

PLANNING COMMISSION MEETING AGENDA



February 17, 2026

6:00 PM

Email planning@centralpointoregon.gov

to request a Zoom link for virtual participation

www.centralpointoregon.gov

10. Meeting Called to Order

20. Roll Call

30. Correspondence

40. Approval of Minutes

50. Public Appearances

60. Business

70. Discussion Items

- A. Amendments to the Comprehensive Plan Environmental Management Element and Title 17 (Zoning) to Establish Environmental Overlay Standards
- B. Residential Code Amendments

80. Administrative Reviews

90. Miscellaneous

100. 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.

[AGENDA_FOOT]

Memorandum

Environmental Management Element
& Environmental Overlay Update

February 17, 2026

To: Planning Commission and Citizen's Advisory Committee members

From: Justin Gindlesperger, Community Planner III

Re: Environmental Management Element & Environmental Overlay Update

Summary

Updates to the Environmental Management Element of the Comprehensive Plan, the Environmental Overlay map, and Title 17 of the Central Point Municipal Code are necessary to meet the inventory and management requirements of Statewide Planning Goals 5, 6 and 7. This effort began in 2023 with an assessment of the actions needed to comply, including completion of the resource inventories, notably the City's first Local Wetlands Inventory and Riparian Area Corridors. The updates ensure consistency with the Statewide Planning Goals, support the City's long-range planning goals, enhance environmental stewardship, promote community resilience and protect public health and safety.

Background

The Environmental Element was last updated in 1983 and does not adequately address Statewide Planning Goals 5 (Natural Resources, Scenic and Historic Areas, and Open Spaces), Goal 6 (Air, Water and Land Resources Quality), and Goal 7 (Areas Subject to Natural Disasters and Hazards). Updating the Environmental Management Element and adopting standards for environmental resources are necessary to support orderly annexation of lands into the City and maintain compliance with Oregon's Statewide Planning Goals.

Prior to updating the Environmental Management Element, the City completed an inventory process to identify existing resources, document current conditions, and identify risks or potential harm to those resources. This work includes completion of the City's first Wetland and Riparian Corridor Inventory, which identifies and maps significant environmental resources within the City limits and Urban Growth Boundary. In addition, the historic resources inventory was updated to reflect current conditions and state requirements for historic resources.

Incorporating the new and updated inventories into the Comprehensive Plan and implementing regulations in Title 17 will support informed land use decisions, provide clarity for property owners, and ensure consistent application of standards citywide.

Next Steps

At the February 17, 2026 meeting, staff will review the updated Environmental Management Element language and Environmental Overlay map, review the Environmental Overlay chapter of the Municipal Code, introduce the updated inventories, and discuss the remaining steps and timeline for completing the update process.

Attachments

- Draft Environmental Management Element
 - Draft CPMC 17.66 Environmental Overlay
 - Local Wetland Inventory – Excerpted here
 - Riparian Area Inventory – Excerpted here
- Full documents for Local Wetland Inventory and Riparian Corridor Inventory are linked here: <https://www.centralpointoregon.gov/474/Water-Resources-Protection-Overlay>*
- Historic Inventory Update



Environmental Management Element

2026-2046

City of Central Point Comprehensive Plan

City Council

December __, 2025

Ordinance No. __

Updated

December __, 2025

Ordinance No.

Contents

1. Introduction	4
1.1 Background & Scope	4
2. Purpose	5
2.1 Mission Statement	5
2.2 Planning Context	5
2.2.1 <i>Statewide Planning Goals</i>	6
2.2.2 <i>Relationship to Other Comprehensive Plan Elements</i>	6
3. Key Issues	7
4. Environmental Management Priorities	10
4.1 Guiding Principles of Environmental Management	10
4.2 Nature Based Solutions	11
5. Environmental Goals & Policies	12
5.1 Protect and Conserve Natural Resources	12
5.1.1 <i>Wetlands and Riparian Areas</i>	13
5.2 Maintain and Enhance Air & Water Quality	15
5.2.1 <i>Air Quality</i>	15
5.2.2 <i>Water Quality</i>	16
5.3 Improve Urban Environmental Quality	17
5.3.1 <i>Land Resources</i>	17
5.3.2 <i>Design & Development Quality</i>	18
5.3.3 <i>Infill & Redevelopment</i>	18
5.3.4 <i>New development</i>	19
5.4 Historic Resources	19
5.5 Reduce Risks From Natural Hazards	20
5.6 Education and Outreach	21
Appendix A. Maps	23
MAP 1.1: NATURAL RESOURCE AREAS	23
MAP 1.2: AIR QUALITY MAINTENANCE AREA	25
MAP 1.3: NATURAL HAZARD AREAS	26
Appendix B. Resources & References	27

1. Introduction

Like many communities in the Rogue Valley, the City of Central Point developed in close proximity to land and water resources that helped supported its early growth. As the City continues to expand, urban development increasingly replaces agricultural lands and natural open areas, presenting new challenges for environmental stewardship.

While other elements of the Comprehensive Plan address the land needs for housing, commercial development and public services, the Environmental Management Element focuses on the impacts of urban growth on natural systems. It identifies threats to air, water and land resources, examines the sources of environmental degradation, and establishes strategies to manage, protect and enhance these resources. This element seeks to balance the City's development needs with the protection and sustainable use of natural systems that contribute to community health, safety and quality of life.

Recognizing the trade-offs inherent in land development, this element presents goals and policies aimed at improving and maintaining environmental quality within Central Point, while supporting the city's ongoing growth.

1.1 Background & Scope

Environmental management involves more than preserving specific natural resources – it requires a comprehensive approach to protecting the quality of the air, water, soils and ecosystems that support the community. The condition of natural resources is not independent of the physical setting, including the geography, climate and geology. In addition to mitigating the impacts of urban development, effective environmental management must also consider the risks posed by the natural environment itself—such as floods, wildfire, and other natural hazards.

This element addresses the conditions of environmental resources within City limits and across the Urban Growth Boundary (UGB). While the focus of this document is specific to Central Point, it is important to note the effects on natural resources from a growing urban area do not stop at a corporate limit just as conditions outside the City may influence the conditions experienced within the City.

The Environmental Management Element outlines the City's environmental goals and policies that emphasize protection, enhancement, resilience, and recreational access. The goals and policies are dynamic and should be reviewed and updated periodically to incorporate new information, best practices and emerging technology.

2. Purpose

As a key component of the Comprehensive Plan, the Environmental Management Element supports the City's commitment to responsible growth by providing a framework for sustainable resource management and risk reduction. It identifies pathways to minimize environmental impacts, enhance ecological functions, and strengthen resilience in the face of natural hazards.

Although Central Point is part of a broader regional system, local actions have meaningful effects—both within and beyond the city. By implementing the goals and policies in this element, the City can build partnerships, engage residents, and align development with strategies that reduce risk, improve environmental quality, and ensure a healthy, livable community.

2.1 Mission Statement

As Central Point continues to grow, it remains essential to balance development with the protection of the natural environment. The following mission statement reflects the commitment to responsible planning that supports both ecological integrity and community well-being:

Protect and enhance natural resources and maintain environmental quality while accommodating growth for a thriving, resilient and sustainable City.

2.2 Planning Context

As part of the Comprehensive Plan, the Environmental Management Element works with the other elements to outline the City's vision to manage growth, development and livability. While other elements provide identify land needs and urban infrastructure for future urbanization, the Environmental Management Element focuses on the City's goals to protect natural resources, reduce pollution and enhance habitat and natural areas. It balances the need for future development with a safe, resilient and healthy environment.

The development of the Environmental Management Element is also guided by Oregon's Statewide Planning Goals. The Comprehensive Plan is reviewed for consistency with these goals, including the Environmental Management Element, for conformance to the standards for natural resources, the quality and protection of resources, and for Central Point, identification of natural hazards.

2.2.1 Statewide Planning Goals

The Central Point Comprehensive Plan is consistent with Oregon's Statewide Planning Goals. The protection, maintenance and enhancement of natural resources is acknowledged in the following goals:

- **Goal 5: Open Spaces, Scenic and Historic Areas, and Natural Resources**
Central Point maintains comprehensive inventories of natural resources and implements programs to protect scenic, historic, and open space resources for current and future generations.
- **Goal 6: Air, Water and Land Resources Quality**
The City monitors environmental quality, identifies pollution sources, and coordinates with regulatory agencies to mitigate degradation and enhance the quality of natural resources.
- **Goal 7: Areas Subject to Natural Hazards and Disasters**
By identifying hazards, risk reduction strategies, and resilience planning, Central Point enhances public health, safety and protects property from natural disasters.

2.2.2 Relationship to Other Comprehensive Plan Elements

The individual elements of the City's Comprehensive Plan are defined by their contents, proactively addressing growth and development needs of Central Point with a particular focus. The elements work together to inform the goals and policies throughout the comprehensive plan. The Environmental Management Element supports, and is supported by, the following elements:

- **Land Use Element.**
The Land Use Element identifies projected land needs for residential, commercial and industrial land uses. The Environmental Management Element works with this analysis by identifying areas to be protected, degraded areas in need of restoration, and sources of pollution that can impact surrounding environmental resources. It ensures that future land use decisions consider natural systems and environmental limits, supporting more sustainable development patterns.
- **Urbanization Element.**
Urbanization is the process by which the City grows and the Urbanization Element focuses on orderly, compact and efficient development patterns. The Environmental Management Element recognizes the environmental pressures from increased

growth/urbanization and provides the tools to mitigate these impacts. It encourages early identification of resource constraints, promotes the use of low-impact, green infrastructure and guides development away from environmentally-sensitive or disaster-prone areas – supporting a safe, healthy, livable urban area.

- **Parks Element.**

The Parks Element identifies projected needs for parks, open space and recreation areas. The Environmental Element supports this by identifying appropriate areas for recreation, enhance natural areas, and protects scenic and riparian corridors. Together, these elements promote access to nature that contributes to community well-being.

3. Key Issues

The Environmental Management Element provides the road map for managing Central Point's natural resources while also guiding the city's growth. As Central Point continues to develop, it must preserve its natural features and enhance environmental quality. The following issues are essential to maintaining a livable, resilient and sustainable future for the community.

- **Bear Creek Greenway**

Bear Creek and its associated Greenway are important recreation and natural assets in Central Point. The corridor features significant riparian and wetland areas, providing important habitat and ecologic functions. The Bear Creek Trail is a continuous link between the Rogue Valley communities, recreation facilities, and other important destinations such as schools and businesses.

The conditions along the Greenway, specifically abundant invasive species, an overgrowth of blackberries, and lack of fuel breaks, provided fuels for wildfires in 2018 and 2020 that affected the Greenway by destroying a lot of the beneficial habitat and limiting recreation due to hazardous conditions. In addition, Bear Creek does not meet water quality standards and low summer flows are easier to heat due to the loss of canopy/vegetation, creating warm water temperatures that are harmful to fish populations.

The City's portion of the Greenway is comprised of two sites:

- A 54-acre site between Biddle Road and Table Rock Road
- A 34-acre site on the north side of the City, referred to as the Creekside Property.

These areas contribute to the overall recreation land needs identified in the Parks Element. The City needs additional planning and recreation amenities along the Greenway in order to carry out the full potential of this resource.

- **Mapping & Inventory Updates**

A comprehensive inventory of the City's environmental, scenic and natural resources is an important step in identifying their location, extent and quality. The Environmental Element was last updated in 1983 and current inventories for these key resources – including wetlands, riparian areas and historic sites – is lacking.

Accurate mapping, presented as overlay zones on the official City zoning map, enhances the ability to identify and protect sensitive areas. These overlays work alongside base zoning to inform planning and development decisions. Because resource areas may be difficult to observe year-round due to seasonal changes (e.g. wetlands drying in summer) or past development, clear, up-to-date inventories are necessary.

Current data ensures that City staff and developers have the accurate information needed to ensure protection of resources and minimize additional impacts as Central Point continues to grow.

- **Growth & Urbanization**

Protecting environmental resources is a core value of the Environmental Management Element, and the City's overall livability depends on striking a balance between growth and resource conservation. Urbanization, development and population growth significantly impact the surrounding environment through land use changes, increased air and water pollution, higher energy consumption and waste management challenges.

When environmental goals compete with other City priorities, such as economic development or housing production, the City must strongly consider environmental protection and the natural processes that safeguard public health.

The City can play a key role in protecting and enhancing the environment through both policy development and regulatory authority. By designating lands for future growth and identifying potential conflicts early, the City can guide more efficient development while minimizing impact to natural resources. Through regulations that promote alternative design approaches, green infrastructure and habitat connectivity, the City ensures development can exist with - and even enhance – the preservation of natural resources.

- **Climate Change**

Climate change is a global issue, but Central Point and the Rogue Valley are already experiencing its impacts. The region is experiencing:

- Higher temperatures
- More frequent and severe wildfires
- Shifts in precipitation patterns
- Stressed water sources and ecosystems

These changes are increasing the pressure on natural systems and community infrastructure. While climate change is a global challenge, local action is essential and Central Point is already providing leadership.

The City promotes compact development, mixed use, walkable neighborhoods, and transportation choices that reduce car dependence. By coordinating land use with transportation planning, Central Point is helping to build a more resilient, sustainable community.

By understanding the characteristics of climate change, Central Point can make better decisions that reduce risks and protect vital resources. To prepare for climate-related challenges, the City must:

- Identify natural resources most at risk
- Invest in restoration, enhancement and mitigation efforts
- Integrate environmental planning with emergency preparedness

.

4. Environmental Management Priorities

Urbanization has created pressure on the City's natural systems between the need for growth and the desire to protect habitat and sensitive lands. In some areas, development has outpaced environmental planning, leading to habitat fragmentation, water quality degradation and loss of open space. To address these concerns, Central Point is prioritizing proactive environmental management. The city aims to integrate preventive, rather than corrective, strategies into its land use planning efforts.

4.1 Guiding Principles of Environmental Management

The Environmental Management Element identifies guiding principles that reflect the City's commitment to a "safe, family-friendly, livable community." These principles provide the foundation of environmental management and future decision-making.

- **Balance.**

A healthy environment depends on balance – between people, nature and the impacts of growth. In Central Point, environmental management must manage the conflicts between urban growth and environmental protection. Finding balance means navigating the trade-offs that support a livable, resilient and equitable community.

- **Livability.**

Livability reflects the city's ability to meet the needs of its residents – providing a safe, clean city with meaningful connections, meaningful ways to appreciate and create culture, and ensure resilience in the face of changes (economic, social or environmental). Environmental quality is essential to creating a healthy, vibrant city where people want to live.

- **Resilience.**

Resilience is the ability to recover from a disturbance, such as a natural disaster like a wildfire or a flood. In this plan, resilience means two things:

1. Healthy natural areas. Healthy habitats and open spaces that are better able to withstand changes (encroachment, pollution, etc..).
2. Prepared Communities. Prepared communities are more capable of responding to and recovering from natural disasters.

- **Stewardship.**

Stewardship is a shared responsibility for the ongoing protection and enhancement of natural resources in and around Central Point. By involving the community in these efforts, those that use and enjoy these resources can help manage and conserve them.

- **Sustainability**

Sustainability in Central Point means using resources efficiently, reducing environmental impacts, and supporting systems that endure over time. A sustainable approach involves

long-term thinking for conserving resources, reducing waste and emissions and planning for a resilient future.

- **Safety.**

Environmental safety is essential for people to live and work in Central Point. A safe environment includes clean air and water, well-maintained open spaces and natural areas, and mitigation efforts to reduce risks from natural hazards such as wildfires and floods. Central Point is committed to environmental safety across all neighborhoods.

4.2 Nature Based Solutions

Urban development often replaces natural landscapes with buildings, roads, and other infrastructure. This transformation can disrupt natural processes, contribute to environmental degradation, and increase vulnerability to natural hazards such as flooding, wildfire, and extreme heat.

Nature-based solutions (NBS) integrate natural elements into the design and management of urban spaces. These solutions aim to restore and enhance natural processes, providing environmental, social, and economic benefits while supporting the resilience of both the built and natural environment.

