period.

Table 7.1. Projected Employment Land Use Needs

Land Use Classification	2017 Inventory	Needed New Gross Acres	Total 2038 Inventory
Commercial	236	14	250
Industrial	275	49	325
TOTAL	511	64	575

Source: City of Central Point Buildable Lands Inventory, 2017

The Employment category is implemented by multiple permanent zoning districts (Commercial, Industrial, and Civic) and one interim holding zone, the Employment Holding Zone (E-00). The E-00 zone may be applied at annexation to properties designated for future employment use when urban services are not yet available, allowing continued farm/rural activity until the site is development-ready.

²⁵ Adjusted for 47 acre 2015 Industrial UGB expansion, Ordinance No. 2013

²⁶ Coordinated Population Forecast 2015 through 2065 Jackson County, Portland State University Population Research Center.

7.1 Commercial Land Use ~~Summary~~Classifications

The City's commercial land use ~~classification~~category is comprised of three ~~secondary~~ classifications:

- Neighborhood Commercial (NC)
- Employment Commercial (EC); and
- General Commercial (GC)

Together, these classifications provide for a range of commercial needs—from neighborhood scale convenience retail to regionally oriented businesses and services. The EC and GC have been redefined from their prior descriptions to broaden the scope of ~~permitted~~allowed land-uses.

Of the 511 acres designated for employment purposes in 2017, 235 acres ~~are~~were identified for commercial use (Figure 7.2). Based on the Economic Element, demand Byby 2038 it is expected that (technically) an projected to increase by approximately additional 14 gross acres, or 13 acre per 1,000 residents. -will be needed per the Economic Element.- This benchmarkHowever; this projected need is based on reflects the general relationship of ~~total~~ commercial acreage to population growth—supporting neighborhoods. With the exception of the NC classification this relationship isWhile this standard is reasonably accurate .-For for the EC and GC classifications, additional -the NC classification additional commercial lands will be needed required to service new neighborhoods-as the City expands in-to the Urban Reserve Areas (URAs). The Concept Plans for each URA will address-identify the location and acres-acreage of needed for future NC locationsareas.

Table 7.2. Commercial Land Use Distriubtion, 2017

Comprehensive Plan Designation	Total Urban Gross Acres	Percentage of Total Land Use
Neighborhood Commercial (NC)	22.00	1%
Employment Commercial (EC)	145.00	5%
General Commercial (GC)	68.00	2%
TOTAL COMMERCIAL	235.00	8%

7.1.1 Neighborhood Commercial (NC)

Purpose

The Neighborhood Commercial (NC) classification is intended to provide small-scale retail and service uses that meet the daily needs of nearby residential neighborhoods.

Context

The NC classification accounts for roughly 1% of the City's total land area. NC areas are typically limited in size to 3–5 acres with a service area of approximately three

miles. Appropriate locations include sites along collector or arterial streets where commercial uses can complement surrounding residential neighborhoods. The scale and architectural character of NC development should emphasize compatibility with adjacent housing and prioritize pedestrian and bicycle access.

Currently, the City has three NC districts on the west side of town, each about one acre in size, and one district on the east side, approximately seven acres in size.

Supporting Zoning District

The NC classification is implemented by the Neighborhood Commercial (C-N) zoning district.

7.1.2 Employment Commercial (EC)

Purpose

The Employment Commercial (EC) classification is designed to accommodate a wide variety of retail, service, and office uses in a pedestrian-oriented environment. Developments in EC areas should provide amenities that support walking, biking, and transit use. Residential uses above the ground floor are encouraged to create mixed-use activity centers.

Context

The EC classification accounts for approximately 5% of the City's total land area. It was established to replace the former Tourist and Office-Professional classification and now serves as an umbrella category implemented by both the C-4 and EC zoning districts.

The **C-4 district** is based on older, conventional zoning standards that continue to apply in certain areas of the City. The EC district, by contrast, was originally established within the Transit-Oriented Development (TOD) District/Corridor (now an overlay zone) and emphasizes pedestrian scale and design. Together, the two zoning districts carry forward the EC classification across both established and newly planned areas of the City.

Supporting Zoning Districts

The EC classification is implemented by the Tourist and Office Professional (C-4) and Employment Commercial (EC) zoning districts

7.1.3 General Commercial (GC)

Purpose

The General Commercial (GC) classification is intended for larger-scale commercial, business, and light industrial uses that benefit from proximity to major highways or arterial streets. GC development is typically auto-oriented, with visibility and access to the highway or arterial system being essential.

Context

The GC classification accounts for approximately 2% of the City's total land area. It

replaces the former Thoroughfare Commercial designation, broadening the scope of permitted uses to include a mix of commercial and light industrial activities.

The C-5 district is based on older, conventional zoning standards that continue to apply primarily along arterials and is designed to meet the community's regional and auto-dependent commercial needs. The GC zoning district, by contrast, allows similar high-intensity commercial and light industrial uses but emphasizes a more pedestrian- and multi-modal-oriented development pattern.

Given recent changes to state law concerning transportation planning, particularly under the Climate-Friendly and Equitable Communities (CFEC) rules, it is anticipated that the C-5 and GC districts will become increasingly aligned, trending toward redevelopment that relies less on the automobile and more on multimodal access and pedestrian-oriented design.

Supporting Zoning Districts

The GC classification is implemented by the Thoroughfare Commercial (C-5) and General Commercial (GC) zoning districts

7.1.17.1.4 Commercial Land Use Plan Map

The City's ~~commercial~~ Commercial land Land use Use plan Plan is based on the Economic Element's analysis of commercial, office, and tourist needs of the community for the planning period (2013-33). At the time of adoption (2013), the Economic Element was completed (2013) the City's commercial lands accounted for 8% (235 acres) of the City's total land inventory. At 8% of the total land area the population to commercial land use ratio was This ratio-- 13 acres of commercial land for every 1,000 population-- remains consistent by the year 2033. This ratio remains consistent with the standard adopted in the 1983 Land Use Element, and is supported by the Economic Element's finding which notes that there are sufficient commercial lands exists to meet within the current urban area to address future commercial land needs to meet the through 2033 population.

However, not all of the commercial lands are effectively distributed to serve the needs of an expanding UGB. As the urban area expands into the URAs, there will be a logistical need for additional commercial lands will be needed beyond that exceed the benchmark ratios to provide neighborhood-scale service areas. Concept plans will identify the location and acreage of these new commercial sites. From an urban design perspective there will be a need for additional commercial lands to serve growing neighborhood needs outside the current UGB. The location and acreage of new Commercial lands are addressed in the Concept.

The Land Use Plan includes three (3) commercial land use classifications:

7.1.1.1 Neighborhood Commercial (NC)

Neighborhood Commercial, provides for small neighborhood convenience retail and services needs of adjacent residential neighborhoods. To assure that Neighborhood Commercial districts are sized to service neighborhood needs. Neighborhood Commercial districts should be limited to approximately 3-5 acres with a typical service

~~area of 3 miles. The NC district should be located along collector and/or arterial streets and designed to complement the retail and service needs of abutting residential neighborhoods. The design of this commercial district should be at a scale and architectural character that complements and functionally compatible with the neighborhood and emphasizes pedestrian and bicycle convenience.~~

~~Currently, there are three (3) NC districts in the City, three (3) on the west side approx. 4 acre in size, and one (1) on the east side, approx. 7 acres in size~~

~~7.1.1.2 Employment Commercial (EC)~~

~~The EC classification is designed to accommodate a wide variety of retail, service, and office uses in an environment that is pedestrian oriented in scale and amenities and supports pedestrian, bicycle, and transit use. Residential uses above the ground floor are encouraged.~~

~~The EC land use designation replaces the prior Tourist and Office Professional classification.~~

~~7.1.1.3 General Commercial (GC)~~

~~The GC classification is designed to accommodate commercial, business, and light industrial uses that are most appropriately located along or near major highways or arterials and are largely dependent of highway visibility and access. The GC land use designation replaces the prior Thoroughfare Commercial classification.~~

7.1.5 Commercial Development Goals and Policies

~~7.1.2~~ The following goals and policies are intended to guide the City's approach to commercial land use, ensuring that development meets the needs of the community, strengthens the local economy and reflects the City's commitment to livability, accessibility, and design quality.

Commercial Goals

Commercial Goal 1: To create an economically strong and balanced commercial sector of the community that is easily accessible, attractive, and meets the commercial needs of the local market area.

Commercial Goal 2: Continue to pursue implementation of the Downtown and East Pine Street Corridor urban renewal plan.

Commercial Policies

Commercial Policy 1. Zoning Compliance:

Maintain and update ~~the~~ zoning of all commercial areas ~~of Central Point~~ as necessary to comply ensure consistency with the Economic Element.

Commercial Policy 2. Downtown Revitalization

÷ Undertake an in-depth study of the downtown business district and develop prepare a comprehensive improvement plan that would include such considerations as addressing traffic circulation, and off-street parking, pedestrian

and bicycle facilities, ~~and access,~~ building and site structural design guidelines,
~~and guidelines for landscaping,~~ and signingsignage.

Commercial Policy 3. Shared Parking.

÷ Encourage the development of shared ~~commercial parking areas facilities~~ in the downtown area, ~~coordinated to be carried out by among the~~ local businesses with City support and assistance.

Commercial Policy 4. Coordinated Development:

-Promote the planned integration of abutting commercial development ~~for the purpose of more to improve parking efficiency, site efficient customer parking, better design, and landscaping, coordinated signingsignage, overall customer experience,~~ and increased retail sales.

Commercial Policy 5. Highway 99 Corridor

÷ ~~Implement the Highway 99 Corridor Plan for the For that section of Highway 99 between Beall Lane and the High School implement the 99 Corridor Plan to improve the corridor,~~ traffic circulation, ~~and the overall enhance~~ visual and aesthetic character and support reinvestment along the corridor. ~~of the area.~~

7.2 Industrial Land Use Plan

The Industrial land use category provides areas for light and heavy industrial development, supporting the City's employment base and long-term economic health.

~~It was determined in~~In the 1980 Land Use Plan, it was determined that a typical Oregon city ~~in Oregon similar in the~~ size ~~to of~~ Central Point ~~had should provide~~ approximately 15 acres of industrial land per 1,000 residents. At that time Central Point's the City's industrial lands inventory ~~accounted forequated to~~ only 4.1 acres per 1,000 residents. ~~Today (By 2018), the City has had increased its inventory to~~ 14.87 acres per 1,000 residents, ~~and industrial acres in number and size to nearly meeting the benchmark and providing provide~~ an attractive inventory of industrial lands for employers.

~~Together, the Light Industrial and Heavy Industrial The City's vision plan restates the continuing need to improve the industrial employment and economic health of the Community as a major goal and to mitigate the City's "bedroom community" image. Since 1980 the City has successfully pursued this goal, having attained a current ration of 14.87 industrial acres per resident. The industrial land use classification is divided into two sub-classifications, Light Industrial and Heavy Industrial. Together they total classifications account for 275 acres of industrial land, of which 54 acres are considered currently vacant. The Economic Element determined that by 2033, an additional 49 gross acres²⁷ will be needed for industrial purposes. This need determination was based on a 2033 population projection of 27,410. Since adoption that time, of the Economic Element Portland State University's Population Research Center, in accordance with recently adopted legislation, completed an has updated forecasts.~~

²⁷ City of Central Point Economic Element, Table 5.2-2

projecting a 2038 population of 23,290²⁸ —lower than the Economic Element population estimate_ for 2015 through 2060. The ~~Because this projection projected population for 2038 is 23,290²⁹ which is less than that used in the Economic Element. As such, and does not exceed the earlier population assumption, since population was used as an indicator of future need,~~ the Economic Element's estimated demand of 49 acres remains project need is deemed acceptable for the 2018-2038 useplanning period.

7.2.1 Industrial Land Use Classifications

The industrial land use category is divided into two classifications: Light Industrial (LI) and Heavy Industrial (HI).

7.2.1.1 Light Industrial (LI)

Purpose

The Light Industrial (LI) classification provides land for manufacturing, processing, assembly, warehousing, distribution, and similar uses that can be accommodated with minimal off-site impacts.

Context

LI areas are typically located near major transportation corridors and in proximity to residential areas to provide convenient access for employees. These areas allow for a broad range of employment uses, provided they are compatible with nearby non-industrial development.

Supporting Zoning District

The LI classification is implemented by the Light Industrial (M-1) zoning district.

7.2.1.2 Heavy Industrial (HI)

Purpose

The Heavy Industrial (HI) classification provides land for more intensive industrial uses, including manufacturing, processing, warehousing, and transportation-related activities that may generate higher levels of traffic, noise, or other impacts.

Context

HI lands are best located along major arterials and rail corridors to provide efficient access for freight movement and to minimize conflicts with residential and commercial uses. Together with LI, HI forms a critical component of the City's economic base and long-term employment strategy.

Supporting Zoning District

The HI classification is implemented by the Heavy Industrial (M-2) zoning district.

²⁸ Portland State University, Population Research Center Interpolation Table

²⁹ Portland State University, Population Research Center Interpolation Table

7.2.2 Industrial Goals and Policies

The following goals and policies provide direction for the use and management of industrial lands to support economic vitality and maintain a balanced supply of industrial land.

7.2.1 Industrial Goals

~~Industrial Goal 1: To s~~Support and maintain a strong and diversified industrial sector in accordance with the Economic Element.

~~Industrial Goal 2: To m~~Maximize opportunities for industrial expansion and new development ~~opportunities~~ in locations that utilize existing highways and rail corridor~~other infrastructure~~, are in close ~~proximity~~ to employee housing ~~areas~~, and ~~will~~ minimize conflicts with all non-industrial ~~land~~ uses.

~~Industrial Goal 3: Through the BLI m~~Monitor and manage the use supply of industrial lands through the BLI.

~~Industrial Goal 4: To e~~Encourage light industrial uses in the General Commercial district, subject to site and architectural standards that ensures compatibility with adjacent commercial uses.

Industrial Policies

Industrial Policy 1. Highway 99/CORP Corridor

∴ Within CP-1B, maximize the industrial development potential of the Highway 99/Central Oregon and Pacific Railroad (CORP) corridor to meet the City's industrial needs ~~to the~~through year 2038.

Industrial Policy 2. Industrial Parks and Master Planning

∴ ~~Work toward the development~~Develop of requirements, incentives, and guidelines ~~for the to encourage the~~ establishment of industrial parks or other forms of master ~~planned planning in the~~ industrial development ~~category~~.

Industrial Policy 3. Environmental Quality:

Through the plan review process, ~~E~~nsure ~~through the plan review process~~ that all industrial development ~~proposals~~ adequately address ~~the importance of~~ maintaining environmental quality, with particular attention to ~~particularly~~ air and water quality.

Industrial Policy 4. Landscape Standards:

Continue to ~~support require the landscap~~landscaping requirements for industrial development ~~as set forth in~~ in accordance with the City's ~~the~~ Zoning Ordinance to enhance site design and compatibility with surrounding uses.

Industrial Policy 5. Land Supply Benchmark:

Maintain a minimum supply of industrial lands at a minimum ratio of 15 acres ~~of~~ industrial land per 1,000 residents to meet long-term employment needs.

7.3 Civic Land Use

Lands designated for ~~this Civic use~~ consist of include a variety of ~~uses considered to be facilities that are~~ public in nature or ~~perform provide essential~~ public services, particularly ~~p~~Public schools, which account for the largest ~~percentage share~~ of acreage in this ~~classification category~~.

In 2016, the ratio of Civic land ~~pers to~~ 1,000 residents appeared to be significantly ~~below lower than~~ the projected 2000 ratio. This discrepancy ~~was a result resulted from of the differences in~~ methodology ~~used in calculating Civic land uses~~. In the previous Land Use Element, all civic land uses were inventoried regardless of the land use classification. ~~In the current inventory, As illustrated in the below table only lands within the formally designated as~~ Civic ~~classification were are~~ included ~~in the inventory~~. If all civic land uses were accounted for, ~~in the below table the ratio is the same as would match~~ the 2000 ~~ratio benchmark~~.

Going forward, only public civic uses (such as schools, city hall, community centers and other government facilities) will be counted in the Civic classification. Quasi-public uses (such as utilities, churches, and similar institutions) will be noted, but ~~will be relegated to an~~ classified as allowed uses in other land use classifications, consistent with past practice.

7.3.1 Civic Land Use Classification

Purpose

The Civic classification provides land for essential public facilities and services, including schools, government buildings, community centers, and other civic institutions that support the health, safety, education, and well-being of the community.

Context

Civic lands represent an important component of the City's land use inventory, ensuring that community services are accessible and distributed throughout the community. Public schools account for the largest share of Civic lands. Future planning will continue to monitor civic land supply and distribution to ensure adequate provision of services as the community grows.

Supporting Zoning Districts

Civic uses may occur in various zoning districts; however, lands designated as Civic on the Comprehensive Plan Map are reserved for public ownership and use.

7.3.2 Civic Land Use Goals and Policies

The following goals and policies guide the planning and management of Civic lands to ensure that essential public facilities and services are available, well located, and accessible to meet the needs of the community.

7.3.1 Civic Goals

Goal 1: ~~To include in~~ Ensure that each land use category includes sufficient public lands for ~~land uses related to~~ community ~~public~~ facilities, such as city hall, public schools, community centers, etc. ~~Other q~~Quasi-public uses such as

utilities, churches, etc. will be relegated to other land use classification consistent with past practices.

Civic Policies

~~Civic Lands~~ Policy 1. Facility Location

Ensure that any major public or quasi-public facility ~~that is~~ proposed ~~to be located~~ within a residential neighborhood is located along a collector or arterial street, is compatible with surrounding land uses, and does not contribute unreasonably to traffic volumes ~~within the neighborhood~~.

~~Civic Lands~~ Policy 2. School Site Coordination

Work with officials of School District 6 to develop and implement a school site acquisition program that is consistent with the long-range comprehensive plans of both the City and the District.

~~Civic Lands~~ Policy 3. Pedestrian and Bicycle Access

Continue to emphasize ~~the need for~~ pedestrian and bicycle access to all public facilities and areas frequented by local residents.

7.4 Employment Holding Zone (E-00)

At the time of annexation, applicants may request assignment of the Employment Holding Zone (E-00) in place of an immediate zoning designation from the six (6) employment land use classifications. The E-00 designation may be applied to properties within any employment classification as a temporary, interim zone.

The purpose of the Employment Holding Zone is to preserve existing uses until urban services are available and facility adequacy has been demonstrated consistent with the City's Comprehensive Plan, including the Public Facilities and Services Element. While in the E-00 designation, development is limited to existing legal uses, agricultural and accessory farm uses, resource-compatible interim uses (e.g., limited outdoor storage or staging that does not require urban services), and minor temporary activities as approved by the City. No new urban-intensity development or individual urban utility connections are permitted while zoned E-00.

The E-00 Holding Zone is intended as a temporary designation. Once urban services are available or specifically planned for extension, properties are expected to be rezoned to a district consistent with the applicable employment land use classification.

7.4 — Parks and Recreation Land Use

~~The City's park and recreation needs are addressed in the Parks and Recreation Element.~~

7.5 Parks and Open Space Classification

Purpose

The Parks and Open Space classification provides land for community parks, neighborhood parks, trails, plazas, natural areas, and related public facilities. It also

protects environmentally sensitive areas and riparian corridors that contribute to flood mitigation, habitat, and community access to nature.

Context

Parks and open space areas are distributed throughout the city to provide both neighborhood- and community-scale facilities that vary in size and recreational offerings. Currently, Parks and Open Space account for 6% of the City's total land area, at a ratio of 10 acres per 1,000 residents. According to the Parks and Recreation Element, population growth and service standards will increase this share to 8% of land area, with a new benchmark of 12 acres per 1,000 residents.

These areas are located throughout the community, including within the Transit-Oriented Development (TOD) Overlay, where higher development intensity makes accessible and connected open space especially important. Joint planning with School District 6 and other public partners helps maximize community benefit through coordinated siting and shared use of park and school facilities.

Supporting Zoning Districts

- **OS – Parks and Open Space.** Implements the Parks and Open Space classification citywide. Typical uses include active and passive parks, pathways, natural areas, and small-scale supporting structures (e.g., restrooms, sport courts, shelters).
- **BCG – Bear Creek Greenway.** This specialized open space district applied along the Bear Creek Greenway to preserve riparian resources, protect public health and safety, and allow limited recreation consistent with the Greenway plan. Typical improvements include trails, bridges, observation points, and compatible supporting facilities subject to review

7.6 Parks and Open Space Goals and Policies

The following goals and policies guide the planning, acquisition, and management of parks and open space to ensure that recreational opportunities, natural areas, and community facilities keep pace with population growth and continue to enhance Central Point's quality of life.

Parks and Open Space Goals

~~Parks and Recreation~~ **Goal 1:** ~~To integrate into the Land Use Plan the parks and recreation, and open space needs as set forth identified in the Parks and Recreation Element into the Land Use Plan and ensure equitable distribution of facilities as the city grows.~~

Parks and Open Space Policies

~~Parks and Recreation~~ **Policy 1. Joint Facilities:**
~~Whenever~~ Where feasible, possible, co-locate ~~encourage the location of~~ public parks ~~sites adjacent to~~ with public school sites to establish neighborhood

educational and /recreational “centers” that ~~can~~ benefit ~~from~~ by the joint utilization use of both types of facilities.

Policy 2. Resource Protection and Access

Maintain and enhance open space corridors, including the Bear Creek Greenway, to protect riparian resources, improve habitat, reduce flood risk, and provide connected pedestrian and bicycle access.

Policy 3. TOD Open Space Integration

Within the TOD Overlay, provide accessible, connected open spaces and recreational amenities proportionate to intensity, consistent with applicable OS (TOD) standards and the Parks and Recreation Element.

7.58 Circulation and /Transportation Land Use

Circulation and transportation lands primarily consist of public street rights-of-way and related facilities. As a general rule, urban rights-of-way account for about 25% of total land area in a typical community.

In 1980, it was estimated that by the year 2000, street rights-of-way in Central Point would account for 20% of the City’s total land area. By 2017, the actual figure was 22%. This small difference reflects methodology: with the exception of rights-of-way, all other parcels are measured using Jackson County Assessor’s data, while rights-of-way are calculated using the City’s GIS shapefile for the urban area (i.e., parcel area deducted from total urban area).

The City’s circulation and transportation planning is guided by the Transportation System Plan (TSP), which addresses not only street right-of-way needs, but also pedestrian, bicycle, rail, and air transportation. Importantly, circulation planning is closely tied to land use: as land use intensity increases, traffic volumes rise, and the adequacy of the transportation network must be evaluated. The Land Use Element and the TSP are currently in balance, but proposed land use changes must always be reviewed for consistency with transportation standards and mitigated as necessary. This occurs at two levels: (1) when projects of a certain size are developed, and (2) when land is brought into the UGB.

The Land Use Plan maintains the City’s public street system as a percentage of the City’s total land inventory. As a typical rule of thumb the right of way needs of a typical community averages 25%³⁰ of all land uses within an urban area. In 1980 it was estimated that by the year 2000 the City’s street right-of-ways would account for 20% of the City’s total land area. By 2017 the figure was actually 22%. Statistically the 2% difference is insignificant when the methodology for determining right of way is considered. As explained in the BLI with the exception of right of way all other parcels (A) are based on the tax assessors information. The

~~City's GIS system uses a shape file for the City's urban area (B). When A is deducted from B the result is right-of-way.~~

~~The City's circulation planning is the responsibility of the City's Transportation System Plan. The Transportation System Plan address not only the City's street right-of-way needs, but also, rail, bicycle, pedestrian, and air.~~

7.5.18.1 Circulation and Transportation Land Use Goals and Policies

~~The following goals and policies provide direction for coordinating land use and transportation planning, ensuring that growth is supported by an adequate, multimodal circulation system consistent with the City's Transportation System Plan.~~

~~The most significant relationship between land use and circulation planning is the reliance of circulation/transportation planning on its ability to provide an acceptable level of services based on the underlying land use mix. Typically, as land use intensifies traffic volumes increase. The Land Use Element and the Transportation System Plan are currently in balance. As land use changes are proposed it is necessary that the impact of the change is evaluate for compliance with transportation standards and mitigate as necessary. This occurs at two levels; when projects of a certain size are developed, and as land is brought into the UGB.~~

Circulation and Transportation Goals:

Circulation Goal 1: To effectively manage the use of land within the Central Point Urban Area in a manner that is consistent with, and that supports the successful implementation of the City's Transportation System Plan.

Circulation and Transportation Policies

Circulation Policy 1. Traffic Impact Analysis:

~~Prior to inclusion of lands from the of Urban Reserve Area (URA) lands into the Urban Growth Boundary (UGB), a traffic impact analysis shall be completed required to determine level of service at time of development.~~

89 Overlay Districts

~~Overlay districts provide additional standards or protections that apply to specific geographic areas of the City, supplementing the requirements of the underlying land use classification and zoning. Overlays are used to address unique conditions, opportunities, or regulatory requirements that cannot be fully managed through base zoning alone.~~

~~The City currently applies As previously noted there are five (5)-six (6) overlay districts that affect the various land uses. Those districts are shown in Figure 8.1 and described as follows shown in Figure 10.1, to guide land use and development in specific areas. These overlays address the downtown core, transit-oriented neighborhoods, environmentally constrained and sensitive lands, airport impact areas, state-mandated climate friendly areas, and active farms. In each case, the overlay builds upon the~~

underlying land use classification and zoning district to ensure that development is appropriate for its setting and consistent with broader community goals.:

8.19.1 Central Business District (CBD) Overlay

Purpose

The ~~Central Business District (CBD)~~ Overlay identifies and strengthens Central Point's historic downtown as the community's business and cultural core.

Context

The ~~Overlay~~ represents the City's historic business center of the community. As an ~~overlay district the CBD~~ encompasses a mix of commercial (retail and office) and residential uses, ~~classifications that support its use and development as an Activity Center. The CBD Overlay extends generally along Pine Street from First Street and to Seventh Street. The CBD Overlay is intended~~Its intent is to maintain downtown as a vibrant activity center with a unique ~~to identify~~identity, balancing economic vitality, pedestrian orientation and historic character ~~and strengthen the core area as a unique area of the City.~~

8.29.2 Transit Oriented Development ~~District~~ (TOD) Overlay

Purpose

The TOD Overlay promotes walkable, mixed-use neighborhoods that support transit use and higher density development.

Context

Within the ~~represents the existing~~ TOD Overlay, development is ~~is to encouraged~~, through a master planning process ~~that integrates~~, ~~development that includes a mixture of housing, office, retail and/or other amenities integrated into a walkable neighborhood and located within a half-mile of public transportation.~~ The TOD Overlay includes special zoning districts (e.g. LMR, MMR, HMR, EC, GC, Civic, OS) that establish detailed land use and design standards consistent with the Oregon Transportation Planning Rule.

8.39.3 Environmental Overlay

Purpose

The Environmental Overlay identifies and protects environmentally sensitive lands and natural hazard areas, ensuring that development in these areas complies with applicable state and federal requirements while preserving community benefits such as habitat, recreation, and flood risk reduction. ~~The Environmental Overlay identifies lands that are environmentally~~

Context

The Environmental Overlay applies to lands that are environmentally constrained, including wetlands, riparian corridors, and high-risk flood hazard areas. Specific development standards and buffer requirements for these lands are established in the

Environmental Element of the Comprehensive Plan, the Zoning Ordinance, and applicable state and federal regulations (e.g., FEMA, ESA).

The overlay is intended to:

- Reduce risks to public health and safety;
- Protect and restore floodplains, riparian areas, and wetlands;

Meet state and federal regulatory requirements; and

~~-constrained such as high risk flood hazard areas and/or environmentally sensitive lands such as wetlands, riparian areas, etc. that are not developable.~~

~~Figure 8.1 Overlay Map identifies the area covered by each overlay.~~

- Provide multiple community benefits, including improved habitat, water quality, recreation, opportunities, and mitigation of high-risk hazards associated with development such as flood and wildfire hazards.

~~The Environmental Overlay includes the floodway plus 25 ft or the top of bank plus 25 ft, whichever is greater. The objective of this overlay flood overlay is to reduce flood risks to the community while restoring and/or preserving floodplain and riparian areas, which provide multiple community benefits (i.e. meet state and federal regulatory requirements, reduce the cost of flood insurance, improve fish and wildlife habitat, increase neighborhood recreation areas, mitigate increased flood hazards generated by new land division in the flood overlay zone, etc.)~~

8.49.4 Airport Overlay

Purpose

The Airport Overlay protects public health, safety, and aviation operations by regulating land use and development near airports and heliports.

Context

The Airport Overlay includes two mapped subareasoverlays:

- the Airport Approach Overlay Area. The Airport Approach area protects approach and departure paths to ensure safe aircraft operations by limiting the type, height and intensity of development.
- Airport Concern Area. The Airport Concern area identifies broader areas around the airport where land use conflicts may occur due to noise, safety, or overflight impacts.

~~and the Airport Concern Overlay. The Airport Overlays are intended to reduce risks to aircraft operations and land uses near airports and heliports. These overlaysBoth areas within the Overlay are required pursuant byto federal and state lawsregulations, including, specifically Federal Aviation Regulations (FAR, Part 77) and Oregon Administrative Rules (OAR 660-013 and OAR 738-070).~~ The Airport

Overlay supplements underlying zoning by applying additional standards to protect aviation operations and surrounding community safety.

8-59.5 Climate Friendly Area (CFA) Overlay

Purpose

The CFA Overlay ~~represents~~ establishes an ~~area designed to encourage an~~ urban mixed-use area designed to accommodate ~~with~~ higher-density housing, jobs, business and services that are accessible ~~via~~ by high quality, connected bicycle, pedestrian and transit networks ~~and services~~.

Context

The CFA Overlay includes ~~a land area with sufficient zoned building capacity to accommodate 30 percent of the City's current and future housing need and applies land use and development standards consistent with the requirements provided in Oregon Administrative Rule 660-012-0300 through 0325.~~

~~The City's CFA Overlay is 94.4 gross acres with (66.8 net developable acres after deducting existing and future right-of-way) with a minimum width of . The CFA Overlay is 1,226 feet wide measured at the narrowest area along East Pine Street. It is located within the TOD Overlay, north of East Pine Street between Bear Creek and Hamrick Road on the east side of I-5. The CFA Overlay applies land use and development standards consistent with Oregon Administrative Rules (OAR 660-012-0300 through 0325) and is planned to accommodate at least 30 percent of the City's current and future housing need along with complementary employment, civic, and parks and open space uses. As illustrated in Figures 8.5.1, the CFA is located within the TOD Overlay north of East Pine Street between Bear Creek and Hamrick Road on the east side of Interstate 5. It is planned to accommodate a mix of high-density residential, employment commercial and civic land uses (Figure 8.5.2)~~

9.6 Exclusive Agriculture (E-A) Overlay

Purpose

The Exclusive Agriculture (E-A) Overlay provides a transitional designation for properties annexed into the City that are expected to remain in active agricultural use for a period of time following annexation. The overlay ensures that ongoing agricultural activities may continue until the property is ready for urban development.

Context

The E-A Overlay may be applied on an individual property basis at the time of annexation, when requested by the applicant. While in effect, the overlay allows agricultural use to continue without requiring immediate urban development or conversion to a residential or employment zoning district. The overlay remains in place until the agricultural use is terminated and the property is rezoned to an appropriate

district consistent with its Comprehensive Plan land use classification. Removal of the overlay requires a Type III Minor Amendment to the Zoning Map.

910 Urban Growth Boundary

Purpose

The Urban Growth Boundary (UGB) defines the limits of urban development in Central Point, separating urbanizable land from rural land and ensuring that urban services are provided efficiently and in compliance with state law.

Context

As the City grows it will be necessary to expand the UGB to accommodate the projected growth. The UGB amendment process is governed by state and local requirements, including but not limited to:

- Statewide Planning Goals and Administrative Rules (Goal 14 – Urbanization, OAR 660-024, and related provisions of ORS 197);
- The Urbanization Element of the Comprehensive Plan;
- The Regional Plan Element and applicable Concept Plans; and
- Local procedures in CPMC 17.96.500.

Based on the Buildable Lands Inventory (BLI) and findings from the Housing, Economic, and Parks and Recreation Elements, the UGB is projected to require an expansion of approximately 240 acres, distributed by land use classification as shown in Table 11.1.

Table 11.1 – Projected Urban Area Land Needs

~~As the City grows it will be necessary to expand the UGB to accommodate the projected growth. The preferred protocol is to expand the UGB provided the criteria set forth in CPDC, Section 17.96.500 are met. Based on the BLI and findings in Housing, Economic, and Parks and Recreation Elements the UGB needs to expand to include an additional 240 acres (approx.), distributed as shown in Table 9.1.~~

Land Use Classification	2017 Inventory (Gross Acres)	Additional Needed (Gross Acres)	Total 2038 Inventory (Gross Acres)
Residential¹	1,491	150	1,641
Commercial	247	29	276
Industrial²	360	-	360
Civic	109	9	118
Parks & Open Space³	227	53	280
Public Right-of-Way⁴	694	-	694
TOTAL	3,128	241	3,369

Source: City of Central Point Buildable Lands Inventory, 2017

Notes: ¹ "Additional Need" Source 2017 Housing Element

² "Additional Need" Source 2013 Economic Element, updated per Ord. 2013

³ "Additional Need" Source Draft 2018 Parks and Recreation Element

⁴ "Additional Need" not adjusted for future development

1011 Land Use Plan Map

Purpose

The Land Use Plan Map illustrates the planned distribution of land use classifications within the City's urban area for the 2018–2038 planning period.