Nature-based solutions in Central Point can be implemented at a variety of scales—from citywide projects to improvements on individual properties. Regardless of their size, these interventions contribute to citywide benefits.

By prioritizing nature-based solutions, Central Point can create a more sustainable, resilient, and livable city for current and future residents.

Nature-based solutions can help to:

- Improve air and water quality
- Restore and protect wetlands and riparian areas
- Create or expand parks and green spaces
- Reduce flood risk by improving stormwater management
- Mitigate urban heat through increased tree canopy and green infrastructure
- Support recovery and restoration of areas affected by wildfire

Examples of nature-based solutions applicable to Central Point include:

- Rain gardens and bioswales
- Urban tree planting programs
- Restoration of riparian corridors
- Green roofs
- Fire-resistant native landscaping
- Community gardens and pocket parks

5. Environmental Goals & Policies

The protection of natural resources is necessary to preserve a healthy, sustainable environment in an urban setting. Protection of these resources today ensures that as the community grows, increases density and expands its boundaries the natural landscape will be preserved for the health, safety and welfare of its citizens. Natural resources provide aesthetic beauty and their protection benefits property values and increases the livability of the City.

With the broad range of topics covered by the Environmental Element, this element provides overarching environmental goals:

- Protect and Conserve Natural Resources;
- Maintain and Enhance Water & Air Quality.
- Improve Urban Environmental Quality;
- Reduce Risks from Natural Hazards;
- Education and Outreach

The conclusions and goals in each section identify opportunities to engage with the natural and built environment for ways to reduce risks, manage resources, and where appropriate enhance interaction and engagement of the residents.

5.1 Protect and Conserve Natural Resources

Central Point is home to a variety of natural resources including wetlands, riparian zones, fish-bearing streams, diverse habitats and corridors, a healthy tree canopy, and a wide variety of plant and animal species. One of the most significant resources is Bear Creek - a regionally important waterway that flows through the City. These natural assets not only support biodiversity and ecological health, but also play an important part of resiliency and safety – such as managing stormwater and reducing flood risks. They offer valuable recreational opportunities and enhance Central Point's strong sense of place and connection to the environment. Protecting and conserving these resources is essential to ensuring their long-term vitality, maintaining ecological balance, and preserving the natural character that defines Central Point.

Goal:

Central Point is committed to protecting and enhancing natural resources – including wetlands, waterways and biodiversity – as vital components of a healthy, resilient and connected community. The City will protect these resources through thoughtful stewardship, sustainable planning, and community engagement to ensure their long-term health and availability for future generations.

Policies

1. Update and maintain natural resource inventories, including maps and current conditions.
2. Promote public education and collaborate with partners to raise awareness on the conditions of natural resources and the importance of protection.
3. Maintain and restore natural ecosystem processes by incorporating nature-based solutions and low impact development into construction methods.
4. Develop regulations to ensure a balanced approach to growth and resource protection, including standards for sound management of publicly- and privately-owned habitat areas.

5.1.1 Wetlands and Riparian Areas

Wetlands and riparian areas are valuable for their ecological functions and recreation opportunities where appropriate. These natural systems, highlighted on the Natural Resource Areas Map (see Appendix A), enhance air and water quality by filtering harmful pollutants, reduce the impacts of flooding by temporarily absorbing storm flows, provide important habitat for a variety of plant and animal species, as well as create open space for outdoor recreation, education and research.

Central Point's fish-bearing streams and locally significant wetlands are protected through a "safe harbor" approach, consistent with Oregon's Statewide Planning Goal 5. This approach protects wetlands from development and establishes standard buffer widths along riparian corridors to protect aquatic habitat and improve water quality. Smaller, non-fish-bearing streams, while not subject to the same safe harbor standards, are still recognized for their important role in supporting the overall health of the city's watershed and maintaining water quality. These protections align with the objectives of Statewide Planning Goal 6, which focuses on maintaining and improving the quality of air, water, and land resources.

Goal:

The city will protect and enhance natural habitats and wildlife corridors to ensure the long-term sustainability of local wetlands, riparian areas, and other ecosystems. The city will also educate the public about the benefits of wetlands and riparian areas by promoting their protection and encouraging stewardship and restoration.

Policies

1. Develop regulations aimed at no net loss of resource areas by balancing future growth with natural resource protection by regulating land use activities that could adversely affect waterways, wetlands and riparian areas.
2. Consider impacts to habitat connectivity and follow the mitigation sequence to avoid resource areas, minimize disturbances and mitigate impacts as part of the development review process.

3. Protect and enhance riparian vegetation that provides habitat and improves water quality along creeks and streams through the use of best available science and management practices.
4. Encourage and incentivize voluntary restoration of natural resource areas, including removal of invasive species and planting native vegetation.
5. Develop outreach programs on the value of wetlands and riparian areas and encourage volunteer opportunities for clean-up projects, tree planting and habitat restoration.

5.1.2 Bear Creek Greenway

Access to Bear Creek is one of Central Point's key assets. It provides active and passive recreation opportunities; however, access to natural features is limited in areas due to post-wildfire conditions and limited facilities. In an effort to enhance the Greenway following the wildfires, the City began the conceptual plan process to develop a healthier and more accessible Greenway.

In addition, the City partnered with the Freshwater Trust to improve a 5.4-acre area within the Bear Creek Greenway. This partnership seeks to enhance stream-side vegetation with native plants and trees to improve water quality and temperatures in Bear Creek and make the Greenway more aesthetically pleasing for City residents.

Goal:

The City will protect, enhance, and maintain the Greenway within the City's limits in a manner that recognizes the unique natural, scenic, and recreational qualities.

Policies

1. Create management plans that protect, conserve, enhance and maintain the natural and scenic qualities of the Greenway and the Creekside properties.
2. Enhance the recreational use of lands within the Bear Creek Greenway while protecting and conserving natural resources.
3. Provide safe connections between the Bear Creek Greenway and existing and future parks.
4. Coordinate with other jurisdictions for consistent maintenance and standards of service.

5.2 Maintain and Enhance Air & Water Quality

Clean air and water are essential for public health, and a safe, sustainable environment. Investing in, and ensuring, air and water quality not only improves public health, but also improves resiliency and environmental quality in the face of changes – through development, urbanization, climate change or natural disasters. The City’s programs focus on local efforts that compliment Federal and State regulations to combat pollution, support regulation and enhance protection.

5.2.1 Air Quality

Poor air quality can lead to significant health issues, damage ecosystems by harming plants and animals and contribute to climate change. It can also increase environmental degradation through acid rain and smog. While air pollution is often associated with the visible impacts like smoke and particulates, noise is an over-looked aspect of air quality. Elevated noise levels can negatively impact public health and disturb wildlife behavior and habitats.

Cities are noisy places due to traffic, commercial activity and industrial operations. By recognizing the connection between air quality and noise, Central Point establishes a link between harmful pollutants, disruptive noise and their effects on the surrounding environment. Through thoughtful planning that includes an emphasis on development suitability and efficient land use patterns, the City can reduce internal traffic, limit exposure to noise, and enhance livability.

Central Point is located within the Medford-Ashland Air Quality Maintenance Area (AQMA) (see Appendix A), which was established in response to historical exceedances of federal air quality standards for particulate matter (PM10) and carbon monoxide (CO). This AQMA designation covers portions of Jackson County and is managed in collaboration with the Oregon Department of Environmental Quality (DEQ). Through coordinated regional efforts and the implementation of long-term control strategies—including emissions reductions, street sweeping programs, and open burning restrictions—the AQMA has successfully met federal Clean Air Act standards. Central Point continues to participate in these efforts by aligning its planning and transportation policies with AQMA objectives, ensuring continued compliance and contributing to improved regional air quality.

Goal:

The City will promote a healthier, more livable urban environment by improving air quality and reducing disruptive noise through sustainable development, encouraging efficient land use patterns and targeted policies that protect public health, support environmental resilience and enhance livability for all residents.

Policies

1. Encourage or require efficient land use patterns with multiple transportation system design options that reduce vehicle miles traveled and negate noise impacts.

2. Implement and maintain an urban forestry program, including completion of an Urban Forest Assessment and Canopy Study that identify gaps in the urban forest and opportunities to expand the tree canopy.
3. Collaborate with other agencies, municipalities, and partners to coordinate responses on opportunities to limit effects of wildfire smoke especially on the City's most vulnerable population(s).
4. Pursue strategies to reduce noxious odors from intensive agriculture uses outside City limits.

5.2.2 Water Quality

Water quality refers to the condition of water in relation to its intended use and the environmental context where it exists. Federal and state regulations set standards for various types of water, including drinking water, stormwater runoff, surface water in streams and wastewater. Although these different uses and locations of water are addressed separately, water continuously cycles through the environment and its quality can be impacted by how it is used elsewhere in the *water cycle*.

Local strategies, such as pre-treating stormwater runoff from streets before it enters streams helps reduce the amount of pollutants entering the system. These measures not only improve water quality in the City, they also enhance healthier stream ecosystems.

Clean streams are necessary for recreational use and healthy ecosystems are resistant to the impacts of climate change, reducing risks from floods and droughts.

Goal:

The City will improve livability by reducing pollution sources, restoring natural water systems and protecting water resources to ensure clean, accessible and resilient water for all residents.

Policies

1. Update and implement regulations that enhance stormwater management standards, reduce polluted stormwater runoff entering the storm drainage system and local waterways, and support the City's commitment to watershed health.
2. Prioritize sustainable, nature-based solutions – such as Low Impact Development (LID) practices and green infrastructure – that minimize impervious surfaces.
3. Coordinate with local organizations on floodplain restoration and watershed improvement projects, with the goal of achieving no net loss of ecological functions.
4. Promote the conservation of water resources through water quality protection, public education, monitoring and policies that promote efficient water usage.
5. Work with other water and land use interests to assure the integrity and quality of drinking water supplies.

6. Pursue wastewater reduction and recycling strategies for wastewater collection system management.

5.3 Improve Urban Environmental Quality

The urban environment of Central Point includes not only the built portions of the city, including houses, commercial buildings, streets, and utility infrastructure, but also positive amenities such as parks, green spaces, and activity centers. When considering urban environmental quality, the focus extends beyond natural resources to include how well the built environment supports livability, safety and a strong sense of community.

A well-designed urban landscape with accessible parks, walkable neighborhoods and a connected street network can enhance everyday life by improving public health, support social well-being and maintaining the small-town community feel that residents value. Thoughtful, balanced urban design helps create environments where people feel safe, engaged and connected.

Goal:

The City will enhance the quality and livability of the urban environment by establishing and implementing community-wide programs and development standards that focus on minimizing negative impacts while promoting safe, connected and inclusive spaces.

Policies:

1. Identify and protect natural areas under significant influence of urban use and development pressures.
2. Promote urban design for positive interactions within the urban area that uses a multi-place approach with respect to landscape, hardscape, opens space, and pedestrian-oriented activity centers.
3. Actively involve residents, businesses and community organizations in planning and development decisions to ensure projects reflect local values and contribute to a cohesive community identity.

5.3.1 Land Resources

Land resources include not only the physical surface of land available for development, but also the components that support it (i.e. mineral deposits, water, plants, etc..). Urban growth and development increase the pressure on these resources, often resulting in the consumption, loss or degradation. Improper land use and inadequate protections often result in overuse or long-term damage. Brownfields offer opportunities for redevelopment, reducing the need to disturb undeveloped lands.

By identifying areas suitable for development and implementing thoughtful site planning and development regulations, Central Point can promote efficient land use while preserving critical resources and maintaining adequate supply of land for future needs.

Goal:

The City will promote sustainable use and efficient land use by preserving land resources, encouraging responsible development practices and minimizing impacts of urban growth.

Policies

1. Guide new development with best management practices to prevent on-site erosion.
2. Work with partners to establish targets for waste reduction and promote recycling.
3. Support the clean-up and remediation of brownfields and other potentially contaminated land by identifying and pursuing available resources.

5.3.2 Design & Development Quality

Central Point has a strong sense of place that is expressed as a “small town feel” among members of the community. This character is shaped by the City’s transportation system, public infrastructure, land use patterns and building design standards.

By emphasizing design quality the City can preserve its unique character while accommodating new development. Coordinated planning and design regulations play a critical role in maintaining a cohesive, attractive, and functional built environment.

Goal:

The City will ensure that development reflects and reinforces a ‘small town character’ through high-quality and context-sensitive land use patterns.

5.3.3 Infill & Redevelopment

With limited vacant land remaining, Central Point must prioritize the quality of infill and redevelopment to minimize negative impacts and support community values. By using tools such as the Buildable Lands Inventory, applying clear design guidelines, and engaging the community in creative problem-solving, the city can continue to grow in a compact, efficient, and environmentally responsible manner.

Goal:

The City will support environmentally responsible and economically viable infill and redevelopment that strengthens existing neighborhoods, optimizes land use, and maintains the city’s compact form.

5.3.4 New development

New development should reflect a neighborhood-based approach, offering a variety of housing types and densities, access to services, and well-integrated public infrastructure. This includes mixed-use opportunities, nearby schools and parks, and a street network that supports walking, biking, and transit. Through thoughtful planning, new neighborhoods can contribute to the city's livability, diversity, and long-term sustainability.

Goal:

The City will guide new development to create complete, connected neighborhoods that offer diverse housing options, access to essential services and a high quality of life for all residents.

Policies

1. The City of Central Point shall continue to promote the efficient use of lands and urbanization, consistent with the Urbanization and Land Use Elements, with development alternatives that reinforce the City's small-town image by emphasizing and strengthening the physical connections between people and nature, create innovative housing solutions and provide a variety of transportation options.
2. Develop community-wide programs and standards for new development and redevelopment so that negative environmental impacts will be mitigated and overall environmental quality of the urban environment will be maintained and improved
3. Develop education and outreach strategies on the reuse of building materials and encourage renovation of existing buildings over demolition.

5.4 Historic Resources

Incorporated in 1889, the city is located in the "central point" of the Rogue Valley and served as an important hub for early commerce and transportation in the valley. Its central location provided connection between the local resources and products to outside areas. The original town center was situated near what is now Interstate 5, but was relocated a ½-mile to the west in 1883 when the tracks of the Oregon-California Railroad bypassed the town. The construction of major transportation corridors, including Highway 99 & Interstate 5, further solidified the City's role as a regional connector and continues to bring visitors, new residents and additional growth.

Although no formal archaeological site survey has been conducted within Central Point, there is potential for prehistoric sites. Documented archaeological discoveries along the Rogue River in nearby communities of Gold Hill and Trail highlight the importance of riparian areas for prehistoric use. Generally, sites are small due to the modest size and mobility of the tribal groups using the rugged landscape of Southwestern Oregon.

Goal:

The City will protect, and where appropriate enhance, historic resources and ensure their continued contribution to the history of the city.

Policies

1. Support the identification, recognition, development, and promotion of historic buildings through City programs or other organizations.
2. Maintain survey information that accurately reflects the historic characteristics and quality of each of the City's historic structures.
3. In cooperation with state agencies, determine the location of any known archaeological sites as information becomes available and protect available information to minimize vandalism of the site.

5.5 Reduce Risks From Natural Hazards

The City of Central Point is exposed to a wide range of natural hazards that pose potential risks to the safety, health, and well-being of its residents. While the frequency and severity of these events have historically been moderate, the City has nonetheless experienced significant impacts from winter storms, severe weather events, flooding, and, more recently, an increasing number of wildfires.

Central Point identifies eight (8) natural hazards that have the potential to affect the community: earthquakes, floods, wildfires, extreme weather, drought, landslides, volcanic activity, and windstorms. While some of these hazards—such as earthquakes or regional wildfires—may affect the entire city, others may have more localized impacts depending on geography, infrastructure, and land use patterns. The Natural Hazard Areas Map (see Appendix A) highlights areas most at risk of wildfire in the Wildland Urban Interface (WUI) and flood-prone areas within the Special Flood Hazard Area (SFHA).

Recognizing the evolving nature of these threats, hazard mitigation has become a key priority for the City. Proactive mitigation planning allows Central Point to reduce vulnerability, safeguard critical infrastructure, and ensure a faster and more coordinated response and recovery when disasters do occur. Integrating hazard mitigation into citywide planning and development strategies not only protects public safety but also supports long-term community resilience, economic stability, and environmental stewardship.