Context

The map integrates the findings of the Housing, Economic, Parks and Recreation, and other Comprehensive Plan elements to ensure consistency between land needs, land supply, and planned land use. The Land Use Plan Map guides long-range land use decisions and provides the framework for zoning, annexation, and development review.

From time to time, the Land Use Plan Map may be amended to respond to changing conditions. Any such amendment must demonstrate consistency with the land need and land supply findings of the Comprehensive Plan. For example, if land is re-designated from residential to commercial, and a deficiency of commercial land has been identified, the amendment must ensure that the deficiency is addressed elsewhere so that overall land needs continue to be met.

- The Zoning Map shall remain consistent with the classifications shown on the Land Use Plan Map.
- Any amendment to the UGB must also be consistent with the applicable Concept Plan(s) in the Regional Plan Element.

Reference

~~—Figure 12.1 – Land Use Plan Map, 2018–2038~~Figure 10.1 is the City's Land Use Plan Map for 2018–2038. This map identifies and distributes all land use classifications within the City's urban area. The Land Use Plan Map has been prepared in compliance with such other Comprehensive Plan elements as the Housing Element, the Economic Element, the Parks and Recreation Element, etc.

~~The City's Zoning Map shall be consistent, at all times, with the land use classifications in the Land Use Element.~~

~~When amendments to the UGB are proposed they must be found consistent with the applicable Concept Plan(s) in the Regional Plan Element.~~

Findings of Fact and Conclusions of Law

Comprehensive Plan Land Use Element Amendment: Exclusive Agriculture Overlay, Holding Zones, and Structural Revisions

File No. CPA-25001

Applicant:

City of Central Point	)	Findings of Fact
140 South 3 rd Street	)	and
Central Point, OR 97502	)	Conclusions of Law

I. Introduction

The City of Central Point is implementing the 2022 Urban Growth Boundary (UGB) amendment, which added approximately 444 acres to accommodate long-term residential, employment, park, and open space needs. Before these lands can be annexed and developed, the City must complete several long-range planning tasks required for urbanization, including updates to the Transportation System Plan, Environmental Element, and Land Development Code. To support orderly growth and provide a bridge between existing rural uses and future urban development, the City Council initiated amendments to the Land Use Element to establish an Exclusive Agriculture (EA) Overlay and Residential and Employment Holding Zones. These tools are intended to incentivize annexation while preserving active farm use, reduce financial barriers for property owners, and ensure phased, infrastructure-ready urbanization consistent with the General Land Use Plan.

II. Review Procedures & Approval Criteria

The proposed revisions to the Land Use Element are considered a Major Amendment pursuant to CPMC 17.96.300 and are being processed using Type IV procedures set forth in CPMC 17.05.500.

The applicable criteria for the Comprehensive Plan Amendment are set forth in CPMC 17.96 and include the following:

A. Statewide Planning Goals

1. Goal 1 – Citizen Involvement
2. Goal 2 – Land Use Planning
3. Goal 10 – Housing
4. Goal 11 – Public Facilities & Services
5. Goal 12 – Transportation
6. Goal 14 – Urbanization

B. Central Point Comprehensive Plan

1. Relevant policies within the Land Use Element, Housing Element, Economic Element, Transportation System Plan, and Regional Plan Element.

C. CPMC 17.96 – Comprehensive Plan and Urban Growth Boundary Amendments

1. 17.96.100 – Purpose
2. 17.96.200 – Initiation of Amendments
3. 17.96.300 – Major revisions and minor changes
4. 17.96.400 – Submittal timing of proposals
5. 17.96.500 – Approval Criteria

D. Transportation Planning Rule (OAR 660-012-0060)

These Findings are provided in four (4) parts as follows:

- I. Introduction
- II. Application Procedures & Approval Criteria
- III. Findings of Fact and Conclusions of Law
- IV. Summary Conclusion

III. Findings of Fact and Conclusions of Law

CPMC 17.96.100 – Amendments – Purpose

The purpose of this chapter is to provide procedures for amendments to the city's comprehensive plan, including amendments to the urban growth boundary, that may be necessary from time to time as the public necessity and convenience and general welfare requires. Amendments may be made to the comprehensive plan by following the procedural requirements set forth in Section 17.05.500 and this chapter.

Finding CPMC 17.96.100: *The proposed amendments to the Land Use Element are being processed as a Major Amendment under CPMC 17.96 and follow the legislative procedures in CPMC 17.05.500. The amendments respond to public necessity and the general welfare by implementing the 2022 UGB amendment, improving the structure and clarity of the Land Use Element, and establishing tools (EA Overlay and Holding Zones) that support coordinated, phased urbanization.*

Conclusion CPMC 17.96.100: *Consistent.*

CPMC 17.96.200 – Initiation of Amendments

A proposed amendment to the comprehensive plan or urban growth boundary may be initiated by:

- A. A resolution by the planning commission to the city council;
- B. A resolution of intent by the city council; or

- C. An application by one or more property owners, or their agents, of property affected by the proposed amendment.

Finding CPMC 17.96.200: *On June 26, 2025, the City Council approved Resolution No. 1833, a resolution declaring the City Council's intent to initiate amendments to the Comprehensive Plan and Central Point Municipal Code Titles 16 and 17 to establish an Exclusive Agriculture Overlay, Residential and Employment Holding Zones, and refine provisions related to land divisions, land use, and minimum density standards. The application to amend the Land Use Element carries out direction provided by City Council resolution consistent with CPMC 17.96.200(B).*

Conclusion CPMC 17.96.200: *Consistent.*

CPMC 17.96.300 – Major Revisions and Minor Changes

Proposed amendments to the comprehensive plan, including UGB amendments, are categorized as either major or minor amendments as defined in Section 17.10.300. Proposals for major revisions shall be processed as a Type IV procedure per Section 17.05.500. Proposals for minor changes shall be processed as a Type III procedure per Section 17.05.400.

Finding CPMC 17.96.300: *The proposed amendment to the Land Use Element establishes a new Exclusive Agriculture Overlay and Holding Zones and makes structural and wording changes to clarify existing policy and improve parallel structure and formatting. These changes affect the City's long-range policy framework and are therefore appropriately categorized as a **major amendment**. The application has been processed using Type IV (legislative) procedures under CPMC 17.05.500.*

Conclusion CPMC 17.96.300: *Consistent.*

CPMC 17.96.400 – Submittal Timing of Proposals

Applications for an amendment to the comprehensive plan, or urban growth boundary, may be submitted at any time. Once accepted, proposals shall be scheduled by the city council by resolution of intent. The applications and review thereof shall conform to the provisions of Chapter 17.05 and all applicable laws of the state.

Finding CPMC 17.96.400: *The application was initiated by City Council Resolution No. 1833 on June 26, 2025. Notice and hearings for the Citizens Advisory Committee, Planning Commission, and City Council have been conducted in accordance with Chapter 17.05 and applicable state law.*

Conclusion CPMC 17.96.400: *Consistent.*

CPMC 17.96.500(A) – Consistency with Statewide Planning Goals

Approval of the request is consistent with the applicable statewide planning goals.

Finding CPMC 17.96.500(A): *The proposed Land Use Element update is consistent with the Statewide Planning Goals. The amendments clarify and reorganize existing policy language without changing the City’s adopted land use designations or overall growth strategy, and they add tools (EA Overlay and Holding Zones) to implement the 2022 UGB amendment.*

Specifically:

- **Goal 1 (Citizen Involvement):** *The City used its acknowledged citizen involvement program, including notice to and meetings of the CAC, Planning Commission, and City Council.*
- **Goal 2 (Land Use Planning):** *The amendments improve the clarity, structure, and internal consistency of the Land Use Element, providing a coordinated policy basis for future implementing regulations.*
- **Goal 10 (Housing):** *The amendments maintain residential density assumptions and improve the policy framework for efficient use of residential land, supporting implementation of the Housing Capacity Analysis and Housing Production Strategy.*
- **Goal 11 (Public Facilities & Services):** *The EA Overlay and Holding Zones ensure urbanization occurs in coordination with facility planning by preserving existing rural uses until facilities are available.*
- **Goal 12 (Transportation):** *The amendments do not change plan designations or increase allowed density; they are text-based clarifications that do not significantly affect any transportation facility.*
- **Goal 14 (Urbanization):** *The EA Overlay and Holding Zones provide a phased, orderly approach to converting land from rural to urban uses consistent with the 2022 UGB amendment and regional planning agreements.*

Conclusion CPMC 17.96.500(A): *Consistent.*

CPMC 17.96.500(B) – Consistency with the Comprehensive Plan

Approval of the request is consistent with the Central Point Comprehensive Plan.

Finding CPMC 17.96.500(B): *The Land Use Element amendments maintain and improve consistency with the City’s Comprehensive Plan. The revisions:*

- *Clarify the relationship between land use classifications and the Housing, Economic, Parks, and Transportation elements;*
- *Implement the 2022 UGB amendment by recognizing EA Overlay areas and Holding Zones as part of the City’s long-range growth strategy;*

- *Consolidate and clarify references to the Regional Plan and performance indicators; and*
- *Retain existing density benchmarks and land needs assumptions.*

The amendments enhance readability and administrative usability while maintaining the substantive policy direction of the Comprehensive Plan.

Conclusion CPMC 17.96.500(B): *Consistent.*

CPMC 17.96.500(C) – UGB Amendments and Public Facilities

For urban growth boundary amendments, findings demonstrate that adequate public services and transportation networks to serve the property are either available or identified for construction in the city's public facilities master plans.

Finding CPMC 17.96.500(C): *No amendment to the Urban Growth Boundary is proposed. The 2022 UGB amendment has already been acknowledged. The current action is a text amendment to the Land Use Element to support implementation of that acknowledged boundary.*

Conclusion CPMC 17.96.500(C): *Not applicable. No boundary change is proposed.*

17.96.500(D) – Transportation Planning Rule (OAR 660-012-0060)

The amendment complies with OAR 660-012-0060 of the Transportation Planning Rule.

Finding 17.96.500(D): *The Transportation Planning Rule (OAR 660-012-0060) applies when a proposed amendment would significantly affect a transportation facility. The amendments to the Land Use Element are text-based; they do not change land use designations, allowed densities, or trip generation assumptions. As such, they qualify under OAR 660-012-0060(2)(a) as amendments that do not significantly affect a transportation facility and do not require further transportation analysis.*

Conclusion 17.96.500(D): *Consistent.*

IV. Summary Conclusion

Based on the findings and conclusions above, the proposed Comprehensive Plan Land Use Element amendment is consistent with all applicable criteria in CPMC 17.96, the Central Point Comprehensive Plan, the Statewide Planning Goals and the Transportation Planning Rule.

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE CENTRAL POINT COMPREHENSIVE
PLAN LAND USE ELEMENT TO ESTABLISH THE EXCLUSIVE
AGRICULTURE OVERLAY AND HOLDING ZONES, AND REVISE LAND USE
PLAN TEXT AND ORGANIZATION FOR CLARITY AND CONSISTENCY**

File No. CPA-25001

Recitals:

- A. The City of Central Point ("City") is authorized under ORS Chapter 197 to prepare, adopt, and revise comprehensive plans and implementing ordinances consistent with Statewide Planning Goals.
- B. One June 26, 2025 the City Council approved Resolution 1833 initiating a major legislative amendment to update the Comprehensive Plan Land Use Element, consistent with CPMC 17.96 (Comprehensive Plan Amendments).
- C. The proposed amendment reorganizes the Land Use Element for clarity, implements the 2022 Urban Growth Boundary (UGB) Amendment, and establishes new land use classifications and overlays including the Exclusive Agriculture (EA) Overlay and Holding Zones (R-00 and E-00).
- D. The amendment clarifies intent statements, updates land use policies, modernizes terminology, and ensures consistency with the Regional Plan Element and related Comprehensive Plan elements (Housing, Economic, Parks & Recreation, and Transportation).
- E. The Citizen's Advisory Committee held a duly noticed meeting on October 21, 2025, reviewed the proposal, and voted to recommend approval.
- F. The Planning Commission held a duly noticed public hearing on November 4, 2025, considered the staff report, testimony, and findings, and determined the amendment met applicable criteria in CPMC 17.96. The Commission adopted Resolution No. 937 forwarding a favorable recommendation to the City Council.
- G. The City Council held a duly noticed public hearing on December 11, 2025.

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

Section 1. Land Use Element Amendment. The City of Central Point Land Use Element is amended as provided in Exhibit A, hereby incorporated by reference.

Section 2. Basis of Decision. The decision is based on the Findings of Fact and Conclusions of Law set forth in Exhibit B, hereby incorporated by reference.

Section 3. Codification. Provisions of this Ordinance shall be incorporated in the City Code and the word “ordinance” may be changed to “code”, “article”, “section”, “chapter” or another word and the sections of this Ordinance may be renumbered, or re-lettered, provided however than any Recitals and boilerplate provisions (i.e. Recitals A-G) need not be codified and the City Recorder is authorized to correct any cross-references and any typographical errors.

Section 4. Effective Date. The City of 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 _____, 2026.

Mayor Tanea W. Browning

ATTEST:

City Recorder



DEPARTMENT: Planning

MEETING DATE: December 11, 2025

STAFF CONTACT:

SUBJECT: Public Hearing/First Reading of an Ordinance Amending Titles 16 and 17 of the Central Point Municipal Code

SUMMARY AND BACKGROUND:

This item is part of a consolidated public hearing with Item 8.A because the proposed amendments are interrelated and rely on a shared factual and legal record. Please refer to the staff report for Item 8.A for the full background, legal analysis, and findings supporting both ordinances. Following the consolidated hearing, the City Council will take separate action on this ordinance.

PREVIOUSLY DISCUSSED/DECIDED:

FINANCIAL ANALYSIS:

LEGAL ANALYSIS:

COUNCIL GOALS/STRATEGIC PLAN ANALYSIS:

ATTACHMENTS/EXHIBITS:

1. Exhibit A - 16.10 Tentative Plans
2. Exhibit B - 16.12 Final Plats
3. Exhibit C - 16.16 Improvements
4. Exhibit D - 16.24 Lots and Blocks
5. Exhibit E - 16.26 Reserve Acreage
6. Exhibit F - 17.12 Zoning Districts
7. Exhibit G - 17.65 TOD Overlay (Consolidated)
8. Exhibit H - 17.66 Environmental Overlay
9. Exhibit I - 17.67 Airport Overlay
10. Exhibit J - 17.68 Exclusive Agriculture Overlay
11. Exhibit K - 17.94 Annexation
12. Exhibit L - Findings of Fact and Conclusions of Law

13. Ordinance (LDO)(2)

STAFF RECOMMENDATION:

Conduct the public hearing to receive testimony on the proposed amendment and forward the item to a second reading.

RECOMMENDED MOTION:

I move to forward the ordinance amending Title 16 and Title 17 of the Central Point Municipal Code to a second reading.

Chapter 16.10

TENTATIVE PLANS

Sections:

- 16.10.010 Purpose
- 16.10.020 Applicability
- 16.10.030 Review Procedures
- 16.10.040 Application Submittal Requirements
- 16.10.050 Approval Criteria
- 16.10.060 Partial development.
- 16.10.070 Explanatory information.
- 16.10.080 Tentative plan approval.
- 16.10.090 Conditions on tentative plan approval.
- 16.10.100 Extension.

16.10.010 Purpose

The purpose of this chapter is to establish procedures, submittal requirements, and approval criteria for tentative partitions and subdivisions. Tentative plan approval ensures that proposed land divisions are consistent with the Comprehensive Plan, Title 17, applicable overlay standards, and public facility requirements.

16.10.020 Applicability

A. Tentative plans are required for the following land divisions as defined in CPMC 16.08.010:

1. Partitions;
2. Subdivisions; and,
3. Replats.

B. Exemptions. A tentative plan is not required for property line adjustments, property consolidation, or land divisions expressly exempt under ORS 92, including:

1. Condominiums, which are regulated under ORS 100;
2. Sale or transfer of land for cemetery purposes;
3. Acquisition or disposal of land by a public agency, including dedication or conveyance for road purposes;
4. Land conveyance for road widening;

5. Divisions of land resulting from foreclosure, deed in lieu of foreclosure, or court order (including inheritance proceedings);
6. Validation of an unlawful unit of land under ORS 92.176;
7. Leases for agriculture, utility or renewable energy purposes; and,
8. Other land divisions expressly exempt under ORS 92.

16.10.030 Review Procedures

Tentative plans are subject to the application and review procedures set forth in CPMC 17.05.100 as follows:

- A. Partitions. Reviewed as a type II Administrative Decision in accordance with the procedures set forth in CPMC 17.05.300.
- B. Subdivisions. Reviewed as a Type III Quasi-Judicial Decision in accordance with the procedures set forth in CPMC 17.05.400.
- C. Replats. Reviewed under the same procedures that applied to the original plat (e.g. Partition Replat would be subject to review procedures for partitions and Subdivision Replat would be subject to review procedures for subdivisions).
- D. Concurrent Review. Pursuant to CPMC 17.05.600(D)(2), tentative plans may be consolidated and reviewed concurrently with other related land use applications.

16.10.040 Application Submittal Requirements

Tentative Plan Application submittals shall conform to the applicable submittal requirements for Type II and Type III applications pursuant to CPMC 17.05.300 and CPMC 17.05.400, and shall include the following:

- A. Application Form. Completed and signed application form with all requested information.
- B. Filing Fee. As adopted in the City's current fee schedule.
- C. Narrative Statement. A written narrative describing the proposed project and addressing how approval criteria in Section 16.10.080 are satisfied. If the project will occur in phases or is a partial development of a larger area, the narrative shall include a description of the phasing plan timing relative to public and private improvement construction and how the development will connect to adjacent properties.
- D. Tentative Plan Drawings. Drawings shall be drawn at a scale of 1 inch = 50 feet or 1 inch = 100 feet, as appropriate to the site size, topography, and level of detail. Alternative scales may be approved by the Community Development Director. Tentative Plan drawings shall be prepared by a licensed surveyor or Oregon Registered Professional Engineer and shall include:
 1. General Information.
 - a. Proposed name of subdivision (if subdivision). The name shall not duplicate or resemble the name of another subdivision in the County;

- b. Date, north arrow, scale and legal description;
- c. Names/addresses of owner, applicant, and preparer;
- d. Location of at least one temporary bench mark within the plat boundaries.
- e. Title report indicating all interests of record.

2. Existing Conditions.

- a. Property boundaries, zoning, and Comprehensive Plan General Land Use designation;
- b. Zoning of adjoining properties;
- c. Existing streets, easements, and utilities (with name, size, location, and invert elevations);
- d. Contour lines shall be provided at one-foot intervals for slopes less than 5%, and at two-foot intervals or greater for steeper slopes as approved by the City Engineer.
- e. Natural features: wetlands, riparian corridors, rock outcrops, trees;
- f. Location and direction of all watercourses and drainage systems;
- g. High risk (1% annual chance) flood hazard areas, including the floodway, as mapped on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate map (FIRM); and,
- h. Existing structure and uses to remain or be removed.

3. Proposed Development Plan.

- a. Proposed street system (location, width, proposed names, approximate grades, curve radii);
- b. Proposed lots (layout, dimensions, lot area in square feet, lot numbers, building setback lines);
- c. Proposed easements (width and purpose);
- d. Proposed sites to be used for non-residential uses, if any;
- e. Conceptual grading and drainage plan; and,
- f. Conceptual water, sewer and stormwater system layout.

4. Supplemental Information.

- a. Vicinity map showing connections to adjacent streets and subdivisions;
- b. Outline of proposed deed restrictions or Covenants, Conditions and Restrictions (CC&Rs), if any;
- c. Conceptual street profiles and sections (approximate finished grades);

- d. Phasing plan, if development is proposed to occur in phases;
- e. Partial Development Plan when the property to be divided contains only part of the tract under common ownership or control. The partial development plan shall show the conceptual layout of streets, lots, blocks, future phases and other improvements for the undivided portion to demonstrate inter-relationship with the proposed development.
- f. Stormwater Management Plan with preliminary calculations and treatment plan developed consistent with the Rogue Valley Stormwater Quality Design Manual; and,
- g. Other studies or reports as may be required by the City, including but not limited to:
 - i. Traffic Impact Analysis pursuant to CPMC 17.05.900;
 - ii. Conditional Letter of Map Revision (CLOMR)/Letter of Map Revision documentation pursuant to CPMC 8.24.170;
 - iii. Shallow Groundwater Study and Mitigation Report pursuant to CPMC 17.65.025(B);
 - iv. Soil Remediation Plan for contaminated sites (e.g. Eastside Transit Oriented Development (TOD) Overlay area) and Department of Environmental Quality (DEQ) Voluntary or Independent Clean-up Program treatment plan acceptance letter; and,
 - v. Geotechnical Report.

E. Copies. The applicant shall provide:

- 1. Paper Copies. One complete copy of the application submittal, including the application form, narrative, tentative plan drawings (one full-size set of plans (minimum 18" by 24") and one reduced-size set (8 ½" x 11" or 11" x 17").
- 2. Digital Copy. One complete PDF of the application submittal, including the application form, narrative, tentative plan drawings and all supplemental materials.

16.10.050 Approval Criteria

Approval of the tentative plan shall be based on findings that all of the following are met:

- A. Zoning Standards. The proposed land division is consistent with the applicable zoning district land use and development standards, including but not limited to minimum and maximum density, lot area and dimension requirements;
- B. Buildable Area. Each lot contains buildable area that can meet applicable setbacks and development standards without relying on prohibited encroachments into constrained lands (e.g. floodplains, riparian setbacks, etc.) or provides approved mitigation

consistent with applicable regulations.

- C. Future Development Coordination. The proposed lots and layout will not preclude future development of the remainder of the property or adjoining lands. Where required, the applicant has submitted a Partial Development Plan demonstrating the logical extension of streets, bicycle/pedestrian connections, utilities, and other improvements across the undivided portion and to adjoining properties;
- D. Street System. The proposed street system is consistent with the City's Transportation System Plan, Public Works Standards and Specifications for Public Works Construction, and provides safe and efficient circulation.
- E. Street Naming and Addressing. Proposed street names shall comply with the City's street naming standards and be approved by the City, Fire District #3, and Emergency Services of Southern Oregon (ECSO) to avoid duplication and ensure emergency response efficiency. Official lot addressing shall be assigned at the time of final plat approval in coordination with ECSO and the United States Postal Service. Preliminary addressing may be reviewed at the tentative plan stage for consistency with the proposed street layout, but shall not be considered final until the plat is recorded.
- F. Stormwater Management. The tentative plan demonstrates that stormwater runoff will be managed consistent with the Rogue Valley Stormwater Quality Design Manual, drains to approved storm facilities, and will not discharge onto adjoining properties.
- G. Adequate Public Facilities. Public facilities (water, sewer, stormwater, and transportation) are available or can be provided to serve the development, and are consistent with adopted public facility master plans. In meeting this standard, the tentative plan shall demonstrate that all stormwater runoff drains to an approved storm drain and not onto adjoining properties;
- H. Access to Lots. Each proposed lot has legal and physical access to a public street or approved private street and meets driveway spacing and sight-distance standards pursuant to the Public Works Standards and Specification for Public Works Construction. Flag lots, where proposed comply with CPMC 16.36.
- I. Blocks and Connectivity. The tentative plan complies with applicable block length/perimeter and connectivity standards set forth in CPMC 17.75.031 unless modified by standards in the Transit Oriented Development (TOD) Overlay (CPMC 17.65) or Climate Friendly Area (CFA) Overlay (CPMC 17.69).
- J. Fire and Emergency Access. The street network and site layout provide fire apparatus access, turnarounds, hydrant spacing/flows, and secondary access where required by

the Oregon Fire Code and Fire District #3.

K. Any proposed private streets are consistent with City standards in CPMC 17.75.039 and the Public Works Standards and Specifications for Public Works Construction and will not interfere with the public street system;

L. The proposed tentative plan is consistent with any applicable local, state and/or federal public health or environmental requirements, including but not limited to:

a. Flood damage prevention in CPMC 8.24;

b. Riparian Corridor protection or mitigation pursuant to CPMC 17.60.090(E);

c. Wetland protection or mitigation pursuant requirements administered by the Department of State Lands;

d. Shallow well mitigation per CPMC 17.65.025(B); and,

e. Soil remediation and other site contamination pursuant to requirements administered by the Department of Environmental Quality Voluntary or Independent Clean-up or other programs.

M. The proposed subdivision demonstrates conformance with the Agricultural Buffering standards in CPMC 17.71 if the property is adjacent to land zoned Exclusive Farm Use (EFU) in the County.

N. The proposal complies with applicable provisions of CPMC Title 17 and other city ordinances.

16.10.060 Approval, Effect, and Duration

A. Approval Effect. Approval of a tentative plan obligates the City to approve the final plat if it is in substantial conformance if it is in substantial conformance with the approved tentative plan and all conditions of approval have been met pursuant to CPMC 16.12.

B. Duration. Approval is valid for two (2) years from the date of decision.

C. Extensions. Extensions may be granted in one-year increments, not to exceed 5-years total, unless extraordinary circumstances justify additional time as determined by the Planning Commission. An extension may be granted if:

1. The applicant requests the extension in writing prior to the date the approval expires;
2. No changes to the tentative plan are proposed;
3. There have been no changes to the Comprehensive Plan or Development Code on which the original approval was based. If the tentative plan conflicts with a code or plan change, the extension shall either:
 - a. Be denied; or,
 - b. Be processed as a modification pursuant to Section 17.09.300.
4. If the approval expires and no extension has been granted, the tentative plan shall be void.

D. Phased Development. The Planning Commission may approve a subdivision phasing plan at the time of tentative plan approval. Each phase shall be independently developable with adequate access, utilities and emergency services, and shall be subject to the timelines above, not to exceed ten (10) years total without re-approval.

16.10.070 Conditions of Approval

The city may impose conditions on any tentative plan approval to ensure compliance with approval criteria, applicable standards, and the public health, safety and welfare. Conditions may include, but are not limited to:

- A. Public Improvements. Construction and installation of on-site and off-site improvements, reasonably related and proportionate to the impacts of the development. Improvements may include but are not limited to: sidewalks, curbs, gutters, streets, street signs and street lights, traffic control devices, water, storm drainage, sanitary sewer, and park or recreation improvements. All improvements shall conform to the adopted standards and requirements of the City and other applicable service providers (e.g. Rogue Valley Sewer Services), and shall include but not be limited to the Public Works Standards and Specifications for Public Works Construction, unless the City determines site-specific modifications are appropriate.
- B. Dedications. Dedication of rights-of-way, easements, or land for public use, consistent with City standards when reasonably related and proportionate to the impacts of the development.
- C. Deferred Improvements. An agreement by the property owner to enter into a deferred improvement agreement for future construction of required improvements at a time specified by the City, and/or upon future development of adjacent or related property.

- D. Local Improvement District Participation. An agreement by the property owner to waive objection to formation of a local improvement district (LID) that may be established in the future to provide public facilities serving the development.
- E. Recording of Agreements. Any agreement required under this section shall be recorded with the County and shall run with the land, binding future owners. Recording costs shall be borne by the applicant.
- F. Other Conditions. Any other conditions deemed necessary by the City to reasonably mitigate project impacts or ensure compliance with applicable requirements of the Comprehensive Plan, Development Code, and adopted City standards, or the standards of other applicable service providers.

16.10.010 Submission of application--Filing fee.

16.10.015 Application and review--Fees.

16.10.020 Scale.

16.10.030 General information.

16.10.040 Existing conditions.

16.10.050 Additional information.

16.10.060 Partial development.

16.10.070 Explanatory information.

16.10.080 Tentative plan approval.

16.10.090 Conditions on tentative plan approval.

16.10.100 Extension.

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. (Ord. 1941 §11, 2010; Ord. 1786 §4, 1998; Ord. 1684 §6, 1993; Ord. 1650(part), 1990).

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, plans checks, construction inspection, 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. (Ord. 1650(part), 1990).

~~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. (Ord. 1650(part), 1990).~~

~~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;~~

~~B. Date, northpoint, and scale of drawing;~~

~~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;~~

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

~~E. A title report indicating all interests of record in the property which is the subject of the application. (Ord. 1650(part), 1990).~~

~~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;~~

~~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;~~

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

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

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

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

~~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;~~

~~H. Zoning on and adjacent to the tract. (Ord. 1650(part), 1990).~~

~~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;~~

~~B. Easements, showing the width and purpose;~~

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

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

~~E. Area in square footage of each lot and the average lot area. (Ord. 1650(part), 1990).~~

~~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. (Ord. 1662 §1, 1991; Ord. 1650(part), 1990).~~

~~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 unsubdivided land ownerships adjacent to the proposed subdivision and showing how proposed streets may be connected to existing streets;~~

~~B. Proposed deed restrictions in outline form;~~

~~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;~~

~~D. The approximate location and size of all proposed and existing water and sewer lines and storm drainage systems. (Ord. 1650(part), 1990).~~

~~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. (Ord. 1941 §12, 2010; Ord. 1650(part), 1990).~~

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.~~

~~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;~~

~~B. 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;~~

~~C. 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;~~

~~D. 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;~~

~~E. Any other conditions deemed by the city to be reasonable and necessary in the interests of the public health, safety or welfare. (Ord. 1684 §7, 1993; Ord. 1662 §2, 1991).~~

~~16.10.100 Extension.~~

~~A. The community development director shall, upon written request by the applicant and payment of the required fee, grant a written one-year extension of the approval period; provided, that:~~

~~1. No changes are made to the original plan application as approved by the city;~~

~~2. There have been no changes in the code or comprehensive plan provisions on which the approval was based. In the case where the plan conflicts with a code or plan change, the extension shall be either:~~

~~a. Denied; or~~

~~b. At the discretion of the community development director re-reviewed as a modification per Section 17.09.300;~~

~~3. The extension request is made before expiration of the original approved plan.~~

~~B. If the time limit expired and no extension has been granted, the tentative plan shall be void. (Ord. 1941 §13, 2010).~~

Chapter 16.12 FINAL PLATS

Sections:

- 16.12.010 ~~Submission--Procedure.Purpose~~
- 16.12.020 ~~Submission--Fees.Applicability~~
- 16.12.030 ~~Information required.Submittal Requirements~~
- 16.12.040 ~~Supplemental Final Plat Review information.~~
- 16.12.050 ~~Approval Criteria Staff review.~~
- 16.12.060 ~~Final plat approval.Development Agreements~~
- 16.12.070 ~~Agreement for improvements.Performance Guarantees~~
- 16.12.080 ~~Acceptance of Public Improvements~~
- 16.12.090 ~~Filing.Final Plat Approval, Effect, and Recording~~

16.12.010 ~~Submission--Procedure.Purpose~~

The purpose of this chapter is to establish clear procedures and standards for review and approval of final plats for partitions, subdivisions, and replats within the City. Final plat review ensures that:

- A. The plat is surveyed, monumented, and prepared in compliance with ORS Chapter 92;
- B. The plat conforms to the approved tentative plan and applicable conditions of approval;
- C. Required dedications, easements, and improvements are provided consistent with City and service provider standards; and,
- D. The plat is recorded with Jackson County, creating legal lots of record.

Within one year after approval of the tentative plan, the applicant shall cause the subdivision to be surveyed and a final plat prepared and approved in conformance with the approved tentative plan. The applicant shall submit the final plat as required by state law and this title, three prints thereof, one eight and one half inch by eleven inch reduction thereof, and any supplementary information, including any proposed separate document imposing further land use restrictions in the area. (Ord. 1941 §14, 2010; Ord. 1684 §8, 1993; Ord. 1650(part), 1990).

16.12.020 ~~Submission--Fees.Applicability~~

This chapter applies to the preparation and approval of all final plats for partitions, subdivisions, and replats approved under chapter 16.10.

At the time of submitting the final plat or partition plat to the city, the applicant shall pay a filing fee defined in the city's adopted planning application fee schedule. (Ord. 1786 §5, 1998; Ord. 1650(part), 1990).