By identifying specific hazard risks and implementing targeted mitigation strategies, Central Point is working to build a safer, more adaptable community—one that can effectively respond to changing conditions and recover more quickly from future disasters. This focus on mitigation is essential to protecting public investments, preserving quality of life, and ensuring a sustainable future for all who live and work in Central Point.

Goal:

The City will facilitate and support policies, practices and programs that prepares Central Point for natural disasters, mitigates the risk of damage and plans for a coordinated response to emergencies.

Policies

1. Continue to analyze risks and delineate hazard areas, ensuring hazard maps, probability and community vulnerability are as recent as possible.
2. Improve public awareness of the risks from natural hazards.
3. Develop policies and programs to reduce negative impacts and improve response and recovery following a natural disaster.
4. Regulate floodplains to protect and restore associated natural resources and functions, increase flood storage capacity, provide salmon habitat, minimize the adverse impacts of flood events, and promote climate change resiliency.
5. Amend regulations and management practices as needed for the purpose of protecting life and property.
6. Coordinate with government and non-government partners, including Jackson County and other cities, in addressing hazard mitigation priorities.

5.6 Education and Outreach

As Central Point continues to grow, it is important to involve residents, neighboring communities and institutions in participation of protecting and enhancing the natural environment of the area. A well-informed and actively engaged community is important to achieving long-term goals and maintaining a healthy and livable city. Education and outreach play a critical role by promoting awareness, encouraging stewardship, and supporting inclusive engagement. The following goals and policies aim to create a culture of environmental responsibility.

Goal:

The City will Increase community awareness of maintaining healthy resources, encourage participation in environmental initiatives, and increase awareness of impacts through public outreach efforts, educational programs and collaboration with community partners.

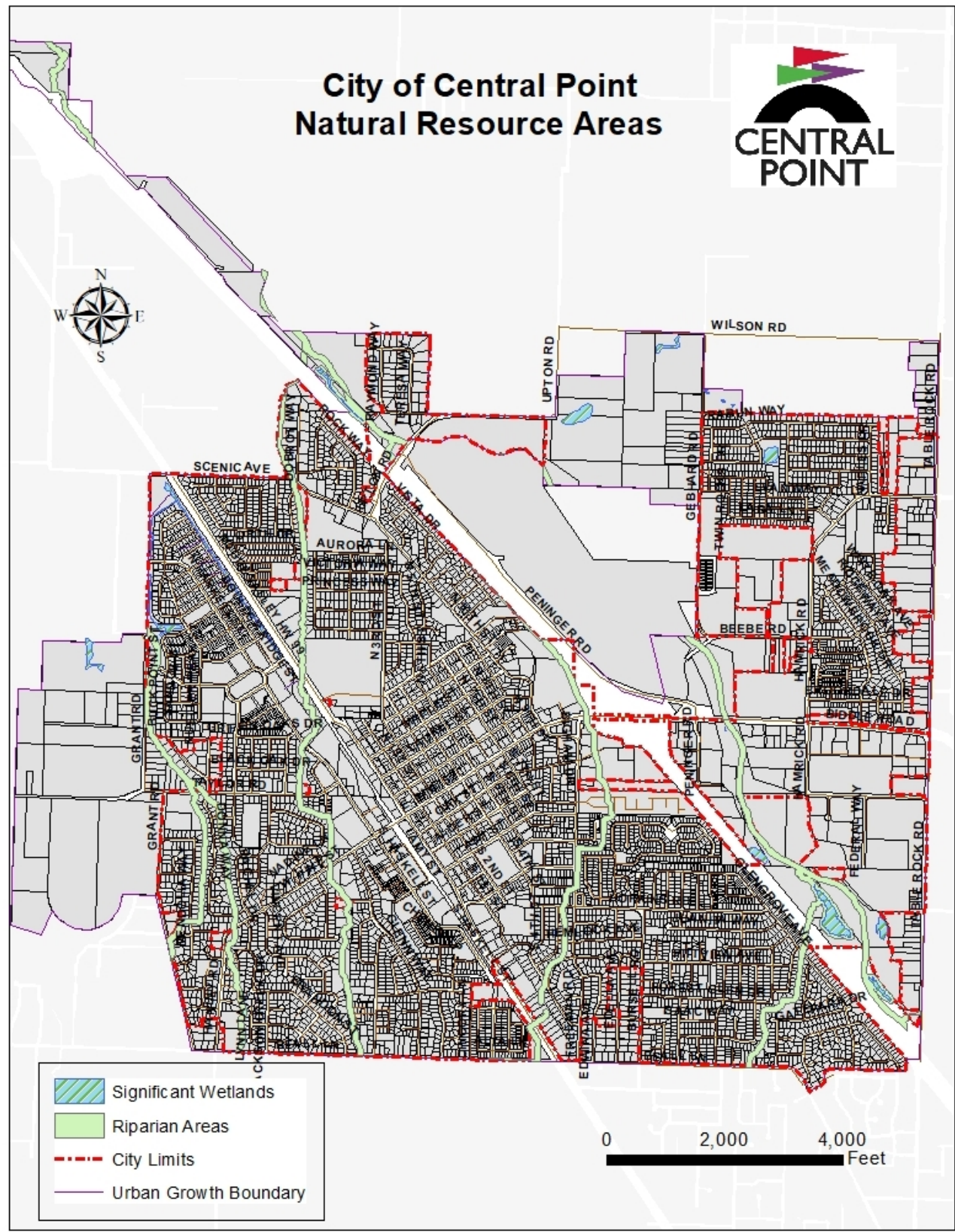
Policies

1. Maintain an up-to-date environmental section on the City's website with resources, best practices, and opportunities for involvement.
2. Develop and distribute educational materials on topics such as water conservation, waste reduction, native landscaping, wildfire risk, and air quality.
3. Support and partner with local schools, nonprofit organizations, and regional agencies to provide environmental education programs for all age groups.

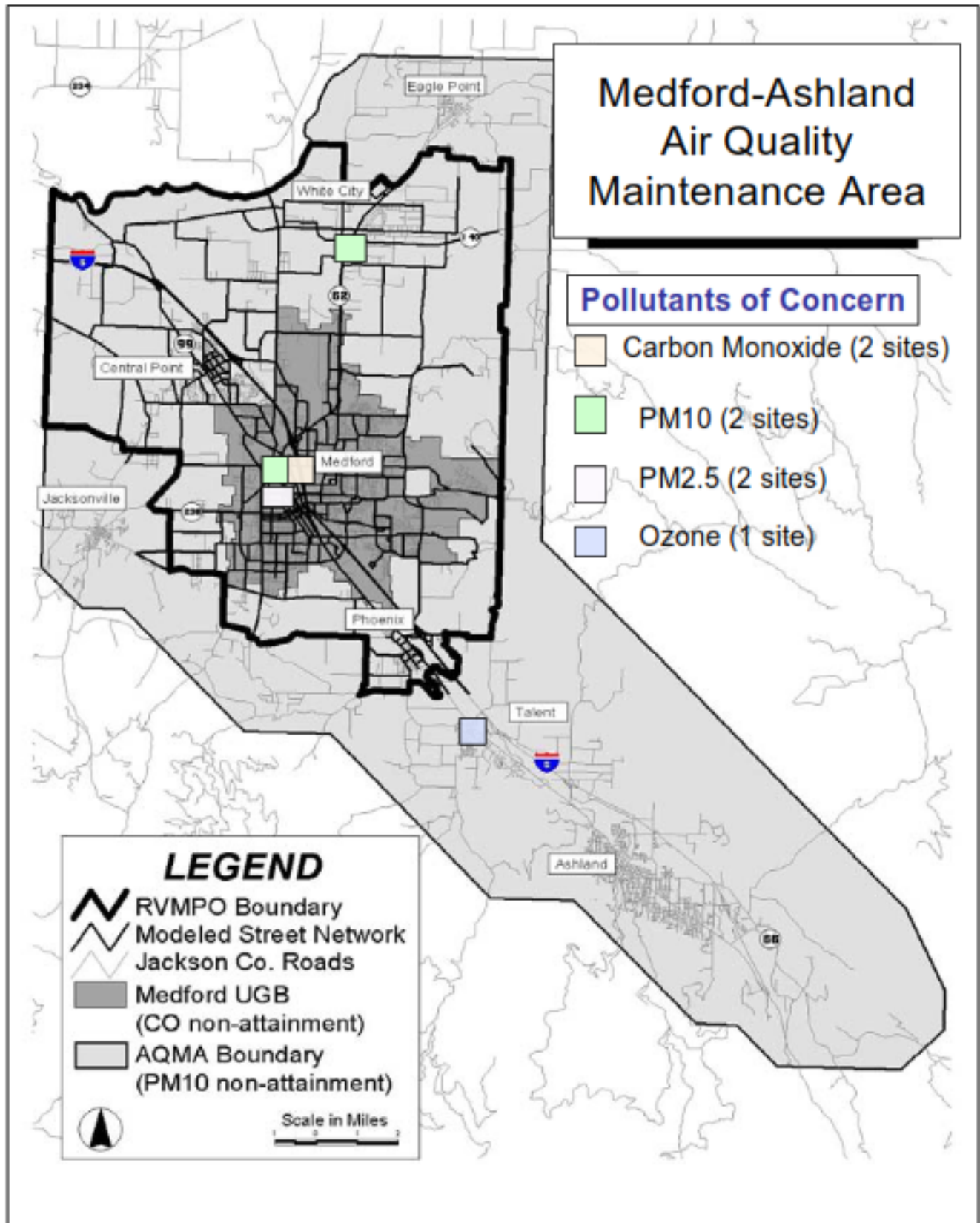
4. Promote community events such to engage residents in environmental practices and to visit natural resource areas.

Appendix A. Maps

MAP 1.1: NATURAL RESOURCE AREAS



MAP 1.2: AIR QUALITY MAINTENANCE AREA



**City of Central Point
Natural Hazard Areas**

**CENTRAL
POINT**

WILSON RD
UPTON RD
RABUN WAY
TWIN ROCKS DR
EVAN WAY
WAPLES DR
WOODS RD
GEBHARDT DR
VISTA DR
ROCKWAY
RAYMOND WAY
TERESA WAY
UPPER OT WAY
SCENIC AVE
AURORA LN
VICTORY WAY
N 10TH ST
N 11TH ST
N 12TH ST
N 13TH ST
N 14TH ST
N 15TH ST
N 16TH ST
N 17TH ST
N 18TH ST
N 19TH ST
N 20TH ST
N 21ST ST
N 22ND ST
N 23RD ST
N 24TH ST
N 25TH ST
N 26TH ST
N 27TH ST
N 28TH ST
N 29TH ST
N 30TH ST
N 31ST ST
N 32ND ST
N 33RD ST
N 34TH ST
N 35TH ST
N 36TH ST
N 37TH ST
N 38TH ST
N 39TH ST
N 40TH ST
N 41ST ST
N 42ND ST
N 43RD ST
N 44TH ST
N 45TH ST
N 46TH ST
N 47TH ST
N 48TH ST
N 49TH ST
N 50TH ST
N 51ST ST
N 52ND ST
N 53RD ST
N 54TH ST
N 55TH ST
N 56TH ST
N 57TH ST
N 58TH ST
N 59TH ST
N 60TH ST
N 61ST ST
N 62ND ST
N 63RD ST
N 64TH ST
N 65TH ST
N 66TH ST
N 67TH ST
N 68TH ST
N 69TH ST
N 70TH ST
N 71ST ST
N 72ND ST
N 73RD ST
N 74TH ST
N 75TH ST
N 76TH ST
N 77TH ST
N 78TH ST
N 79TH ST
N 80TH ST
N 81ST ST
N 82ND ST
N 83RD ST
N 84TH ST
N 85TH ST
N 86TH ST
N 87TH ST
N 88TH ST
N 89TH ST
N 90TH ST
N 91ST ST
N 92ND ST
N 93RD ST
N 94TH ST
N 95TH ST
N 96TH ST
N 97TH ST
N 98TH ST
N 99TH ST
N 100TH ST
N 101ST ST
N 102ND ST
N 103RD ST
N 104TH ST
N 105TH ST
N 106TH ST
N 107TH ST
N 108TH ST
N 109TH ST
N 110TH ST
N 111ST ST
N 112ND ST
N 113RD ST
N 114TH ST
N 115TH ST
N 116TH ST
N 117TH ST
N 118TH ST
N 119TH ST
N 120TH ST
N 121ST ST
N 122ND ST
N 123RD ST
N 124TH ST
N 125TH ST
N 126TH ST
N 127TH ST
N 128TH ST
N 129TH ST
N 130TH ST
N 131ST ST
N 132ND ST
N 133RD ST
N 134TH ST
N 135TH ST
N 136TH ST
N 137TH ST
N 138TH ST
N 139TH ST
N 140TH ST
N 141ST ST
N 142ND ST
N 143RD ST
N 144TH ST
N 145TH ST
N 146TH ST
N 147TH ST
N 148TH ST
N 149TH ST
N 150TH ST
N 151ST ST
N 152ND ST
N 153RD ST
N 154TH ST
N 155TH ST
N 156TH ST
N 157TH ST
N 158TH ST
N 159TH ST
N 160TH ST
N 161ST ST
N 162ND ST
N 163RD ST
N 164TH ST
N 165TH ST
N 166TH ST
N 167TH ST
N 168TH ST
N 169TH ST
N 170TH ST
N 171ST ST
N 172ND ST
N 173RD ST
N 174TH ST
N 175TH ST
N 176TH ST
N 177TH ST
N 178TH ST
N 179TH ST
N 180TH ST
N 181ST ST
N 182ND ST
N 183RD ST
N 184TH ST
N 185TH ST
N 186TH ST
N 187TH ST
N 188TH ST
N 189TH ST
N 190TH ST
N 191ST ST
N 192ND ST
N 193RD ST
N 194TH ST
N 195TH ST
N 196TH ST
N 197TH ST
N 198TH ST
N 199TH ST
N 200TH ST
N 201ST ST
N 202ND ST
N 203RD ST
N 204TH ST
N 205TH ST
N 206TH ST
N 207TH ST
N 208TH ST
N 209TH ST
N 210TH ST
N 211ST ST
N 212ND ST
N 213RD ST
N 214TH ST
N 215TH ST
N 216TH ST
N 217TH ST
N 218TH ST
N 219TH ST
N 220TH ST
N 221ST ST
N 222ND ST
N 223RD ST
N 224TH ST
N 225TH ST
N 226TH ST
N 227TH ST
N 228TH ST
N 229TH ST
N 230TH ST
N 231ST ST
N 232ND ST
N 233RD ST
N 234TH ST
N 235TH ST
N 236TH ST
N 237TH ST
N 238TH ST
N 239TH ST
N 240TH ST
N 241ST ST
N 242ND ST
N 243RD ST
N 244TH ST
N 245TH ST
N 246TH ST
N 247TH ST
N 248TH ST
N 249TH ST
N 250TH ST
N 251ST ST
N 252ND ST
N 253RD ST
N 254TH ST
N 255TH ST
N 256TH ST
N 257TH ST
N 258TH ST
N 259TH ST
N 260TH ST
N 261ST ST
N 262ND ST
N 263RD ST
N 264TH ST
N 265TH ST
N 266TH ST
N 267TH ST
N 268TH ST
N 269TH ST
N 270TH ST
N 271ST ST
N 272ND ST
N 273RD ST
N 274TH ST
N 275TH ST
N 276TH ST
N 277TH ST
N 278TH ST
N 279TH ST
N 280TH ST
N 281ST ST
N 282ND ST
N 283RD ST
N 284TH ST
N 285TH ST
N 286TH ST
N 287TH ST
N 288TH ST
N 289TH ST
N 290TH ST
N 291ST ST
N 292ND ST
N 293RD ST
N 294TH ST
N 295TH ST
N 296TH ST
N 297TH ST
N 298TH ST
N 299TH ST
N 300TH ST
N 301ST ST
N 302ND ST
N 303RD ST
N 304TH ST
N 305TH ST
N 306TH ST
N 307TH ST
N 308TH ST
N 309TH ST
N 310TH ST
N 311ST ST
N 312ND ST
N 313RD ST
N 314TH ST
N 315TH ST
N 316TH ST
N 317TH ST
N 318TH ST
N 319TH ST
N 320TH ST
N 321ST ST
N 322ND ST
N 323RD ST
N 324TH ST
N 325TH ST
N 326TH ST
N 327TH ST
N 328TH ST
N 329TH ST
N 330TH ST
N 331ST ST
N 332ND ST
N 333RD ST
N 334TH ST
N 335TH ST
N 336TH ST
N 337TH ST
N 338TH ST
N 339TH ST
N 340TH ST
N 341ST ST
N 342ND ST
N 343RD ST
N 344TH ST
N 345TH ST
N 346TH ST
N 347TH ST
N 348TH ST
N 349TH ST
N 350TH ST
N 351ST ST
N 352ND ST
N 353RD ST
N 354TH ST
N 355TH ST
N 356TH ST
N 357TH ST
N 358TH ST
N 359TH ST
N 360TH ST
N 361ST ST
N 362ND ST
N 363RD ST
N 364TH ST
N 365TH ST
N 366TH ST
N 367TH ST
N 368TH ST
N 369TH ST
N 370TH ST
N 371ST ST
N 372ND ST
N 373RD ST
N 374TH ST
N 375TH ST
N 376TH ST
N 377TH ST
N 378TH ST
N 379TH ST
N 380TH ST
N 381ST ST
N 382ND ST
N 383RD ST
N 384TH ST
N 385TH ST
N 386TH ST
N 387TH ST
N 388TH ST
N 389TH ST
N 390TH ST
N 391ST ST
N 392ND ST
N 393RD ST
N 394TH ST
N 395TH ST
N 396TH ST
N 397TH ST
N 398TH ST
N 399TH ST
N 400TH ST
N 401ST ST
N 402ND ST
N 403RD ST
N 404TH ST
N 405TH ST
N 406TH ST
N 407TH ST
N 408TH ST
N 409TH ST
N 410TH ST
N 411ST ST
N 412ND ST
N 413RD ST
N 414TH ST
N 415TH ST
N 416TH ST
N 417TH ST
N 418TH ST
N 419TH ST
N 420TH ST
N 421ST ST
N 422ND ST
N 423RD ST
N 424TH ST
N 425TH ST
N 426TH ST
N 427TH ST
N 428TH ST
N 429TH ST
N 430TH ST
N 431ST ST
N 432ND ST
N 433RD ST
N 434TH ST
N 435TH ST
N 436TH ST
N 437TH ST
N 438TH ST
N 439TH ST
N 440TH ST
N 441ST ST
N 442ND ST
N 443RD ST
N 444TH ST
N 445TH ST
N 44