16.12.030 ~~Information required.Submittal Requirements~~

Final plat applications shall conform to the procedures set forth in CPMC 17.05.200 (Type I Review Procedures) and include the following:

- A. Application Form and Fee. Completed City application form and filing fee per the adopted fee schedule.
- B. Surveyed Plat. A final plat prepared by an Oregon-licensed professional land surveyor in conformance with ORS 92, showing at a minimum:
 - 1. Date, scale, north arrow, and legal description of the property;
 - 2. Tract boundaries, street rights-of-way (with centerlines), lot and block lines with bearings, distances curve data, lot/parcel areas and closure computations (closure required for subdivisions; partitions may show parcel dimensions and areas only);
 - 3. All monuments found, set or reset, tied to existing surveys and field books;
 - 4. Lot numbers (beginning with "1" in each block) and block numbers (consecutive, without duplication). (Note: block numbers required only for subdivisions);
 - 5. Tracts or parcels dedicated or reserved for public purposes, clearly distinguished from lots for sale;
 - 6. Easements shown with widths, bearings, and sufficient ties to locate relative to the plat;
 - 7. Dedications, including street right-of-way, easements or tracts with owner's certificates.
- C. Certificates. The following certificates shall appear on the plat, in a form approved by the City and County Surveyor:
 - 1. Owner's consent to preparation and recordation of the plat and dedication of public rights-of-way and easements;
 - 2. Surveyor's certificate with professional seal, certifying compliance with ORS 92.050–92.080 and that monuments are set or will be set;
 - 3. City approval certificate with signature lines for the Planning Director and Public Works Director;
 - 4. Rogue Valley Sewer Services approval certificate;
 - 5. County Surveyor's approval;

6. Jackson County Clerk's approval;

7. Any other certificates required by ORS or the City.

D. Title Report. A subdivision guarantee or title report, issued within 15 days of filing, identifying all parties with interest in the property and necessary signatures.

E. Tax Certificate. Written proof from Jackson County that all taxes and assessments are paid to date.

F. Supplemental Information. The following supplemental information shall be provided at the time of final plat application to the City:

1. Written demonstration that all conditions of approval have been met;

2. Copy of Covenants, Conditions and Restrictions (CC&Rs) or deed restrictions, if applicable.

3. Any additional supplemental information needed to verify compliance with City standards and requirements and/or ORS 92.

G. Copies. The applicant shall provide:

1. Paper Copies. One complete copy of the application, including one full-size plat (minimum 18" by 24"), and one reduced copy (8 1/2" x 11" or 11" by 17").

4.2. Digital Copy. One PDF copy of the application, including final plat and all supplemental materials.

~~In addition to that information otherwise specified by law, the following information shall be shown on the final plat:~~

~~A. The date, scale, northpoint, legend and controlling topography such as creeks, highways and railroads;~~

~~B. Legal description of the tract boundaries;~~

~~C. Name and address of the owner, applicant and the registered professional land surveyor;~~

~~D. Reference points of existing surveys identified, related to the plat by distances and bearings and referenced to a field book or maps, as follows:~~

~~1. All stakes, monuments or other evidence found on the ground and used to determine the boundaries of the subdivision;~~

~~2. Adjoining corners of all adjoining subdivisions;~~

~~3. Township, section and donation land claim lines within or adjacent to the plat;~~

~~4. Whenever the city has established and monumented the centerline of a street adjacent to or within the proposed subdivision, the location of this line and monuments found or reset;~~

~~5. All other monuments found or established in making the survey of all the subdivision or required to be installed by provisions of this title;~~

~~E. Tract boundary lines, rights-of-way (and centerlines) of streets; lots and block lines with dimensions, lot areas, bearing or deflection angles and radii, arcs, points of curvature and tangent bearings. Tract boundaries of street bearings shall be shown to the nearest ten seconds with basis of bearings. All distances shall be shown to the nearest one-hundredth of a foot. Error of closure shall be within the limit of one foot in ten thousand feet. No ditto marks shall be used. Lots containing one acre or more shall show total acreage to nearest hundredth;~~

~~F. The width of the portion of streets being dedicated, the width of any existing rights-of-way and the widths each side of the centerline. For streets on curvature, all curve data shall be based on the street centerline and in addition to the centerline dimensions shall indicate thereon the radius and central angle;~~

~~G. All easements, denoted by fine dotted lines, clearly identified and, if already of record, a reference to the record. The width of the easement and the lengths and bearings of the lines thereof and sufficient ties thereto to definitely locate the easement with respect to the subdivision must be shown. If the easement is being dedicated by the map, the owner's certificates of dedication shall make reference to it, or include it in the terms thereof;~~

~~H. Lot numbers, beginning with the number "1" in each block;~~

~~I. Block numbers, beginning with the number "1" and continuing consecutively without omission or duplication throughout the subdivision. The numbers shall be solid, of sufficient size and thickness to stand out and so placed as not to obliterate any figure. Block numbers in an addition to a subdivision of the same name shall be a continuation of the numbering in the original subdivision;~~

~~J. Land parcels dedicated for any public purpose, as distinguished from lots intended for sale, shall be designated;~~

~~K. Building setback lines, if any are to be made a part of the subdivision restrictions;~~

~~L. The following certificates which may be combined where appropriate:~~

~~1. A certificate signed and acknowledged by all parties having any record title interest in the land subdivided, consenting to the preparation and recordation of said map;~~

~~2. A certificate of dedication signed and acknowledge as above;~~

~~3. A certificate signed by the registered professional land surveyor responsible for the survey and final plat, accompanied by his seal;~~

~~4. Provisions for all other certifications now or hereafter required by law. (Ord. 1650(part), 1990).~~

16.12.040 Supplemental information.

Final Plat Review

Final plat is subject to two separate staff reviews prior to recording. Each review is subject to its own application submittal requirements, fees and procedures. The two review include:

A. City Review. The City shall review the final plat and supplemental materials to verify compliance with tentative plan approval, City ordinances, conditions of approval including those addressing applicable service provider standards.

B. County Surveyor Review. Following the City's review and approval of the final plat, the Jackson County Surveyor shall review and approve the technical adequacy of the plat survey and monumentation for compliance with ORS Chapter 92.

The following data shall accompany the final plat:

~~A. A subdivision guarantee by a title company doing business in Jackson County, showing names of all persons whose consent is necessary for the preparation of said plat and for any dedication to public use, and their interest therein, certified for the benefit and protection of the City that the persons therein named are all of the persons necessary to give clear title to the streets and other easements therein to be offered for dedication. Said title report shall be dated no later than fifteen days from the date of submittal.~~

~~B. If requested by city, sheets and drawings showing the following:~~

~~1. Traverse data including the coordinates of the boundary of the subdivision and ties to section corners and donation land claim corners and showing the error of closure, if any;~~

~~2. The computation of all distances, angles and courses shown on the final map;~~

~~3. Ties to existing monuments, proposed monuments, adjacent subdivision, street corners and state highway stationing;~~

~~C. A copy of any deed restrictions applicable to the subdivision;~~

~~D. Written proof that all taxes and assessments on the tracts are paid to date. (Ord. 1650(part), 1990).~~

16.12.050 Staff review. Approval Criteria

A final plat shall be approved by the City if the following criteria are met:

A. The final plat is in substantial conformance with the approved tentative plan and all conditions of approval have been met;

B. Required dedications, easements and public facilities have been provided, bonded or otherwise secured in accordance with Section 16.12.060 and 16.12.070;

C. Taxes and assessments are paid to date; and,

A.D. The plat complies with ORS Chapter 92 as certified by the Jackson County Surveyor.

~~Upon receipt by the city, the final plat and other data shall be reviewed by the city to determine that the final plat as shown is substantially the same as it appeared on the approved tentative plan, that it complies with all conditions of tentative plan approval, and that there has been compliance with all applicable ordinances and state law; provided however, survey adequacy required by ORS 92.100 shall be approved by the county surveyor. The city may make such~~

~~checks in the field as it may desire and it may enter the property for such purpose. If the city determines that full conformity has not been made, it shall advise the applicant of the changes or additions that must be made for such purposes and shall afford the applicant an opportunity to make such changes or additions within a reasonable time to be established by the city. (Ord. 1739 §2, 1996; Ord. 1650 (part), 1990).~~

16.12.060 Development Agreements

A. Timing. Prior to final plat approval, the applicant shall either:

1. Complete all required public improvements consistent with the approved tentative plan, conditions of approval and applicable standards; or,
2. Execute a development agreement with the City, ensuring completion of required improvements within one (1) year (or other time as mutually agreed upon by the City and the applicant).

B. Content of Agreement. The development agreement shall:

1. Identify all required public improvements, the standards for construction and the timeline for completion.
2. Specify that failure of the developer to complete all required public agreements in accordance with the terms of the agreement, may result in the City completing the improvements and shall result in full recovery of the cost and expenses from the developer.
3. Provide for inspection by the City and reimbursement of related costs.
4. Include indemnification of the City, including its council members, officers, boards, commissioners and employees, against all claims, costs, and liabilities resulting from the applicant's performance or non-performance of obligations under this agreement.
5. Be recorded against the property and binding on successors in interest.

C. Effect on Building Permits. Building permits may be issued after execution of the agreement and posting of the performance guarantee required in Section 16.12.070, provided:

1. Property corners are surveyed and set in accordance with ORS 92.060;
2. The applicant submits a plan for protecting incomplete improvements during construction;
3. The applicant acknowledges no certificates of occupancy will be issued until improvements are completed, inspected, and accepted unless otherwise authorized by City Council.

16.12.070 Performance Guarantees

A. Security. To assure full and faithful performance of the development agreement in Section 16.12.060, the applicant shall secure one (1) or a combination of the following, in a form acceptable to the City:

1. A surety bond executed by a surety company authorized in Oregon;
2. Cash Deposit; and/or,
3. An irrevocable letter of credit, or assignment of deposit or loan disbursement agreement from a bank or savings and loan association, redeemable at a location within the State of Oregon.

B. Amount. The security shall be in an amount sufficient to cover the estimated cost of the required improvement based on an engineer's estimate that has been accepted by the City. The amount shall include:

1. Construction, engineering, and inspection costs;
2. Administrative and incidental costs; and,
3. Inflationary costs over the period of the agreement.

C. Use and Release of Funds. If the applicant fails to complete improvements in accordance with the development agreement, the City may draw upon the performance security to complete the work. The applicant shall remain liable for any costs exceeding the security amount. Any unused portion of the security shall be released to the applicant after City acceptance of improvements. The City may approve partial release of security as portions of the improvements are completed and accepted.

D. Warranty.

1. Requirement. The City shall require a separate one-year warranty security, in an amount not less than 10% and not more than 20% of the original performance guarantee, to assure correction of defective work or materials discovered after acceptance of public improvements as provided in Section 16.12.080.
2. Commencement of Warranty Period. The one-year warranty period shall begin on the date of final acceptance of the public improvements by the City.
3. Warranty Obligations. During the warranty period, the applicant shall promptly correct any defective work or materials at their sole expense. If the applicant fails to do so, the City may draw upon the warranty security to make corrections.

4. Final Release of Security. At the end of the warranty period, if all defects have been corrected and the improvements remain in good condition, the City shall provide written notice of final acceptance and release any remaining security.

16.12.080 Acceptance of Public Improvements

- A. Completion and Inspection. All required public improvements, whether completed prior to final plat approval or pursuant to a development agreement in Section 16.12.060, shall be subject to final inspection by the City. The applicant shall request in writing a final inspection upon completion of improvements. The City shall inspect the improvements for compliance with approved plans, specifications, and applicable standards.
- B. Conditional Acceptance. If the improvements are substantially complete and comply with applicable standards, the City may grant conditional acceptance, allowing connection or use as necessary, subject to completion of minor punch-list items. Conditional acceptance shall not begin the warranty period in Section 16.12.070(D), if applicable.
- C. Final Acceptance. Final acceptance shall occur only after:
 1. All required improvements are constructed and completed in accordance with approved plans and the Public Works Standards and Specifications;
 2. Punch-list items identified by the City have been corrected;
 3. As-built drawings and any required operation and maintenance documentation has been submitted and accepted by Public Works; and,
 4. All required testing (e.g. pressure tests, compaction tests, TV inspections) has been completed to the satisfaction of the City and applicable service providers (e.g. Rogue Valley Sewer Services).

16.12.0960 Approval, Effect and Recording~~Final plat approval.~~

- A. City Approval. Final plat approval by the City occurs in two steps:
 1. Notice of Type I Decision. The Planning Director or designee shall issue a written decision that the final plat complies with section 16.12.050 (Approval Criteria) and is approved for County Surveyor review.
 2. City Signatures on Mylar. Following County Surveyor certification of survey and monumentation compliance with ORS Chapter 92, the Planning Director and Public Works Director (or designees) shall sign the final plat mylars confirming compliance with all applicable City requirements. The approval of the final plat by the city shall not be deemed to constitute or effect an acceptance for maintenance responsibility of any street or easement or way shown on the final plat.

- B. Concurrent Review. Applicants may submit a final plat for concurrent City and County Surveyor review; however, City signatures shall not be affixed to the mylar until County Surveyor certification is complete. Applicants choosing concurrent review assume the risk of revisions and shall be responsible for all costs associated with bringing the plat into compliance, including but not limited to professional services, additional City and County review, and plan reproduction.
- C. Effect of Approval. City signatures on the final plat authorize the applicant to obtain remaining signatures from other approving agencies and officials as required by ORS 92.120 and to record the plat with the Jackson County Clerk.
- D. Recording. The applicant shall record the final plat within ninety (90) days of obtaining all required signatures and shall provide a duplicate of the recorded mylar or other proof of recording acceptable to the City. Paper or uncertified digital copies shall not be accepted.

Failure to record within this period renders approval void unless, prior to expiration, the applicant submits a written request for extension and the Planning Director grants such extension in writing. An extension may be granted for good cause shown. Good cause includes delays in obtaining required signatures, clearing title or tax matters, completing minor technical corrections required by the County Surveyor, or other circumstances beyond the reasonable control of the applicant. Failure of the applicant to act diligently, or delays due to financing or private disputes, shall not constitute good cause.

~~Review and approval or denial of final plats shall be made by city staff. Final plat approval shall be evidenced by signature of an authorized city representative on the original plat. The approval of the final plat by the city shall not be deemed to constitute or effect an acceptance for maintenance responsibility of any street or easement or way shown on the final plat. (Ord. 1941 §15, 2010; Ord. 1778 §1, 1997; Ord. 1739 §3, 1996; Ord. 1684 §9, 1993; Ord. 1650 (part), 1990).~~

~~16.12.070 Agreement for improvements.~~

~~A. Before city approval is certified on the final plat, the applicant shall either install required improvements and repair existing streets and other public facilities damaged in the development of the subdivision or shall execute and file with the city an agreement between himself and the city, specifying the period within which required improvements and repairs shall be completed and providing that if such work is not completed within the period specified, the city may complete the work and recover the full cost and expense thereof from the subdivider. The agreement shall also provide for reimbursement to the city for the cost of inspection by the city.~~

~~B. Upon execution of the agreement described in this section, and upon satisfaction of the bond requirements of Section 16.12.080, city may issue building permits to the applicant or purchasers of lots within such subdivision improvements themselves, under the following terms and conditions, which shall be in writing and contained either in the original agreement for improvements or in a supplemental agreement:~~

- ~~1. Applicant must, prior to commencing construction under any such building permits, or allowing the commencement of construction thereunder, furnish a survey performed by a~~

~~registered professional land surveyor meeting the requirements of state law, setting out the property corners for the lot for which the building permit or permits are to be issued, with either iron pins or wood stakes establishing said corners;~~

~~2. Applicant must submit a plan for the protection of streets and improvements that shall be satisfactory to city, and shall assume all responsibility for any additional or corrective work that may be necessary to the subdivision or any of the subdivision improvements, as determined by the city, as a result of the construction performed under the building permits authorized;~~

~~3. Applicant must indemnify and hold the city harmless from any and all liability by reason of the issuance of any such building permits or any injuries or damages incurred by any person by reason of construction under the permits or any claims of any sort arising out of the issuance of the building permit and construction performed thereunder;~~

~~4. Applicant shall not sell any of said lots or enter into any agreement for the sale of any such lots, unless applicant has first furnished to the city written proof of the fact that the applicant has:~~

~~a. Advised a purchaser or prospective purchaser that no certificate of occupancy will be issued by city until completion, approval and acceptance of the entire subdivision and improvements by the city, in accordance with the entire subdivision agreement;~~

~~b. Agreed to assume full and complete liability and hold city harmless by reason of the refusal by the city to issue any such certificate of occupancy until the provisions of the subdivision agreement and of this chapter shall have been met.~~

~~5. Neither applicant, nor any person on his behalf, shall allow another person to occupy any lot or improvements thereon until city has issued a certificate of occupancy.~~

~~C. City may issue a certificate of occupancy for any lot or improvement within the subdivision prior to full and final inspection, approval and acceptance of the entire subdivision and all improvements therein, if the council by a two-thirds majority shall authorize such issuance.~~

~~D. Any violation of this section shall be punishable under the general penalty ordinance of the city. (Ord. 1650(part), 1990).~~

~~16.12.080 Bond.~~

~~A. The applicant shall submit to city, with the agreement for improvements, to assure his full and faithful performance thereof, one of the following:~~

~~1. A surety bond executed by a surety company authorized to transact business in the state, in the amount of the estimated cost of the improvements required;~~

~~2. Cash in the estimated amount of the improvements required;~~

~~3. An open letter of credit executed in a form satisfactory to the city in an amount of the estimated cost of the improvements required.~~

~~B. Such assurance of full and faithful performance shall be for a sum approved by the city as sufficient to cover the cost of the improvements and repairs, including related engineering and incidental expenses, administrative expenses, inflationary costs, and to cover the cost of city inspection.~~

~~C. In the event the applicant fails to carry out provisions of the agreement and the city has unreimbursed costs or expenses resulting from such failure, the city shall utilize the bond or cash deposit for reimbursement. In such case, if the amount of the bond or cash deposit exceeds cost and expense incurred by the city, it shall release the remainder and, if the amount of the bond or cash deposit is less than the cost and expense incurred by the city, the applicant shall be liable to the city for the difference. (Ord. 1650(part), 1990).~~

~~16.12.090 Filing.~~

~~Approval of the final plat by the city as provided by this regulation shall be conditioned on its prompt recording in accordance with state law. The applicant shall, without delay, submit the final plat for signatures of other public officials required by law. Approval of the final plat shall be null and void if the plat is not recorded within ninety days after city approval. (Ord. 1650(part), 1990).~~

Chapter 16.16

IMPROVEMENTS

Sections:

- 16.16.010 ~~Standards and procedures.~~ Purpose and Applicability
- 16.16.020 Standards and Procedures
- ~~16.16.020 — Cost of improvements.~~

16.16.010 ~~Standards and procedures.~~ Purpose and Applicability

This chapter establishes procedures for construction, inspection, and documentation of public improvements required as conditions of tentative plan or final plat approval, in accordance with ORS Chapter 92 and applicable City standards. It applies to subdivisions, partitions, replats, and associated public or private infrastructure.

16.16.020 Standards and Procedures

All improvements shall conform to the requirements of this title, Title 17 (Zoning), the City's adopted and other improvement Public Works Standards and specifications Specifications for Public Works Construction, and adopted by the city and the conditions of tentative plan approval. Improvements, ~~and~~ shall be installed in accordance with the following procedures:

- ~~A.~~ A. Pre-Construction Authorization. No work shall begin until civil improvement plans prepared by an Oregon professional engineer have been approved by the Public Works Department and all required permits and encroachments are in place. A Pre-Construction meeting may be required by the Public Works Director or designee. ~~Improvement work shall not be commenced until construction plans have been checked for adequacy and approved by the city. To the extent necessary for evaluation of the proposed subdivision, such plans may be required before approval of the final plat.~~
- ~~A.~~ B. Notification. The contractor shall notify the City prior to mobilization and the start of construction. ~~Improvement work shall not be commenced until the city has been notified in advance, and if work has been discontinued for any reason it shall not be resumed until the city has been notified. If work has been discontinued for any reason, it shall not be resumed until the City has been notified.~~
- ~~B.~~ Inspection.
- ~~C.~~ G. All work is subject to City inspection. The City may require reasonable field adjustments to typical sections or details when warranted by field conditions and consistent with approvals. ~~Improvements shall be constructed under the inspection and to the satisfaction of the city. The city may require changes in typical sections and details if unusual conditions arise during construction to~~

~~warrant such change in the public interest.~~

~~C. Underground Utility Sequencing.~~

~~D. D. Underground utilities located in streets shall be installed prior to paving.~~

~~Service stubs shall be installed to avoid disturbing finished improvements. Underground utilities installed in streets by the subdivider shall be constructed prior to the surfacing of such streets. Stubs for service connections for underground utilities shall be placed to such length as will obviate the necessity for disturbing the street improvements when service connections are made.~~

~~D. As-Builts.~~

~~E. E. Upon completion of improvements, the applicant shall submit as-built drawings in both printed mylar and digital (PDF) and AutoCAD formats map showing the location and dimensions of all public improvements. A as-built drawings shall be prepared and certified in accordance with the Public Works Standards, filed with the city upon completion of said improvements. (Ord. 1650(part), 1990).~~

~~F. Acceptance and Warranty. Acceptance of public improvements, warranty periods, and release of performance security shall follow the procedures in CPMC 16.12.070 (Performance Guarantees) and 16.12.080 (Acceptance of Public Improvements)~~

~~E. Cost.~~

~~**F. 16.16.020 — Cost of improvements.**~~

~~G. All required improvements shall be installed at the expense of the applicant, unless otherwise agreed to in writing by the City and consistent with applicable laws or development agreements. The required improvements shall be installed at the expense of the applicant unless otherwise agreed to in writing. (Ord. 1650(part), 1990).~~

Chapter 16.24

BLOCKS AND LOTS--DESIGN STANDARDS

Sections:

- 16.24.010 ~~Blocks—Length, width and Shape~~Purpose
- 16.24.020 ~~Blocks—~~Sizes
- 16.24.030 ~~Blocks—~~Easements
- 16.24.040 ~~Lots—~~GeneralUses
- 16.24.050 ~~Lots—Size and~~ DeterminationConfiguration
- 16.24.060 ~~Through Lots~~
- ~~16.24.070—~~Lot Side Lines
- ~~16.24.080—~~Large Lot Subdivision

16.24.010 Purpose

The purpose of this chapter is to ensure blocks and lots support connected multi-modal street networks, provide buildable sites and meet applicable zoning standards.

~~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. (Ord. 1997 §2(part), 2014; Ord. 1650(part), 1990).~~

16.24.020 Blocks—~~Sizes.~~

A. Length/Perimeter/Connectivity. Blocks shall comply with CPMC 17.75 and applicable overlays, including but not limited to TOD Overlay (CPMC 17.65) and CFA Overlay (CPMC 17.69). Pedestrian/bicycle connections shall be provided where block spacing cannot be met.

B. Easements for Bicycle/Pedestrian Connections. Where required by CPMC 17.75, or applicable overlays, pedestrian/bicycle accessways shall be platted and improved per the Public Works Standards.

~~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. (Ord. 1997 §2(part), 2014; Ord. 1650(part), 1990).~~

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. ~~1.~~ Structures Located within a City Utility Easement.

a. ~~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. ~~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. ~~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. ~~ii.~~ Any replacement or relocation of the fencing or wall structures shall be at the sole cost of the property owner or occupant.
- iii. ~~iii.~~ Owners and occupants of property shall not be entitled to compensation for damages related to removal of the fencing or wall structures.

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

a. ~~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. ~~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. ~~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.

A.B. ~~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.

~~B.C.~~ 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. (Ord. 1997 §2(part), 2014; Ord. 1764 §5, 1997; Ord. 1650(part), 1990).

16.24.040 Lots--~~Uses.~~General

~~A.~~ 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 ~~No lot may be created that would cause or perpetuate a~~ nonconforming ~~uses~~situation under CPMC 17.56, Nonconforming Situations.

~~A.B.~~ B. No ~~All~~ lots shall ~~be created unless it is in compliance~~comply with the ~~with all applicable provisions of this code in~~ Title 16 (Land Divisions) and Title 17 (Zoning), including but not limited to dimensional, density and use standards (including overlays). (Ord. 1997 §2(part), 2014; Ord. 1684 §12, 1993).

16.24.050 Lots--Size and ~~determination.~~ Configuration

A. Zoning Controls. Minimum/maximum lot size, width, depth and frontage requirements are established in Title 17. All lots ~~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.

~~B.~~ A. Septic Exceptions. 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.

C. 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. (Ord. 1997 §2(part), 2014; Ord. 1764 §7, 1997; Ord. 1650(part), 1990).

D. Side Lot 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. (Ord. 1997 §2(part), 2014; Ord. 1650(part), 1990).

B.E.

~~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. (Ord. 1997 §2(part), 2014; Ord. 1764 §6, 1997; Ord. 1650(part), 1990).~~

~~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. (Ord. 1997 §2(part), 2014; Ord. 1764 §7, 1997; Ord. 1650(part), 1990).~~

~~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. (Ord. 1997 §2(part), 2014; Ord. 1650(part), 1990).~~

~~16.24.080-060~~ Large lot subdivision.

~~In subdividing tracts into large lots which at some future time~~Where large lots are likely to further divide, plats shall accommodate future street and utility layouts without creating nonconformities. The City may require a partial development plan in accordance with CPMC 16.10.040(D) (4)(e). Reserve acreage may be used to phase future development in accordance with CPMC 16.26~~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. (Ord. 1997 §2(part), 2014; Ord. 1650(part), 1990).~~

CPMC 16.26 (NEW)**RESERVE ACREAGE**

- 16.26.010 Purpose
- 16.26.020 Applicability
- 16.26.030 Standards and Criteria

16.26.010 Purpose

The purpose of reserve acreage is to provide flexibility for dividing land into large interim parcels that can be developed in phases or at a later time. Within the city limits, reserve acreage enables developers to phase projects, allowing reserve tracts to be developed when demand, financing, or infrastructure timing makes sense. At the urban edge, reserve acreage gives property owners the ability to create large, manageable parcels at the time of annexation while preserving the land for future development in a manner consistent with the Comprehensive Plan, zoning requirements, and public facility planning.

16.26.020 Applicability**A. Inside City Limits.**

1. Within an approved subdivision or partition, reserve acreage tracts may be created for the purpose of phased development.
2. The size of reserve acreage tracts shall be consistent with the approved tentative plan and may be less than ten (10) acres, as necessary to accommodate phased development.

B. Urban Growth Boundary at Time of Annexation (EA Overlay/Holding Zones).

1. For properties annexed and zoned R-00 or E-00 Holding Zone within the Exclusive Agriculture (EA) Overlay, reserve acreage may be used to divide land into large interim parcels.
2. Each reserve acreage parcel shall be at least ten (10) acres in size.

16.26.030 Standards and Criteria

All land divisions that establish reserve acreage tracts shall meet the following standards and criteria:

- A. Labeling. All reserve acreage tracts shall be clearly labeled "Reserve Acreage" on tentative plans and final plats.

B. Conceptual Master Plan. A conceptual master plan shall be required for all land division applications that include reserve acreage. The master plan shall show:

1. Rights-of-way for higher-order streets consistent with the Transportation System Plan;
2. Rights-of-way for local streets needed to meet block length and connectivity standards; and,
3. Proposed land uses consistent with the Comprehensive Plan.
4. Street alignments shall be designed to provide logical extensions to adjacent properties and through reserve acreage tracts. Where a public street is shown along the border of a reserve acreage tract, the conceptual master plan shall show the street continuing through the tract to ensure future connectivity. At a minimum, streets shall be planned to provide one-half the ultimate street section plus ten (10) feet consistent with the Public Works Standards.

C. Access.

1. Each reserve acreage parcel shall have at least sixty (60) feet of frontage on a public street; or,
2. Street alignments shall be conceptually designed to provide logical extensions to adjacent properties and through reserve acreage tracts. Where a public street is shown along the border of a reserve acreage tract, the conceptual master plan shall illustrate the continuation of the street through the tract to ensure future connectivity. At a minimum, the conceptual master plan shall demonstrate that future streets can be designed to accommodate one-half of the ultimate street section plus ten (10) feet, consistent with the City's Public Works Standard.

D. Restrictions on Development.

1. No new buildings or individual utility service connections shall be permitted on reserve acreage parcels that were vacant at the time the parcel was created.
2. A deed restriction, in a form approved by the City, shall be recorded for each reserve acreage parcel prior to final plat approval. The restriction shall prohibit development, except as allowed under subsection E below.

E. Future Development. Development of reserve acreage parcels, including any vertical construction and installation of individual utility service connections, may only occur after:

1. The property has been rezoned to an urban intensity zoning district consistent with the Comprehensive Plan; and,

A final plat or other required land use approval has been obtained demonstrating consistency with the applicable density and development standards of the approved zoning district.

Chapter 17.12

ZONING DISTRICTS

Sections:

- 17.12.010 Purpose.
- 17.12.020 Zoning district classification.
- 17.12.030 Zoning district boundary determination.

Prior legislation: Ords. 1436, 1615, 1684, 1888, 1969 and 2100.

17.12.010 Purpose.

The purpose of this chapter is to establish zoning district for every unit of land (i.e., parcel, lot, tract, right-of-way) within the city of Central Point consistent with the comprehensive plan. Units of land may also be designated within one or more overlay zones. It is also the purpose of this chapter to specify how zoning district boundaries are determined. The use of land shall be limited to uses allowed by applicable zone(s). (Ord. 2120 §10, 2024).

17.12.020 Zoning district classification.

For the purposes of this title, the following zones are established by the city:

Abbreviation	District	Chapter Reference
R-L	Residential low-density	17.16
R-1	Residential single-family	17.20
R-2	Residential two-family	17.24
R-3	Residential multiple-family	17.28
C-N	Neighborhood convenience shopping	17.32
C-4	Tourist and office-professional	17.44
C-5	Thoroughfare commercial	17.46
M-1	Industrial	17.48
M-2	Industrial general	17.52
B.C.G.	Bear Creek Greenway	17.54
OS	Parks and Open Space	17.30
TOD	Transit oriented development overlay	17.65, 17.66, 17.67
LMR	Low mix residential	17.65
MMR	Medium mix residential	17.65
HMR	High mix residential	17.65
EC	Employment commercial	17.65
GC	General commercial	17.65

Abbreviation	District	Chapter Reference
C	Civic	17.65
OS	Open space	17.65
<u>ENVRO</u>	<u>Environmental Overlay</u>	<u>17.66</u>
<u>APO</u>	<u>Airport Overlay</u>	<u>17.67</u>
<u>EA</u>	<u>Exclusive Agriculture Overlay</u>	<u>17.68</u>
<u>R-00</u>	<u>Residential Holding Zone</u>	<u>17.68</u>
<u>E-00</u>	<u>Employment Holding Zone</u>	<u>17.68</u>
<u>CFA</u>	<u>Climate Friendly Area Overlay</u>	<u>17.69</u>

(Ord. 2120 §10, 2024).

17.12.030 Zoning district boundary determination.

This section sets forth criteria to be used in determining the location of any zoning district boundary as shown on the zoning map. Zoning district boundaries, as shown on the city of Central Point zoning map, shall be construed to follow:

- A. City limit lines.
 - B. Platted lot lines or other property lines as shown on the Jackson County assessor's plat maps.
 - C. The centerline of street, railroad or irrigation district rights-of-way.
 - D. The centerline of streams or other water courses as measured at mean low water, and, in the event of a natural change in location of the centerline of such water course, the zoning district boundary shall be construed as moving with the channel centerline.
- (Ord. 2120 §10, 2024).

Chapter 17.65 TOD Overlay

17.65.010	Purpose
17.65.020	Area of Application
17.65.025	Special Conditions
17.65.030	Conflict with Other Regulations
17.65.040	Land Use
17.65.050	Zoning Regulations
17.65.060	Circulation and Access Standards
17.65.070	Site Design Standards
17.65.080	Public Parks and Open Space Design Standards
17.65.090	Building Design Standards
17.65.100	Applications and Review Procedures

17.65.010 Purpose.

The purpose of the Central Point transit oriented development (TOD) overlay is to promote efficient and sustainable land development and the increased use of transit as required by the Oregon Transportation Planning Rule. (Ord. 2125 §3 (Exh. C), 2025; Ord. 2100 § 10 (Exh. B), 2023; Ord. 1971 §4 (Exh. C) (part), 2013; Ord. 1815 §1(part), Exh. B(part), 2000).

17.65.020 Area of application.

These regulations apply to the Central Point TOD overlay as shown on the official city comprehensive plan and zoning maps. A development application within the TOD overlay shall comply with the requirements of this chapter. (Ord. 2125 §3 (Exh. C), 2025; Ord. 2100 § 10 (Exh. B), 2023; Ord. 1971 §4 (Exh. C) (part), 2013; Ord. 1815 §1(part), Exh. B(part), 2000).

17.65.025 Special conditions.

On occasion it may be necessary to impose interim development restrictions on certain TOD overlay areas. Special conditions will be identified in this section for each TOD overlay.

A. Eastside Transit Oriented Development Overlay (ETOD) Agricultural Mitigation. All development shall acknowledge the presence of active farm uses within the ETOD area by recording a right-to-farm disclosure statement as a condition of final plat, transfer of property, or site plan and architectural review approval. The ETOD agricultural mitigation shall be removed at such time as the urban growth boundary is incorporated and completely builds out.