Appendix B. Resources & References

Bear Creek Greenway Master Plan

Provides increased recreation opportunities, restores natural areas, and mitigates the potential for future catastrophic wildfires.

Historic Sites Inventory

Reviews and updates the City's historic resources, reflecting changes that have occurred over time.

Local Wetland Inventory

Provides the location, quantity and quality of wetlands within the City. Determines the significance of wetlands that are present.

Natural Hazard Mitigation Plan

Provides a risk assessment and mitigation strategy to reduce the risk to Central Point from natural hazards.

Riparian Area Inventory

Details the areas along significant streams that contribute to the overall health and vibrancy of the waterway.

Stormwater Master Plan

Describes the best management practices the City will implement in order to reduce the discharge of pollutants into to waters of the state.

TMDL Implementation Plan

Identifies the water quality improvements needed within the City to be compliant with the total maximum daily load in City waterways.

Chapter 17.66 – ENVIRONMENTAL OVERLAY DISTRICT

Sections:

17.66.100 – Flood Protection Overlay

Standards set forth in this subsection shall be processed and subject to Flood Damage Prevention standards and requirements set forth in Chapter 8.24.

17.66.200 – Water Quality Overlay

17.66.210 Purpose and intent.

The purpose of this chapter is to protect and restore water bodies and their associated riparian areas, in order to protect and restore the multiple social and environmental functions and benefits these areas provide individual property owners, communities, and the watershed. This section is based on the "safe harbor" approach as defined in Oregon Administrative Rules 660-23-0090(5) and (8). Specifically, this section is intended to:

- A. Implement the goals and policies of the Central Point Comprehensive Plan;
- B. Satisfy the requirements of Statewide Planning Goal 5 and Goal 6;
- C. Protect Central Point's riparian corridors and wetland areas, thereby protecting the hydrologic and ecologic functions these areas provide for the community;
- D. Protect habitat for fish, other aquatic life and wildlife;
- E. Protect water quality and natural hydrology, to control erosion, limit sedimentation and reduce the effects of flooding;
- F. Provide a stream "right of way" to accommodate lateral migration of the channel and protect the stream and adjacent properties;
- G. Protect the amenity values and educational opportunities of Central Point's riparian areas and wetlands as community assets; and
- H. Enhance the coordination among local, state and federal agencies regarding development activities near riparian areas and wetlands.

17.66.220 Definitions

- A. "Fish-bearing stream" means a stream inhabited at any time of the year by anadromous or game fish species or fish that are listed as threatened or endangered species under the federal or state Endangered Species Act.
- B. "Jurisdictional delineation" means a delineation of the wetland boundaries that is approved by Oregon Division of State Lands (DSL). A delineation is a precise map and documentation of actual wetland boundaries on a parcel, whereas a determination may only be a rough map or a presence/absence finding.
- C. "Locally significant wetland" means a wetland determined to be significant under the criteria of OAR 141-86-0300 et seq. These criteria include those wetlands that score a high rating for fish or wildlife habitat, hydrologic control, or water quality improvement functions.
- D. "Local Wetlands Inventory (LWI)" means maps and report adopted by the City of Central Point entitled "Central Point Local Wetlands Inventory" and any subsequent revisions as approved by the Oregon Division of State Lands. The LWI is a comprehensive survey of all wetlands over one-half (1/2) acre in size within the urbanizing area.
- E. "Oregon Freshwater Wetland Assessment Methodology (OFWAM)" means a wetland function and quality assessment methodology developed by the Oregon Division of State Lands.
- F. "Other Possible Wetland" means an area noted during the course of developing the Local Wetland Inventory (LWI) that appears to meet wetland criteria but is too small (less than 0.5 acre according to Oregon Department of State Lands (ODSL) rules) to require its inclusion in the LWI.
- G. "Riparian area" means the area adjacent to a water resource, consisting of the area of transition from an aquatic ecosystem to a terrestrial ecosystem, which affects or is directly affected by the water resource.
- H. "Riparian Buffer" means an area adjacent to the riparian area that preserves and protects the riparian area and its environmental functions.
- I. "Riparian Corridor" means a Goal 5 resource that includes the water areas, fish habitat, adjacent riparian areas, and wetlands within the riparian area boundary.
- J. "Riparian Vegetation" means native ground cover, shrubs, trees and other vegetation predominately influenced by their association with water.

- K. "Significant Wetland" means wetlands identified on City of Central Point Local Wetland Inventory and determined "significant wetlands" using the criteria adopted by the Oregon Department of State Lands (DSL).
- L. "Top of Bank" means the stage or elevation at which water overflows the natural banks of streams or other waters of the state and begins to inundate upland areas. In the absence of physical evidence or where the top of each bank is not clearly defined, the two-year recurrence interval flood elevation may be used to approximate the top of bank, or the line of non-aquatic vegetation, whichever is most landward.
- M. "Wetland" means an area inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soil conditions.
- N. "Wetland Delineation" means a determination of wetland presence that includes marking the wetland boundaries on the ground and/or on a detailed map prepared by professional land survey or similar accurate methods.
- O. "Wetland Protection Area" means an area subject to the provisions of this chapter that includes all wetlands determined to be locally significant.
- P. "Wetland Resource Map" means the locally adopted map used as the basis for this ordinance, which incorporates the DSL-approved LWI map and identifies locally significant wetlands.

17.66.230 Lands to which this chapter applies

- A. **Applicability.** These provisions apply to the Riparian Corridor and Wetland Protection Areas, as mapped on the Central Point Water Quality Overlay Map. However, state and federal wetland and riparian regulations will continue to apply to Wetland and Riparian Corridor areas within the City, regardless of whether or not they are mapped on the Central Point Riparian Corridors and Wetlands Map. Nothing in these regulations should be interpreted as superseding or nullifying state or federal requirements.
- B. **Locations.**
 - 1. **Riparian Corridors.** The riparian corridor of 50-foot, as identified on official maps adopted by Central Point and added to the Comprehensive Plan, shall be measured horizontally from the top of the bank, as defined herein, on both sides of those waterways meeting the following criteria:
 - a. Locally significant streams are waterways determined to have significant riparian areas, as determined by Central Point in accordance with rules adopted by

Department of Land and Conservation Development (OAR 660-023-090) and are classified as 'fish-bearing' streams.

- b. Local streams are non 'fish-bearing' streams with flows below 500 cfs as determined by Central Point to have riparian areas necessary to maintain and improve water quality.
- 2. Wetland Protection Areas. Wetland Protection Areas consist of Locally Significant Wetlands as determined by Central Point in accordance with rules adopted by Division of State Lands (OAR 141-083-3000) and identified on official maps adopted by the City and added to the Comprehensive Plan. The precise boundary of a Wetland Protection Area shall be established through conducting an on-site wetland delineation and survey.

17.66.240 Activities within Water Quality Overlay

- A. The following activities and maintenance thereof are allowed within the Water Quality Overlay, provided that any applicable state and federal permits are obtained:
 - 1. Wetland restoration and rehabilitation activities;
 - 2. Restoration and enhancement of native vegetation;
 - 3. Cutting and removal of trees which pose a hazard to life or property due to threat of falling;
 - 4. Removal of nonnative vegetation, if replaced with native plant species at similar coverage density, so that natives are dominant;
 - 5. Normal farm practices, other than structures, roads or other facilities that involve the placement of fill material, excavation or drainage measures that were in place at the adoption of this Chapter, on Exclusive Farm Use lands.
 - 6. Routine maintenance of existing drainage facilities, utilities, and irrigation pumps that do not disturb additional riparian surface area.
 - 7. Nonconforming activities, uses and structures. An activity, use or structure legally established prior to the adoption of this chapter, which would be prohibited by this chapter or which would be subject to the limitations and controls imposed by this chapter, shall be considered a nonconforming activity, use or structure, and may continue, be replaced or expand subject to the following provisions and the provisions of [Section 17.56](#).

- a. Replacement of Nonconforming Structures. Replacement of a nonconforming structure within or partially within a wetland protection area if the replacement of the structure is within the same building footprint and does not disturb additional area.
 - b. Expansion of Nonconforming Structures. Expansion of the footprint of a nonconforming structure within or partially within a wetland protection area if the expansion of the footprint occurs outside the wetland protection area and additional surface area in the wetland protection area is not disturbed
- 8. Emergency activities. Emergency repair authorized by the City which must be undertaken immediately, or for which there is insufficient time for full compliance with this chapter, when it is necessary to:
 - a. Prevent an imminent threat to public health or safety; or
 - b. Prevent imminent danger to public or private property; or
 - c. Prevent an imminent threat of serious environment degradation.
- 9. Driveway, Street, Paving and Path Maintenance. Maintenance, paving, and reconstruction of existing public and private streets, driveways and pathways if work disturbs no more total surface area than the area inside the street right-of-way or access easement and up to an additional five percent surface area of the street right-of-way or access easement outside of the right-of-way or easement. Public streets shall be located in public right-of-way or a public easement.
- 10. Fences. New fencing may be allowed in a Wetland Protection Area where the applicant demonstrates that the following criteria are met:
 - a. The fencing does not affect the hydrology of the site;
 - b. The fencing does not present an obstruction that would increase flood velocity or intensity;
 - c. Fish habitat is not adversely affected by the fencing;
 - d. The fencing is the minimum necessary to achieve the applicant's purpose.

Applications for new fencing within the Water Quality Overlay shall contain a scale-drawing that clearly depicts the wetland boundary.

- 11. Stream Restoration and Enhancement. Stream restoration and enhancement projects when all of the following standards are met.

- a. The restoration and enhancement results in a net gain in stream bank corridor functions.
- b. Restoration and enhancement that involves in-stream work must demonstrate compliance with provisions of Section 8.24, including but not limited to 8.24.160, 8.24.170 & 8.24.200.
- c. The restoration and enhancement project may include minor earth moving activities involving excavation or placement of up to five cubic yards of soil and earth-moving activity disturbing a surface area of no more than 1,000 square feet.

B. Conditional Uses in Riparian Corridors

The following activities, and maintenance thereof, are allowed within a riparian corridor if compatible with Section 17.66.210 and if designed to minimize disturbance in the riparian corridor. Such activities shall be subject to approval of a Conditional Use Permit, pursuant to Chapter 17.76. Applicable permits, if any, from the Oregon Department of State Lands and the U.S. Army Corps of Engineers shall subsequently be obtained. All development and improvement plans shall be submitted to the Oregon Department of Fish and Wildlife for a habitat mitigation recommendation pursuant to O.A.R. 635-415 "Fish and Wildlife Habitat Mitigation Policy."

- 1. Water-related or water-dependent uses, such as drainage facilities and irrigation pumps.
- 2. Utilities or other public improvements.
- 3. Streets, roads, or bridges where necessary for access or crossings.
- 4. Shared-use paths, accessways, trails, picnic areas, or interpretive and educational displays and overlooks, including benches and outdoor furniture.

C. Prohibited Activities in Water Quality Overlay

The following activities are prohibited within the Water Quality Overlay, except as permitted in Section 17.66.240.

- 1. Placement of new structures or impervious surfaces.
- 2. Excavation, drainage, grading, fill or removal of vegetation except for fire protection purposes or removing hazard trees.
- 3. Expansion of areas of landscaping with nonnative species, such as lawn or garden, into a riparian corridor or wetland protection area.

4. Disposal or temporary storage of refuse, yard debris, or other material.
5. Uses not allowed in the list of permitted uses for the underlying zone.

17.66.250 Procedures

A development permit shall be required prior to initiating development activities within the Water Quality Overlay, as established in 17.66.230.

A. Requirements for Permit.

Development permits shall be subject to the review procedures based on the type of development activity proposed, as set forth below:

1. Section [17.05.200](#), Type I procedure (administrative), applies to the following development projects:
 - a. Routine site and facility maintenance of existing facilities and development, including but not limited to vegetation and planting maintenance, fuel reduction and structure maintenance provided that maintenance activities do not disturb additional area within a riparian corridor or wetland protection area.
 - b. Development activities located outside the riparian buffer or greater than 25-feet from a wetland protection area established in Section 8.26.030;
 - c. Stream bank stabilization projects that utilize vegetative planting techniques and contribute no fill or material other than vegetation to the stream channel, stream bank or surrounding area;
 - d. Bridge or culvert replacement projects deemed necessary to address immediate concerns for life, safety, health and/or the general welfare of the community; provided, that the following conditions are met:
 - i. The applicant is responsible for providing evidence necessary to support determination of public emergency;
 - ii. The bridge or culvert replacement is located along a similar or parallel alignment and contributes no additional material to the riparian buffer or wetland protection area;
 - iii. The bridge or culvert replacement project is consistent with any applicable hazard mitigation project actions identified in the Central Point Hazard Mitigation Plan; and

- iv. The applicant provides certification of impacts and encroachment analysis for any permanent bridge or culvert placement at the time of application
- 2. Section [17.05.300](#), Type II procedure (administrative), applies to the following development projects:
 - a. Applications for minor partitions defined in Section [16.08.010](#)(14).
 - b. Applications for replacement or expansion of a nonconforming structure in the riparian corridor or wetland protection area, pursuant to Section 8.26.030(A)(9) and Section 8.26.030(B)(9).
- 3. Section [17.05.400](#), Type III procedure (quasi-judicial), applies to the following development projects:
 - a. Applications for major partitions or subdivisions defined in Section 16.08.010(13) & (29).
 - b. Stream bank stabilization projects that utilize methods other than vegetative plantings to achieve shoreline stabilization and safety;
 - c. Projects that include conditional uses listed in Section 8.26.050;
 - d. Projects requesting a variance to the provisions of this chapter.
- B. Application Submittal Requirements

Application for a development permit in the Water Quality Overlay shall be made on forms furnished by the Planning Department prior to starting development activities. Specifically, the following information is required:

 - 1. A narrative description of all proposed activities and uses including the extent to which any area within the Water Quality Overlay is proposed to be altered or affected as a result of the proposed development activity or use (in terms both of square footage of surface disturbance and cubic yards of overall disturbance).
 - 2. Written findings of fact addressing all applicable development standards and approval criteria, if applicable.
 - 3. Site development plan map, drawn to scale. The application shall include a site map of the subject property prepared by a licensed surveyor, civil engineer, or other design professional that includes the information described below.
 - a. For activities or uses proposed in a Riparian Corridor, clearly delineate the top-of-bank and riparian corridor boundary on the entire parcel(s).

- b. For activities within a Wetland Protection Area, the following are required:
 - i. A delineation of the wetland boundary completed by a professional wetland scientist, or similar expert, qualified to delineate wetlands in accordance with Oregon Division of State Lands rules. If the proposed project is designed to avoid wetlands, a wetland determination report may be provided in place of the delineation.
 - ii. Clearly depict the wetland boundary and the surface water source. , existing trees and vegetation, property boundaries and proposed site alterations including proposed excavation, fill, structures and paved areas.
 - iii. Verification that the application packet has been submitted to the Oregon Department of Fish and Wildlife for review and comment.
- c. No delineation is required under b(i) above if the proposed development is located 25-feet or more from a wetland identified and depicted on the LWI map. Compliance with state and federal regulations wetlands, whether mapped or unmapped on the LWI remains the legal responsibility of the landowner and/or developer.
- d. Locations of all trees six inches in diameter at breast height (DBH) or greater, identified by edge of canopy, dominate species and DBH and outlines of non-tree vegetation;
- e. Location of existing and proposed development, including all existing and proposed structures, any areas of fill or excavation, stream or wetland crossings, alterations to vegetation, or other alterations to the site's natural state.
- 4. Mitigation Plan prepared in accordance with the requirements described in section 17.66.280 Mitigation Requirements and demonstrate compliance with No Net Loss standards for the proposed development in accordance with Chapter 8.24.040.
- 5. Maintenance Plan prepared in accordance with the requirements described in subsection 17.66.280, except a maintenance plan is not required for residentially zoned lots occupied only by a single-family dwelling and accessory structures.

17.66.260 Notification and Coordination with State Agencies

- A. The City of Central Point shall notify the Oregon Division of State Lands in writing of all applications to the city for development activities – including development applications, building permits, and other development proposals – that may affect any wetland identified in the Local Wetland Inventory. This applies for both significant and non-

significant wetlands. The Division provides a Wetland Land Use Notification form for this purpose.

- B. When reviewing development permit applications authorized under this Chapter, the approving authority shall consider recommendations from the Oregon Department of Fish and Wildlife regarding OAR 635-415 "Fish and Wildlife Habitat Mitigation Policy"

17.66.270 Interpretations and Variances

This section provides criteria and procedures for interpretations and variances to the application of provisions established in this chapter.

- A. Interpretations. Requests for interpretation of the provisions of this chapter shall be made in writing to the Planning Director in accordance with the interpretation provisions set forth in Chapter [17.11](#).
 - 1. It shall be the applicant's responsibility to provide sufficient scientific or technical documentation to support any appeals of the Planning Director's or designee's interpretation of this chapter filed in accordance with Section [17.11.200\(E\)](#).
- B. Variances. Exceptions to the standards and criteria of this chapter shall be made in writing to the Planning Director in accordance with the standards and procedures for modifications to land use and development standards in Chapter 17.13. At a minimum, applications for a variance must include the same information required for a development permit, a written explanation for the basis of the variance request and any necessary documentation to show the variance is warranted and meets the criteria established in this section.
 - 1. Mapping Error and Corrections. The Planning Director or designee may correct the location of the riparian buffer or wetland protection area when the applicant has shown that a mapping error has occurred.
 - a. For a riparian buffer, a request for an exception shall be submitted to the Oregon Department of Fish and Wildlife for a habitat mitigation recommendation pursuant to O.A.R. 635-415 "Fish and Wildlife Habitat Mitigation Policy."
 - b. The significance of individual stream reaches may be determined per the provisions in OAR 660-023-0090. Such a proposal shall be pursued through a Comprehensive Plan Amendment, consistent with Sections 17.96.
 - c. For a wetland protection area, the error must be verified by DSL. Delineations verified by DSL shall be used to automatically update and replace LWI mapping. No formal variance application is need for map corrections where approved delineations are provided.

2. Hardship. The City may grant a variance to the provisions of this chapter only when the applicant has shown that all of the following conditions exist:
 - a. Through application of this chapter, the property has been rendered not buildable.
 - b. The applicant has exhausted all other options available under this chapter to relieve the hardship.
 - c. The variance is the minimum necessary to afford relief.
 - d. No significant adverse impacts on water quality, erosion or slope stability will result from approval of this hardship variance or these impacts have been mitigated to the greatest extent possible; and
 - e. Loss of vegetative cover shall be minimized.

17.66.280 Stewardship in Water Quality Overlay

A. Conservation and Maintenance

When approving applications for the following land use actions: Land Divisions, Planned Unit Developments, Conditional Use Permits, and Exceptions, or for development on properties within the Water Quality Overlay, or portion thereof, the approving authority shall assure long term conservation and maintenance of a riparian corridor or wetland protection area through one of the following methods:

1. The area shall be protected in perpetuity by a conservation easement recorded on deeds and plats prescribing the conditions and restrictions set forth in this Chapter and any imposed by state or federal permits; or,
2. The area shall be protected in perpetuity through ownership and maintenance by a private non-profit association by conditions, covenants, and restrictions (CC&Rs) prescribing the conditions and restrictions set forth in this Chapter and any imposed by state or federal permits; or,
3. The area shall be transferred by deed to a willing public agency or private conservation organization with a recorded conservation easement prescribing the conditions and restrictions set forth in this Chapter and any imposed by state or federal permits; or,
4. The area shall be protected through other appropriate mechanisms acceptable to the City of Central Point which ensure long-term protection and maintenance.

B. Mitigation in Water Quality Overlay

As an alternative to the standards in this section, property owners who wish to develop land in the Water Quality Overlay must develop a mitigation plan and implement it under

the supervision of the Oregon Division of State Lands (DSL). Where a mitigation project is proposed in lieu of the standards in this chapter, the applicant shall:

1. Submit written verification from DSL that they have reviewed the mitigation plan and that the Division finds it to be sufficient to satisfy state requirements for wetland mitigation.
2. The applicant shall complete the approved mitigation project or guarantee its completion by a bond issued by a bonding company authorized to do business in Oregon, a certified letter of credit or other guarantee acceptable to the city manager prior to issuance of construction permits by the city.
3. Wetlands created or enlarged as mitigation projects shall be added to the wetland and riparian area inventory, and are subject to the regulations in this section.

17.66.285 Penalties for Non-Compliance

No structure or land shall hereafter be constructed, located, extended, converted, or altered without full compliance with the terms of this chapter and other applicable regulations. Violations of the provisions of this chapter by failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with conditions) shall constitute a misdemeanor. Each and every day during any portion of which any violation of this chapter is committed, continued or permitted by any person constitutes a separate violation. Any person who violates this chapter or fails to comply with any of its requirements shall upon conviction thereof be fined not more than two hundred fifty dollars per day or imprisoned for not more than five days, or both, for each violation and in addition shall pay all costs and expenses involved in the case. Each day that passes constitutes a separate offense. Nothing contained in this chapter shall prevent the city from taking such other lawful action as is necessary to prevent or remedy any violation.

17.66.290 Greater Restrictions and Severability

- A. The chapter is hereby declared to be severable. Should any portion of this chapter be declared invalid by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect and shall be read to carry out the purpose(s) of the chapter before the declaration of partial invalidity.
- B. This chapter is not intended to repeal, abrogate, or impair any existing easements, covenants or deed restrictions. However, where this chapter and another ordinance, state building code, easement, covenant or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

17.66.300 – Wildfire Protection Overlay

Reserved.

Central Point

Local Wetlands Inventory



Prepared for

City of Central Point

Justin Gindlesperger
140 South Third Street
Central Point, OR 97502

Prepared by

Shawn Eisner

John van Staveren

Pacific Habitat Services, Inc.

9450 SW Commerce Circle, Suite 180
Wilsonville, Oregon 97070
(503) 570-0800
(503) 570-0855 FAX

PHS Project Number: 7421

June 25, 2025



TABLE OF CONTENTS

	<u>Page</u>
1.0 INTRODUCTION.....	1
1.1 Report Format	1
2.0 DEFINITIONS	2
3.0 PROJECT METHODOLOGY.....	5
3.1 Public Involvement.....	5
3.2 Wetlands Inventory Methodology	6
3.2.1 Routine Off-site Determination	6
3.2.2 Routine On-site Determination	7
3.3 Wetland Quality Assessment.....	7
3.3.1 <i>The Oregon Freshwater Wetland Assessment Methodology</i>	7
3.3.2 Wetlands of Special Interest for Protection.....	8
3.3.3 Field Methodology	8
3.3.4 Office Assessment.....	8
4.0 CARTOGRAPHY.....	8
5.0 STUDY AREA CHARACTERISTICS AND EXISTING INVENTORY	
INFORMATION	9
5.1 Setting	9
5.2 Topography	9
5.3 Hydrology.....	10
5.3.1 Hydrology of Study Area	10
5.3.2 Watershed Designations	10
5.4 Vegetation	11
6.0 LWI DISCUSSION AND CONCLUSIONS.....	13
6.1 U.S. Fish & Wildlife Service National Wetland Inventory.....	13
6.2 Local Wetland Inventory Results.....	13
6.2.1 Wetland Acreage and Distribution.....	13
6.2.2 Wetland Classification	13
7.0 OREGON FRESHWATER WETLAND ASSESSMENT METHODOLOGY	
RESULTS.....	15
7.1 Wetland Quality Assessment.....	15
7.2 Wetlands of Special Interest for Protection.....	17

TABLE OF CONTENTS (continued)

	<u>Page</u>
8.0 DETERMINATION OF LOCALLY SIGNIFICANT WETLANDS	17
8.1 Goal 5 Locally Significant Wetlands Criteria	17
8.2 Applying Criteria for Wetland Significance	19
8.2.1 Goal 5 Significant Wetlands.....	19
9.0 TECHNICAL STAFF MEMBERS AND QUALIFICATIONS.....	19
10.0 REFERENCES.....	21
APPENDIX A: Figures and Sheets	
APPENDIX B: Wetland Summary Sheets	
APPENDIX C: Wetland Determination Data Forms	
APPENDIX D: OFWAM Data and Results	
APPENDIX E: Locally Significant Wetland Determination Sheets	
APPENDIX F: OFWAM Summary Table and Field Forms	

TABLES

	<u>Page</u>
Table 1. Wetland Acreage by Cowardin Classification	14
Table 2. Cowardin Classification of all Wetlands.....	14
Table 3. Key to the Oregon Freshwater Wetland Assessment Methodology Numerical Ranking.....	15
Table 4. Oregon Freshwater Wetland Assessment Methodology Numerical Ranking Results	16
Table 5. Criteria for Determining Goal 5 Locally Significant Wetlands	18

In this part of the state, it has been found that many vernal pools can be found in areas underlain by mapped areas of Agate-Winlo soil. As such, the presence of this soil is considered something of an indicator of the likelihood of vernal pools. Within the study area, Agate-Winlo soils are mapped at the extreme north end, west of Highway 99/140 (Blackwell Road), but also underly larger portions of Central Point; beneath and west of I-5 from Dobrot Way at its northern extent to Hopkins Road in the south-central portion of the city. A more limited area is located at the south end, beginning just north of Gateway Park and extending south to the edge of city limits. A US Fish and Wildlife Services report (*Mapping and Assessment of Mounded Vernal Pool Habitat in the Rogue River Valley of Southwest Oregon*, 2023) is another source for the potential location of vernal pools in and around the inventory area. Though much of the inventory area is extensively developed or has been subject to past and recent disturbance, the potential exists for individual or groupings of vernal pools to exist within the greater Central Point LWI study area, despite none having been identified during the inventory.

6.0 LWI DISCUSSION AND CONCLUSIONS

6.1 U.S. Fish & Wildlife Service National Wetland Inventory

The U.S. Fish and Wildlife Service, as part of the National Wetlands Inventory (NWI) program, have mapped wetland in the study area (Figure 3). The NWI maps are generated primarily on the basis of interpretation of relatively small-scale color infrared aerial photographs (e.g., scale of 1:58,000) with limited "ground truthing" conducted to confirm the interpretations.

NWI mapping includes each of the primary Bear Creek tributaries, Bear Creek itself, small wetlands in the agricultural areas that correspond to existing or former irrigation ponds, and several obvious excavated features east of I-5. Generally, the mapping of waterways and the larger excavations correspond well to existing creek and wetland locations. The primary differences between mapped and actual features includes inaccurately mapped irrigation ditches, or former irrigation ponds that have been removed since NWI mapping. PHS' mapping now reflects the presence/absence or modified alignment of the irrigation ditches and ponds. Where mapped wetlands exist outside of current agricultural areas, in most cases a DSL determination regarding jurisdiction has previously been made. In most cases the features no longer exist, having been filled in by permit, or without, if the feature itself was non-jurisdictional.

6.2 Local Wetland Inventory Results

6.2.1 Wetland Acreage and Distribution

A total of 12 wetlands and 34 probable wetlands were identified, with a total area of approximately 19.11 acres. The wetlands have a combined area of 16.05 acres.

6.2.2 Wetland Classification

Tables 1 and 2 summarize the Cowardin classifications for wetlands in the LWI study area. The acreages reflected below are the result of mapping vegetation cover class to the nearest quarter acre. This does result in the grouping of some cover classes, such as small areas of shrub or forest cover, or perhaps a small pond within a larger emergent wetland for example but does nonetheless allow for a general assessment of wetlands by cover type within the study area. Table 1 includes the total acreage of each wetland class; Table 2 includes the acreage of Cowardin classification for each wetland.