B. Eastside Transit Oriented Development Overlay (ETOD) Shallow Wells. Prior to development within the ETOD, a water table analysis shall be conducted to determine the local water table depth. Any development impacting the water table will require

further analysis to determine the effect on neighboring wells and the development shall be expected to mitigate that impact.

The ETOD agricultural and shallow wells mitigation shall be removed at such time as the urban growth boundary is incorporated and parcels within the ETOD are built to urban standards and connected to city water. (Ord. 2125 §3 (Exh. C), 2025; Ord. 2100 § 10 (Exh. B), 2023; Ord. 1971 §4 (Exh. C) (part), 2013).

17.65.030 Conflict with other regulations.

When there is a conflict between the provisions of this chapter and other requirements of this title, the provisions of this chapter shall govern. (Ord. 2125 §3 (Exh. C), 2025; Ord. 2100 § 10 (Exh. B), 2023; Ord. 1971 §4 (Exh. C) (part), 2013; Ord. 1815 §1(part), Exh. B(part), 2000).

17.65.040 Land use.

Four special zone district categories are applied in the Central Point TOD overlay. The characteristics of these zoning districts are summarized in subsections A through D of this section, with specific uses further defined in Section 17.65.050, Table 1.

A. Residential (TOD).

1. LMR--Low Mix Residential. This is the lowest density residential zone in the district. Single-family detached residences are intended to be the primary housing type; however, duplexes, attached single-family and lower density multifamily housing types are also allowed and encouraged.
2. MMR--Medium Mix Residential. This medium density residential zone focuses on higher density forms of residential living. The range of housing types includes higher density attached single-family dwellings, duplexes, and a variety of multifamily residences. Low impact commercial activities may also be allowed.
3. HMR--High Mix Residential/Commercial. This is the highest density residential zone intended to be near the center of the TOD district. High density forms of multifamily housing, such as multiplexes or apartments, are encouraged along with complementary ground floor commercial uses. Low impact commercial activities may also be allowed. Low density residential types, including large and standard lot single-family detached housing, are not permitted.

B. Employment (TOD).

1. EC--Employment Commercial. Retail, service, and office uses are primarily intended for this district. Activities which are oriented and complementary to pedestrian travel and transit are encouraged. Development is expected to support pedestrian access and transit use. Automobile-oriented activities are generally not included in the list of permitted uses. Residential uses above ground floor commercial uses are also consistent with the purpose of this zone.
2. GC--General Commercial. Commercial and industrial uses are primarily intended for this district. Activities which are oriented and complementary to pedestrian travel

and transit are encouraged. Residential uses above ground floor commercial uses are also consistent with the purpose of this zone.

C. C--Civic (TOD). Civic uses such as government offices, schools, and community centers are the primary uses intended in this district. These uses can play an important role in the vitality of the TOD district.

D. OS--Open Space (TOD). Because the density of development will generally be higher than other areas in the region, providing open space and recreation opportunities for the residents and employees in the TOD district becomes very important. This zone is intended to provide a variety of outdoor and recreation amenities. (Ord. 2125 §3 (Exh. C), 2025; Ord. 2100 § 10 (Exh. B), 2023; Ord. 1971 §4 (Exh. C) (part), 2013; Ord. 1867 §4(part), 2006; Ord. 1815 §1(part), Exh. B(part), 2000).

17.65.050 Zoning regulations.

- A. Permitted Uses. Permitted uses in Table 1 are shown with a "P." These uses are allowed if they comply with the applicable provisions of this title. They are subject to the same application and review process as other permitted uses identified in this title.
- B. Limited Uses. Limited uses in Table 1 are shown with an "L." These uses are allowed if they comply with the specific limitations described in this chapter and the applicable provisions of this title. They are subject to the same application and review process as other permitted uses identified in this title.
- C. Conditional Uses. Conditional uses in Table 1 are shown with a "C." These uses are allowed if they comply with the applicable provisions of this title. They are subject to the same application and review process as other conditional uses identified in this title.
- D. Density. The allowable residential density and employment building floor area are specified in Table 2.
- E. Dimensional Standards. The dimensional standards for lot size, lot dimensions, building setbacks, and building height are specified in Table 2.
- F. Development Standards.
 - 1. Housing Mix. The required housing mix for the TOD district is shown in Table 2.
 - 2. Accessory Units. Accessory units are allowed as indicated in Table 1. Accessory units shall meet the following standards:
 - a. A maximum of one accessory unit is permitted per single-family unit;

- b. An accessory unit shall have a maximum floor area of eight hundred square feet;
- c. The applicable zoning standards in Table 2 shall be satisfied.

3. Parking Standards. The off-street parking and loading requirements in Chapter 17.64 shall apply to the TOD overlay.

Table 1 TOD District Land Uses							
Use Categories	Zoning Districts						
	LMR	MMR	HMR	EC	GC	C	OS
<u>Residential</u>							
Dwelling, Single-Family							
Large and standard lot	P	L5	N	N	N	N	N
Zero lot line, detached	P	P	N	N	N	N	N
Attached row houses	P	P	P	C	N	N	N
Dwelling, Duplex	P	P	P	L1	L1	N	N
Dwelling, Multifamily							
Multiplex, apartment	P	P	P	L1	L1	N	N
Senior housing	L6	P	P	L1	L1	N	N
Accessory Units	P1	P1	P1	C	N	N	N
Boarding/Rooming House	N	C	C	N	N	N	N
Care Facility							
Family child care home	P	P	P	P	P	N	N
Child care center	N	N	N	P	P	P	N
Adult day care	C	C	C	N	N	N	N
Home Occupation	P	P	P	P	N	N	N
Residential Facility	P	P	P	N	N	N	N

Table 1 TOD District Land Uses							
Use Categories	Zoning Districts						
	LMR	MMR	HMR	EC	GC	C	OS
Residential Home	P	P	P	N	N	N	N
<u>Commercial</u>							
Entertainment	N	N	C	P, L7	P, L8, L9	N	N
Professional Office	C	L3	L3, L4	P	P	P	N
Retail Sales and Service							
Sales-oriented	C	L3	L3	P	P	N	N
Personal service-oriented	C	L3	L3, L4	P	P	N	N
Repair-oriented	N	N	N	P	P	N	N
Drive-through facilities	N	N	N	P	P	N	N
Quick vehicle service	N	N	N	P	P	N	N
Vehicle sales, rental and repair	N	N	N	P	P	N	N
Tourist Accommodations							
Motel/hotel	N	N	C	P	P	N	N
Bed and breakfast inn	C	C	P	P	P	N	N
<u>Industrial</u>							
Manufacturing	N	N	N	N	P	N	N
Industrial Service							
Light	N	N	N	N	P	N	N
Heavy	N	N	N	N	C	N	N
Wholesale Sales	N	N	N	N	P	N	N
<u>Civic</u>							
Community Services	C	C	C	N	N	P	C

Table 1 TOD District Land Uses							
Use Categories	Zoning Districts						
	LMR	MMR	HMR	EC	GC	C	OS
Hospital	C	C	C	C	N	C	N
Public facilities	C	C	C	C	C	C	N
Religious assembly	C	C	C	C	N	P	N
Schools	C	C	C	N	N	P	L2
Utilities	C	C	C	C	C	C	C
<u>Open Space</u>							
Parks and Open Space	P	P	P	P	P	P	P

N--Not permitted.

P--Permitted use.

P1--Permitted use, one unit per lot.

C--Conditional use.

L1--Only permitted as residential units above ground floor commercial uses. Affordable housing is permitted according to ORS 197A.445(1).

L2--School athletic and play fields only. School building and parking lots are not permitted.

L3--Permitted in existing commercial buildings or new construction with ground floor businesses with multifamily dwellings above ground floor. Maximum floor area for commercial use not to exceed ten thousand square feet per tenant.

L4--Second story offices may be permitted in areas adjacent to EC zones as a conditional use.

L5--Only permitted as a transition between lower density zones and/or when adjacent to an environmentally sensitive area.

L6--Permitted only when part of an existing or proposed senior housing project on abutting property under the same ownership within the MMR or HMR district.

L7--Mobile food vendors, pods and mobile food courts are prohibited as provided in Chapter 5.44, Mobile Food Businesses.

L8--Mobile food vendors and pods are subject to the application requirements and provisions in Chapter 5.44, Mobile Food Businesses.

L9--Mobile food courts may be permitted in the GC zone as a conditional use in accordance with Chapter 5.44, Mobile Food Businesses and per Chapter 17.76, Conditional Use Permits.

Table 2 TOD District Zoning Standards							
Standard	Zoning Districts						
	LMR	MMR	HMR	EC	GC	C	OS
Density--Units Per Net Acre (f)							
Maximum	12	32	NA	NA	NA	NA	NA
Minimum	6	15	25	NA	NA	NA	NA
Dimensional Standards							
Minimum Lot or Land Area/Unit							
Large single-family	5,000 SF	NA	NA	NA	NA	NA	NA
Standard single-family	3,000 SF	NA	NA	NA	NA	NA	NA
Zero lot line detached	2,700 SF	2,700 SF	NA	NA	NA	NA	NA
Attached row houses	2,000 SF	1,500 SF	1,200 SF	NA	NA	NA	NA
Duplexes	3,000 SF (l)	2,700 SF (l)	1,200 SF	NA	NA	NA	NA
Multifamily	NA	NA	NA	NA	NA	NA	NA
Average Minimum Lot or Land Area/Unit							
Large single-family	7,500 SF	NA	NA	NA	NA	NA	NA
Standard single-family	4,500 SF	NA	NA	NA	NA	NA	NA
Zero lot line detached	3,000 SF	3,000 SF	NA	NA	NA	NA	NA
Attached row houses	2,500 SF	2,000 SF	1,500 SF	NA	NA	NA	NA
Duplexes	4,500 SF (l)	2,700 SF (l)	1,500 SF	NA	NA	NA	NA
Multifamily	NA	NA	NA	NA	NA	NA	NA
Minimum Lot Width							
Large single-family	50'	NA	NA	NA	NA	NA	NA
Standard single-family	50'	NA	NA	NA	NA	NA	NA
Zero lot line detached	30'	30'	NA	NA	NA	NA	NA

Table 2 TOD District Zoning Standards							
Standard	Zoning Districts						
	LMR	MMR	HMR	EC	GC	C	OS
Attached row houses	24'	22'	18'	NA	NA	NA	NA
Duplexes	50'	30'	18'	NA	NA	NA	NA
Multifamily	NA	NA	NA	NA	NA	NA	NA
Minimum Lot Depth	50'	50'	50'	NA	NA	NA	NA
Building Setbacks (k)							
Front (min./max.)	10'/15'	10'/15'	0'/15'	0'	0'/15'(m)	0'/5'	15'
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)	0' 15' (b)	0' 20' (b)	5'
Corner (min./max.)	10'/NA	10'/NA	0'/10'	5'/10'	15'/30'	5'/10'	15'/NA
Rear	10'	10'	10'	0' 10' (b)	15' (b) 0'	0' 20' (b)	5'
Garage Entrance	(d)	(d)	(d)	(e)	(e)	(e)	NA
Maximum Building Height	35'	45'	60'	60'	60'	45'	35'
Maximum Lot Coverage (g)	80%	80%	85%	100%	100%	85%	25%
Minimum Landscaped Area (i)	20% of site area	20% of site area	15% of site area (j)	0% of site area (h)	15% of site area	15% of site area	NA
Housing Mix							
Required housing types as listed under Residential in Table 1.	< 16 units in development: 1 housing type. 16--40 units in development: 2 housing types. > 40 units in development: 3 or more housing types (plus approved master plan)			NA	NA	NA	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 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.
 - (k) Where a building setback abuts a public utility easement (PUE), the building setback shall be measured from the furthest protrusion or overhang for the structure to avoid utility conflicts.
 - (l) For the purposes of calculating maximum density, a duplex shall be counted as a single dwelling unit. A duplex shall be counted as two dwelling units for purposes of calculating minimum density.
 - (m) : In developments approved under a Master Plan pursuant to CPMC 17.65100, anchor retail buildings greater than 80,000 square feet may be located beyond the maximum front setback, provided:
 - (1) The building is oriented to and fronts on an internal accessway designed with pedestrian amenities and streetscape features equivalent to a public street;
 - (2) The overall Master Plan includes outlot or liner buildings that meet the minimum/maximum setback standards along at least 50 percent of the public street frontage; and
 - (3) Parking areas are not located between buildings and street frontages except where outlot buildings provide the primary street edge.
- (Ord. 2125 §3 (Exh. C), 2025; Ord. 2100 § 10 (Exh. B), 2023; Ord. 2089 §2, 2022; Ord. 2064 §5, 2020; Ord. 2047 §1, 2018; Ord. 2034 §§10, 11, 2017; 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).

17.65.060 Circulation and Access Standards

A. Public Street Standards.

1. Except for specific transportation facilities identified in a TOD overlay master plan, the street dimensional standards set forth in the City of Central Point Department of Public Works Standard Specifications and Uniform Standard Details for Public Works Construction, Section 300, Street Construction shall apply for all development located within the TOD overlay which is approved according to the provisions in Section [17.65.020](#) and Chapter [17.66](#).
2. Block perimeters shall not exceed two thousand feet measured along the public street right-of-way.
3. Block lengths for public streets shall not exceed six hundred feet between through streets, measured along street right-of-way.
4. Public alleys or major off-street bike/pedestrian pathways, designed as provided in this chapter, may be used to meet the block length or perimeter standards of this section.
5. The standards for block perimeters and lengths shall be modified to the minimum extent necessary based on findings that strict compliance with the

- standards is not reasonably practicable or appropriate due to:
- a. Topographic constraints;
 - b. Existing development patterns on abutting property which preclude the logical connection of streets or accessways;
 - c. Railroads;
 - d. Traffic safety concerns;
 - e. Functional and operational needs to create a large building; or
 - f. Protection of significant natural resources.
6. All utility lines shall be underground but utility vault access lids may be located in the sidewalk area.
7. Connections shall be provided between new streets in a TOD overlay and existing local and minor collector streets.
8. Pedestrian/Bike Accessways Within Public Street Right-of-Way.
- a. Except for specific accessway facilities identified in a TOD overlay master plan, the following accessway dimensional standards set forth in the City of Central Point Department of Public Works Standard Specifications and Uniform Standard Details for Public Works Construction, Section 300, Street Construction shall apply for any development located within the TOD overlay which is approved according to the provisions in Section [17.65.020](#) and Chapter [17.66](#).
 - b. In transit station areas, one or more pedestrian-scaled amenities shall be required with every one hundred square feet of the sidewalk area, including but not limited to:
 - i. Street furniture;
 - ii. Plantings;
 - iii. Distinctive paving;
 - iv. Drinking fountains; and

- v. Sculpture.
 - c. Sidewalks adjacent to undeveloped parcels may be temporary.
 - d. Public street, driveway, loading area, and surface parking lot crossings shall be clearly marked with textured accent paving or painted stripes.
 - e. The different zones of a sidewalk should be articulated using special paving or concrete scoring.
9. 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.
- B. Parking Lot Driveways.

1. Parking lot driveways that link public streets and/or private streets with parking stalls shall be designed as private streets, unless one of the following is met:
 - a. The parking lot driveway is less than one hundred feet long;
 - b. The parking lot driveway serves one or two residential units; or
 - c. The parking lot driveway provides direct access to angled parking stalls.
 2. The number and width of driveways and curb cuts should be minimized and consolidated when possible.
 3. Where possible, parking lots for new development shall be designed to provide vehicular and pedestrian connections to adjacent sites.
 4. Large driveways should use distinctive paving patterns.
- C. On-Site Pedestrian and Bicycle Circulation. Attractive access routes for pedestrian travel should be provided by:
1. Reducing distances between destinations or activity areas such as public sidewalks and building entrances. Where appropriate, develop pedestrian routes through sites and buildings to supplement the public right-of-way;
 2. Providing an attractive, convenient pedestrian accessway to building entrances;
 3. Bridging across barriers and obstacles such as fragmented pathway systems, wide streets, heavy vehicular traffic, and changes in level by connecting pedestrian pathways with clearly marked crossings and inviting sidewalk design;
 4. Integrating signage and lighting system which offers interest and safety for pedestrians;
 5. Connecting parking areas and destinations with pedestrian paths identified through use of distinctive paving materials, pavement stripings, grade separations, or landscaping. (Ord. 2100 § 14, 2023; Ord. 2034 §12, 2017; Ord. 1971 §4 (Exh. C) (part), 2013; Ord. 1815 §1(part), Exh. C(part), 2000).

17.65.070 Site Design Standards

The following standards and criteria shall be addressed in the master plan, land division, and/or site plan review process:

A. Adjacent Off-Site Structures and Uses.

1. All off-site structures, including septic systems, drain fields, and domestic wells (within one hundred feet) shall be identified and addressed in the master plan, land division, or site plan process in a manner that preserves and enhances the livability and future development needs of off-site structures and uses consistent with the purpose of the TOD overlay and as necessary to improve the overall relationship of a development or an individual building to the surrounding context.
2. Specific infrastructure facilities identified on site in the master plan, land division, and/or site plan shall comply with the underground utility standards set forth in the City of Central Point Department of Public Works Standard Specifications and Uniform Standard Details for Public Works Construction, Section 400, Storm Water Sewer System and, more specifically, Section 420.10.02, Ground Water Control Plan, in order to safeguard the water resources of adjacent uses.

B. Natural Features.

1. Buildings should be sited to preserve significant trees.
2. Buildings should be sited to avoid or lessen the impact of development on environmentally critical areas such as steep slopes, wetlands, and stream corridors.
3. Whenever possible, wetlands, groves, and natural areas should be maintained as public preserves and as open space opportunities in neighborhoods.

C. Topography.

1. Buildings and other site improvements should reflect, rather than obscure, natural topography.
2. Buildings and parking lots should be designed to fit into hillsides, for instance, reducing the need for grading and filling.
3. Where neighboring buildings have responded to similar topographic conditions on their sites in a consistent and positive way, similar treatment

for the new structure should be considered.

D. Solar Orientation.

1. The building design, massing and orientation should enhance solar exposure for the project, taking advantage of the climate of Central Point for sun-tempered design.
2. Where possible, the main elevation should be facing within twenty-five degrees of due south.
3. In residential developments, the location of rooms should be considered in view of solar exposure, e.g., primary living spaces should be oriented south, but a west facing kitchen should be avoided as it may result in summer overheating.
4. Outdoor spaces should be strategically sited for solar access and the cooling summer winds.
5. Shadow impacts, particularly in winter, on adjacent buildings and outdoor spaces should be avoided.

E. Existing Buildings on the Site.

1. Where a new building shares the site with an admirable existing building or is a major addition to such a building, the design of the new building should be compatible with the original.
2. New buildings proposed for existing neighborhoods with a well-defined and desirable character should be compatible with or complement the architectural character and siting pattern of neighboring buildings.

F. New Prominent Structures. Key public or civic buildings, such as community centers, churches, schools, libraries, post offices, and museums, should be placed in prominent locations, such as fronting on public squares or where pedestrian street vistas terminate, in order to serve as landmarks and to symbolically reinforce their importance.

G. Views. The massing of individual buildings should be adjusted to preserve important views while benefiting new and existing occupants and surrounding neighborhoods.

H. Adjoining Uses and Adjacent Services.

1. When more intensive uses, such as neighborhood commercial or multifamily dwellings, are within or adjacent to existing single-family neighborhoods, care should be taken to minimize the impact of noise, lighting, and traffic on adjacent dwellings.
2. Activity or equipment areas should be strategically located to avoid disturbing adjacent residents.
3. All on-site service areas, loading zones and outdoor storage areas, waste storage, disposal facilities, transformer and utility vaults, and similar activities shall be located in an area not visible from a street or urban space.
4. Screening shall be provided for activities, areas and equipment that will create noise, such as loading and vehicle areas, air conditioning units, heat pumps, exhaust fans, and garbage compactors, to avoid disturbing adjacent residents.
5. Group mailboxes are limited to the number of houses on any given block of development. Only those boxes serving the units may be located on the block. Multiple units of mailboxes may be combined within a centrally located building of four walls that meets the design guidelines for materials, entrance, roof form, windows, etc. The structure must have lighting both inside and out.

I. Transitions in Density.

1. Higher density, attached dwelling developments shall minimize impact on adjacent existing lower density, single-family dwelling neighborhoods by adjusting height, massing and materials and/or by providing adequate buffer strips with vegetative screens.
2. Adequate buffer strips with vegetative screens shall be placed to mitigate the impact of higher density development on adjacent lower density development.
3. New residential buildings within fifty feet of existing low density residential development shall be no higher than thirty-five feet and shall be limited to single-family detached or attached units, duplexes, triplexes or fourplexes.

4. New commercial buildings within fifty feet of existing low density residential development shall be no higher than forty-five feet.
5. Dwelling types in a TOD overlay shall be mixed to encourage interaction among people of varying backgrounds and income levels.
6. Zoning changes should occur mid-block, not at the street centerline, to ensure that compatible building types face along streets and within neighborhoods. When dissimilar building types face each other across the street because the zoning change is at the street centerline or more infill housing is desired (for instance, duplexes across the street from single dwellings), design shall ensure similarity in massing, setback, and character.
7. Density should be increased incrementally, to buffer existing neighborhoods from incompatible building types or densities. Sequence density, generally, as follows: large lot single dwelling, small lot single dwelling, duplex, townhomes, courtyard multifamily apartments, large multifamily apartments, and mixed use buildings.

J. Parking.

1. Parking Lot Location.

- a. Off-street surface parking lots shall be located to the side or rear of buildings. Parking at midblock or behind buildings is preferred.
- b. Off-street surface parking lots shall not be located between a front facade of a building and a public street.
- c. If a building adjoins streets or accessways on two or more sides, off-street parking shall be allowed between the building and the pedestrian route in the following order of priority:
 - 1st. Accessways;
 - 2nd. Streets that are nontransit streets;
 - 3rd. Streets that are transit streets.
- d. Parking lots and garages should not be located within twenty feet of a street corner.

2. Design.

- a. All perimeter and interior landscaped areas must have protective curbs along the edges. Trees must have adequate protection from car doors and bumpers.
- b. A portion of the standard parking space may be landscaped instead of paved. The landscaped area may be up to two feet in front of the space as measured from a line parallel to the direction of the bumper of a vehicle using the space. Landscaping must be ground cover plants. The landscaping does not apply towards any perimeter or interior parking lot landscaping requirements, but does count towards any overall site landscaping requirement.
- c. In order to control dust and mud, all vehicle areas must be paved.
- d. All parking areas must be striped in conformance with the city of Central Point parking dimension standards.
- e. Thoughtful siting of parking and vehicle access should be used to minimize the impact of automobiles on the pedestrian environment, adjacent properties, and pedestrian safety.
- f. Large parking lots should be divided into smaller areas, using, for example, landscaping or special parking patterns.
- g. Parking should be located in lower or upper building levels or in less visible portions of site.

3. Additional Standards for LMR, MMR, and HMR Zones.

- a. When parking must be located to the side of buildings, parking frontage should be limited to approximately fifty percent of total site frontage.
- b. Where possible, alleys should be used to bring the vehicle access to the back of the site.

4. For parking structures, see Section [17.67.070\(H\)](#).**K. Landscaping.**

1. Perimeter Screening and Planting.

- a. Landscaped buffers should be used to achieve sufficient screening while still preserving views to allow areas to be watched and guarded by neighbors.
- b. Landscaping should be used to screen and buffer unsightly uses and to separate such incompatible uses as parking areas and waste storage and pickup areas.

2. Parking Lot Landscaping and Screening.

- a. Parking areas shall be screened with landscaping, fences, walls or a combination thereof.
 - i. Trees shall be planted on the parking area perimeter and shall be spaced at thirty feet on center.
 - ii. Live shrubs and ground cover plants shall be planted in the landscaped area.
 - iii. Each tree shall be located in a four-foot by four-foot minimum planting area.
 - iv. Shrub and ground cover beds shall be three feet wide minimum.
 - v. Trees and shrubs must be fully protected from potential damage by vehicles.
- b. Surface parking areas shall provide perimeter parking lot landscaping adjacent to a street that meets one of the following standards:
 - i. A five-foot-wide planting strip between the right-of-way and the parking area. The planting strip may be interrupted by pedestrian-accessible and vehicular accessways. Planting strips shall be planted with an evergreen hedge. Hedges shall be no less than thirty-six inches and no more than forty-eight inches in height at maturity. Hedges and other landscaping shall be planted and maintained to afford adequate sight distance for vehicles entering and exiting the

parking lot;

- ii. A solid decorative wall or fence a minimum of thirty-six inches and a maximum of forty-eight inches in height parallel to and not closer than two feet from the edge of right-of-way. The area between the wall or fence and the pedestrian accessway shall be landscaped. The required wall or screening shall be designed to allow for access to the site and sidewalk by pedestrians and shall be constructed and maintained to afford adequate sight distance as described above for vehicles entering and exiting the parking lot;
 - iii. A transparent screen or grille forty-eight inches in height parallel to the edge of right-of-way. A two-foot minimum planting strip shall be located either inside the screen or between the screen and the edge of right-of-way. The planting strip shall be planted with a hedge or other landscaping. Hedges shall be a minimum thirty-six inches and a maximum of forty inches in height at maturity.
- c. Gaps in a building's frontage on a pedestrian street that are adjacent to off-street parking areas and which exceed sixty-five feet in length shall be reduced to no more than sixty-five feet in length through use of a minimum eight-foot-high screen wall. The screen wall shall be solid, grille, mesh or lattice that obscures at least thirty percent of the interior view (e.g., at least thirty percent solid material to seventy percent transparency).
- d. Parking Area Interior Landscaping.
- i. Amount of Landscaping. All surface parking areas with more than ten spaces must provide interior landscaping complying with one or both of the standards stated below.
 - (A) Standard 1. Interior landscaping must be provided at the rate of twenty square feet per stall. At least one tree must be planted for every two hundred square feet of landscaped area. Ground cover plants must completely cover the remainder of the landscaped area.
 - (B) Standard 2. One tree must be provided for every four parking spaces. If surrounded by cement, the tree planting area must have a minimum dimension of four feet. If surrounded by asphalt, the tree planting area must have a

minimum dimension of three feet.

ii. Development Standards for Parking Area Interior Landscaping.

(A) All landscaping must comply with applicable standards. Trees and shrubs must be fully protected from potential damage by vehicles.

(B) Interior parking area landscaping must be dispersed throughout the parking area. Some trees may be grouped, but the groups must be dispersed.

(C) Perimeter landscaping may not substitute for interior landscaping. However, interior landscaping may join perimeter landscaping as long as it extends four feet or more into the parking area from the perimeter landscape line.

(D) Parking areas that are thirty feet or less in width may locate their interior landscaping around the edges of the parking area. Interior landscaping placed along an edge is in addition to any required perimeter landscaping.

3. Landscaping Near Buildings. Landscaping shall serve as a screen or buffer to soften the appearance of structures or uses such as parking lots or large blank walls, or to increase the attractiveness of common open spaces.

4. Service Areas. Service areas, loading zones, waste disposal or storage areas must be fully screened from public view.

a. Prohibited screening includes chainlink fencing with or without slats.

b. Acceptable screening includes:

i. A six-foot masonry enclosure, decorative metal fence enclosure, a wood enclosure, or other approved materials complementary to adjacent buildings; or

ii. A six-foot solid hedge or other plant material screening as approved.

5. Street Trees. Street trees shall be required along both sides of all public streets with a spacing of twenty feet to forty feet on center depending on

the mature width of the tree crown, and planted a minimum of two feet from the back of curb. Trees in the right-of-way or sidewalk easements shall be approved according to size, quality, and tree well design, if applicable, and irrigation shall be required. Tree species shall be chosen from the city of Central Point approved street tree list.

L. Lighting.

1. Minimum Lighting Levels. Minimum lighting levels shall be provided for public safety in all urban spaces open to public circulation.
 - a. A minimum average light level of one and two-tenths footcandles is required for urban spaces and sidewalks.
 - b. Metal-halide or lamps with similar color, temperature and efficiency ratings shall be used for general lighting at building exteriors, parking areas, and urban spaces. Sodium-based lamp elements are not allowed.
 - c. Maximum lighting levels should not exceed six footcandles at intersections or one and one-half footcandles in parking areas.
2. Fixture Design in Public Rights-of-Way.
 - a. Pedestrian-scale street lighting shall be provided including all pedestrian streets along arterials, major collectors, minor collectors and local streets.
 - b. Pedestrian street lights shall be no taller than twenty feet along arterials and collectors, and sixteen feet along local streets.
3. On-Site Lighting. Lighting shall be incorporated into the design of a project so that it reinforces the pedestrian environment, provides continuity to an area, and enhances the drama and presence of architectural features. Street lighting should be provided along sidewalks and in medians. Selected street light standards should be appropriately scaled to the pedestrian environment. Adequate illumination should be provided for building entries, corners of buildings, courtyards, plazas and walkways.
 - a. Accessways through surface parking lots shall be well lighted with fixtures no taller than twenty feet.

- b. Locate and design exterior lighting of buildings, signs, walkways, parking lots, and other areas to avoid casting light on nearby properties.
- c. Fixture height and lighting levels shall be commensurate with their intended use and function and shall assure compatibility with neighboring land uses. Baffles shall be incorporated to minimize glare and to focus lighting on its intended area.
- d. Additional pedestrian-oriented site lighting including step lights, well lights and bollards shall be provided along all courtyard lanes, alleys and off-street bike and pedestrian pathways.
- e. In addition to lighting streets, sidewalks, and public spaces, additional project lighting is encouraged to highlight and illuminate building entrances, landscaping, parks, and special features.

M. Signs.

1. The provisions of this section are to be used in conjunction with the city sign regulations in Chapter [15.24](#). The sign requirements in Chapter [15.24](#) shall govern in the TOD overlay with the exception of the following:
 - a. The types of signs permitted shall be limited only to those signs described in this chapter.
 - b. Decorative exterior murals are allowed and are subject to review and criteria by planning commission or architectural review committee appointed by city council.
 - c. Signs that use images and icons to identify store uses and products are encouraged.
 - d. Projecting signs located to address the pedestrian are encouraged.
2. Sign Requirements. Signs within the TOD overlay shall comply with the standards in Table 17.67.050(1).

Table 17.67.050(1) Sign Requirements

Sign Type	LMR and MMR	HMR(a)(b)	C and OS	EC and GC
Freestanding/Monument				
Permitted	Yes			
Internally Illuminated	Prohibited			
Max. Number	1			
Max. Height (Measured from Finished Grade)	4 feet	8 feet	20 feet	
Sign Area/Building Face	16 square feet	20 feet	50 square feet	
Total Sign Area-- All Building Faces	32 square feet	48 feet	100 square feet	
Location	At entry point to housing complex or subdivision		Outside of public right-of-way	
Wall and Projecting				
Permitted	Yes			
Internally Illuminated	Prohibited			
Max. Number	1		No limit	
Max. Height	Lowest part at least 8 feet above underlying grade for projecting signs			
Sign Area/Building Face	8 square feet		Principal facade; 1.5 square feet for each linear foot of business frontage, not to	

Table 17.67.050(1) Sign Requirements

Sign Type	LMR and MMR	HMR(a)(b)	C and OS	EC and GC
Sign Area/Building Face	8 square feet			exceed 2 square feet of frontage if 20-foot r-o-w. Secondary facade; 2 square feet of linear business frontage.
Total Sign Area-- All Building Faces	16 square feet			Determined by linear distance of building frontage Wall signs may be allowed at 1.5 square feet per lineal foot of building frontage. <u>If the principal façade is set back at least 20-feet from the right-of-way (including legal non-conforming setbacks), the maximum sign area may increase to 2.0 square feet per lineal foot of building frontage.</u>
Location	Signs shall not project more than 4 feet from a building wall unless attached to a canopy			
Temporary (d) (e)				
Permitted	Yes			
Internally Illuminated	Prohibited			
Max. Number	2			4
Max. Height	3 feet			NA
Sign Area/Building Face	6 square feet			32 square feet
Total Sign Area-- All Building Faces	24 square feet			64 square feet

Table 17.67.050(1) Sign Requirements

Sign Type	LMR and MMR	HMR(a)(b)	C and OS	EC and GC
Location	Outside of street right-of-way			
Time Limit	120 days			
Directional				
Permitted	Yes			
Internally Illuminated	Prohibited			
Max. Number	1 per driveway		2 per driveway	
Max. Height	3 feet			
Sign Area/Building Face	6 square feet			
Total Sign Area-- All Building Faces	24 square feet			
Location	Adjacent to private driveway or sidewalk			
Scoreboard (c)				
Permitted	No	No	CUP	No
Internally Illuminated	NA		Yes	NA
Max. Number	NA		Yes	NA
Max. Height	NA		30 feet	NA

Table 17.67.050(1) Sign Requirements

Sign Type	LMR and MMR	HMR(a)(b)	C and OS	EC and GC
Max. Sign Area	NA		525 square feet	NA
Location	NA		Per CUP	NA

Note:

- (a) For ground commercial uses in the HMR district.
- (b) For residential uses in the HMR district.
- (c) Scoreboards allowed only as a conditional use within the Civic district.
- (d) Sidewalk A-frame boards (1) within fixed dimensions and not obstructing public right-of-way.
- (e) Temporary commercial banners to promote grand openings, 30 to 60 days per year maximum with planning permit.