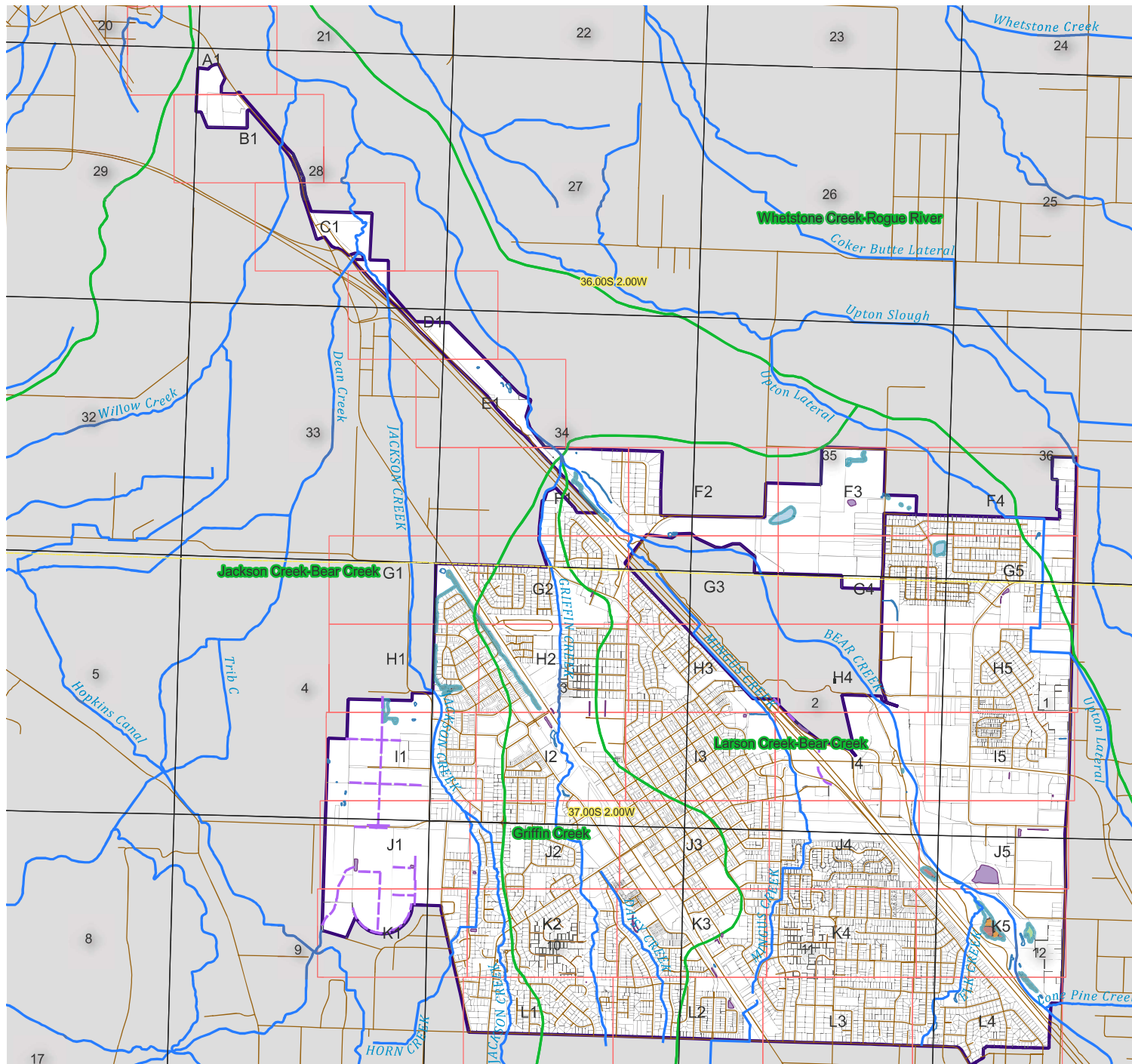
Table 1. Wetland Acreage by Cowardin Classification

Cowardin Classification	Area (acres)	Percent of Wetlands
Palustrine forested (PFO)	2.46	15%
Palustrine scrub-shrub (PSS)	4.16	26%
Palustrine emergent (PEM)	7.28	46%
Palustrine aquatic bed (PAB)	2.15	13%
Total	16.05	

Each wetland was classified according to the Cowardin system. As 9 of the 12 wetlands are either comprised entirely or partially by emergent cover, palustrine emergent (PEM) wetlands are by far the most dominant type, making up nearly 50 percent of the area of identified wetlands. The second most common wetlands were scrub shrub (PSS). The over 4 acres of shrub cover is comprised of portion of just two wetlands in the study area. The combined acreage of forested wetlands, at 2.46 acres and found in four wetlands, is only just more than the 2.15 acres of ponded wetlands (PAB), which were found in three separate wetlands.

Table 2. Cowardin Classification of all Wetlands

Wetland Code	USFWS Wetland Classification				Total Acreage
	PFO	PSS	PEM	PAB	
W-1	0.70				0.70
W-2			2.22		2.22
W-3			0.67		0.67
W-4			0.12		0.12
W-5			1.30		1.30
W-6	0.12	2.54	0.71	0.26	3.63
W-7			1.11		1.11
W-8			0.01		0.01
W-9			0.15	0.84	0.99
W-10		1.62	0.99	1.05	3.66
W-11	1.05				1.05
W-12	0.59				0.59
TOTAL	2.46	4.16	7.28	2.15	16.05



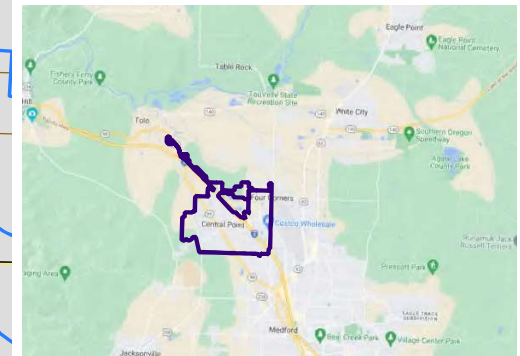
City of Central Point Local Wetland Inventory

Index Map



Legend

- | | |
|------------------------------|--------------------|
| Township & Range | Probable Wetlands |
| Sections | LWI Wetlands |
| Atlas Grid | Watersheds (HUC12) |
| Artificial Feature (line) | Streets |
| Artificial Feature (polygon) | Taxlots |
| Streams | Study Area |



0 1,000 2,000 ft

Information shown on this map is for planning purposes, represents the conditions that exist at the map date, and is subject to change. The location and extent of wetlands and other waters is approximate. There may be unmapped wetlands and other waters present that are subject to regulation. A current Oregon Department of State Lands-approved wetland delineation is required for state removal-fill permits. You are advised to contact the Department of State Lands and the U.S. Army Corps of Engineers with any regulatory questions.

06/25/2025



Pacific Habitat Services, Inc.
9450 SW Commerce Circle, Suite 180
Wilsonville, OR 97070

Central Point Riparian Inventory

Prepared for

City of Central Point

Justin Gindlesperger
140 South Third Street
Central Point, OR 97502

Prepared by

Shawn Eisner

Amy Hawkins

John van Staveren

Pacific Habitat Services, Inc.

9450 SW Commerce Circle, Suite 180

Wilsonville, Oregon 97070

(503) 570-0800

(503) 570-0855 FAX

PHS Project Number: 7421

July 28, 2023



TABLE OF CONTENTS

	<u>Page</u>
1.0 INTRODUCTION.....	1
2.0 RIPARIAN CORRIDORS	1
2.1 Fish Bearing Streams, River, and Lakes	2
2.2 Safe Harbor Method	3
2.3 Standard Method – Urban Riparian Inventory and Assessment Guide.....	3
2.3.1 Methodology	3
2.3.2 Results	4
2.4 Conclusions	6
 APPENDIX A: Riparian Buffer Maps	
APPENDIX B: Riparian (URIAG) Data Forms	

TABLES

	<u>Page</u>
Table 1. Potential tree heights of identified species determining riparian widths in Central Point.	4
Table 2. Summary of Riparian Functional Assessments.....	5
Table 3. The ranges of widths available from the two methods applied to all fish bearing waterbodies in Central Point.....	6

1.0 INTRODUCTION

Pacific Habitat Services, Inc. (PHS) was contracted by the City of Central Point to conduct a Riparian Inventory within the limits of the existing Urban Growth Boundary (UGB) and four additional proposed UGB expansion areas. The approximate limits of the study area are shown on the Riparian Buffer Overview Map (all maps are in Appendix A).

The goal of the study was to address the requirements for Statewide Planning Goal 5 (*Natural Resources, Scenic and Historic Areas, and Open Spaces*) Oregon Administrative Rule (OAR) Section 660, Division 23. The objective of Goal 5 is to “protect natural resources and conserve scenic, historic and open space resources for present and future generations.”

2.0 RIPARIAN CORRIDORS

A "riparian area" is defined as the area adjacent to a river, lake, or stream, consisting of the area of transition from an aquatic ecosystem to a terrestrial ecosystem. A "riparian corridor" is a Goal 5 resource that includes the water areas, fish habitat, adjacent riparian areas, and wetlands within the riparian boundary.

The Goal 5 Administrative Rules require local governments to inventory and determine significant riparian corridors by following either the safe harbor process or the standard methodology. In the safe harbor approach, only fish-bearing water bodies must be inventoried whereas in the standard process, all water areas may be included and assessed for significance. In order that the City of Central Point may make an informed decision relative to the determination of buffer widths within the riparian areas in Central Point, both approaches have been applied for this inventory. The mapping produced in Appendix A shows the results of both the standard and safe harbor methods.

The extent of riparian corridors as shown on the Riparian Maps in Appendix A have been identified and mapped in GIS. The mapped limits of each waterway and corresponding riparian corridors should therefore be considered as approximate. A more accurate method of identifying the actual limits of the riparian areas would be achieved by delineating the ordinary high water mark of each water body. Delineating ordinary high water is a method required by DSL and the Corps of Engineers whenever a delineation report is submitted by a property owner or developer seeking a jurisdictional determination from either agency.

Safe Harbor method of determining riparian buffer widths

Using the safe harbor method, required Goal 5 setbacks are only applied to fish bearing streams. These buffers include 50 feet for waterbodies less than 1,000 cubic feet per second (cfs) and 75 feet for waterbodies greater than 1,000 cfs. As all the streams in Central Point are less than 1,000 cfs, a 50 foot setback would be required on all fish bearing streams. The setbacks are required to be applied to the top of bank of the waterway resource or, when the riparian corridor includes all or portions of a significant wetland, the setback is to be applied to the upland edge of the wetland. As the top of bank has not been surveyed as part of this inventory, the setback was applied to and measured from the City of Central Point's digitized stream lines, which roughly corresponds to the centerline of each resource. A precise determination of the outer limits of the

riparian area for a given resource would either require a delineation, as noted above, or a detailed mapping (digitizing) effort to identify the banks of both sides of each stream.

Standard method of determining riparian buffer widths (using URIAG)

As a standard method, PHS included all perennial streams in Central Point using a methodology called the Urban Riparian Inventory and Assessment Guide (URIAG) (DSL 1998). This riparian assessment methodology was developed by PHS for the Oregon Department of State Lands. A description of the methodology and the results of applying this methodology are included in the sections below. In contrast to the Safe Harbor method, the URIAG defines the limits of the riparian assessment area based upon dominant tree height; meaning that the dominant tree species within a given reach defines the width of the riparian corridor. Under this method the limits of the assessment area can vary between 15 and 120 feet.

The results of the two methods as applied in Central Point are summarized as follows:

- Safe Harbor 50 feet from all other fish bearing waterbodies
- URIAG Setback determined by the dominant tree species within the existing riparian area. For example: 120 feet maximum setback for black cottonwood, 75 feet for Oregon ash and white alder, 60 feet for oak, 35 feet for Pacific willow, and 15 feet for Coyote willow

2.1 Fish-Bearing Streams, Rivers and Lakes

Goal 5 also requires that fish habitat be included in the inventory. The definition of fish bearing includes waterbodies with both native and introduced species. As such, the determination of riparian corridors under Goal 5 was based on all fish-bearing waterbodies within Central Point. Information on fish presence came from Streamnet (<http://www.streamnet.org/>), which is a database of the latest sampling conducted by the ODFW and other data sources.

The data available on Streamnet confirmed that following streams within the limits of the Central Point inventory have documented fish presence.

- Elk Creek – flows across a portion of the southeast study area; from Beall Road and east under I-5
- Mingus Creek – with headwaters located in agricultural lands south of Central Point, Mingus Creek crosses through the middle of the study area; flows out of study area along I-5 before being piped under the Interstate; the creek flows back into the study area under Upton Road just upstream from its confluence with Bear Creek
- Griffin Creek – from Beall Lane north across the west-central portion of the study area
- Jackson Creek – beginning south of Beall Lane, this creek parallels the existing western UGB line before flowing beyond the study area north of Twin Creeks Crossing
- Horn Creek - a tributary to Jackson Creek located west of the main stem
- Dean Creek – a very short section east of Dean Creek Road at its confluence with Jackson Creek

- Willow Creek – a very short section east of Dean Creek Road near the north end of the study area
- Lone Pine Creek - a very short section at its confluence with Bear Creek near the south end of the study area

2.2 Safe Harbor Method

Goal 5 contains a “safe harbor” option for local jurisdictions allowing them to replace portions of the standard Goal 5 process with processes set forth in the rules for each of the listed Goal 5 resources. The safe harbor process for riparian corridors allows jurisdictions to impose a 50-foot setback from all fish-bearing lakes and streams and a 75-foot setback from all streams with average annual stream flow greater than 1,000 cubic feet per second (cfs) [OAR 660-023-0090(5)].

In the Central Point area there are no rivers with an average annual flow as high as 1,000 cfs. As such, all the fish-bearing streams would require a 50 foot riparian buffer from both sides of a stream. Buffer maps in Appendix A include the required 50 foot buffer on all the fish bearing stream noted in Section 2.1. The safe harbor buffer is shown as a dashed red line, to distinguish it from the standard method buffers (discussed below).

2.3 Standard Method - Urban Riparian Inventory and Assessment Guide

2.3.1 Methodology

The *Urban Riparian Inventory and Assessment Guide* (URIAG) was used to determine the riparian width on all perennial streams in Central Point. With URIAG, riparian corridors are broken into “reaches” with similar characteristics, such as vegetation patterns or land use. It relies on a combination of available knowledge, field observations, and best professional judgment.

The methodology is comprised of a riparian inventory and a riparian assessment. The riparian inventory involves gathering and assimilating information pertinent to the project site, developing a base map, and completing the riparian characterization form.

The riparian corridor is comprised of land to both sides of the water resource. As such, each riparian reach has two sides, with the sides designated as right (R) or left (L), as viewed while looking downstream. If the riparian information is different for the left and right sides, such as significant differences in land use or dominant tree type, there are two assessments for a given reach. Given the general similarity of conditions along both sides of the riparian area along waterways in Central Point, only four reaches were divided into left and right side assessments; and each of these was along Bear Creek.

The riparian characterization form includes a determination of the riparian width. The riparian width is measured from the edge of the water resource, typically either the top of a streambank or the outer edge of a wetland, lake, or pond. Riparian areas on both sides of a stream channel are assigned separate widths. The potential width of the riparian area is based on the dominant riparian tree species within 100 feet of the water resource. The height of the dominant tree

species at maturity is used as a distance to define the outer riparian boundary. The height of the tree species at maturity is called the site potential tree height (SPTH).

SPTH is used as the potential riparian width because it represents a distance in which a tree can still affect the water resource (e.g., provide shade, provide organic material). Where riparian area trees have been eliminated by land-use activities, such as development, farming, or by natural causes, such as landslides, it may be necessary to extrapolate tree heights from a reference site. Although assessed with of the riparian widths never exceed the PTH, they can be less than the PTH if impervious surfaces or permanent structures (e.g., buildings or roads) are inventoried within the SPTH.

Determining the quality of the riparian area is also a part of the riparian inventory process. In URIAG this is accomplished by reviewing functions including water quality, flood management, thermal regulation, and wildlife habitat. The riparian assessment was completed by answering a series of questions for each function. Because certain elements or characteristics of a riparian area are more critical to its function, the answers are "weighted". The points are then totaled for each reach and for each function. The results indicate whether the functional integrity of each riparian area is high, medium, or low. A total of twenty-five (25) riparian reaches were assessed; resulting in 29 total assessments, as four of the reaches included separate assessments for the left and right sides.

2.3.2 Results

Goal 5 does not establish specific criteria for determining significant riparian areas. Instead, local jurisdictions establish their own criteria based on the quantity and quality of the resource. The results as outlined below and expressed in the data forms in Appendix B provide useful and necessary background to establish a basis for determining riparian significance, should the City of Central Point apply the standard method.

Using URIAG, six tree species were determined to be the dominant native trees within riparian areas of the UGB. Most of the inventoried riparian areas were dominated by black cottonwood, with white alder, Oregon ash and Pacific willow each quite common. Additionally, one reach each was dominated by Coyote willow and an unidentified oak species. The trees have the following potential tree heights. These widths are shown to scale on the riparian buffer maps with individual colors corresponding to each buffer width.

Table 1. Potential tree heights of identified species determining riparian widths in Central Point.

Common Name	Botanical Name	Potential Tree Height/ Riparian Corridor Widths (feet)
Black cottonwood	<i>Populus balsamifera</i>	120
White alder	<i>Alnus rhombifolia</i>	75
Oregon ash	<i>Fraxinus latifolia</i>	75
Oak	<i>Quercus sp.</i>	60
Pacific Willow	<i>Salix lasiandra</i>	35
Sitka Willow	<i>Salix sitchensis</i>	15

Table 2 summarizes the results of the riparian functional assessment. A complete copy of the URIAG assessment forms and results for each riparian reach can be found in Appendix B.