3. Sign Materials. Unless otherwise exempt, or authorized by the planning commission, all signs must comply with the following design criteria:

- a. The base materials for a freestanding sign shall be natural materials including stone, brick, or aggregate.
- b. Building/sign proportionality as referenced in Table 17.67.050(1).
- c. Sign illumination shall be limited to external illumination to include conventional lighting and neon, if neon is applied to the sign plane area. External illumination is understood to include “back lit” or “halo” lighting. Internally illuminated signs are prohibited except as provided under Table 17.67.050(1) for scoreboards.

4. Prohibited Signs.

- a. Internally illuminated signs;

- b. Roof signs;
- c. Reader boards;
- d. Flashing signs;
- e. Electronic message/image signs on which copy is created through the use of a pattern of lights in a dot matrix configuration, which may be changed intermittently;
- f. Bench signs;
- g. Balloons or streamers. (Ord. 2100 § 15, 2023; Ord. 2028 §4, 2016; Ord. 1971 §4 (Exh. C) (part), 2013; Ord. 1815 §1(part), Exh. C(part), 2000).

17.65.080 Public Parks and Open Space Design Standards

A. General. Parks and open spaces shall be provided in the TOD overlay and shall be designed to accommodate a variety of activities ranging from active play to passive contemplation for all ages and accessibility.

B. Parks and Open Space Location.

1. Parks and open spaces shall be located within walking distance of all those living, working, and shopping in the TOD overlay.
2. Parks and open spaces shall be easily and safely accessed by pedestrians and bicyclists.
3. For security purposes, parks and open spaces shall be visible from nearby residences, stores or offices.
4. Parks and open space shall be available for both passive and active use by people of all ages.
5. Parks and open space in predominantly residential neighborhoods shall be located so that windows from the living areas (kitchens, family rooms, living rooms but not bedrooms or bathrooms) of a minimum of four residences face onto it.

C. Parks and Open Space Amount and Size.

1. Common open spaces will vary in size depending on their function and location.
2. The total amount of common open space provided in a TOD overlay shall be adequate to meet the needs of those projected (at the time of build out) to live, work, shop, and recreate there.
3. All TOD projects requiring master plans shall be required to reserve, improve and/or establish parks and open space which, excluding schools and civic plazas, meet or exceed the following requirements:
 - a. For single-family detached and attached residences, including duplex units, townhouses and row houses: four hundred square feet for each dwelling.
 - b. For multifamily residences, including multistory apartments, garden apartments, and senior housing: six hundred square feet for each dwelling.
 - c. Nonresidential development: at least ten percent of the development's site area.

D. Parks and Open Space Design.

1. Parks and open spaces shall include a combination garbage/recycling bin and a drinking fountain at a frequency of one combination garbage/recycling bin and one drinking fountain per site or one combination garbage/recycling bin and one drinking fountain per two acres, whichever is less, and at least two of the following improvements:
 - a. Benches or a seating wall;
 - b. Public art such as a statue;
 - c. Water feature or decorative fountain;
 - d. Children's play structure including swing and slide;
 - e. Gazebo or picnic shelter;
 - f. Picnic tables with barbecue;

- g. Open or covered outdoor sports court for one or more of the following: tennis, skateboard, basketball, volleyball, badminton, racquetball, handball/paddleball;
 - h. Open or covered outdoor swimming and/or wading pool or play fountain suitable for children to use; or
 - i. Outdoor athletic fields for one or more of the following: baseball, softball, Little League, soccer.
- 2. All multifamily buildings that exceed twenty-five units and may house children shall provide at least one children's play structure on site.
- 3. For safety and security purposes, parks and open spaces shall be adequately illuminated. (Ord. 2100 § 16, 2023; Ord. 1971 §4 (Exh. C) (part), 2013; Ord. 1815 §1(part), Exh. C(part), 2000).

17.65.090 Building Design Standards

A. General Design Requirements.

- 1. In recognition of the need to use natural resources carefully and with maximum benefit, the use of "sustainable design" practices is strongly encouraged. In consideration of the climate and ecology of the Central Point area, a variety of strategies can be used to effectively conserve energy and resources:
 - a. Natural ventilation;
 - b. Passive heating and cooling;
 - c. Daylighting;
 - d. Sun-shading devices for solar control;
 - e. Water conservation;
 - f. Appropriate use of building mass and materials; and
 - g. Careful integration of landscape and buildings. It is recommended that an accepted industry standard such as the U.S. Green Building Council's LEED™ program be used to identify the most effective strategies. (Information on the LEED™ program can be obtained from the U.S. Green

Building Council's website, www.usgbc.org.)

2. All development along pedestrian routes shall be designed to encourage use by pedestrians by providing a safe, comfortable, and interesting walking environment.
3. Convenient, direct and identifiable building access shall be provided to guide pedestrians between pedestrian streets, accessways, transit facilities and adjacent buildings.
4. Adequate operable windows or roof-lights should be provided for ventilation and summer heat dissipation.

B. Architectural Character.

1. General.

- a. The architectural characteristics of surrounding buildings, including historic buildings, should be considered, especially if a consistent pattern is already established by similar or complementary building articulation, building scale and proportions, setbacks, architectural style, roof forms, building details and fenestration patterns, or materials. In some cases, the existing context is not well defined, or may be undesirable. In such cases, a well-designed new project can establish a pattern or identity from which future development can take its cues.
- b. Certain buildings, because of their size, purpose or location, should be given prominence and distinct architectural character, reflective of their special function or position. Examples of these special buildings include theaters, hotels, cultural centers, and civic buildings.
- c. Attention should be paid to the following architectural elements:
 - i. Building forms and massing;
 - ii. Building height;
 - iii. Rooflines and parapet features;
 - iv. Special building features (e.g., towers, arcades, entries, canopies, signs, and artwork);

- v. Window size, orientation and detailing;
- vi. Materials and color; and
- vii. The building's relationship to the site, climate, topography and surrounding buildings.

2. Commercial and High Mix Residential.

- a. Buildings shall be built to the sidewalk edge for a minimum of seventy-five percent of their site's primary street frontage along collector and arterial streets in C, EC, GC, and HMR zones unless the use is primarily residential or the activity that constitutes the request for increased setback is intended to increase pedestrian activity, i.e., pedestrian plaza or outdoor seating area.
- b. Commercial structures and multi-dwellings should be sited and designed to provide a sensitive transition to adjacent lower density residential structures, with consideration for the scale, bulk, height, setback, and architectural character of adjacent single-family dwellings.
- c. In multi-dwelling structures, the plan layout, orientation and window treatment of the building design should not infringe upon the privacy of other adjacent dwellings.

C. Building Entries.

1. General.

- a. The orientation of building entries shall:
 - i. Orient the primary entrance toward the street rather than the parking lot;
 - ii. Connect the building's main entrance to the sidewalk with a well-defined pedestrian walkway.
- b. Building facades over two hundred feet in length facing a street shall provide two or more public building entrances off the street.
- c. All entries fronting a pedestrian accessway shall be sheltered with a minimum four-foot overhang or shelter.

- d. An exception to any part of the requirements of this section shall be allowed upon finding that:
 - i. The slope of the land between the building and the pedestrian street is greater than 1:12 for more than twenty feet and that a more accessible pedestrian route to the building is available from a different side of the building; or
 - ii. The access is to a courtyard or clustered development and identified pedestrian accessways are provided through a parking lot to directly connect the building complex to the most appropriate major pedestrian route(s).

2. Commercial and High Mix Residential.

- a. For nonresidential buildings, or nonresidential portions of mixed-use buildings, main building entrances fronting on pedestrian streets shall remain open during normal business hours for that building.
- b. Nonresidential and mixed-use buildings fronting a pedestrian street shall have at least one main building entrance oriented to the pedestrian street.
 - ii. Such an entrance shall not require a pedestrian to first pass through a garage, parking lot, or loading area to gain access to the entrance off or along the pedestrian street, but the entrance may be through a porch, breezeway, arcade, antechamber, portico, outdoor plaza, or similar architectural feature.
 - iii. If a building has frontage on more than one street, the building shall provide a main building entrance oriented to at least one of the streets, or a single entrance at the street intersection.
 - iv. A building may have more than one main building entrance oriented to a street, and may have other entrances facing off-street parking and loading areas.

3. Residential.

- a. The main entrance of each primary structure should face the street the site fronts on, except on corner lots, where the main entrance may face either of the streets or be oriented to the corner. For attached dwellings, duplexes, and multi-dwellings that have more than one main entrance, only one main entrance needs to meet this guideline. Entrances that face

- a shared landscaped courtyard are exempt.
- b. Residential buildings fronting on a street shall have an entrance to the building opening on to the street.
 - i. Single-family detached, attached and row house/townhouse residential units fronting on a pedestrian street shall have separate entries to each dwelling unit directly from the street.
 - ii. Ground floor and upper story dwelling units in a multifamily building fronting a street may share one or more building entries accessible directly from the street, and shall not be accessed through a side yard except for an accessory unit to a single-family detached dwelling.
 - c. The main entrances to houses and buildings should be prominent, interesting, and pedestrian-accessible. A porch should be provided to shelter the main entrance and create a transition from outdoor to indoor space.
 - d. Generally, single-dwelling porches should be at least eight feet wide and five feet deep and covered by a roof supported by columns or brackets. If the main entrance is to more than one dwelling unit, the covered area provided by the porch should be at least twelve feet wide and five feet deep.
 - e. If the front porch projects out from the building, it should have a roof pitch which matches the roof pitch of the house. If the porch roof is a deck or balcony, it may be flat.
 - f. Building elevation changes are encouraged to make a more prominent entrance. The maximum elevation for the entrance should not be more than one-half story in height, or six feet from grade, whichever is less.
 - g. The front entrance of a multi-dwelling complex should get architectural emphasis, to create both interest and ease for visual identification.

D. Building Facades.

1. General.

- a. All building frontages greater than forty feet in length shall break any flat, monolithic facade by including discernible architectural elements such as, but not limited to: bay windows, recessed entrances and windows, display windows, cornices, bases, pilasters, columns or other architectural details or articulation combined with changes in materials, so as to provide visual

- interest and a sense of division, in addition to creating community character and pedestrian scale. The overall design shall recognize that the simple relief provided by window cutouts or sills on an otherwise flat facade, in and of itself, does not meet the requirements of this subsection.
- b. Building designs that result in a street frontage with a uniform and monotonous design style, roofline or facade treatment should be avoided.
 - c. Architectural detailing, such as but not limited to, trellis, long overhangs, deep inset windows, should be incorporated to provide sun-shading from the summer sun.
 - d. To balance horizontal features on longer facades, vertical building elements shall be emphasized.
 - e. The dominant feature of any building frontage that is visible from a pedestrian street or public open space shall be the habitable area with its accompanying windows and doors. Parking lots, garages, and solid wall facades (e.g., warehouses) shall not dominate a pedestrian street frontage.
 - f. Developments shall be designed to encourage informal surveillance of streets and other public spaces by maximizing sight lines between the buildings and the street.
 - g. All buildings, of any type, constructed within any TOD overlay shall be constructed with exterior building materials and finishes that are of high quality to convey permanence and durability.
 - h. The exterior walls of all building facades along pedestrian routes, including side or return facades, shall be of suitable durable building materials including the following: stucco, stone, brick, terra cotta, tile, cedar shakes and shingles, beveled or ship-lap or other narrow-course horizontal boards or siding, vertical board-and-batten siding, articulated architectural concrete or concrete masonry units (CMU), or similar materials which are low maintenance, weather-resistant, abrasion-resistant, and easy to clean. Prohibited building materials include the following: plain concrete, plain concrete block, corrugated metal, unarticulated board siding (e.g., T1-11 siding, plain plywood, sheet pressboard), Exterior Insulated Finish Systems (EIFS), and similar quality, nondurable materials.
 - i. All visible building facades along or off a pedestrian route, including side or return facades, are to be treated as part of the main building elevation and articulated in the same manner. Continuity of use of the selected approved

materials must be used on these facades.

- j. Ground-floor openings in parking structures, except at points of access, must be covered with grilles, mesh or lattice that obscures at least thirty percent of the interior view (e.g., at least thirty percent solid material to seventy percent transparency).
 - k. Appropriately scaled architectural detailing, such as but not limited to moldings or cornices, is encouraged at the roofline of commercial building facades, and where such detailing is present, should be a minimum of at least eight inches wide.
 - l. Compatible building designs along a street should be provided through similar massing (building facade, height and width as well as the space between buildings) and frontage setbacks.
2. Commercial and High Mix Residential/Commercial.
- a. In areas adjacent to the transit station, sidewalks in front of buildings shall be covered to at least eight feet from building face to provide protection from sun and rain by use of elements such as: canopies, arcades, or pergolas. Supports for these features shall not impede pedestrian traffic.
 - b. Canopies, overhangs or awnings shall be provided over entrances. Awnings at the ground level of buildings are encouraged.
 - c. Awnings within the window bays (either above the main glass or the transom light) should not obscure or distract from the appearance of significant architectural features. The color of the awning shall be compatible with its attached building.
 - d. Ground floor windows shall meet the following criteria:
 - i. Darkly tinted windows and mirrored windows that block two-way visibility are prohibited as ground floor windows.
 - ii. On the ground floor, buildings shall incorporate large windows, with multi-pane windows and transom lights above encouraged.
 - iii. Ground floor building facades must contain unobscured windows for at least fifty percent of the wall area and seventy-five percent of the wall length within the first ten to twelve feet of wall height.

- iv. Lower windowsills shall not be more than three feet above grade except where interior floor levels prohibit such placement, in which case the lower windowsill shall not be more than a maximum of four feet above the finished exterior grade.
- v. Windows shall have vertical emphasis in proportion. Horizontal windows may be created when a combination of vertical windows is grouped together or when a horizontal window is divided by mullions.

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-five 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. 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.
 - 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.
 - 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.
 - 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.

- b. The facades of multifamily residences shall comply with the following standards:
 - i. Building elevations, including the upper stories, facing a pedestrian route shall not consist of undifferentiated blank walls, but shall be articulated with architectural detailing such as windows, balconies, and dormers.
 - ii. For any exterior wall which is within twenty feet of and facing onto a pedestrian 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.
 - iii. Arcades or awnings should be provided over sidewalks where ground floor retail or commercial exists, to shelter pedestrians from sun and rain.

E. Roofs.

1. Commercial and High Mix Residential/Commercial.

- a. Roof shapes, surface materials, colors, mechanical equipment and other penthouse functions should be integrated into the total building design. Roof terraces and gardens are encouraged.
- b. When the commercial structure has a flat parapet roof adjacent to pitched roof residential structures, stepped parapets are encouraged so the appearance is a gradual transition of rooflines.

2. Residential.

- a. Flat roofs with a parapet and cornice are allowed for multifamily residences in all TOD, LMR, MMR and HMR districts, in which the minimum for sloped roofs is 5:12.
- b. Flat roofs with a parapet and cornice are allowed for single-family attached and detached residences (including duplexes, triplexes, fourplexes, townhouses, and row houses) in all TOD residential districts, except the LMR

zone.

- c. For all residences with sloped roofs, the roof slope shall be at least 5:12, and no more than 12:12. Eaves shall overhang building walls at a minimum twelve inches deep on all sides (front, back, sides) of a residential structure.
- d. Roof shapes, surface materials, colors, mechanical equipment and other penthouse functions should be integrated into the total building design. Roof terraces and gardens are encouraged.

F. Exterior Building Lighting.

1. Commercial and High Mix Residential/Commercial.

- a. Lighting of a building facade shall be designed to complement the architectural design. Lighting shall not draw inordinate attention to the building.
 - i. Primary lights shall address public sidewalks and/or pedestrian plazas adjacent to the building.
- b. No exterior lighting shall be permitted above the second floor of buildings for the purpose of highlighting the presence of the building if doing so would impact adjacent residential uses.

2. Residential.

- a. Lighting shall not draw inordinate attention to the building facade.
- b. Porch and entry lights are encouraged on all dwellings to create a safe and inviting pedestrian environment at night.
- c. No exterior lighting exceeding one hundred watts per fixture is permitted in any residential area.

G. Service Zones.

- 1. Buildings and sites shall be organized to group the utilitarian functions away from the public view.
- 2. Delivery and loading operations, mechanical equipment (HVAC), trash compacting/collection, and other utility and service functions shall be

incorporated into the overall design of the building(s) and the landscaping.

3. The visual and acoustic impacts of these functions, along with all wall- or ground-mounted mechanical, electrical and communications equipment, shall be out of view from adjacent properties and public pedestrian streets.
4. Screening materials and landscape screens shall be architecturally compatible with and not inferior to the principal materials of the building.
 - a. The visual impact of chimneys and equipment shall be minimized by the use of parapets, architectural screening, rooftop landscaping, or by using other aesthetically pleasing methods of screening and reducing the sound of such equipment.

H. Parking Structures.

1. Parking garage exteriors should be designed to visually respect and integrate with adjacent buildings.
2. Garage doors and entrances to parking areas should be located in a sensitive manner using single curb cuts when possible.
3. Residential parking structures must comply with the facade requirements for residential developments. (Ord. 2100 § 17, 2023; Ord. 2047 §2, 2018; Ord. 2034 §13, 2017; Ord. 1971 §4 (Exh. C) (part), 2013; Ord. 1815 §1(part), Exh. C(part), 2000).

17.65.100 TOD Applications.

There are four (4) types of applications which are subject to additional review within the TOD Overlay. These are subject to the application review procedures set forth in CPMC 17.05, except as modified in this section.

A. TOD Overlay Master Plan.

1. Purpose. The purpose of a master plan is to provide a written and illustrated plan for the land use and development of property within the TOD as a mechanism to create integrated communities with diverse housing, employment, opportunities and services in a walkable and transit-ready or serviced area.

Additionally, master planning is intended to allow flexibility in applying setback and building orientation standards where the overall development pattern

achieves the intent of creating pedestrian-oriented frontages and minimizes parking between buildings and streets.

1.2. Applicability. Master Plan approval shall be required for:

- a. Development or land division applications which involve two or more acres of land; or,
- b. Modifications to a valid master plan approval which involve one or more of the following:
 - i. An increase in dwelling unit density which exceeds five (5) percent of approved density;
 - ii. An increase in commercial gross floor area of ten (10) percent or two thousand (2,000) square feet, whichever is greater;
 - iii. A change in the type and location of streets, accessways, and parking areas where off-site traffic would be affected; or,
 - iv. A modification of a condition imposed as part of the master plan approval.

2.3. Submittal Requirements. A master plan shall include the following elements:

- a. Introduction. A narrative describing:
 - i. Duration of the master plan;
 - ii. Site location map;
 - iii. Land use and minimum and maximum residential densities proposed;
 - iv. Identification of other approved master plan within the project area (100 feet).
- b. Site Analysis Map. A map and written narrative of the project area addressing site amenities and challenges on the project site and adjacent lands within one hundred feet of the project site.

- i. Master Utility Plan. A plan and narrative addressing existing and proposed utilities and utility extensions for water, sanitary sewer, stormwater, gas, electricity, and agricultural irrigation.
 - ii. Adjacent Land Use Plan. A map identifying adjacent land uses and structures within one hundred feet of the project perimeter and remedies for preservation of livability of adjacent land uses.
- c. Transportation and Circulation Plan. A transportation impact analysis (TIA) identifying planned transportation facilities, services and networks to be provided concurrently with the development of the master plan and addressing Section 17.65.070, Circulation and Access Standards.
- d. Site Plan. A plan and narrative addressing Section 17.65.080, Site Design Standards.
- e. Recreation and Open Space Plan. A plan and narrative addressing Section 17.65.090, Public parks and open space design standards.
- f. Building Design Plan. A written narrative and illustrations addressing Section 17.65.100, Building design standards.
- g. Transit Plan. A plan identifying proposed, or future transit facilities (if any).
- h. Environmental Plan. A plan identifying environmental conditions such as wetlands, flood hazard areas, groundwater conditions and hazardous sites on and adjacent to the project site.
- i. Large-Format Retail Flexibility Plan. Master Plan applications proposing anchor retail buildings greater than 80,000 square feet shall include:
 - i. A circulation plan demonstrating how internal accessways replicate public street functions, including sidewalks, landscaping, pedestrian connections, and building orientation;
 - ii. A frontage plan identifying how outlot or liner buildings will be placed to define street edges consistent with TOD setback standards;
 - iii. A phasing plan ensuring that street frontage improvements and outlot buildings are constructed in coordination with the

anchor building; and,

- iv. Design standards showing that parking fields are screened from street frontages by buildings, landscaping, or other acceptable means.

h-j.

3.4. Approval Criteria. A master plan shall be approved when the approval authority finds that the following criteria are satisfied or can be shown to be inapplicable:

- a. Sections 17.65.040 and 17.65.050, Land Use and Zoning Regulations relating to the ~~TOD Overlay~~;

- a.b. Sections 17.65.070 through 17.65.100 relating to TOD design standards;

- b.c. Chapter 17.60, General Regulations, unless superseded by Sections 17.65.040 and 17.65.050;

- c.d. Section 17.65.050(F)(3), Parking Standards, and Chapter 17.65, Off-Street Parking and Loading;

- d.e. Chapter 17.70, Historic Preservation Overlay Zone; and,

- e.f. Chapter 17.76, Conditional Use Permits, for any conditional uses proposed as part of the master plan.

- f.g. Section 17.65.080, Public Parks and Open Space Design Standards, including the requirement that master plans reserve, improve, and/or establish parks and open space adequate to serve the projected population at buildout.

4.5. Expiration. The master plan approval shall be established as part of the master plan approval process by the approving authority. The master plan approval granted shall expire and become void unless an extension is filed or building permits have been issued in accordance with subsection 17.65.060(F) below.

B. Land Division.

1. Applicability. Partitions and subdivisions shall be reviewed as provided in Title 16, Subdivisions. For a land division application involving two or more

acres of land, a master plan approval, as provided in this chapter, shall be approved prior to, or concurrently with, a land division application.

2. Approval Criteria. A land division application shall be approved when the approval authority finds that the following criteria are satisfied or can be shown to be inapplicable:
 - a. The provisions of Title 16, Subdivisions; and
 - b. The proposed land division complies with the approved TOD Overlay Master Plan for the property; if required; and,
 - c. The TOD Overlay design standards set forth in CPMC 17.65.070 through 17.65.100.

C. Site Plan and Architectural Review.

1. Applicability. The provisions of Chapter [17.72](#), Site Plan and Architectural Review, shall apply to permitted and limited uses within the TOD overlay. For site plan and architectural review applications involving two or more acres of land, a master plan approval, as provided in this chapter, shall be approved prior to, or concurrently with, a site plan and architectural review application.
2. Approval Criteria. A site plan and architectural review application shall be approved when the approval authority finds that the following criteria are satisfied or can be shown to be inapplicable:
 - a. The provisions of chapter 17.72, Site Plan and Architectural Review, shall be satisfied; and
 - b. The proposed improvements comply with the approved TOD Overlay master plan for the property, if required; and
 - c. The TOD design standards set forth in Sections 17.65.070 through 17.65.100.

D. Conditional Use [Permit](#).

1. Applicability. Conditional uses shall be reviewed as provided in Chapter [17.76](#), Conditional Use Permit. A conditional use application shall not be required for a conditional use which was approved as part of a valid master plan approval as provided in subsection A of this section.

2. Approval ~~Critiera~~Criteria. A conditional use application shall be approved when the approval authority finds that the following criteria are satisfied or can be shown to be inapplicable:
 - a. The provisions of Chapter 17.76, Conditional Use Permits; and
 - b. The proposed conditional use complies with the approved TOD overlay master plan for the property, if required; and
 - c. The TOD design standards set forth in Sections 17.65.070 through 17.65.100.

E. Conditions of Approval. The approval authority may apply reasonable conditions of approval to ensure that the applicable standards of this code are satisfied.

E.F. Expiration.

1. Application approvals granted according to the provisions of this chapter shall expire and become void one year from the date on which they were issued unless:
 - a. An application for extension is filed and approved subject to the requirements of Chapter 17.05; or
 - b. Building permits for the development have been issued and construction diligently pursued to initiate construction.
2. If the time limit for development expired and no extension has been granted, the application shall be void.

CPMC 17.66 Environmental Overlay

[Reserved]

Chapter 17.66

APPLICATION REVIEW PROCESS FOR THE TOD OVERLAY

Sections:

~~17.66.010 Purpose.~~

~~17.66.020 Applicability.~~

~~17.66.030 Application and review.~~

~~17.66.040 Parks and open spaces.~~

~~17.66.050 Application approval criteria.~~

~~17.66.060 Conditions of approval.~~

~~17.66.070 Approval expiration.~~

17.66.010 Purpose.

~~The purpose of the Central Point TOD (transit oriented development) overlay is to promote efficient land development, pedestrian/bike travel, and the increased use of transit as required by the Oregon Transportation Planning Rule. This chapter describes the review procedures to be followed for development proposed within the TOD overlay which are identified on the official city zoning map. (Ord. 2100 § 11 (Exh. C), 2023; Ord. 1971 §4 (Exh. C) (part), 2013; Ord. 1815 §1(part), Exh. B(part), 2000).~~

17.66.020 Applicability.

~~These regulations apply to land within the Central Point TOD overlay. The boundaries of the TOD overlay are shown on the official city zoning map. (Ord. 2100 § 11 (Exh. C), 2023; Ord. 1971 §4 (Exh. C) (part), 2013; Ord. 1815 §1(part), Exh. B(part), 2000).~~

17.66.030 Application and review.

~~A. Application Types. There are four types of applications which are subject to review within the Central Point TOD overlay.~~

~~1. TOD Overlay Master Plan. Master plan approval shall be required for:~~

~~a. Development or land division applications which involve two or more acres of land; or~~

~~b. Modifications to a valid master plan approval which involve one or more of the following:~~

~~i. An increase in dwelling unit density which exceeds five percent of approved density;~~

- ii. ~~An increase in commercial gross floor area of ten percent or two thousand square feet, whichever is greater;~~
- iii. ~~A change in the type and location of streets, accessways, and parking areas where off-site traffic would be affected; or~~
- iv. ~~A modification of a condition imposed as part of the master plan approval.~~

~~2. Site Plan and Architectural Review. The provisions of Chapter 17.72, Site Plan and Architectural Review, shall apply to permitted and limited uses within the TOD overlay. For site plan and architectural review applications involving two or more acres of land, a master plan approval, as provided in this chapter, shall be approved prior to, or concurrently with, a site plan and architectural review application.~~

~~3. Land Division. Partitions and subdivisions shall be reviewed as provided in Title 16, Subdivisions. For a land division application involving two or more acres of land, a master plan approval, as provided in this chapter, shall be approved prior to, or concurrently with, a land division application.~~

~~4. Conditional Use. Conditional uses shall be reviewed as provided in Chapter 17.76, Conditional Use Permits.~~

~~B. Submittal Requirements. A master plan shall include the following elements:~~

~~1. Introduction. A written narrative describing:~~

- ~~a. Duration of the master plan;~~
- ~~b. Site location map;~~
- ~~c. Land use and minimum and maximum residential densities proposed;~~
- ~~d. Identification of other approved master plans within the project area (one hundred feet).~~

~~2. Site Analysis Map. A map and written narrative of the project area addressing site amenities and challenges on the project site and adjacent lands within one hundred feet of the project site.~~

~~a. Master Utility Plan. A plan and narrative addressing existing and proposed utilities and utility extensions for water, sanitary sewer, storm water, gas, electricity, and agricultural irrigation.~~

~~b. Adjacent Land Use Plan. A map identifying adjacent land uses and structures within one hundred feet of the project perimeter and remedies for preservation of livability of adjacent land uses.~~

~~3. Transportation and Circulation Plan. A transportation impact analysis (TIA) identifying planned transportation facilities, services and networks to be provided concurrently with the development of the master plan and addressing Section 17.67.040, Circulation and access standards.~~

~~4. Site Plan. A plan and narrative addressing Section 17.67.050, Site design standards.~~

~~5. Recreation and Open Space Plan. A plan and narrative addressing Section 17.67.060, Public parks and open space design standards.~~

6. ~~Building Design Plan. A written narrative and illustrations addressing Section 17.67.070, Building design standards.~~

7. ~~Transit Plan. A plan identifying proposed, or future, transit facilities (if any).~~

8. ~~Environmental Plan. A plan identifying environmental conditions such as wetlands, flood hazard areas, groundwater conditions, and hazardous sites on and adjacent to the project site.~~

~~Applications shall be submitted as required in Chapter 17.05. (Ord. 2100 § 11 (Exh. C), 2023; Ord. 1971 §4 (Exh. C) (part), 2013; Ord. 1815 §1(part), Exh. B(part), 2000).~~

17.66.040 Parks and open spaces.

~~Common park and open space shall be provided for all residential development within a TOD overlay as per Section 17.67.060. (Ord. 2100 § 11 (Exh. C), 2023; Ord. 1971 §4 (Exh. C) (part), 2013; Ord. 1815 §1(part), Exh. B(part), 2000).~~

17.66.050 Application approval criteria.

~~A. TOD Overlay Master Plan. A master plan shall be approved when the approval authority finds that the following criteria are satisfied or can be shown to be inapplicable:~~

- ~~1. Sections 17.65.040 and 17.65.050, relating to the TOD overlay;~~
- ~~2. Chapter 17.67, Design Standards—TOD Overlay;~~
- ~~3. Chapter 17.60, General Regulations, unless superseded by Sections 17.65.040 through 17.65.050;~~
- ~~4. Section 17.65.050(F)(3), Parking Standards, and Chapter 17.64, Off-Street Parking and Loading;~~
- ~~5. Chapter 17.70, Historic Preservation Overlay Zone; and~~
- ~~6. Chapter 17.76, Conditional Use Permits, for any conditional uses proposed as part of the master plan.~~

~~B. Site Plan and Architectural Review. A site plan and architectural review application shall be approved when the approval authority finds that the following criteria are satisfied or can be shown to be inapplicable:~~

- ~~1. The provisions of Chapter 17.72, Site Plan and Architectural Review, shall be satisfied; and~~
- ~~2. The proposed improvements comply with the approved TOD overlay master plan for the property, if required; and~~
- ~~3. Chapter 17.67, Design Standards—TOD Overlay.~~

~~C. Land Division. A land division application shall be approved when the approval authority finds that the following criteria are satisfied or can be shown to be inapplicable:~~

- ~~1. The provisions of Title 16, Subdivisions; and~~
- ~~2. The proposed land division complies with the approved TOD overlay master plan for the property, if required; and~~

~~3. Chapter 17.67, Design Standards—TOD Overlay.~~

~~D. Conditional Use.~~

~~1. A conditional use application shall be approved when the approval authority finds that the following criteria are satisfied or can be shown to be inapplicable:~~

~~a. The provisions of Chapter 17.76, Conditional Use Permits; and~~

~~b. The proposed conditional use complies with the approved TOD overlay master plan for the property, if required; and~~

~~c. Chapter 17.67, Design Standards—TOD Overlay.~~

~~2. A conditional use application shall not be required for a conditional use which was approved as part of a valid master plan approval as provided in subsection A of this section. (Ord. 2100 § 11 (Exh. C), 2023; Ord. 1971 § 4 (Exh. C) (part), 2013; Ord. 1815 § 1(part), Exh. B(part), 2000).~~

~~17.66.060 Conditions of approval.~~

~~The approval authority may apply reasonable conditions of approval to ensure that the applicable standards of this code are satisfied. (Ord. 2100 § 11 (Exh. C), 2023; Ord. 1971 § 4 (Exh. C) (part), 2013; Ord. 1815 § 1(part), Exh. B(part), 2000).~~

~~17.66.070 Approval expiration.~~

~~A. Application approvals granted according to the provisions of this chapter shall expire and become void one year from the date on which they were issued unless:~~

~~1. An application for extension is filed and approved subject to the requirements of Chapter 17.05; or~~

~~2. Building permits for the development have been issued and construction diligently pursued to initiate construction.~~

~~B. If the time limit for development expired and no extension has been granted, the application shall be void. (Ord. 2100 § 11 (Exh. C), 2023; Ord. 1971 § 4 (Exh. C) (part), 2013; Ord. 1941 § 5, 2010; Ord. 1815 § 1(part), Exh. B(part), 2000).~~

CPMC 17.67 Airport Overlay

[Reserved]

Chapter 17.67 **DESIGN STANDARDS--TOD OVERLAY**

Sections:

[17.67.010 Purpose.](#)

[17.67.020 Area of application.](#)

[17.67.030 Conflict with other regulations.](#)

[17.67.040 Circulation and access standards.](#)

[17.67.050 Site design standards.](#)

[17.67.060 Public parks and open space design standards.](#)

[17.67.070 Building design standards.](#)

17.67.010 Purpose.

The purpose of the Central Point TOD overlay design standards is to complement and support efficient and sustainable land development, to reduce auto reliance and to increase transit use as required by the Oregon Transportation Planning Rule. (Ord. 2100 § 12, 2023; Ord. 1815 §1(part), Exh. C(part), 2000).

17.67.020 Area of application.

These regulations apply to the Central Point TOD overlay. The boundaries of the TOD overlay are shown on the official city zoning map. (Ord. 2100 § 13, 2023; Ord. 1815 §1(part), Exh. C(part), 2000).

17.67.030 Conflict with other regulations.

When there is a conflict between the provisions of this chapter and other requirements of this title, the provisions of this chapter shall govern. (Ord. 1815 §1(part), Exh. C(part), 2000).

17.67.040 Circulation and access standards.

A. Public Street Standards.

1. Except for specific transportation facilities identified in a TOD overlay master plan, the street dimensional standards set forth in the City of Central Point Department of Public Works Standard Specifications and Uniform Standard Details for Public Works Construction, Section 300, Street Construction shall apply for all development located within the TOD overlay which is approved according to the provisions in Section [17.65.020](#) and Chapter [17.66](#).

- ~~2. Block perimeters shall not exceed two thousand feet measured along the public street right-of-way.~~
- ~~3. Block lengths for public streets shall not exceed six hundred feet between through streets, measured along street right-of-way.~~
- ~~4. Public alleys or major off-street bike/pedestrian pathways, designed as provided in this chapter, may be used to meet the block length or perimeter standards of this section.~~
- ~~5. The standards for block perimeters and lengths shall be modified to the minimum extent necessary based on findings that strict compliance with the standards is not reasonably practicable or appropriate due to:~~
 - ~~a. Topographic constraints;~~
 - ~~b. Existing development patterns on abutting property which preclude the logical connection of streets or accessways;~~
 - ~~c. Railroads;~~
 - ~~d. Traffic safety concerns;~~
 - ~~e. Functional and operational needs to create a large building; or~~
 - ~~f. Protection of significant natural resources.~~
- ~~6. All utility lines shall be underground but utility vault access lids may be located in the sidewalk area.~~
- ~~7. Connections shall be provided between new streets in a TOD overlay and existing local and minor collector streets.~~
- ~~8. Pedestrian/Bike Accessways Within Public Street Right-of-Way.~~
 - ~~a. Except for specific accessway facilities identified in a TOD overlay master plan, the following accessway dimensional standards set forth in the City of Central Point Department of Public Works Standard Specifications and Uniform Standard Details for Public Works Construction, Section 300, Street Construction shall apply for any development located within the TOD overlay which is approved according to the provisions in Section [17.65.020](#) and Chapter [17.66](#).~~
 - ~~b. In transit station areas, one or more pedestrian-scaled amenities shall be required with every one hundred square feet of the sidewalk area, including but not limited to:~~
 - ~~i. Street furniture;~~
 - ~~ii. Plantings;~~
 - ~~iii. Distinctive paving;~~
 - ~~iv. Drinking fountains; and~~
 - ~~v. Sculpture.~~
 - ~~c. Sidewalks adjacent to undeveloped parcels may be temporary.~~

~~d. Public street, driveway, loading area, and surface parking lot crossings shall be clearly marked with textured accent paving or painted stripes.~~

~~e. The different zones of a sidewalk should be articulated using special paving or concrete scoring.~~

~~9. 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.~~

~~B. Parking Lot Driveways.~~

~~1. Parking lot driveways that link public streets and/or private streets with parking stalls shall be designed as private streets, unless one of the following is met:~~

~~a. The parking lot driveway is less than one hundred feet long;~~

~~b. The parking lot driveway serves one or two residential units; or~~

~~c. The parking lot driveway provides direct access to angled parking stalls.~~

~~2. The number and width of driveways and curb cuts should be minimized and consolidated when possible.~~

~~3. Where possible, parking lots for new development shall be designed to provide vehicular and pedestrian connections to adjacent sites.~~

~~4. Large driveways should use distinctive paving patterns.~~

~~C. On-Site Pedestrian and Bicycle Circulation. Attractive access routes for pedestrian travel should be provided by:~~

1. Reducing distances between destinations or activity areas such as public sidewalks and building entrances. Where appropriate, develop pedestrian routes through sites and buildings to supplement the public right-of-way;
2. Providing an attractive, convenient pedestrian accessway to building entrances;
3. Bridging across barriers and obstacles such as fragmented pathway systems, wide streets, heavy vehicular traffic, and changes in level by connecting pedestrian pathways with clearly marked crossings and inviting sidewalk design;
4. Integrating signage and lighting system which offers interest and safety for pedestrians;
5. Connecting parking areas and destinations with pedestrian paths identified through use of distinctive paving materials, pavement stripings, grade separations, or landscaping. (Ord. 2100 § 14, 2023; Ord. 2034 §12, 2017; Ord. 1971 §4 (Exh. C) (part), 2013; Ord. 1815 §1(part), Exh. C(part), 2000).

~~17.67.050 Site design standards.~~

The following standards and criteria shall be addressed in the master plan, land division, and/or site plan review process:

~~A. Adjacent Off-Site Structures and Uses.~~

1. All off-site structures, including septic systems, drain fields, and domestic wells (within one hundred feet) shall be identified and addressed in the master plan, land division, or site plan process in a manner that preserves and enhances the livability and future development needs of off-site structures and uses consistent with the purpose of the TOD overlay and as necessary to improve the overall relationship of a development or an individual building to the surrounding context.
2. Specific infrastructure facilities identified on site in the master plan, land division, and/or site plan shall comply with the underground utility standards set forth in the City of Central Point Department of Public Works Standard Specifications and Uniform Standard Details for Public Works Construction, Section 400, Storm Water Sewer System and, more specifically, Section 420.10.02, Ground Water Control Plan, in order to safeguard the water resources of adjacent uses.

~~B. Natural Features.~~

1. Buildings should be sited to preserve significant trees.
2. Buildings should be sited to avoid or lessen the impact of development on environmentally critical areas such as steep slopes, wetlands, and stream corridors.
3. Whenever possible, wetlands, groves, and natural areas should be maintained as public preserves and as open space opportunities in neighborhoods.

~~C. Topography.~~

1. Buildings and other site improvements should reflect, rather than obscure, natural topography.

~~2. Buildings and parking lots should be designed to fit into hillsides, for instance, reducing the need for grading and filling.~~

~~3. Where neighboring buildings have responded to similar topographic conditions on their sites in a consistent and positive way, similar treatment for the new structure should be considered.~~

~~D. Solar Orientation.~~

~~1. The building design, massing and orientation should enhance solar exposure for the project, taking advantage of the climate of Central Point for sun-tempered design.~~

~~2. Where possible, the main elevation should be facing within twenty-five degrees of due south.~~

~~3. In residential developments, the location of rooms should be considered in view of solar exposure, e.g., primary living spaces should be oriented south, but a west facing kitchen should be avoided as it may result in summer overheating.~~

~~4. Outdoor spaces should be strategically sited for solar access and the cooling summer winds.~~

~~5. Shadow impacts, particularly in winter, on adjacent buildings and outdoor spaces should be avoided.~~

~~E. Existing Buildings on the Site.~~

~~1. Where a new building shares the site with an admirable existing building or is a major addition to such a building, the design of the new building should be compatible with the original.~~

~~2. New buildings proposed for existing neighborhoods with a well-defined and desirable character should be compatible with or complement the architectural character and siting pattern of neighboring buildings.~~

~~F. New Prominent Structures. Key public or civic buildings, such as community centers, churches, schools, libraries, post offices, and museums, should be placed in prominent locations, such as fronting on public squares or where pedestrian street vistas terminate, in order to serve as landmarks and to symbolically reinforce their importance.~~

~~G. Views. The massing of individual buildings should be adjusted to preserve important views while benefiting new and existing occupants and surrounding neighborhoods.~~

~~H. Adjoining Uses and Adjacent Services.~~

~~1. When more intensive uses, such as neighborhood commercial or multifamily dwellings, are within or adjacent to existing single-family neighborhoods, care should be taken to minimize the impact of noise, lighting, and traffic on adjacent dwellings.~~

~~2. Activity or equipment areas should be strategically located to avoid disturbing adjacent residents.~~

~~3. All on-site service areas, loading zones and outdoor storage areas, waste storage, disposal facilities, transformer and utility vaults, and similar activities shall be located in an area not visible from a street or urban space.~~

4. Screening shall be provided for activities, areas and equipment that will create noise, such as loading and vehicle areas, air conditioning units, heat pumps, exhaust fans, and garbage compactors, to avoid disturbing adjacent residents.

5. Group mailboxes are limited to the number of houses on any given block of development. Only those boxes serving the units may be located on the block. Multiple units of mailboxes may be combined within a centrally located building of four walls that meets the design guidelines for materials, entrance, roof form, windows, etc. The structure must have lighting both inside and out.

I. Transitions in Density.

1. Higher density, attached dwelling developments shall minimize impact on adjacent existing lower density, single-family dwelling neighborhoods by adjusting height, massing and materials and/or by providing adequate buffer strips with vegetative screens.

2. Adequate buffer strips with vegetative screens shall be placed to mitigate the impact of higher density development on adjacent lower density development.

3. New residential buildings within fifty feet of existing low density residential development shall be no higher than thirty-five feet and shall be limited to single-family detached or attached units, duplexes, triplexes or fourplexes.

4. New commercial buildings within fifty feet of existing low density residential development shall be no higher than forty-five feet.

5. Dwelling types in a TOD overlay shall be mixed to encourage interaction among people of varying backgrounds and income levels.

6. Zoning changes should occur mid-block, not at the street centerline, to ensure that compatible building types face along streets and within neighborhoods. When dissimilar building types face each other across the street because the zoning change is at the street centerline or more infill housing is desired (for instance, duplexes across the street from single dwellings), design shall ensure similarity in massing, setback, and character.

7. Density should be increased incrementally, to buffer existing neighborhoods from incompatible building types or densities. Sequence density, generally, as follows: large lot single dwelling, small lot single dwelling, duplex, townhomes, courtyard multifamily apartments, large multifamily apartments, and mixed use buildings.

J. Parking.

1. Parking Lot Location.

a. Off-street surface parking lots shall be located to the side or rear of buildings. Parking at midblock or behind buildings is preferred.

b. Off-street surface parking lots shall not be located between a front facade of a building and a public street.

c. If a building adjoins streets or accessways on two or more sides, off-street parking shall be allowed between the building and the pedestrian route in the following order of priority:

~~1st. Accessways;~~

~~2nd. Streets that are nontransit streets;~~

~~3rd. Streets that are transit streets.~~

~~d. Parking lots and garages should not be located within twenty feet of a street corner.~~

~~2. Design.~~

~~a. All perimeter and interior landscaped areas must have protective curbs along the edges. Trees must have adequate protection from car doors and bumpers.~~

~~b. A portion of the standard parking space may be landscaped instead of paved. The landscaped area may be up to two feet in front of the space as measured from a line parallel to the direction of the bumper of a vehicle using the space. Landscaping must be ground cover plants. The landscaping does not apply towards any perimeter or interior parking lot landscaping requirements, but does count towards any overall site landscaping requirement.~~

~~c. In order to control dust and mud, all vehicle areas must be paved.~~

~~d. All parking areas must be striped in conformance with the city of Central Point parking dimension standards.~~

~~e. Thoughtful siting of parking and vehicle access should be used to minimize the impact of automobiles on the pedestrian environment, adjacent properties, and pedestrian safety.~~

~~f. Large parking lots should be divided into smaller areas, using, for example, landscaping or special parking patterns.~~

~~g. Parking should be located in lower or upper building levels or in less visible portions of site.~~

~~3. Additional Standards for LMR, MMR, and HMR Zones.~~

~~a. When parking must be located to the side of buildings, parking frontage should be limited to approximately fifty percent of total site frontage.~~

~~b. Where possible, alleys should be used to bring the vehicle access to the back of the site.~~

~~4. For parking structures, see Section [17.67.070\(H\)](#).~~

~~K. Landscaping.~~

~~1. Perimeter Screening and Planting.~~

~~a. Landscaped buffers should be used to achieve sufficient screening while still preserving views to allow areas to be watched and guarded by neighbors.~~

~~b. Landscaping should be used to screen and buffer unsightly uses and to separate such incompatible uses as parking areas and waste storage and pickup areas.~~

~~2. Parking Lot Landscaping and Screening.~~

~~a. Parking areas shall be screened with landscaping, fences, walls or a combination thereof.~~

i. ~~Trees shall be planted on the parking area perimeter and shall be spaced at thirty feet on center.~~

ii. ~~Live shrubs and ground cover plants shall be planted in the landscaped area.~~

iii. ~~Each tree shall be located in a four-foot by four-foot minimum planting area.~~

iv. ~~Shrub and ground cover beds shall be three feet wide minimum.~~

v. ~~Trees and shrubs must be fully protected from potential damage by vehicles.~~

b. ~~Surface parking areas shall provide perimeter parking lot landscaping adjacent to a street that meets one of the following standards:~~

i. ~~A five-foot wide planting strip between the right-of-way and the parking area. The planting strip may be interrupted by pedestrian-accessible and vehicular accessways. Planting strips shall be planted with an evergreen hedge. Hedges shall be no less than thirty-six inches and no more than forty-eight inches in height at maturity. Hedges and other landscaping shall be planted and maintained to afford adequate sight distance for vehicles entering and exiting the parking lot;~~

ii. ~~A solid decorative wall or fence a minimum of thirty-six inches and a maximum of forty-eight inches in height parallel to and not closer than two feet from the edge of right-of-way. The area between the wall or fence and the pedestrian accessway shall be landscaped. The required wall or screening shall be designed to allow for access to the site and sidewalk by pedestrians and shall be constructed and maintained to afford adequate sight distance as described above for vehicles entering and exiting the parking lot;~~

iii. ~~A transparent screen or grille forty-eight inches in height parallel to the edge of right-of-way. A two-foot minimum planting strip shall be located either inside the screen or between the screen and the edge of right-of-way. The planting strip shall be planted with a hedge or other landscaping. Hedges shall be a minimum thirty-six inches and a maximum of forty inches in height at maturity.~~

c. ~~Gaps in a building's frontage on a pedestrian street that are adjacent to off-street parking areas and which exceed sixty-five feet in length shall be reduced to no more than sixty-five feet in length through use of a minimum eight-foot-high screen wall. The screen wall shall be solid, grille, mesh or lattice that obscures at least thirty percent of the interior view (e.g., at least thirty percent solid material to seventy percent transparency).~~

d. ~~Parking Area Interior Landscaping.~~

i. ~~Amount of Landscaping. All surface parking areas with more than ten spaces must provide interior landscaping complying with one or both of the standards stated below.~~

(A) ~~Standard 1. Interior landscaping must be provided at the rate of twenty square feet per stall. At least one tree must be planted for every two hundred square feet of landscaped area. Ground cover plants must completely cover the remainder of the landscaped area.~~

(B) ~~Standard 2. One tree must be provided for every four parking spaces. If surrounded by cement, the tree planting area must have a minimum dimension of four feet. If surrounded by asphalt, the tree planting area must have a minimum dimension of three feet.~~

ii. ~~Development Standards for Parking Area Interior Landscaping.~~

~~(A) All landscaping must comply with applicable standards. Trees and shrubs must be fully protected from potential damage by vehicles.~~

~~(B) Interior parking area landscaping must be dispersed throughout the parking area. Some trees may be grouped, but the groups must be dispersed.~~

~~(C) Perimeter landscaping may not substitute for interior landscaping. However, interior landscaping may join perimeter landscaping as long as it extends four feet or more into the parking area from the perimeter landscape line.~~

~~(D) Parking areas that are thirty feet or less in width may locate their interior landscaping around the edges of the parking area. Interior landscaping placed along an edge is in addition to any required perimeter landscaping.~~

~~3. Landscaping Near Buildings. Landscaping shall serve as a screen or buffer to soften the appearance of structures or uses such as parking lots or large blank walls, or to increase the attractiveness of common open spaces.~~

~~4. Service Areas. Service areas, loading zones, waste disposal or storage areas must be fully screened from public view.~~

~~a. Prohibited screening includes chainlink fencing with or without slats.~~

~~b. Acceptable screening includes:~~

~~i. A six-foot masonry enclosure, decorative metal fence enclosure, a wood enclosure, or other approved materials complementary to adjacent buildings; or~~

~~ii. A six-foot solid hedge or other plant material screening as approved.~~

~~5. Street Trees. Street trees shall be required along both sides of all public streets with a spacing of twenty feet to forty feet on center depending on the mature width of the tree crown, and planted a minimum of two feet from the back of curb. Trees in the right-of-way or sidewalk easements shall be approved according to size, quality, and tree well design, if applicable, and irrigation shall be required. Tree species shall be chosen from the city of Central Point approved street tree list.~~

~~L. Lighting.~~

~~1. Minimum Lighting Levels. Minimum lighting levels shall be provided for public safety in all urban spaces open to public circulation.~~

~~a. A minimum average light level of one and two-tenths footcandles is required for urban spaces and sidewalks.~~

~~b. Metal halide or lamps with similar color, temperature and efficiency ratings shall be used for general lighting at building exteriors, parking areas, and urban spaces. Sodium-based lamp elements are not allowed.~~

~~c. Maximum lighting levels should not exceed six footcandles at intersections or one and one-half footcandles in parking areas.~~

~~2. Fixture Design in Public Rights-of-Way.~~

~~a. Pedestrian-scale street lighting shall be provided including all pedestrian streets along arterials, major collectors, minor collectors and local streets.~~

~~b. Pedestrian street lights shall be no taller than twenty feet along arterials and collectors, and sixteen feet along local streets.~~

~~3. On-Site Lighting. Lighting shall be incorporated into the design of a project so that it reinforces the pedestrian environment, provides continuity to an area, and enhances the drama and presence of architectural features. Street lighting should be provided along sidewalks and in medians. Selected street light standards should be appropriately scaled to the pedestrian environment. Adequate illumination should be provided for building entries, corners of buildings, courtyards, plazas and walkways.~~

~~a. Accessways through surface parking lots shall be well lighted with fixtures no taller than twenty feet.~~

~~b. Locate and design exterior lighting of buildings, signs, walkways, parking lots, and other areas to avoid casting light on nearby properties.~~

~~c. Fixture height and lighting levels shall be commensurate with their intended use and function and shall assure compatibility with neighboring land uses. Baffles shall be incorporated to minimize glare and to focus lighting on its intended area.~~

~~d. Additional pedestrian-oriented site lighting including step lights, well lights and bollards shall be provided along all courtyard lanes, alleys and off-street bike and pedestrian pathways.~~

~~e. In addition to lighting streets, sidewalks, and public spaces, additional project lighting is encouraged to highlight and illuminate building entrances, landscaping, parks, and special features.~~

~~M. Signs.~~

~~1. The provisions of this section are to be used in conjunction with the city sign regulations in Chapter [15.24](#). The sign requirements in Chapter [15.24](#) shall govern in the TOD overlay with the exception of the following:~~

~~a. The types of signs permitted shall be limited only to those signs described in this chapter.~~

~~b. Decorative exterior murals are allowed and are subject to review and criteria by planning commission or architectural review committee appointed by city council.~~

~~c. Signs that use images and icons to identify store uses and products are encouraged.~~

~~d. Projecting signs located to address the pedestrian are encouraged.~~

~~2. Sign Requirements. Signs within the TOD overlay shall comply with the standards in Table 17.67.050(1).~~

Table 17.67.050(1) Sign Requirements

Sign Type	LMR and MMR	HMR(a)(b)	C and OS	EC and GC
Freestanding/Monument				
Permitted	Yes			
Internally Illuminated	Prohibited			
Max. Number	1			
Max. Height (Measured from Finished Grade)	4 feet	8 feet	20 feet	
Sign Area/Building Face	16 square feet	20 feet	50 square feet	
Total Sign Area--All Building Faces	32 square feet	48 feet	100 square feet	
Location	At entry point to housing complex or subdivision		Outside of public right-of-way	
Wall and Projecting				
Permitted	Yes			
Internally Illuminated	Prohibited			
Max. Number	1		No limit	
Max. Height	Lowest part at least 8 feet above underlying grade for projecting signs			
Sign Area/Building Face	8 square feet		Principal facade; 1.5 square feet for each linear foot of business frontage, not to exceed 2 square feet of frontage if 20-foot r-o-w. Secondary facade; 2 square feet of linear business frontage.	
Sign Area/Building Face	8 square feet			
Total Sign Area--All Building Faces	16 square feet			

Table 17.67.050(1) Sign Requirements

Sign Type	LMR and MMR	HMR(a)(b)	C and OS	EC and GC
				Determined by linear distance of building frontage
Location	Signs shall not project more than 4 feet from a building wall unless attached to a canopy			
Temporary (d) (e)				
Permitted	Yes			
Internally Illuminated	Prohibited			
Max. Number	2		4	
Max. Height	3 feet		NA	
Sign Area/Building Face	6 square feet		32 square feet	
Total Sign Area--All Building Faces	24 square feet		64 square feet	
Location	Outside of street right-of-way			
Time Limit	120 days			
Directional				
Permitted	Yes			
Internally Illuminated	Prohibited			
Max. Number	1 per driveway		2 per driveway	
Max. Height	3 feet			
Sign Area/Building Face	6 square feet			

Table 17.67.050(1) Sign Requirements

Sign Type	LMR and MMR	HMR(a)(b)	C and OS	EC and GC
Total Sign Area--All Building Faces	24 square feet			
Location	Adjacent to private driveway or sidewalk			
Scoreboard (c)				
Permitted	No	No	CUP	No
Internally Illuminated	NA		Yes	NA
Max. Number	NA		Yes	NA
Max. Height	NA		30 feet	NA
Max. Sign Area	NA		525 square feet	NA
Location	NA		Per CUP	NA

Note:

(a) — For ground commercial uses in the HMR district.

(b) — For residential uses in the HMR district.

(c) — Scoreboards allowed only as a conditional use within the Civic district.

(d) — Sidewalk A-frame boards (1) within fixed dimensions and not obstructing public right-of-way.

(e) — Temporary commercial banners to promote grand openings, 30 to 60 days per year maximum with planning permit.

3. Sign Materials. Unless otherwise exempt, or authorized by the planning commission, all signs must comply with the following design criteria:

a. The base materials for a freestanding sign shall be natural materials including stone, brick, or aggregate.

b. Building/sign proportionality as referenced in Table 17.67.050(1).

c. Sign illumination shall be limited to external illumination to include conventional lighting and neon, if neon is applied to the sign plane area. External illumination is understood to include

~~“back lit” or “halo” lighting. Internally illuminated signs are prohibited except as provided under Table 17.67.050(1) for scoreboards.~~

~~4. Prohibited Signs.~~

~~a. Internally illuminated signs;~~

~~b. Roof signs;~~

~~c. Reader boards;~~

~~d. Flashing signs;~~

~~e. Electronic message/image signs on which copy is created through the use of a pattern of lights in a dot matrix configuration, which may be changed intermittently;~~

~~f. Bench signs;~~

~~g. Balloons or streamers. (Ord. 2100 § 15, 2023; Ord. 2028 §4, 2016; Ord. 1971 §4 (Exh. C) (part), 2013; Ord. 1815 §1(part), Exh. C(part), 2000).~~

~~17.67.060 Public parks and open space design standards.~~

~~A. General. Parks and open spaces shall be provided in the TOD overlay and shall be designed to accommodate a variety of activities ranging from active play to passive contemplation for all ages and accessibility.~~

~~B. Parks and Open Space Location.~~

~~1. Parks and open spaces shall be located within walking distance of all those living, working, and shopping in the TOD overlay.~~

~~2. Parks and open spaces shall be easily and safely accessed by pedestrians and bicyclists.~~

~~3. For security purposes, parks and open spaces shall be visible from nearby residences, stores or offices.~~

~~4. Parks and open space shall be available for both passive and active use by people of all ages.~~

~~5. Parks and open space in predominantly residential neighborhoods shall be located so that windows from the living areas (kitchens, family rooms, living rooms but not bedrooms or bathrooms) of a minimum of four residences face onto it.~~

~~C. Parks and Open Space Amount and Size.~~

~~1. Common open spaces will vary in size depending on their function and location.~~

~~2. The total amount of common open space provided in a TOD overlay shall be adequate to meet the needs of those projected (at the time of build out) to live, work, shop, and recreate there.~~

~~3. All TOD projects requiring master plans shall be required to reserve, improve and/or establish parks and open space which, excluding schools and civic plazas, meet or exceed the following requirements:~~

- a. ~~For single-family detached and attached residences, including duplex units, townhouses and row houses: four hundred square feet for each dwelling.~~
- b. ~~For multifamily residences, including multistory apartments, garden apartments, and senior housing: six hundred square feet for each dwelling.~~
- c. ~~Nonresidential development: at least ten percent of the development's site area.~~

~~D. Parks and Open Space Design.~~

~~1. Parks and open spaces shall include a combination garbage/recycling bin and a drinking fountain at a frequency of one combination garbage/recycling bin and one drinking fountain per site or one combination garbage/recycling bin and one drinking fountain per two acres, whichever is less, and at least two of the following improvements:~~

- a. ~~Benches or a seating wall;~~
- b. ~~Public art such as a statue;~~
- c. ~~Water feature or decorative fountain;~~
- d. ~~Children's play structure including swing and slide;~~
- e. ~~Gazebo or picnic shelter;~~
- f. ~~Picnic tables with barbecue;~~
- g. ~~Open or covered outdoor sports court for one or more of the following: tennis, skateboard, basketball, volleyball, badminton, racquetball, handball/paddleball;~~
- h. ~~Open or covered outdoor swimming and/or wading pool or play fountain suitable for children to use; or~~
- i. ~~Outdoor athletic fields for one or more of the following: baseball, softball, Little League, soccer.~~

~~2. All multifamily buildings that exceed twenty-five units and may house children shall provide at least one children's play structure on site.~~

~~3. For safety and security purposes, parks and open spaces shall be adequately illuminated. (Ord. 2100 § 16, 2023; Ord. 1971 §4 (Exh. C) (part), 2013; Ord. 1815 §1(part), Exh. C(part), 2000).~~

17.67.070 Building design standards.

~~A. General Design Requirements.~~

~~1. In recognition of the need to use natural resources carefully and with maximum benefit, the use of "sustainable design" practices is strongly encouraged. In consideration of the climate and ecology of the Central Point area, a variety of strategies can be used to effectively conserve energy and resources:~~

- a. ~~Natural ventilation;~~
- b. ~~Passive heating and cooling;~~

- c. Daylighting;
- d. Sun-shading devices for solar control;
- e. Water conservation;
- f. Appropriate use of building mass and materials; and
- g. Careful integration of landscape and buildings. It is recommended that an accepted industry standard such as the U.S. Green Building Council's LEED™ program be used to identify the most effective strategies. (Information on the LEED™ program can be obtained from the U.S. Green Building Council's website, www.usgbc.org.)

2. All development along pedestrian routes shall be designed to encourage use by pedestrians by providing a safe, comfortable, and interesting walking environment.

3. Convenient, direct and identifiable building access shall be provided to guide pedestrians between pedestrian streets, accessways, transit facilities and adjacent buildings.

4. Adequate operable windows or roof lights should be provided for ventilation and summer heat dissipation.

B. Architectural Character.

1. General.

a. The architectural characteristics of surrounding buildings, including historic buildings, should be considered, especially if a consistent pattern is already established by similar or complementary building articulation, building scale and proportions, setbacks, architectural style, roof forms, building details and fenestration patterns, or materials. In some cases, the existing context is not well defined, or may be undesirable. In such cases, a well-designed new project can establish a pattern or identity from which future development can take its cues.

b. Certain buildings, because of their size, purpose or location, should be given prominence and distinct architectural character, reflective of their special function or position. Examples of these special buildings include theaters, hotels, cultural centers, and civic buildings.

c. Attention should be paid to the following architectural elements:

- i. Building forms and massing;
- ii. Building height;
- iii. Rooflines and parapet features;
- iv. Special building features (e.g., towers, arcades, entries, canopies, signs, and artwork);
- v. Window size, orientation and detailing;
- vi. Materials and color; and
- vii. The building's relationship to the site, climate, topography and surrounding buildings.

2. Commercial and High-Mix Residential.

~~a. Buildings shall be built to the sidewalk edge for a minimum of seventy-five percent of their site's primary street frontage along collector and arterial streets in C, EC, GC, and HMR zones unless the use is primarily residential or the activity that constitutes the request for increased setback is intended to increase pedestrian activity, i.e., pedestrian plaza or outdoor seating area.~~

~~b. Commercial structures and multi-dwellings should be sited and designed to provide a sensitive transition to adjacent lower density residential structures, with consideration for the scale, bulk, height, setback, and architectural character of adjacent single-family dwellings.~~

~~c. In multi-dwelling structures, the plan layout, orientation and window treatment of the building design should not infringe upon the privacy of other adjacent dwellings.~~

~~G. Building Entries.~~

~~1. General.~~

~~a. The orientation of building entries shall:~~

- ~~i. Orient the primary entrance toward the street rather than the parking lot;~~
- ~~ii. Connect the building's main entrance to the sidewalk with a well-defined pedestrian walkway.~~

~~b. Building facades over two hundred feet in length facing a street shall provide two or more public building entrances off the street.~~

~~c. All entries fronting a pedestrian accessway shall be sheltered with a minimum four-foot overhang or shelter.~~

~~d. An exception to any part of the requirements of this section shall be allowed upon finding that:~~

- ~~i. The slope of the land between the building and the pedestrian street is greater than 1:12 for more than twenty feet and that a more accessible pedestrian route to the building is available from a different side of the building; or~~
- ~~ii. The access is to a courtyard or clustered development and identified pedestrian accessways are provided through a parking lot to directly connect the building complex to the most appropriate major pedestrian route(s).~~

~~2. Commercial and High Mix Residential.~~

~~a. For nonresidential buildings, or nonresidential portions of mixed-use buildings, main building entrances fronting on pedestrian streets shall remain open during normal business hours for that building.~~

~~b. Nonresidential and mixed-use buildings fronting a pedestrian street shall have at least one main building entrance oriented to the pedestrian street.~~

~~i. Such an entrance shall not require a pedestrian to first pass through a garage, parking lot, or loading area to gain access to the entrance off or along the pedestrian street, but the entrance may be through a porch, breezeway, arcade, antechamber, portico, outdoor plaza, or similar architectural feature.~~

ii. If a building has frontage on more than one street, the building shall provide a main building entrance oriented to at least one of the streets, or a single entrance at the street intersection.

iii. A building may have more than one main building entrance oriented to a street, and may have other entrances facing off-street parking and loading areas.

3. Residential.

a. The main entrance of each primary structure should face the street the site fronts on, except on corner lots, where the main entrance may face either of the streets or be oriented to the corner. For attached dwellings, duplexes, and multi-dwellings that have more than one main entrance, only one main entrance needs to meet this guideline. Entrances that face a shared landscaped courtyard are exempt.

b. Residential buildings fronting on a street shall have an entrance to the building opening on to the street.

i. Single-family detached, attached and row house/townhouse residential units fronting on a pedestrian street shall have separate entries to each dwelling unit directly from the street.

ii. Ground floor and upper story dwelling units in a multifamily building fronting a street may share one or more building entries accessible directly from the street, and shall not be accessed through a side yard except for an accessory unit to a single-family detached dwelling.

c. The main entrances to houses and buildings should be prominent, interesting, and pedestrian-accessible. A porch should be provided to shelter the main entrance and create a transition from outdoor to indoor space.

d. Generally, single-dwelling porches should be at least eight feet wide and five feet deep and covered by a roof supported by columns or brackets. If the main entrance is to more than one dwelling unit, the covered area provided by the porch should be at least twelve feet wide and five feet deep.

e. If the front porch projects out from the building, it should have a roof pitch which matches the roof pitch of the house. If the porch roof is a deck or balcony, it may be flat.

f. Building elevation changes are encouraged to make a more prominent entrance. The maximum elevation for the entrance should not be more than one-half story in height, or six feet from grade, whichever is less.

g. The front entrance of a multi-dwelling complex should get architectural emphasis, to create both interest and ease for visual identification.