Table 2. Summary of Riparian Functional Assessments

Riparian Code	Water Quality	Flood Management	Thermal Regulation	Wildlife Habitat
R-BE-1	H	M	M	H
R-BE-2	H	H	H	H
R-BE-3L	H	M	H	M
R-BE-3R	H	M	H	M
R-BE-4	H	M	L	M
R-BE-5L	H	H	M	M
R-BE-5R	M	M	L	M
R-BE-6L	H	M	M	H
R-BE-6R	H	M	M	M
R-BE-7L	M	M	M	M
R-BE-7R	H	M	M	M
R-GR-1	H	H	H	M
R-GR-2	M	M	H	M
R-GR-3	H	M	H	M
R-GR-4	H	H	H	M
R-GR-5	H	H	H	M
R-GR-6	H	M	H	M
R-JA-1	H	H	H	M
R-JA-2	H	H	H	H
R-JA-3	H	M	H	M
R-JA-4	H	L	H	M
R-LO-1	M	M	M	M
R-MI-1	H	M	H	M
R-DA-1	H	M	H	M
R-EL-1	H	M	M	M
R-EL2	M	M	M	M
R-MI-2	M	M	L	L
R-UP-1	M	M	L	L
R-WI-1	H	M	L	M

H = High M = Medium L = Low

Though the details of each assessment are better reflected by the individual answers and scores for each of the inventoried reaches, Table 2 reveals that the riparian areas in Central Point have maintained medium to high levels of functioning. More detailed observations include the following:

- Water Quality: 76% of inventoried riparian areas rate “high” for water quality functioning. This is a reflection of relatively low slopes, good woody vegetation cover throughout the riparian corridor, especially along the creek top of bank, and in most areas, relatively low levels of impervious surfaces, even in moderately developed areas.
- Flood Management: seven (24%) of the riparian areas rated “high,” and the remaining (76%) rated “medium”. As every stream in Central Point is located below the 100 year flood elevation, “high” levels of functioning exist where the ‘flood prone area’ is dominated by woody vegetation, and “medium” where it is not.
- Thermal Regulation: this function reflects the dominance of woody vegetation in the riparian area. Corridors with woody vegetation, especially those with woody vegetation that hands over the edge of the water and/or provide shading of the resource at midday in summer are higher functioning. Half of the riparian areas are rated “high” due to good cover by woody vegetation. The five reaches that scored “low” reveal riparian areas where woody vegetation was lacking along the inventoried reach.
- Wildlife Habitat: High quality wildlife is characterized by woody, multi-layered vegetation near the streams, and wider undisturbed vegetated buffers. Only four (14%) of Central Point’s riparian areas fulfilled all these criteria. However, all but two of the remaining reaches rated moderate.

2.4 Conclusions

PHS used two methods to determine riparian widths. Table 4 includes the range of widths available to Central Point for Goal 5 protection.

Table 3. The ranges of widths available from the two methods applied to all fish bearing waterbodies in Central Point

Method	Range of riparian corridor widths
Safe Harbor	50 feet (all fish bearing waterbodies)
Urban Riparian Inventory and Assessment Guide (URIAG)	15 feet (Coyote willow) to 120 feet (black cottonwood)

The maps in Appendix A allow for a comparison of the Safe Harbor and URIAG buffer widths. Depending on the dominant tree with a riparian area, the Safe Harbor buffer, at 50 feet, is generally narrower than that determined by the URIAG, where the buffers are primarily 75 to 120 feet wide. A determination and application of significance criteria would be required to determine whether a given riparian reach would require a buffer at all. It is clear from the mapping of riparian areas within Central Point’s existing UGB, that most of the riparian areas are already partially to mostly developed: houses, commercial and industrial development, and impervious surfaces dominate many of the riparian corridors. As a result of the current extent of development within mapped riparian corridors it is likely that the designation of riparian buffers up to 120-foot wide (i.e., using the URIAG widths) within already developed areas may not result in additional riparian protections. URIAG buffer widths could be considered for the protection of several reaches of Bear Creek in several of the expansion areas.

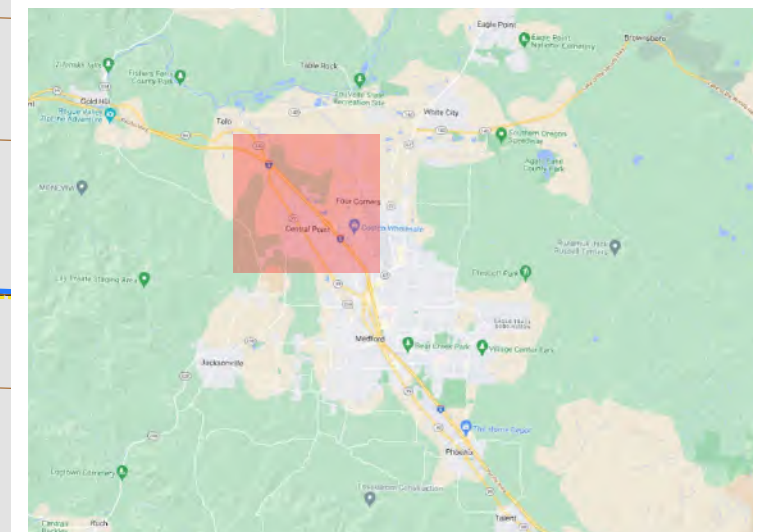
Appendix A

Riparian Buffer Maps

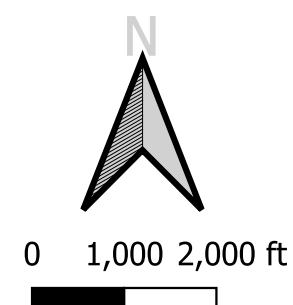


City of Central Point Riparian Buffer Overview Map

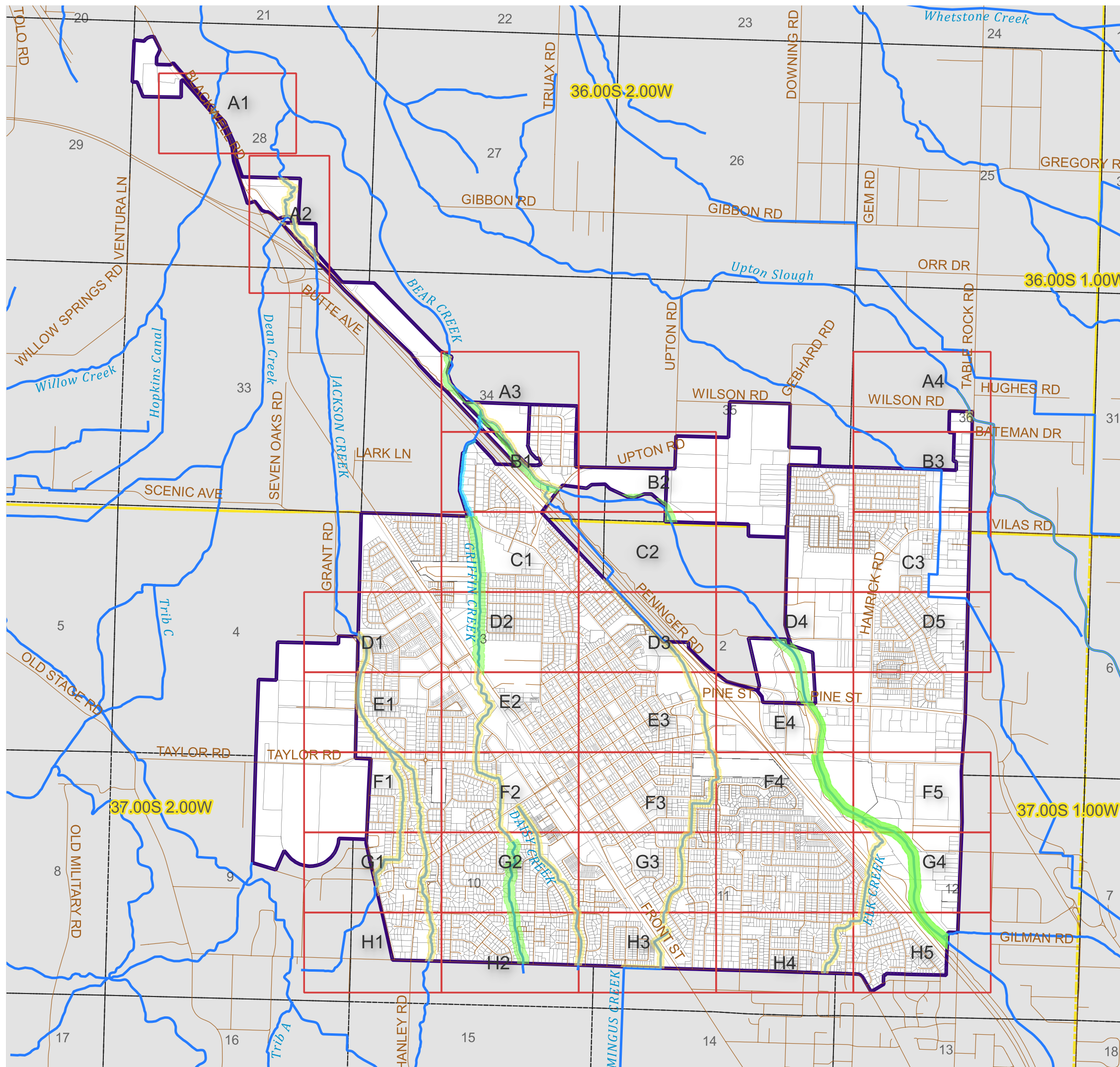
-  Study Area
-  Streams
-  60' Buffer
-  75' Buffer
-  120' Buffer
-  Streets
-  Taxlots
-  Sections
-  Township and Range



Information shown on this map is for planning purposes, represents the conditions that exist at the map date, and is subject to change. The location and extent of wetlands and other waters is approximate. There may be unmapped wetlands and other waters present that are subject to regulation. A current Oregon Department of State Lands-approved wetland delineation is required for state removal-fill permits. You are advised to contact the Department of State Lands and the U.S. Army Corps of Engineers with any regulatory questions.



Pacific Habitat Services, Inc.
9450 SW Commerce Circle,
Suite 180
Wilsonville, OR 97070



HISTORIC INVENTORY UPDATE

City of Central Point, Oregon



"Public School, Central Point Oregon, High School," c1908
(Kramer Postcard Collection)

for The City of Central Point, Oregon
Community Development Department
Justin Gindlesperger, AICP, Project Manager

January 2023
Prepared by George Kramer, M.S., HP
Kramer & Company
Ashland, Oregon

HISTORIC SITES INVENTORY UPDATE

City of Central Point, Oregon

January 2023

In 1980 (revised in 1983) the Rogue Valley Council of Governments (RVCOG) prepared the Environmental Management portion of the Comprehensive Plan for the City of Central Point, Oregon, in accordance with Oregon land use law. This included an inventory of historic sites, prepared by RVCOG staff, "... based on information currently available," with reliance on the Oregon State Parks Division's "State Inventory of Historic Sites," and supplemented by information from the Southern Oregon Historical Society and fieldwork. The documentation acknowledged its limitations, stating that "[A]t this time, most of the historic sites and buildings are outside the City limits and many are outside the urban growth boundary" and concluding that "[I]t is suspected that there are other buildings of historic significance within the community that are worthy of preservation, recognition, and perhaps rehabilitation."

The 1980 inventory documented seventeen (17) resources, including a short historical narrative or description. Fourteen (14) of these included a photograph but three (3) resources (Bray Water Tower, Martin Crank House and Bailey House) were not photographed for unknown reasons. Another thirteen (13) resources were included as "undocumented buildings in Central Point," that "...may be of historical interest." In total, thirty (30) resources of historic interest were identified, although none were formally evaluated in any typical manner as significant or not.

Since the completion of the inventory another resource, the John W. Merritt Store and Residence, that was not included in the inventory has been individually listed on the National Register of Historic Places. This results in a total of thirty-one (31) resources currently identified as historic by the City of Central Point.¹ At this time twenty-two (22) of those are located within the city limits, in the Urban Growth Boundary, or the urban reserve, while nine (9) are located outside those areas. Some resources included in the inventory (including, for example, Willow Springs School, the Seven Oaks Flag Stop, the R. V. Beall House, IOOF Cemetery, etc.), are additionally included in the *Jackson County Cultural and Historical Resource Survey*, prepared in 1992.

In Fall 2022 the city contracted with George Kramer, M.S., HP, Kramer & Company, of Ashland, Oregon to review the status of the historic resources within the current Historic Element and update the city's inventory, to reflect changes over the passage of time. All thirty-one (31) identified sites were visited and photographed where possible.

As might be expected, given changes in the city over the past 40+ years, some resources no longer exist, as the result of fire or demolition, often for new construction. Other

¹ The Oregon Historic Sites Database, successor to the earlier State inventory, currently lists eighty-three (83) resources with a Central Point address, including most of the resources in the city's current inventory. It is not clear how many of the 83 State inventoried properties are located within city limits, UBG or urban reserve areas as amended and expanded in 2013 (see <http://heritagedata.prd.state.or.us/historic/>).

HISTORIC SITES INVENTORY UPDATE

City of Central Point, Oregon

January 2023

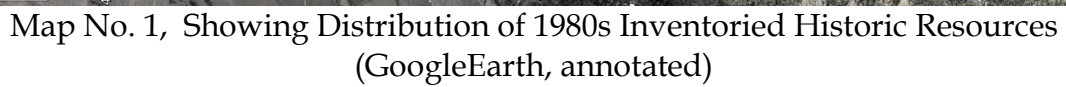
documented buildings have been well-maintained and, in some cases, rehabilitated. Five (5) of the resources in 1980 inventory are now listed on the National Register of Historic Places, whereas only three were so listed at the time of the inventory was prepared. One (1) NR-listed property, the Conro Fiero House (Mon Desir) was destroyed by fire in January 2010.

A complete list of the 1980s inventoried resources and their status are shown in Map/Table 1 and are further documented per standard Oregon Reconnaissance Level Inventory forms. Remaining, extant resources, including the addition of the Merritt Store & Residence are documented in Map/Table 2.

Although outside of the scope of this document, it is clear that RVCOG's assessment in 1980, "...that there are other buildings of historic significance within the community that are worthy of preservation, recognition and perhaps rehabilitation," was accurate. This is especially true given that more than four decades have passed since that assessment was made. Random observation during fieldwork to track the existing thirty-one resources in the current inventory, supports a high probability that there are additional earlier residential and commercial buildings within the city limits that appear to be worthy of additional study.

Table 3, compiled from City of Central Point GIS data (based on Jackson County Assessor information) documents 447 individual properties within city limits with an estimated date of construction in 1950 or earlier. Further review would confirm whether or not these properties retain integrity or have historic significance.