D. Building Facades.

1. General.

a. All building frontages greater than forty feet in length shall break any flat, monolithic facade by including discernible architectural elements such as, but not limited to: bay windows, recessed entrances and windows, display windows, cornices, bases, pilasters, columns or other architectural details or articulation combined with changes in materials, so as to provide visual interest and a sense of division, in addition to creating community character and pedestrian scale. The overall design shall recognize that the simple relief provided by window cutouts or

~~sills on an otherwise flat facade, in and of itself, does not meet the requirements of this subsection.~~

~~b. Building designs that result in a street frontage with a uniform and monotonous design style, roofline or facade treatment should be avoided.~~

~~c. Architectural detailing, such as but not limited to, trellis, long overhangs, deep inset windows, should be incorporated to provide sun-shading from the summer sun.~~

~~d. To balance horizontal features on longer facades, vertical building elements shall be emphasized.~~

~~e. The dominant feature of any building frontage that is visible from a pedestrian street or public open space shall be the habitable area with its accompanying windows and doors. Parking lots, garages, and solid wall facades (e.g., warehouses) shall not dominate a pedestrian street frontage.~~

~~f. Developments shall be designed to encourage informal surveillance of streets and other public spaces by maximizing sight lines between the buildings and the street.~~

~~g. All buildings, of any type, constructed within any TOD overlay shall be constructed with exterior building materials and finishes that are of high quality to convey permanence and durability.~~

~~h. The exterior walls of all building facades along pedestrian routes, including side or return facades, shall be of suitable durable building materials including the following: stucco, stone, brick, terra cotta, tile, cedar shakes and shingles, beveled or ship-lap or other narrow-course horizontal boards or siding, vertical board and batten siding, articulated architectural concrete or concrete masonry units (CMU), or similar materials which are low maintenance, weather-resistant, abrasion-resistant, and easy to clean. Prohibited building materials include the following: plain concrete, plain concrete block, corrugated metal, unarticulated board siding (e.g., T1-11 siding, plain plywood, sheet pressboard), Exterior Insulated Finish Systems (EIFS), and similar quality, nondurable materials.~~

~~i. All visible building facades along or off a pedestrian route, including side or return facades, are to be treated as part of the main building elevation and articulated in the same manner. Continuity of use of the selected approved materials must be used on these facades.~~

~~j. Ground-floor openings in parking structures, except at points of access, must be covered with grilles, mesh or lattice that obscures at least thirty percent of the interior view (e.g., at least thirty percent solid material to seventy percent transparency).~~

~~k. Appropriately scaled architectural detailing, such as but not limited to moldings or cornices, is encouraged at the roofline of commercial building facades, and where such detailing is present, should be a minimum of at least eight inches wide.~~

~~l. Compatible building designs along a street should be provided through similar massing (building facade, height and width as well as the space between buildings) and frontage setbacks.~~

~~2. Commercial and High Mix Residential/Commercial.~~

~~a. In areas adjacent to the transit station, sidewalks in front of buildings shall be covered to at least eight feet from building face to provide protection from sun and rain by use of elements such as: canopies, arcades, or pergolas. Supports for these features shall not impede pedestrian traffic.~~

~~b. Canopies, overhangs or awnings shall be provided over entrances. Awnings at the ground level of buildings are encouraged.~~

~~c. Awnings within the window bays (either above the main glass or the transom light) should not obscure or distract from the appearance of significant architectural features. The color of the awning shall be compatible with its attached building.~~

~~d. Ground floor windows shall meet the following criteria:~~

~~i. Darkly tinted windows and mirrored windows that block two-way visibility are prohibited as ground floor windows.~~

~~ii. On the ground floor, buildings shall incorporate large windows, with multi-pane windows and transom lights above encouraged.~~

~~iii. Ground floor building facades must contain unobscured windows for at least fifty percent of the wall area and seventy-five percent of the wall length within the first ten to twelve feet of wall height.~~

~~iv. Lower windowsills shall not be more than three feet above grade except where interior floor levels prohibit such placement, in which case the lower windowsill shall not be more than a maximum of four feet above the finished exterior grade.~~

~~v. Windows shall have vertical emphasis in proportion. Horizontal windows may be created when a combination of vertical windows is grouped together or when a horizontal window is divided by mullions.~~

~~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-five 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. 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.~~

~~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.~~

~~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.

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.

b. The facades of multifamily residences shall comply with the following standards:

i. Building elevations, including the upper stories, facing a pedestrian route shall not consist of undifferentiated blank walls, but shall be articulated with architectural detailing such as windows, balconies, and dormers.

ii. For any exterior wall which is within twenty feet of and facing onto a pedestrian 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.

iii. Arcades or awnings should be provided over sidewalks where ground floor retail or commercial exists, to shelter pedestrians from sun and rain.

E. Roofs.

1. Commercial and High Mix Residential/Commercial.

a. Roof shapes, surface materials, colors, mechanical equipment and other penthouse functions should be integrated into the total building design. Roof terraces and gardens are encouraged.

b. When the commercial structure has a flat parapet roof adjacent to pitched roof residential structures, stepped parapets are encouraged so the appearance is a gradual transition of rooflines.

2. Residential.

a. Flat roofs with a parapet and cornice are allowed for multifamily residences in all TOD, LMR, MMR and HMR districts, in which the minimum for sloped roofs is 5:12.

b. Flat roofs with a parapet and cornice are allowed for single-family attached and detached residences (including duplexes, triplexes, fourplexes, townhouses, and row houses) in all TOD residential districts, except the LMR zone.

c. For all residences with sloped roofs, the roof slope shall be at least 5:12, and no more than 12:12. Eaves shall overhang building walls at a minimum twelve inches deep on all sides (front, back, sides) of a residential structure.

d. Roof shapes, surface materials, colors, mechanical equipment and other penthouse functions should be integrated into the total building design. Roof terraces and gardens are encouraged.

F. Exterior Building Lighting.

1. Commercial and High Mix Residential/Commercial.

~~a. Lighting of a building facade shall be designed to complement the architectural design. Lighting shall not draw inordinate attention to the building.~~

~~i. Primary lights shall address public sidewalks and/or pedestrian plazas adjacent to the building.~~

~~b. No exterior lighting shall be permitted above the second floor of buildings for the purpose of highlighting the presence of the building if doing so would impact adjacent residential uses.~~

~~2. Residential.~~

~~a. Lighting shall not draw inordinate attention to the building facade.~~

~~b. Porch and entry lights are encouraged on all dwellings to create a safe and inviting pedestrian environment at night.~~

~~c. No exterior lighting exceeding one hundred watts per fixture is permitted in any residential area.~~

~~G. Service Zones.~~

~~1. Buildings and sites shall be organized to group the utilitarian functions away from the public view.~~

~~2. Delivery and loading operations, mechanical equipment (HVAC), trash compacting/collection, and other utility and service functions shall be incorporated into the overall design of the building(s) and the landscaping.~~

~~3. The visual and acoustic impacts of these functions, along with all wall or ground-mounted mechanical, electrical and communications equipment, shall be out of view from adjacent properties and public pedestrian streets.~~

~~4. Screening materials and landscape screens shall be architecturally compatible with and not inferior to the principal materials of the building.~~

~~a. The visual impact of chimneys and equipment shall be minimized by the use of parapets, architectural screening, rooftop landscaping, or by using other aesthetically pleasing methods of screening and reducing the sound of such equipment.~~

~~H. Parking Structures.~~

~~1. Parking garage exteriors should be designed to visually respect and integrate with adjacent buildings.~~

~~2. Garage doors and entrances to parking areas should be located in a sensitive manner using single curb cuts when possible.~~

~~3. Residential parking structures must comply with the facade requirements for residential developments. (Ord. 2100 § 17, 2023; Ord. 2047 §2, 2018; Ord. 2034 §13, 2017; Ord. 1971 §4 (Exh. C) (part), 2013; Ord. 1815 §1(part), Exh. C(part), 2000).~~

CPMC 17.68**EXCLUSIVE AGRICULTURE (EA) OVERLAY**

17.68.010 Purpose

17.68.020 Applicability

17.68.030 Residential Holding Zone (R-00)

17.68.040 Employment Holding Zone (E-00)

17.68.050 Land Divisions and Property Line Adjustments in Holding Zones

17.68.060 Removal of EA Overlay and Holding Zones

17.68.010 Purpose

The purpose of the Exclusive Agriculture (EA) Overlay and Holding Zones is to preserve and continue active agricultural use within the City's Urban Growth Boundary (UGB) during the transition from county to city jurisdiction.

The EA Overlay allows land to be annexed into the city while maintaining farming operations until the land is ready for urban development. The Residential Holding Zone (R-00) and Employment Holding Zone (E-00) provide interim zoning districts that limit urban development until infrastructure, facilities, and market conditions are adequate.

Together, the EA Overlay and Holding Zones ensure that:

A. Farming can continue during the transition from rural to urban use;

B. Land is preserved in large, manageable parcels to avoid premature or inefficient subdivision; and

C. Future development occurs in a manner consistent with the Comprehensive Plan, zoning requirements, and public facility planning.

17.68.020 Applicability

A. The EA Overlay and Holding Zones may only be applied to lands:

1. Located within the City's Urban Growth Boundary (UGB);

2. Zoned Exclusive Farm Use (EFU) in Jackson County at the time of annexation; and,

3. In active farm use at the time of annexation.

B. Application of the EA Overlay and Holding Zones shall occur at the time of annexation and only upon request of the property owner. Application requires:

1. A Comprehensive Plan Amendment (CPMC 17.96) to apply the EA Overlay; and
2. A Zoning Map Amendment (CPMC 17.10) to designate the land as R-00 Residential Holding Zone and/or E-00 Employment Holding Zone.

17.68.030 Residential Holding Zone (R-00)

A. Permitted Uses

1. Existing legally established uses at the time of annexation.
2. One single-family dwelling unit and one accessory dwelling unit (ADU) per parcel that existed at the time of annexation.
3. Agricultural uses and improvements directly related to farming, as defined in CPMC 17.08.010.

B. Conditional Uses

1. On-site farm product sales and/or small wineries, provided the site includes a vineyard and/or farm of at least ten (10) contiguous acres and all of the following are met:
 - a. Any sales or winery buildings are less than 4,000 square feet and located at least 100 feet from property lines not within the EA Overlay;
 - b. Structures are used only for agricultural sales or winery operations, not residences;
 - c. Sales may include incidental items promoting farm products or wine;
 - d. Signage complies with Chapter 15.24 (Sign Code).

C. Development Standards

1. Minimum area: three (3) contiguous acres.
2. Reserve Acreage tracts may be created consistent with Chapter 16.26.
3. No new urban development, subdivision, or individual utility service connections are permitted until the EA Overlay and Holding Zone are removed.

17.68.040 Employment Holding Zone (E-00)

A. Permitted Uses

1. Existing legally established uses at the time of annexation.
2. Agricultural uses and improvements directly related to farming.
3. Limited non-structural uses, including:
 - a. Mobile Food Businesses (per CPMC Chapter 5.44);
 - b. Temporary retail sales not more than 45 consecutive days or 60 days total in a calendar year (e.g., Christmas tree lots, farmers markets);
 - c. Park-and-ride lots;
 - d. Utilities for public service providers;
 - e. Special events (per CPMC Chapter 5.42).

B. Conditional Uses

1. On-site farm product sales and/or small wineries, provided the site includes a vineyard and/or farm of at least ten (10) contiguous acres and all of the following are met:
 - a. Any sales or winery buildings are less than 4,000 square feet and located at least 100 feet from property lines not within the EA Overlay;
 - b. Structures are used only for agricultural sales or winery operations, not residences;
 - c. Sales may include incidental items promoting farm products or wine;
 - d. Signage complies with Chapter 15.24 (Sign Code).

C. Development Standards

1. Minimum area: three (3) contiguous acres.
2. Reserve Acreage tracts may be created consistent with Chapter 16.26.
- 4-3. No new urban development, subdivision, or individual utility service connections are permitted until the EA Overlay and Holding Zone are removed.

17.68.050 Land Divisions and Property Line Adjustments in Holding Zones

A. Land Divisions. Land within R-00 or E-00 Holding Zones may be partitioned or subdivided into Reserve Acreage parcels consistent with Chapter 16.26.

B. Property Line Adjustments. Property line adjustments may be approved, provided the minimum three (3) contiguous acre requirement for holding zones is maintained.

17.68.060 Removal of EA Overlay and Holding Zones

The EA Overlay and associated Holding Zones shall remain in effect until they are replaced with an urban intensity zoning district consistent with the Comprehensive Plan. Removal requires approval of a Minor Zone Map Amendment pursuant to CPMC 17.10. Upon approval, the EA Overlay and Holding Zone designation shall be removed from the property and replaced with the appropriate urban zoning district.

Chapter 17.68

PLANNED UNIT DEVELOPMENT (PUD)

Sections:

- ~~17.68.010 Purpose.~~
- ~~17.68.020 Size of the planned unit development site.~~
- ~~17.68.030 Application and review.~~
- ~~17.68.040 Criteria to grant or deny a PUD.~~
- ~~17.68.050 Preliminary development plan.~~
- ~~17.68.060 Final development plan.~~
- ~~17.68.070 Control of the PUD during and after completion.~~
- ~~17.68.080 Exceptions to zoning and subdivision titles.~~
- ~~17.68.090 Accessory uses in a planned unit development.~~
- ~~17.68.100 Density bonus.~~
- ~~17.68.110 Common open space.~~
- ~~17.68.120 General conditions.~~
- ~~17.68.130 Residential conditions.~~
- ~~17.68.140 Appeals and permit revocation.~~

17.68.010 Purpose.

~~The purpose of planned unit development (PUD) is to gain more effective use of open space, realize advantages of large-scale site planning, mixing of building types or land uses, improved aesthetics and environmental preservation by allowing a variety of buildings, structures, open spaces, allowable heights and setbacks of buildings and~~

structures. A PUD should have a harmonious variety of uses, utilize the economy of shared services and facilities, and reduce municipal costs of operating and maintaining services while insuring substantial compliance with the district regulations and other provisions of this code. (Ord. 1615 §64, 1989).

~~17.68.020 Size of the planned unit development site.~~

A PUD shall be on a tract of land five acres or larger. (Ord. 1867 §6, 2006; Ord. 1615 §65, 1989).

~~17.68.030 Application and review.~~

A. Applications and review of PUDs shall conform to the provisions of Chapter 17.05 of this code and all applicable laws of the state. The application shall be accompanied by a filing fee as set by city council. In the event the city incurs expenses in processing the proposal which exceed the amount of the filing fee, payment to the city of expenses in excess of the filing fee shall be a condition of final acceptance of the PUD by the city.

B. For any use which is permitted or conditional in another zoning district, the PUD application may include an application for a zoning amendment, as provided in Chapter 17.10 of this code, or the PUD approval may include a condition to allow the use.

C. Where use is made of the PUD process, no building permits shall be issued until the planning commission has approved the PUD as provided in this chapter.

D. An applicant may confer prior to application for a PUD with city staff in a preapplication conference.

E. The commission shall act upon the application within ninety days from the date of accepting the completed application, excluding such time as may be necessary to complete any amendments initiated by the applicant. In taking action, the commission may deny a PUD, may grant a PUD as submitted, or may grant a PUD subject to conditions as provided in this chapter. Any PUD authorized shall be subject to all conditions imposed and shall be excepted from other provisions of this title only to the extent specified in the PUD approval. (Ord. 1615 §66, 1989).

~~17.68.040 Criteria to grant or deny a PUD.~~

A PUD shall be permitted, altered or denied in accordance with the standards and procedures of this chapter. In the case of a use existing prior to the effective date of the ordinance codified in this chapter, and classified in this chapter as a PUD, a change in the use or in lot area, or an alteration of structure, shall conform with the requirements for PUD use. To approve or deny a PUD, the planning commission shall find whether or not the standards of this chapter, including the following criteria, are either met, can be met by observance of conditions, or are not applicable.

A. That the development of a harmonious, integrated plan justifies exceptions to the normal requirements of this title;

B. The proposal will be consistent with the comprehensive plan, the objectives of the zoning ordinance and other applicable policies of the city;

~~C. The location, size, design and operating characteristics of the PUD will have minimal adverse impact on the livability, value or appropriate development of the surrounding area;~~

~~D. That the proponents of the PUD have demonstrated that they are financially able to carry out the proposed project, that they intend to start construction within six months of the final approval of the project and any necessary district changes, and intend to complete said construction within a reasonable time as determined by the commission;~~

~~E. That traffic congestion will not likely be created by the proposed development or will be obviated by demonstrable provisions in the plan for proper entrances, exits, internal traffic circulation and parking;~~

~~F. That commercial development in a PUD is needed at the proposed location to provide adequate commercial facilities of the type proposed;~~

~~G. That proposed industrial development will be efficient and well-organized with adequate provisions for railroad and truck access and necessary storage;~~

~~H. The PUD preserves natural features such as streams and shorelines, wooded cover and rough terrain, if these are present;~~

~~I. The PUD will be compatible with the surrounding area;~~

~~J. The PUD will reduce need for public facilities and services relative to other permitted uses for the land. (Ord. 1615 §67, 1989).~~

17.68.050 Preliminary development plan.

~~A preliminary development plan shall contain a written statement and maps and other information on the area surrounding the proposed development to show the relationship of the planned unit development to adjacent uses, both existing and proposed. The plan shall include the following:~~

~~A. A map to scale showing street systems, lot or partition lines and other allocations of land for management or use;~~

~~B. Measurements of areas proposed to be conveyed, dedicated or reserved for public streets, parks, parkways, parking, pedestrian ways, playgrounds, school sites, public buildings and similar public and semipublic uses;~~

~~C. A plot plan to scale for each building site and common open space area, showing the approximate location of buildings, structures, landscaping and other improvements and indicating the open spaces around buildings and structures;~~

~~D. Elevation and perspective drawings of proposed structures;~~

~~E. A development schedule indicating:~~

~~1. The approximate start date of construction,~~

~~2. The stages in which the project will be built and the approximate start date of each stage;~~

~~3. The anticipated rate of development;~~

~~4. The approximate completion dates for each stage;~~

~~5. The area, location and degree of development of common open space that will be provided at each stage;~~

~~F. Agreements, provisions or covenants which govern the use, maintenance and continued protection of the planned unit development and any of its common open space areas;~~

~~G. The following plans and diagrams either separately or contained on the figures contained in subsections A through D of this section:~~

~~1. An off-street parking and loading plan;~~

~~2. A circulation diagram indicating proposed movement of vehicles, goods and pedestrians within the planned unit development and to and from thoroughfares. Any special engineering features and traffic regulation devices needed to facilitate or insure the safety of this circulation pattern shall be shown;~~

~~3. A landscaping and tree plan;~~

~~4. An economic feasibility report or market analysis;~~

~~5. A solar orientation plan showing the general orientation of buildings and roof slopes to each other, to streets, and to the landscaping and tree plan;~~

~~H. Other pertinent information shall be included as the planning commission finds necessary to determine any appropriate and desirable requirements that may differ from those ordinarily applicable under this title;~~

~~I. A preliminary (tentative) plan approval shall expire and become void one year from the date on which it was issued unless the final development plan has been approved pursuant to Section 17.68.060 or an application for extension is filed and approved subject to the requirements of Chapter 17.05;~~

~~J. If the time limit for development expired and no extension has been granted, the tentative PUD plan shall be void. (Ord. 1941 §6, 2010; Ord. 1615 §68, 1989).~~

~~17.68.060 Final development plan.~~

~~A. Following the approval of the preliminary development plan, the applicant shall file a final development plan with the city, containing in final form the information required in the preliminary plan. The same shall be reviewed as set forth in Chapter 17.05.~~

~~B. The final approved development plan shall expire and become void one year from the date on which it was issued unless an application for extension is filed and approved~~

subject to the requirements of Chapter 17.05. The one year shall commence with approval of the final development plan.

C. The final development plan shall continue to control the planned unit development after it is finished. (Ord. 1941 §7, 2010; Ord. 1631 §2, 1990; Ord. 1615 §69, 1989).

17.68.070 Control of the PUD during and after completion.

If the city finds evidence of a major deviation from the preliminary or final development plan, it shall advise the applicant to submit an application to the planning commission for amendment to the planned unit development pursuant to Chapter 17.09. An amendment shall be considered in the same manner as an original application.

A. The building official, in issuing a certificate of completion of the planned unit development, shall note the issuance on the recorded final development plan.

B. After the certificate of completion has been issued, the use of the land and the construction, modification or alteration of a building or structure within the planned unit development shall be governed by the approved final development plan.

C. After the certificate of completion has been issued, no change of the approved final development plan shall be made without an amendment to the plan except as follows:

1. Minor modifications of existing buildings or structures may be authorized by the planning staff if they are consistent with the purposes and intent of the final plan and do not increase the cubic footage of a building or structure;
2. A building or structure that is totally or substantially destroyed may be reconstructed without approval of an amended planned unit development if the reconstruction complies with the purpose and intent of the final development plan.

D. Amendments to a completed planned unit development may be approved, if appropriate due to changes in conditions since the final development plan was approved or because there have been changes in the development policy of the community as reflected by the comprehensive plan or related land use regulations.

E. No modification or amendment to a completed PUD shall be considered as a waiver of the covenants limiting the use of the land, buildings, structures and improvements within the area of the PUD. All rights to enforce these covenants against any change permitted by this section are expressly reserved. (Ord. 1941 §8, 2010; Ord. 1631 §3, 1990; Ord. 1615 §70, 1989).

17.68.080 Exceptions to zoning and subdivision titles.

The planning commission may allow exceptions within a PUD for dimensions, site coverage, yard spaces, structure heights, distances between structures, street widths or off-street parking and loading facilities differing from the specific standards for the zoning district in which the PUD is located. Exceptions shall be based upon the applicant's demonstration that the objectives of the zoning and subdivision titles of this code will be achieved.

~~A. When the spacing between main buildings is less than the spacing which would be required between buildings developed under this chapter on separate parcels outside a PUD, other design features shall provide light, ventilation and other characteristics equivalent to that obtained from the spacing standards.~~

~~B. Buildings, off-street parking and loading facilities, open space, landscaping and screening shall conform to the specific standards of the zoning district within fifty feet of the boundary lines of the development.~~

~~C. The planning commission may approve building heights greater than those authorized by the zoning district. The applicant shall demonstrate that:~~

- ~~1. The subject building(s) will not be within one hundred feet of abutting residential property;~~
- ~~2. The increase in height will reduce the prices of dwelling units offered for sale or rent; and~~
- ~~3. That additional natural open space will be preserved or additional common recreational areas will be provided.~~

~~D. The building coverage for any PUD shall not exceed that which is permitted for other construction in the zone.~~

~~E. When a PUD design would require exceptions to the regulations of the subdivision title, the planning commission may grant those conditions as part of the PUD. Tentative approval of the preliminary development plan of a PUD shall also constitute tentative approval of a tentative plan under Chapter 16.10 if the materials are presented in the manner prescribed by subdivision title. (Ord. 1684 §62, 1993; Ord. 1615 §71, 1989).~~

~~17.68.090 Accessory uses in a planned unit development.~~

~~In addition to the accessory uses typical of the primary uses authorized, accessory uses approved as a part of a planned unit development may include the following uses:~~

~~A. Golf course;~~

~~B. Private park, lake or waterway;~~

~~C. Recreation area;~~

~~D. Recreation building, clubhouse or social hall;~~

~~E. Other accessory structures which the planning commission finds are designed to serve primarily the residents of the PUD and are compatible with the design of the planned unit development. (Ord. 1615 §72, 1989).~~

~~17.68.100 Density bonus.~~

~~A. Within a PUD, the planning commission may authorize an increase in total number of dwelling units of up to five percent above the number of units (rounded up to the next full dwelling unit) otherwise authorized by the density requirements of the zoning district.~~

~~For an increase of dwelling units to be permitted the planning commission shall find that the development will contain distinctive qualities or overall excellence in the areas of the site planning, architectural design, landscaping, solar orientation and recreational opportunities, which will provide a superior living environment and enhance the general area or neighborhood.~~

~~B. For purposes of this section, residential base densities to which the allowable percentage adjustments may be applied are:~~

	Zoning District	Maximum Density of PUD Gross Acre
R-L	Residential low-density	2.0 dwelling units per acre
R-1-6	Residential single-family	6.0 dwelling units per acre
R-1-8	Residential single-family	5.0 dwelling units per acre
R-1-10	Residential single-family	4.0 dwelling units per acre
R-2	Residential two-family	12.0 dwelling units per acre
R-3	Residential multiple-family under medium density plan designation	12.0 dwelling units per acre
R-3	Residential multiple-family under high density plan designation	25.0 dwelling units per acre

~~* Before five percent density bonuses, if applicable.~~

~~(Ord. 1615 §73, 1989).~~

~~17.68.110 Common open space.~~

~~A. Open areas may be accepted as common open space within a planned unit development if these requirements are met:~~

- ~~1. The location, shape, size and character of the common open space is suitable for the planned development;~~
- ~~2. The common open space is appropriate to the scale and character of the planned unit development, considering the PUD's size, density, expected population, topography and the number and type of dwellings provided;~~
- ~~3. Common open space will be improved for its intended use, although common open space containing natural features worthy of preservation may be left unimproved. The buildings, structures and improvements in the common open space shall be appropriate to the uses proposed for the common open space;~~

~~4. The development schedule coordinates the improvement of the common open space and the construction of buildings and other structures in the common open space with the construction of residential dwellings in the planned unit development;~~

~~5. If buildings, structures or other improvements are to be made in the common open space, the developer provides a bond or other adequate assurance that the buildings, structures and other improvements have been completed according to the development plan.~~

~~B. Land shown on the final development plan as common open space shall be conveyed under one of the following options at planning commission discretion:~~

~~1. To a public agency which agrees to maintain the common open space and any buildings, structures or other improvements which have been placed on it;~~

~~2. To an association of owners or tenants, created as a nonprofit corporation under the laws of the state, which shall adopt and impose articles of incorporation and bylaws and adopt and impose a declaration of covenants and restrictions on the common open space that is acceptable to the planning commission as providing for the continuing care of the space. Such an association shall be formed and continued for the purpose of maintaining the common open space.~~

~~C. Common open space may only be put to uses specified in the final development plan. No change of use allowed by amendment may be considered as a waiver of any of the covenants limiting the use of common open space areas. All rights to enforce these covenants against any use permitted are expressly reserved.~~

~~D. If common open space is not conveyed to a public agency, the covenants governing the use, improvement and maintenance of common open space shall authorize the city to enforce their provisions. (Ord. 1615 §74, 1989).~~

~~17.68.120 — General conditions.~~

~~In permitting a new PUD, the planning commission may impose, in addition to those standards and requirements expressly specified by this chapter, conditions which it finds necessary to avoid a detrimental environmental impact and to otherwise protect the best interest of the surrounding area or the community as a whole. Those conditions may include, but are not limited to, the following:~~

~~A. Limiting the manner in which a use is conducted, including restricting the time certain activities may take place and restrictions to mitigate such environmental effects as noise, vibration, air pollution, glare and odor;~~

~~B. Establishing a special yard or other open space or lot area or dimension;~~

~~C. Limiting the height, size or location of a building or other structure;~~

- ~~D. Designating the size, number, location and nature of vehicle access points;~~
- ~~E. Increasing the amount of street dedication, roadway width or improvements within the street right-of-way;~~
- ~~F. Designating size, location, screening, drainage surfacing or other improvements of parking or truck-loading areas;~~
- ~~G. Limiting or otherwise designating the number, size, location, height and lighting of signs;~~
- ~~H. Limiting the location and intensity of outdoor lighting and requiring its shielding;~~
- ~~I. Requiring diking, screening, landscaping or another facility to protect adjacent or nearby property and designating standards for its installation and maintenance;~~
- ~~J. Designating fence heights, locations and materials;~~
- ~~K. Protecting existing trees, vegetation, water resources, wildlife habitat or another significant natural resource. (Ord. 1615 §75, 1989).~~

17.68.130 — Residential conditions.

~~Planned residential developments may have the following conditions attached:~~

- ~~A. Prior to the issuance of the certificate of occupancy, recreational facilities shall be installed as may be required by the planning commission;~~
- ~~B. Pedestrian movement upon the site shall be encouraged and separated from vehicular traffic through a comprehensive system of paved pathways;~~
- ~~C. Development for residential and accessory uses shall be at a specified maximum density;~~
- ~~D. Boats, trailers, campers and similar recreational vehicles may be stored in designated areas only. The permanency, security and visual screening of a recreational vehicle storage area shall be assured by the construction of permanent walls not less than seven feet in height;~~
- ~~E. "Tot lots" shall be provided in addition to adult recreational facilities for the year-round use of children residing on the site. The planning commission shall specify the number of tot lots required and the type of construction for play equipment;~~
- ~~F. If units in the project are rented, the owner of the subject property shall provide for the regular and continuing maintenance of all structures, open space and landscaped areas and all off-street parking and maneuvering areas. An agreement guaranteeing~~

~~such continuing maintenance and giving lien rights to the city in the event of lack of said maintenance shall be submitted to the city attorney for his review and approval prior to the issuance of any building permits;~~

~~G. If units are sold individually (condominiums), a homeowners' association shall be established for the purpose of permanently maintaining all of the subject property, including common areas and individual units, buildings and structures, and a homeowners' association agreement guaranteeing such a maintenance by individual owners and providing for lien rights and reimbursement to the city for any costs incurred thereby shall be submitted to the city attorney prior to the issuance of any building permits;~~

~~H. A bicycle path system shall be provided that is either integrated into the pedestrian sidewalk system or designed as a separate system and appropriately marked and signed. The system should include bicycle access to all dwelling units, and such facilities should connect to the city's bicycle system plan. Bicycle racks shall be provided for residents and visitors and other features that may be required. (Ord. 2100 § 18, 2023; Ord. 1615 §76, 1989).~~

~~17.68.140 — Appeals and permit revocation.~~

~~A. The decision of the planning commission may be appealed to the city council in the manner prescribed in Chapter 17.05.~~

~~B. The commission, on its own motion, at a public hearing advertised in conformance with the requirements of Chapter 17.05, may revoke in whole or in part any permit for the planned unit development based upon findings of noncompliance with the conditions set forth in granting said permit. (Ord. 1615 §77, 1989).~~

Chapter 17.94

ANNEXATION

Sections:

- 17.94.010 Purpose and applicability.
- 17.94.020 Application process and submittal requirements.
- 17.94.030 Approval criteria.
- 17.94.040 Zoning of annexed property.
- 17.94.050 Annexation of territory surrounded by the city.

17.94.010 Purpose and applicability.

Annexation is the action taken to incorporate land into the city. Under state law, land may be annexed to the city only if it is within the urban growth boundary, and is contiguous to the city limits. Applications for annexation may be accompanied by other, concurrent applications, for amendment to the comprehensive plan, amendments to the zoning map and requests for withdrawal from special districts, provided that such concurrent applications meet all requirements therefor. (Ord. 2120 §2, 2024).

17.94.020 Application process and submittal requirements.

A. Application for Annexation. Except for the annexation of unincorporated territory surrounded by the city as provided in Section 17.94.050, applications for annexation shall include all of the requirements listed in subsection C of this section, and be subject to the provisions of ORS 222.111 through 222.180 (Authority and Procedures for Annexation) or 222.840 through 222.915 (Health Hazard Abatement Law).

B. Public Hearing for Annexation. A public hearing shall be held prior to the council's adoption of an ordinance for annexation. The city shall publish notice of the public hearing once each week for two successive weeks prior to the day of hearing, in a newspaper of general circulation in the city, and shall post notices of the hearing in at least four public places in the city for a like period.

1. Exception. A public hearing is not required when all of the owners of land in the unincorporated territory and not less than fifty percent of the electors, if any, residing in the territory consent in writing to the annexation of the land in the territory, and file a statement of their consent with the council per ORS 222.125.

C. Submittal Requirements. An application for annexation shall contain the following information:

1. Vicinity map drawn at a scale of one inch equals one thousand feet identifying the proposed area of annexation and existing city limits.
2. Assessor's Maps of the Proposed Annexation Area. The assessor's maps shall have identified those parcels for which consents to annex have been acquired and adjacent right-of-way to be annexed.

3. Consent to annex forms completed and signed by all consenting property owners within the proposed annexation area.
4. Legal metes and bounds or lot and block description of the annexation area. Prior to submittal of the annexation application, the applicant shall consult with the public works department on the extent of any adjacent right-of-way that is to be included in the legal description. All legal descriptions shall be reviewed and approved by the public works department prior to submittal of the annexation application.
5. Specific information on each parcel within the proposed annexation area:
 - a. Current assessed valuation shown on county assessor's tax rolls.
 - b. Acreage of both public and private property, and public right-of-way to be annexed.
 - c. Map and tax lot number.
6. Addresses of all dwelling units and businesses located within the annexation area and names of all residents and whether they are registered voters.
7. The following additional information shall also be supplied by the applicant:
 - a. Existing land uses within annexation area.
 - b. Existing zoning within the annexation area.
 - c. Existing improvements such as:
 - i. Water system;
 - ii. Streets;
 - iii. Sanitary sewer;
 - iv. Storm drainage.
 - d. Special districts within the area, such as:
 - i. Water district;
 - ii. Irrigation district;
 - iii. Fire district;
 - iv. School district;
 - v. Rogue Valley Sewer Services;
 - vi. Other.
 - e. Written findings indicating compliance with all of the applicable requirements of this chapter and the criteria contained in Section 17.94.030.

8. Property owners' names, addresses and map and tax lot numbers within two hundred feet of the subject site, typed on mailing labels.

9. Payment of the application fee(s). (Ord. 2120 §2, 2024).

17.94.030 Approval criteria.

The city council must find that the following requirements are met in order to approve an annexation:

- A. The land is within the city's urban growth boundary;
- B. The land is contiguous to the current city limits;
- C. The land is zoned in accordance with Section 17.94.040; and
- D. Unless the land being considered for annexation is enclaved by the city or the city chooses to hold an election, a majority of the land owners and/or electors have consented in writing to the annexation per ORS 222.125 or 222.170. (Ord. 2120 §2, 2024).

17.94.040 Zoning of annexed property.

The comprehensive plan of Central Point includes a plan for future land uses within the UGB area. The zoning map described in Section 17.12.030 is consistent with the comprehensive plan and will control the district into which a newly annexed area is placed. The appropriate zoning district shall be applied to the area upon annexation if predesignated pursuant to the zoning map. If no zoning district has been designated on the zoning map, or if the property owner requests application of the Exclusive Agriculture Overlay and associated Holding Zone(s) under CPMC 17.68, the applicant shall submit a zone map amendment application in accordance with the requirements in Chapter 17.10 concurrent with the annexation application. (Ord. 2120 §2, 2024).

17.94.050 Annexation of territory surrounded by the city.

- A. As authorized in ORS 222.750, the city council may, by ordinance, annex territory surrounded by the corporate boundaries of Central Point with or without the consent of any owner of property within the territory or resident of the territory.
- B. Such annexation may be initiated at the request of the planning department or city council and shall not be subject to the requirements of Chapter 17.05 and Sections 17.94.020 and 17.94.030.
- C. A public hearing shall be held prior to the council's adoption of an ordinance for annexation.
- D. No later than twenty days prior to the public hearing, notification shall be mailed to all owners of property within the area proposed for annexation.
- E. For property that is zoned for, and in, residential use when annexation is initiated by the city, the city shall specify an effective date for the annexation that is at least three years and not more than ten years after the date the city proclaims the annexation approved.

F. Cause notice of the delayed annexation to be recorded by the county clerk of the county in which any part of the territory subject to delayed annexation is located within sixty days after the city proclaims the annexation approved.

G. The city shall notify the Jackson County clerk of the territory subject to delayed annexation not sooner than one hundred days and not later than ninety days before the annexation takes effect. (Ord. 2120 §2, 2024).

Findings of Fact and Conclusions of Law

Title 16 (Land Divisions) and Title 17 (Zoning) Amendments: Exclusive Agriculture Overlay, Holding Zones, and Code Modernization

File No. ZC-25002

Applicant:

City of Central Point	)	Findings of Fact
140 South 3 rd Street	)	and
Central Point, OR 97502	)	Conclusions of Law

I. Introduction

The City of Central Point is implementing a coordinated package of amendments to Title 16 (Land Divisions) and Title 17 (Zoning) of the Central Point Municipal Code (CPMC) to support the orderly urbanization of the 2022 Urban Growth Boundary (UGB) expansion areas and modernize the City's land development regulations. The amendments:

- reorganize and clarify subdivision and partition procedures for consistency with ORS Chapter 92 and Public Works Standards;
- establish a new Exclusive Agriculture (EA) Overlay and Residential (R-00) and Employment (E-00) Holding Zones to support phased, infrastructure-aligned urbanization;
- repeal outdated Planned Unit Development (PUD) regulations;
- consolidate the Transit Oriented Development (TOD) Overlay into a single chapter;
- reserve future chapters for Environmental and Airport Overlays; and
- improve clarity, formatting, cross-references, and administrative usability throughout Titles 16 and 17.

These updates are needed to ensure the City's development regulations implement the Comprehensive Plan, provide clear and objective standards for land divisions, and support efficient, coordinated urban growth consistent with Statewide Planning Goals.

II. Review Procedures & Approval Criteria

The proposed revisions Title 16 and Title 17 are considered a Major Amendment pursuant to CPMC 17.10.300(A) and are being processed using Type IV procedures set forth in CPMC 17.05.500.

The applicable criteria for the Comprehensive Plan Amendment are set forth in CPMC 17.10.400 and include the following:

- A. Statewide Planning Goals
 - 1. Goal 1 – Citizen Involvement
 - 2. Goal 2 – Land Use Planning
 - 3. Goal 10 – Housing
 - 4. Goal 11 – Public Facilities & Services
 - 5. Goal 12 – Transportation
 - 6. Goal 14 – Urbanization
- B. Central Point Comprehensive Plan
 - 1. Relevant policies within the Land Use Element, Housing Element, Economic Element, Transportation System Plan, and Regional Plan Element.
- C. CPMC 17.10 – Comprehensive Plan and Urban Growth Boundary Amendments
 - 1. 17.10.100 – Purpose
 - 2. 17.10.200 – Initiation of Amendments
 - 3. 17.10.300 – Major revisions and minor amendments
 - 4. 17.10.400 – Approval Criteria
- D. Transportation Planning Rule (OAR 660-012-0060)

These Findings are provided in four (4) parts as follows:

- I. Introduction
- II. Application Procedures & Approval Criteria
- III. Findings of Fact and Conclusions of Law
- IV. Summary Conclusion

III. Findings of Fact and Conclusions of Law

CPMC 17.96.100 – Amendments – Purpose

The purpose of this chapter is to provide standards and procedures for major and minor amendments to the zoning code and zoning map.

Finding CPMC 17.10.100: *The proposal consists of legislative text amendments to Titles 16 and 17 affecting land division and zoning procedures applicable citywide. These changes implement the Comprehensive Plan, modernize development regulations, and improve consistency with state law and Public Works Standards. The amendments are properly reviewed under the procedures established in CPMC 17.10 and 17.05.*

Conclusion CPMC 17.10.100: *Consistent.*

CPMC 17.10.200 – Initiation of Amendments

A proposed amendment may be initiated by:

- A. A resolution by the planning commission to the city council;
- B. A resolution of intent by the city council; or
- C. An application by one or more property owners (zoning map amendments only), or their agents, of property affected by the proposed amendment. The amendment shall be accompanied by a legal description of the property or properties affected; proposed findings of facts supporting the proposed amendment, justifying the same and addressing the substantive standards for such an amendment as required by this chapter and by the Land Conservation and Development Commission of the state.

Finding CPMC 17.10.200: *On June 26, 2025, the City Council approved Resolution No. 1833, a resolution declaring the City Council's intent to initiate amendments to the Comprehensive Plan and Central Point Municipal Code Titles 16 and 17 to establish an Exclusive Agriculture Overlay, Residential and Employment Holding Zones, and refine provisions related to land divisions, land use, and minimum density standards.*

Conclusion CPMC 17.10.200: *Consistent.*

CPMC 17.10.300 – Major Revisions and Minor Amendments

There are two types of map and text amendments:

A. Major Amendments. Major amendments are legislative policy decisions that establish by law general policies and regulations for future land use decisions, such as revisions to the zoning and land division ordinance that have widespread and significant impact beyond the immediate area. Major amendments are reviewed using the Type IV procedure in Section [17.05.500](#).

B. Minor Amendments. Minor amendments are those that involve the application of adopted policy to a specific development application, and not the adoption of new policy (i.e., major amendments). Minor amendments shall follow the Type III procedure, as set forth in Section [17.05.400](#). The approval authority shall be the city council after review and recommendation by the planning commission.

Finding CPMC 17.10.300: *The proposed amendments introduce new zoning tools (EA Overlay, R-00, E-00), revise multiple chapters of Titles 16 and 17, and repeal outdated PUD regulations. Because the amendments apply broadly and establish new policies affecting multiple properties, they are correctly processed as **Major Amendments** under CPMC 17.10.300(A) using Type IV procedures.*

Conclusion CPMC 17.10.300: *Consistent.*

CPMC 17.10.400 – Approval Criteria

A recommendation or a decision to approve, approve with conditions or to deny an application for a text or map amendment shall be based on written findings and conclusions that address the following criteria:

- A. Approval of the request is consistent with the applicable statewide planning goals (major amendments only);
- B. Approval of the request is consistent with the Central Point comprehensive plan (major and minor amendments);
- C. If a zoning map amendment, findings demonstrating that adequate public services and transportation networks to serve the property are either available, or identified for construction in the city's public facilities master plans (major and minor amendments); and
- D. The amendment complies with OAR [660-012-0060](#) of the Transportation Planning Rule. (Ord. 1989 §1(part), 2014; Ord. 1874 §3(part), 2006. Formerly 17.10.300(B)).

Finding CPMC 17.10.400(A): *The proposed Land Use Element update is consistent with the Statewide Planning Goals. The amendments clarify and reorganize existing policy language without changing the City's adopted land use designations or overall growth strategy, and they add tools (EA Overlay and Holding Zones) to implement the 2022 UGB amendment.*

Specifically:

- ***Goal 1 (Citizen Involvement):*** *The City used its acknowledged citizen involvement program, including notice to and meetings of the CAC, Planning Commission, and City Council.*
- ***Goal 2 (Land Use Planning):*** *The revisions improve clarity, cross-references, internal consistency, and implementation of the Comprehensive Plan.*
- ***Goal 9 – Economic Development:*** *Establishing the E-00 Holding Zone supports readiness for job-producing uses and ensures adequate land supply for employment needs.*
- ***Goal 10 (Housing):*** *Title 16 updates support efficient subdivision of residential land and remove procedural barriers to needed housing.*
- ***Goal 11 (Public Facilities & Services):*** *The EA Overlay and Holding Zones ensure urbanization occurs in coordination with facility planning by preserving existing rural uses until facilities are available.*
- ***Goal 12 (Transportation):*** *The amendments do not change map trip rates or land use capacity; therefore, they do not significantly affect any transportation facility.*

- **Goal 14 (Urbanization):** *The EA Overlay and Holding Zones provide a phased, orderly approach to converting land from rural to urban uses consistent with the 2022 UGB amendment.*

Conclusion CPMC 17.10.400(A): *Consistent.*

CPMC 17.10.400(B) – Consistency with the Comprehensive Plan

Approval of the request is consistent with the Central Point Comprehensive Plan.

Finding CPMC 17.10.500(B): *The amendments implement the updated Land Use Element (CPA-25001), support coordinated long-range planning for the UGB expansion areas, and improve consistency across Comprehensive Plan elements by:*

- *aligning subdivision, zoning, and annexation standards with long-range growth policies;*
- *creating zoning tools necessary to implement new land use classifications and overlays;*
- *enhancing procedural clarity and predictability for development review; and*
- *improving internal consistency between Titles 16 and 17 and Public Works infrastructure planning..*

Conclusion CPMC 17.10.400(B): *Consistent.*

CPMC 17.10.400(C) –Public Facilities (Map Amendments Only)

If a zoning map amendment, findings demonstrating that adequate public services and transportation networks to serve the property are either available, or identified for construction in the city's public facilities master plans (major and minor amendments)

Finding CPMC 17.10.400(C): *No map amendment is proposed.*

Conclusion CPMC 17.10.400(C): *Not applicable.*

17.10.400(D) – Transportation Planning Rule (OAR 660-012-0060)

The amendment complies with OAR 660-012-0060 of the Transportation Planning Rule.

Finding 17.10.400(D): *Under OAR 660-012-0060(2)(a), text amendments that do not change land use designations, trip-generating potential, or use classifications do not significantly affect a transportation facility. The proposed amendments are administrative and procedural and do not allow additional intensity or density beyond what is already permitted.*

Conclusion 17.10.400(D): *Consistent.*

IV. Summary Conclusion

Based on the findings and conclusions above, the proposed amendments to Title 16 (Land Divisions) and Title 17 (Zoning) are consistent with all applicable criteria in CPMC 17.10, the Central Point Comprehensive Plan, the Statewide Planning Goals and the Transportation Planning Rule.

ORDINANCE NO. _____

AN ORDINANCE AMENDING TITLE 16 (LAND DIVISIONS) AND TITLE 17 (ZONING) OF THE CENTRAL POINT MUNICIPAL CODE TO ESTABLISH THE EXCLUSIVE AGRICULTURE OVERLAY AND HOLDING ZONES, MODERNIZE LAND DIVISION PROCEDURES, AND CLARIFY DEVELOPMENT STANDARDS FOR CONSISTENCY AND IMPLEMENTATION

File No. ZC-25002

Recitals:

- A. The City of Central Point (“City”) is authorized under ORS Chapters 197, 215, and 227 to adopt and amend zoning and land division ordinances consistent with the City’s Comprehensive Plan and the Statewide Planning Goals.
- B. One June 26, 2025 the City Council approved Resolution 1833 initiating a major legislative amendment to update the Land Development Code in Titles 16 (Land Divisions) and 17 (Zoning), consistent with CPMC 17.10 (Zoning Code Amendments) and CPMC 17.05 (Legislative Procedures).
- C. The amendments reorganize and modernize Title 16 to provide clear and objective procedures for tentative plans, final plats, improvements, lots and blocks, and reserve acreage; align subdivision requirements with ORS Chapter 92 and Public Works Standards; and improve clarity, terminology, and internal consistency.
- D. The amendments to Title 17 consolidate the Transit Oriented Development (TOD) Overlay into a single chapter; establish the Exclusive Agriculture (EA) Overlay and the Residential (R-00) and Employment (E-00) Holding Zones; repeal outdated Planned Unit Development provisions; reserve chapters for future Environmental and Airport overlays; and refine zoning district and annexation provisions to support phased and infrastructure-aligned urbanization.
- E. The CAC held a duly noticed meeting on October 21, 2025, reviewed the draft code amendments, received public testimony, and voted unanimously to recommend approval.
- F. The Planning Commission held a duly noticed public hearing on November 4, 2025, reviewed the staff report, findings of fact, and public testimony, and determined that the amendments met all applicable criteria in CPMC 17.10. The Commission adopted Resolution No. 938 forwarding a favorable recommendation to the City Council.

G. The City Council held a duly noticed public hearing on December 11, 2025.

H. Words ~~lined through~~ are to be deleted and words underlined are added.

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

Section 1. Amendments to Chapter 16.10 (Tentative Plans) of the Central Point Municipal Code, attached hereto as Exhibit “A”, is hereby adopted. Exhibit “A” is incorporated herein by reference in its entirety.

Section 2. Amendments to Chapter 16.12 (Final Plats) of the Central Point Municipal Code, attached hereto as Exhibit “B”, is hereby adopted. Exhibit “B” is incorporated herein by reference in its entirety.

Section 3. Amendments to Chapter 16.16 (Improvements) of the Central Point Municipal Code, attached hereto as Exhibit “C”, is hereby adopted. Exhibit “C” is incorporated herein by reference in its entirety.

Section 4. Amendments to Chapter 16.24 (Lots and Blocks) of the Central Point Municipal Code, attached hereto as Exhibit “D”, is hereby adopted. Exhibit “D” is incorporated herein by reference in its entirety.

Section 5. Chapter 16.26 (Reserve Acreage) of the Central Point Municipal Code, attached hereto as Exhibit “E”, is hereby adopted. Exhibit “E” is incorporated herein by reference in its entirety.

Section 6. Amendments to Chapter 17.12 (Zoning Districts) of the Central Point Municipal Code, attached hereto as Exhibit “F”, is hereby adopted. Exhibit “F” is incorporated herein by reference in its entirety.

Section 7. Amendments to Chapter 17.65 (Transit Oriented Development Overlay) of the Central Point Municipal Code, attached hereto as Exhibit “G”, is hereby adopted. Exhibit “G” is incorporated herein by reference in its entirety.

Section 8. Amendments to Chapter 17.66 (Environmental Overlay) of the Central Point Municipal Code, attached hereto as Exhibit “H”, is hereby adopted. Exhibit “H” is incorporated herein by reference in its entirety.

Section 7. Amendments to Chapter 17.67 (Airport Overlay) of the Central Point Municipal Code, attached hereto as Exhibit “I”, is hereby adopted. Exhibit “I” is incorporated herein by reference in its entirety.

Section 7. Amendments to Chapter 17.68 (Exclusive Agriculture Overlay) of the Central Point Municipal Code, attached hereto as Exhibit “J”, is hereby adopted. Exhibit “J” is incorporated herein by reference in its entirety.

Section 8. Amendments to Chapter 17.94 (Annexations) of the Central Point Municipal Code, attached hereto as Exhibit “K”, is hereby adopted. Exhibit “K” is incorporated herein by reference in its entirety.

Section 9. Basis of Decision. The decision is based on the Findings of Fact and Conclusions of Law set forth in Exhibit “L”, hereby incorporated by reference.

Section 10. Codification. Provisions of this Ordinance shall be incorporated in the City Code and the word “ordinance” may be changed to “code”, “article”, “section”, “chapter” or another word and the sections of this Ordinance may be renumbered, or re-lettered, provided however than any Recitals and boilerplate provisions (i.e. Recitals A-G) need not be codified and the City Recorder is authorized to correct any cross-references and any typographical errors.

Section 11. Effective Date. The City of 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 _____, 2026.

Mayor Tanee W. Browning

ATTEST:

City Recorder



DEPARTMENT: Administration

MEETING DATE: 12/11/2025

STAFF CONTACT: Chris Clayton

SUBJECT: Updated Review of the Public Safety Fee and Evaluation of Rate Structure Options

I. PURPOSE

The purpose of this staff report is to provide the City Council with an updated and comprehensive analysis of the Public Safety Fee (PSF), reflecting Council's latest direction and policy refinements. This report presents **three rate structure options** for consideration, along with their financial, administrative, and equity implications:

1. **Uniform \$4 Fee**
2. **Flat \$5 Fee**
3. **Final Variable Tiered Structure**

This report incorporates all clarifications regarding zoning exceptions, building-size thresholds, trip-generation standards, and special categories such as schools and churches. No staff recommendation is offered; the goal is to present an objective, policy-neutral evaluation.

II. BACKGROUND

Central Point's Public Safety Fee is used to support police operations and offset a portion of the General Fund cost of providing public safety services. Over time, the fee structure has not kept pace with the City's changing service demands. Trends affecting the Police Department include:

- Growth in single-family and multi-family residential units
 - Expansion of attached dwelling types (townhomes, duplexes, ADUs)
 - Increased regional retail activity (e.g., Costco)
 - Freight, logistics, and distribution growth (e.g., Amazon, FedEx Ground)
 - Increased calls for service related to trespass, mental health, welfare checks, and property crime
 - Greater nighttime and weekend demand at high-volume commercial sites
-

- Rising personnel, training, vehicle, and equipment costs

The FY 2025–27 budget includes a scheduled increase from **\$3 to \$4** on **July 1, 2026** under the existing fee structure. That structure, however, does not distinguish between low-impact and high-impact users and is no longer considered equitable.

III. CURRENT PUBLIC SAFETY FEE STRUCTURE

A. Existing Monthly Rates

Category	Rate
Single-Family / Duplex	\$3.00
Multi-Family	\$2.50 per unit
Senior Housing	\$2.50 per unit
All Commercial	\$3.00

B. Structural Limitations

- A small office pays the same as a regional distribution facility.
- Call volumes and service impacts vary dramatically across commercial uses.
- Multi-family is billed at a lower per-unit rate despite higher density.
- There is no mechanism to adjust for size, traffic impact, or operational intensity.
- Residential ratepayers disproportionately subsidize major commercial users.

While administratively simple, the current structure is outdated and misaligned with service demands.

III. UPDATED REVENUE CALIBRATION AND ACCOUNT COUNTS

Recent analysis confirms:

Each \$1.00 of PSF revenue ≈ \$95,000 annually

This is based on:

- **6,557** Single-Family accounts
- **1,400** Multi-Family units
- **325** Commercial/industrial accounts
- **5 existing regional-scale facilities**
- **Approximately 20 additional facilities** meeting the revised Tier 4 standard

These totals inform all revenue estimates.

V. POLICY OPTIONS FOR JANUARY 1, 2026 IMPLEMENTATION

OPTION A — UNIFORM \$4/month

Rate Structure

All utility accounts pay **\$4 per month**.

Estimated Revenue

- **Annual:** ~\$380,000
- **18-Month:** ~\$570,000

Policy Considerations

- Highly simple and predictable
- Matches the FY 2025–27 budget assumption
- Does not correct inequities
- High-intensity commercial and industrial users remain undercharged

OPTION B — FLAT \$5/month

Rate Structure

All accounts pay **\$5 per month**.

Estimated Revenue

- **Annual:** ~\$475,000
- **18-Month:** ~\$712,500

Policy Considerations

- Easy to administer
- Increases overall revenue
- Does not reflect service-intensity differences
- Still spreads costs evenly across all account types

OPTION C — FINAL VARIABLE TIERED STRUCTURE

The variable model links fee responsibility to residential density, commercial size, and regional-level impacts. This structure is designed to improve fairness and align costs with police service demand.

A. Residential Fee Structure

Residential Type	Rate
Single-Family	\$5.00
Multi-Family / Townhomes	\$4.00 per unit
Senior Housing	\$4.00 per unit
Manufactured Housing	\$4.00 per unit
Duplex Units	\$4.00 per unit
Accessory Dwelling Units (ADUs)	\$4.00 per unit

Townhomes, duplexes, and ADUs are treated as multi-family for PSF purposes due to density and typical service patterns.

B. Commercial/Industrial Fee Structure (Tiers 1–3)

Tier	Criteria (Square Footage)	Monthly Rate
Tier 1	<10,000 sq. ft.	\$15
Tier 2	10,000–19,999 sq. ft.	\$30
Tier 3	20,000–49,999 sq. ft.	\$60

C. Tier 1 Special Category — Churches

Churches and other faith-based assembly uses are billed at **Tier 1 (\$15/month)** regardless of weekly attendance or trip generation, due to their predictable and limited operating hours.

Exception:

If a church exceeds **50,000 sq. ft.**, it qualifies as Tier 4 based on size.

D. Schools — Flat Rate

All public schools and district-operated school facilities will be exempt due to their ongoing contribution to the city's school resource officer (SRO) program.

All charter and private school facilities pay:

\$30 per month

This simplified rate reflects predictable campus activity and supports ease of administration.

E. Tier 4 — Major Regional Facility (Final Definition)

A business qualifies as **Tier 4** if it meets **either**:

1. Building Size Threshold

- **More than 50,000 total square feet** of building area
(Includes all associated structures on the site or unified operation)

2. Trip-Generation Threshold

- **More than 500 average daily trips (ADT)**
(Employees, customers, freight, vendors, ride-hail, contractors, etc.)

Note: Average Daily Trips (ADT) shall be determined using the m trip-generation rates published in the ***Institute of Transportation Engineers (ITE) Trip Generation Manual, current edition.***
Neighborhood Commercial (C-N) Zoning Exception

- A C-N property is **NOT assigned to Tier 4** solely because it generates >500 ADT.
- However, a C-N property **will be evaluated on total square foot criteria.**

Tier 4 Monthly Rate

- **\$180 per month**

Typical Tier 4 Uses

- Amazon Fulfillment Center
 - FedEx Ground
 - Costco
 - Major freight/distribution centers
 - Regional logistics and industrial facilities
-

F. Estimated Revenue Under Variable Model

Using updated account data and the final Tier 4 definition:

- **Annual Revenue:** ~\$550,000–\$600,000
- **18-Month Revenue:** ~\$825,000–\$900,000

This structure captures the operational realities of size, density, and impact.

VI. POLICY DISCUSSION (No Staff Recommendation)

This section summarizes the policy considerations for Council deliberation. Staff is **not** recommending any specific option.

Considerations Supporting a Variable Model

- Aligns cost with service demand
- Reduces resident subsidy of heavy-impact commercial/freight facilities
- Uses objective criteria (sq. ft. and ADT)
- Provides administrative consistency for future development
- Addresses longstanding structural inequities

Considerations Supporting the Flat-Rate Models

- Administrative simplicity
- Predictable billing for all account types
- Easier for public communication
- Avoids reclassification efforts

Council Policy Decision

The selection of a Public Safety Fee structure is a legislative and policy decision of the City Council. The analysis presented here is intended to support Council discussion and direction.

VII. ATTACHMENTS

- **Attachment A:** Resolution – Uniform \$4 Fee
 - **Attachment B:** Resolution – Flat \$5 Fee
 - **Attachment C:** Resolution – Final Variable Tiered Structure
-

RESOLUTION NO. _____

A RESOLUTION AMENDING THE MASTER FEE SCHEDULE TO ESTABLISH A UNIFORM PUBLIC SAFETY FEE OF \$4.00 PER MONTH EFFECTIVE JANUARY 1, 2026

RECITALS:

WHEREAS, the City of Central Point provides essential police and public safety services to the community; and

WHEREAS, the current Public Safety Fee structure has remained unchanged for many years; and

WHEREAS, updated service needs and operational costs require periodic review of the fee structure; and

WHEREAS, the City Council desires to maintain a simple and uniform Public Safety Fee for all account types;

NOW, THEREFORE, BE IT RESOLVED THAT:

Section 1 – Public Safety Fee

A uniform Public Safety Fee of \$4.00 per month is hereby established for all utility accounts within the City of Central Point.

Section 2 – Implementation

The Finance Department shall implement the uniform Public Safety Fee beginning with the first full utility billing cycle after January 1, 2026.

Section 3 – Effective Date

This resolution shall take effect immediately upon passage.

PASSED by the City Council and signed by the Mayor this ____ day of _____, 2025.

Mayor Tanea Browning

ATTEST:

City Recorder

RESOLUTION NO. _____

A RESOLUTION AMENDING THE MASTER FEE SCHEDULE TO ESTABLISH A UNIFORM PUBLIC SAFETY FEE OF \$5.00 PER MONTH EFFECTIVE JANUARY 1, 2026

RECITALS:

WHEREAS, the City of Central Point provides essential police and public safety services to the community; and

WHEREAS, the current Public Safety Fee structure has remained unchanged for many years; and

WHEREAS, updated service needs and operational costs require periodic review of the fee structure; and

WHEREAS, the City Council desires to maintain a simple and uniform Public Safety Fee for all account types;

NOW, THEREFORE, BE IT RESOLVED THAT:

Section 1 – Public Safety Fee

A uniform Public Safety Fee of \$5.00 per month is hereby established for all utility accounts within the City of Central Point.

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The Finance Department shall implement the uniform Public Safety Fee beginning with the first full utility billing cycle after January 1, 2026.

Section 3 – Effective Date

This resolution shall take effect immediately upon passage.

PASSED by the City Council and signed by the Mayor this ____ day of _____, 2025.

Mayor Tanea Browning

ATTEST:

City Recorder

RESOLUTION NO. _____

A RESOLUTION AMENDING THE MASTER FEE SCHEDULE TO ESTABLISH A UNIFORM PUBLIC SAFETY FEE OF \$5.00 PER MONTH EFFECTIVE JANUARY 1, 2026

RECITALS:

WHEREAS, the City of Central Point provides essential police and public safety services throughout the community; and

WHEREAS, increased service demands associated with residential growth, commercial development, and regional freight operations have created a need to modernize the Public Safety Fee structure; and

WHEREAS, the City Council desires a Public Safety Fee framework that assigns costs fairly based on land use, operational intensity, and objective criteria; and

WHEREAS, the Council has reviewed a revised variable-tier structure based on residential density, commercial building size, and measurable traffic generation thresholds;

NOW, THEREFORE, BE IT RESOLVED THAT:

SECTION 1 – RESIDENTIAL RATES

Effective January 1, 2026, the following monthly Public Safety Fee rates apply:

- Single-Family Residential: \$5.00 per month
- Multi-Family / Townhomes / Senior Housing / Manufactured Housing / Duplex Units: \$4.00 per dwelling unit
- Accessory Dwelling Units (ADUs): billed as separate units at \$4.00 per month

SECTION 2 – COMMERCIAL & INDUSTRIAL RATES (Tiers 1–3)

Tier 1 – Small Commercial / Industrial (<10,000 sq. ft.)

Rate: \$15.00 per month

This category includes churches and faith-based assembly uses, unless the facility exceeds 50,000 sq. ft.

Tier 2 – Medium Commercial / Industrial (10,000–19,999 sq. ft.)

Rate: \$30.00 per month

Tier 3 – Large Commercial / Industrial (20,000–49,999 sq. ft.)

Rate: \$60.00 per month

SECTION 3 – SCHOOLS

All public schools and district-operated school facilities will be exempt due to their ongoing contribution to the city's school resource officer (SRO) program.

All charter and private school facilities pay:

\$30 per month

SECTION 4 - CHURCHES

Churches and other faith-based assembly uses are billed at Tier 1 (\$15/month) regardless of weekly attendance or trip generation, due to their predictable and limited operating hours.

Exception:

If a church exceeds 50,000 sq. ft., it qualifies as Tier 4 based on size.

SECTION 5 – TIER 4: MAJOR REGIONAL FACILITY

A commercial or industrial business shall be assigned to Tier 4 if it meets either of the following:

A. Building Size Threshold

Total building area on the site exceeds 50,000 square feet; OR

B. Trip-Generation Threshold

The facility generates more than 500 average daily trips (ADT), including employees, customers, freight, service vehicles, and vendor traffic.

Note: Average Daily Trips (ADT) shall be determined using the m trip-generation rates published in the Institute of Transportation Engineers (ITE) Trip Generation Manual, current edition.

C. Neighborhood Commercial (C-N) Exception

A property located in the C-N zoning district shall not be classified as Tier 4 based solely on meeting the trip-generation standard. However, a commercial business located in the C-N zone will be evaluated based on total square foot criteria.

Tier 4 Monthly Rate

\$180.00 per month

SECTION 6 – IMPLEMENTATION

The Finance Department shall assign all accounts to the appropriate tier or category in accordance with this resolution and implement the updated Public Safety Fee structure beginning with the first full utility billing cycle after January 1, 2026.

SECTION 7 – EFFECTIVE DATE

This resolution shall take effect immediately upon passage.

PASSED by the City Council and signed by the Mayor this ____ day of _____, 2025.

Mayor Tanea Browning

ATTEST:

City Recorder



Planning Commission Report

December 2, 2025

Stephanie Powers, Planning Director

The Central Point Planning Commission held its regular meeting on December 2, 2025, which included a discussion about signage regulations and consideration of a resolution of intent to initiate an application update the City's code.

Sign Code Update Project

The Planning Commission received an overview of the City's signage regulations, which are being reviewed for legal compliance and to balance public safety, traffic flow and community character. The purpose of the meeting was to consider the need for updates, provide input on standards and regulatory approaches to compliance, and consider a resolution of intent to initiate the application. The Commissioners discussed the following topics:

- **Internally Illuminated Signs** — The Commission considered whether to prohibit them citywide or limit restrictions to the Transit Oriented Development (TOD) Overlay. Discussion focused on potential impacts to property owners, with interest in limiting internally illuminated signs to commercial areas and avoiding residential edges where brightness may affect livability.
- **Billboards** — Commissioners discussed whether to continue prohibiting billboards or allow limited placement along I-5 near the interchanges. After considering economic and aesthetic implications, the Commission reached consensus to continue prohibiting billboards.
- **Digital Signs** — Commissioners considered whether digital signs should be banned or allowed with limitations related to location, size, and height. They explored targeted applications for monument signs with digital components. Some supported allowing limited digital signage near interchanges to attract travelers, while others expressed concern about driver distraction and impacts to Central Point's small-town character. Although no consensus was reached, there was strong agreement that if digital signs are permitted, regulations must be clear and tightly tailored to protect community character.
- **Nonconforming Signs** — The Commission considered whether to maintain current regulations requiring compliance when a sign is altered, enlarged, or relocated, or adopt a more proactive approach requiring updates upon change of property ownership or use. Commissioners favored a more proactive compliance model to bring outdated signs into conformance when properties change ownership or use.
- **Materials & Scale**—Commissioners discussed whether to apply material and size limitations citywide to reinforce Central Point's small-town character. They

expressed support for natural materials and pedestrian-scale signage, noting these standards improve aesthetics that align with the city's small-town character.

- **Regulatory Approach** — The Commission discussed regulating signs by zoning district versus creating new signage districts based on street classification, proximity to interchanges, or land use. Commissioners did not support creating new districts and preferred to continue regulating signs by zoning district, while emphasizing the importance of addressing sensitive edges near residential neighborhoods.

At the conclusion of the discussion, the Planning Commission unanimously approved a Resolution of Intent to initiate a sign code update project, with the understanding that additional discussions and public involvement opportunities will occur during the planning process.

Miscellaneous

The Planning Director provided updates on current department activities, including:

- Receipt of a Site Plan and Architectural Review application for a car dealership in the M-1 Industrial zone. This is a Type II (Administrative) review, and a report will be provided to the Commission once a decision is issued.
- Cancellation of the January Planning Commission meeting due to a lack of agenda items and the holiday season.
- Ongoing work on updates to the Land Development Code and Environmental Element, with Planning Commission review anticipated in February following consideration by the Citizen's Advisory Committee.

Commissioners were invited to provide reports. One commissioner shared positive feedback heard during Small Business Saturday, noting praise for Central Point's positive momentum compared to nearby cities. Another commissioner inquired about the City's sidewalk infill program. There was brief discussion and general support for exploring options to fill sidewalk gaps and improve walkability. Commissioners also requested an update on the West Pine Street project and asked that Planning Commission leadership information be updated on the City's website.

The meeting adjourned at 7:12 p.m.