January 2023



HISTORIC SITES INVENTORY UPDATE

City of Central Point, Oregon

January 2023

TABLE 1
1980 INVENTORY- IDENTIFIED HISTORIC RESOURCES

ID	ADDRESS	MAPID	NAME	EXTANT
1	4615 Hamrick Rd	372W1B-4000	Mon Desir (NR, Burned)	NO
2	718 Beebe Rd	372W02-2700	Maple Tree Farm (Beebe or Adelpia Hse)	NO
3	4900 Hamrick Road	372W01BB-1100	Central Point Cemetery	Yes
4	5263 Gebhard Rd	362W35D-2601	Bray Water Tower	NO
5	5220 Upton Rd	362W35-1700	Martin Crank House	Yes
6	4100 Willow Springs Rd	362W32-1000	Willow Springs School	Yes
7	5504 Rogue Valley Hwy	362W33-901	Seven Oaks Flag Stop	NO
8	2811 Scenic Ave	372W04-1600	Ullom (Claude) House	NO
9	6389 Blackwell Rd	362W28-3000	Payne (Allen) House	Yes
10	6355 Blackwell Rd	362W28-3200	Oak Manor Motel	NO
11	3817 Grant Rd	372W09A-100	Pine Haven (Snow House)	Yes
12	2650 Beall Lane	372W09D-100	Stuart (Bruce) Hse (Williamson Hse)	Yes
13	3075 Hanley Rd	372W10C-3600	Bursell (Victor) House (NR)	Yes
14	1497 Beall Ln	372W15-3101	Morris (David) House	NO
15	1253 Beall Ln	372W14-303	Beall (R. V.) House (NR)	Yes
16	300 Ash	372W11BB-6700	Central Point Elementary (NR)	Yes
17	1872 Taylor Rd	372W03DC	Bailey House	NO
18	536 E Pine St	372W02CC-6700	IOOF Hall (Cash Connection, Altered)	Yes
19	216-222 E Pine St	372W10AA-2500	Cowley Bldg	Yes
20	311 E Pine St	372W03DD-11100	Rostel Bldg	Yes
21	100 Oak Str	372W10A-3700	First Baptist Church	Yes
22	50 S Amy St		House (demo for Twin Creeks)	NO
23	415 Hazel St	372W03DA-2500	Residence	Yes
24	298 Maple St	372W03DD-1400	Residence (Corner Maple & 3rd)	NO
25	445 Manzanita St	372W03DA-8200	Residence	Yes
26	162 N Second St	372W03DD-5700	Welch, Mathis House (NR)	Yes
27	650 S Fourth	372W11BC-700	Residence	Yes
28	55 S Third	372W11BB-1101	Residence (SE Corner Oak & Third)	NO
29	318 S Second St	372W11BB-6800	Residence	Yes
30	360 S Second St	372W11BB-7700	Residence	Yes

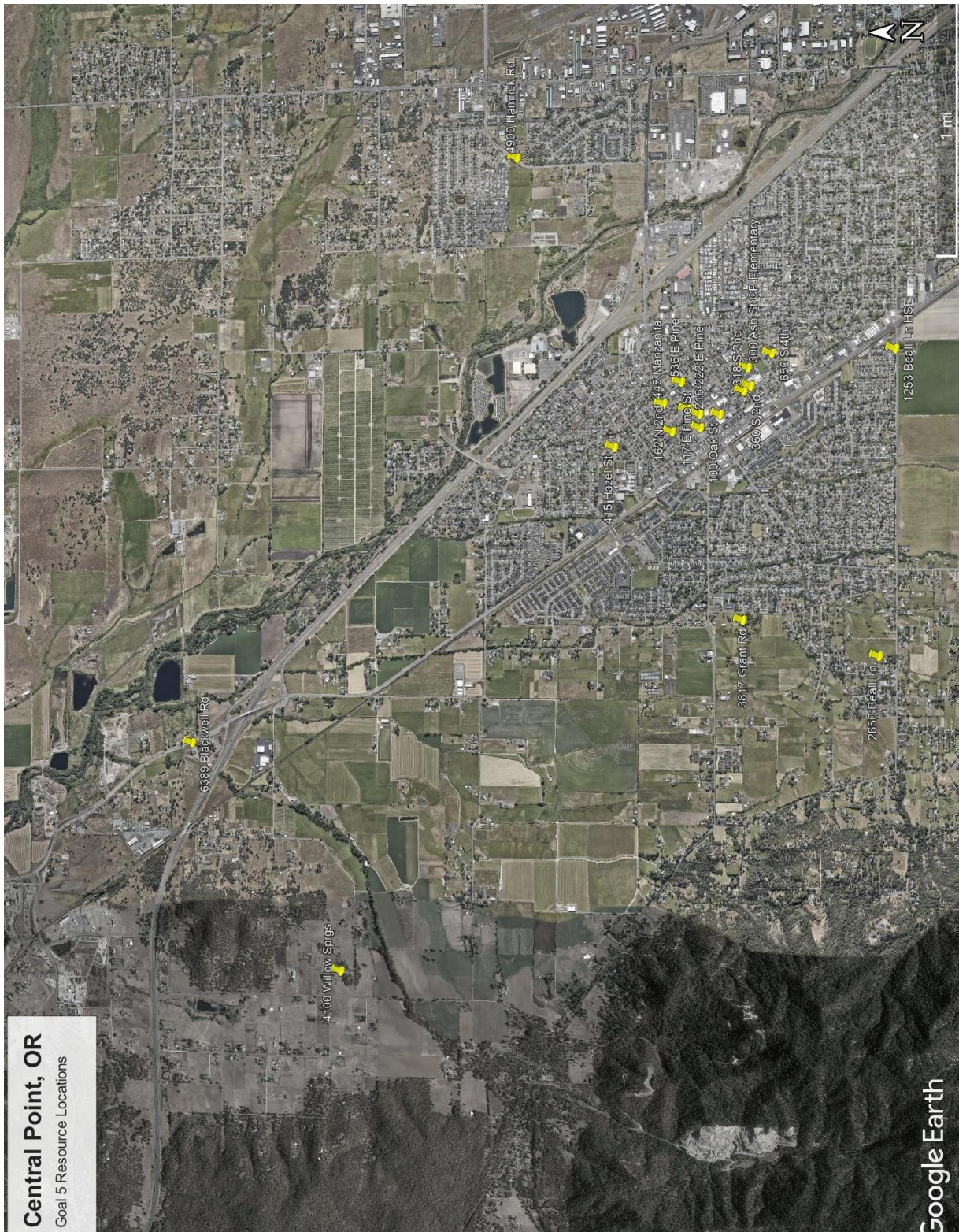
Bold properties are or were listed on the National Register of Historic Places.

Red shaded properties are no longer extant.

Please refer to the attached Oregon State Historic Database forms for current property names and additional information

HISTORIC SITES INVENTORY UPDATE

City of Central Point, Oregon
January 2023



Map No. 2, Geographic Distribution of Remaining 1980 Inventoried Historic Resources
(GoogleEarth, annotated)

HISTORIC SITES INVENTORY UPDATE

City of Central Point, Oregon

January 2023

TABLE 2
REMAINING & NEWLY IDENTIFIED RESOURCES, 2023

ID	ADDRESS	MAPID	NAME	EXTANT
3	4900 Hamrick Road	372W01BB-1100	Central Point Cemetery	Yes
5	5220 Upton Rd	362W35-1700	Martin Crank House	Yes
6	4100 Willow Springs Rd	362W32-1000	Willow Springs School	Yes
9	6389 Blackwell Rd	362W28-3000	Payne (Allen) House	Yes
11	3817 Grant Rd	372W09A-100	Pine Haven (Snow House)	Yes
12	2650 Beall Lane	372W09D-100	Stuart (Bruce) Hse (Williamson Hse)	Yes
13	3075 Hanley Rd	372W10C-3600	Bursell (Victor) House (NR)	Yes
15	1253 Beall Ln	372W14-303	Beall (R. V.) House (NR)	Yes
16	300 Ash	372W11BB-6700	Central Point Elementary (NR)	Yes
18	536 E Pine St	372W02CC-6700	IOOF Hall (Cash Connection, Altered)	Yes
19	216-222 E Pine St	372W10AA-2500	Cowley Bldg	Yes
20	311 E Pine St	372W03DD-11100	Rostel Bldg	Yes
21	100 Oak Str	372W10A-3700	First Baptist Church	Yes
23	415 Hazel St	372W03DA-2500	Residence	Yes
25	445 Manzanita St	372W03DA-8200	Residence	Yes
26	162 N Second St	372W03DD-5700	Welch, Mathis House (NR)	Yes
27	650 S Fourth	372W11BC-700	Residence	Yes
29	318 S Second St	372W11BB-6800	Residence	Yes
30	360 S Second St	372W11BB-7700	Residence	Yes
31	117 E Pine St	372W10AA-200	John W. Merritt Store & Residence (NR)	Yes

Bolded properties are listed on the National Register of Historic Places.

Resource #31, the Merritt Store & Residence, was not included in the existing inventory but was added to the National Register of Historic Places in 1992.

Please refer to the attached Oregon State Historic Database forms for current property names and additional information

HISTORIC SITES INVENTORY UPDATE

City of Central Point, Oregon

January 2023

TABLE 3
LIST OF 1950 OR EARLIER RESOURCES
Compiled by City of Central from Jackson County Assessor Data

ID	ADDRESS	MAPID	Estimated Date
100	4969 UPTON RD	362W34D203	1932
101	4971 UPTON RD	362W34D225	1950
102	5196 UPTON RD	362W351802	1947
103	5223 GEBHARD RD	362W35D2400	1945
104	5243 GEBHARD RD	362W35D2500	1947
105	5263 GEBHARD RD	362W35D2601	1900
106	955 WILSON RD	362W35D2700	1920
107	146 W VILAS RD	362W36CD2200	1930
108	164 1/2 W VILAS RD	362W36CD600	1910
109	164 W VILAS RD	362W36CD800	1945
110	122 W VILAS RD	362W36CD1600	1930
111	168 W VILAS RD	362W36CD2400	1946
112	203 WELLS RD	372W01BA1400	1946
113	234 WELLS RD	372W01BA1700	1950
114	204 WELLS RD	372W01BA1800	1940
115	178 WELLS RD	372W01BA1900	1940
116	4511 HAMRICK RD	372W01C1700	1947
117	4497 HAMRICK RD	372W01C1800	1949
118	443 BEEBE RD	372W01C2200	1949
119	477 BEEBE RD	372W01C2300	1949
120	507 BEEBE RD	372W01C2500	1949
121	4461 HAMRICK RD	372W01CB1000	1947
122	519 N TENTH ST	372W02BC1600	1911
123	833 HAZEL ST	372W02BC1700	1935
124	826 HAZEL ST	372W02CB400	1930
125	460 N EIGHTH ST	372W02CB500	1947
126	813 CHERRY ST	372W02CB600	1946
127	827 CHERRY ST	372W02CB700	1946
128	835 CHERRY ST	372W02CB800	1946
129	365 N TENTH ST	372W02CB1200	1942
130	360 N SEVENTH ST	372W02CB1900	1912
131	835 MAPLE ST	372W02CB2401	1900
132	913 MAPLE ST	372W02CB2500	1916
133	846 MAPLE ST	372W02CB3000	1946
134	828 MAPLE ST	372W02CB3200	1946

HISTORIC SITES INVENTORY UPDATE

City of Central Point, Oregon

January 2023

TABLE 3
LIST OF 1950 OR EARLIER RESOURCES
Compiled by City of Central from Jackson County Assessor Data

ID	ADDRESS	MAPID	Estimated Date
135	712 MAPLE ST	372W02CB3600	1944
136	624 MAPLE ST	372W02CB3800	1950
137	612 MAPLE ST	372W02CB3900	1937
138	625 LAUREL ST	372W02CB4100	1907
139	715 LAUREL ST	372W02CB4400	1949
140	723 LAUREL ST	372W02CB4500	1950
141	849 LAUREL ST	372W02CB5100	1900
142	828 LAUREL ST	372W02CB5400	1945
143	165 N EIGHTH ST	372W02CB5500	1941
144	736 LAUREL ST	372W02CB5600	1950
145	722 LAUREL ST	372W02CB5700	1900
146	140 N EIGHTH ST	372W02CB6401	1949
147	892 LAUREL ST	372W02CB6700	1912
148	212 N NINTH ST	372W02CB6900	1912
149	524 LAUREL ST	372W02CC600	1934
150	42 N NINTH ST	372W02CB8400	1950
151	52 N NINTH ST	372W02CB8500	1949
152	64 N NINTH ST	372W02CB8600	1947
153	845 MANZANITA ST	372W02CB8700	1946
154	114 N EIGHTH ST	372W02CB9000	1930
155	1020 SUNRISE WAY	372W02CB9300	1890
156	364 N TENTH ST	372W02CB10500	1945
157	546 LAUREL ST	372W02CC400	1912
158	514 LAUREL ST	372W02CC700	1910
159	144 N FIFTH ST	372W02CC800	1910
160	521 MANZANITA ST	372W02CC1000	1905
161	537 MANZANITA ST	372W02CC1100	1949
162	133 N SIXTH ST	372W02CC1200	1948
163	434 MANZANITA ST	372W02CC1700	1920
164	444 MANZANITA ST	372W02CC1800	1910
165	64 N EIGHTH ST	372W02CC3100	1946
166	917 E PINE ST	372W02CC4000	1946
167	745 E PINE ST	372W02CC4400	1905
168	70 S NINTH ST	372W02CC8200	1950
169	90 S NINTH ST	372W02CC8300	1950

HISTORIC SITES INVENTORY UPDATE

City of Central Point, Oregon

January 2023

TABLE 3
LIST OF 1950 OR EARLIER RESOURCES
Compiled by City of Central from Jackson County Assessor Data

ID	ADDRESS	MAPID	Estimated Date
170	46 S SEVENTH ST	372W02CC8500	1946
171	45 S SIXTH ST	372W02CC8800	1946
172	545 OAK ST	372W02CC8901	1926
173	443 OAK ST	372W02CC9200	1915
174	115 S FIFTH ST	372W02CC10000	1930
175	524 OAK ST	372W02CC10100	1900
176	536 OAK ST	372W02CC10200	1946
177	129 S SIXTH ST	372W02CC10500	1949
178	636 OAK ST	372W02CC10700	1900
179	636 OAK ST	372W02CC10801	1900
180	646 OAK ST	372W02CC10900	1895
181	140 S SEVENTH ST	372W02CC11000	1950
182	615 ALDER ST	372W02CC11301	1910
183	537 ALDER ST	372W02CC11500	1945
184	525 ALDER ST	372W02CC11600	1945
185	513 ALDER ST	372W02CC11700	1947
186	709 MANZANITA ST	372W02CC11800	1946
187	723 MANZANITA ST	372W02CC11900	1947
188	135 N EIGHTH ST	372W02CC12200	1937
189	97 BIGHAM DR	372W02CD1200	1950
190	134 FREEMAN RD	372W02CD1500	1942
191	961 OAK ST	372W02CD2000	1950
192	96 BIGHAM DR	372W02CD2200	1870
193	72 BIGHAM DR	372W02CD2400	1920
194	58 BIGHAM DR	372W02CD2500	1930
195	157 S SEVENTH ST	372W02CD4800	1930
196	71 S NINTH ST	372W02CD3300	1948
197	111 S NINTH ST	372W02CD3500	1940
198	126 S NINTH ST	372W02CD3700	1950
199	75 S SEVENTH ST	372W02CD4100	1946
200	141 S SEVENTH ST	372W02CD4300	1930
201	219 S SEVENTH ST	372W02CD5000	1905
202	1040 OAK ST	372W02CD7600	1910
203	212 FREEMAN RD	372W02CD7800	1947
204	224 FREEMAN RD	372W02CD7900	1946

HISTORIC SITES INVENTORY UPDATE

City of Central Point, Oregon

January 2023

TABLE 3
LIST OF 1950 OR EARLIER RESOURCES
Compiled by City of Central from Jackson County Assessor Data

ID	ADDRESS	MAPID	Estimated Date
205	511 BEEBE RD	372W02D200	1950
206	1131 CREST DR	372W03AA2400	1900
207	4897 UPTON RD	372W03AB400	1941
208	1932 SCENIC AVE	372W03AB4100	1910
209	1922 SCENIC AVE	372W03AB4202	1942
210	904 N THIRD ST	372W03AD5200	1927
211	890 N THIRD ST	372W03AD6200	1910
212	829 HAZEL ST	372W03AD7000	1920
213	305 MAZAMA ST	372W03AD8300	1942
214	335 MAZAMA ST	372W03AD8500	1910
215	525 MAZAMA ST	372W03AD9000	1890
216	4632 NORTH PACIFIC HWY	372W03BD400	1926
217	4626 NORTH PACIFIC HWY	372W03BD500	1940
218	2395 TULANE AVE	372W03CC1700	1918
219	4080 CARLTON AVE	372W03CC1900	1950
220	2130 TAYLOR RD	372W03CD400	1910
221	825 HAZEL ST	372W03DA101	1942
222	761 HAZEL ST	372W03DA200	1929
223	539 N SIXTH ST	372W03DA1300	1950
224	466 N SECOND ST	372W03DA5000	1948
225	344 HAZEL ST	372W03DA5400	1895
226	460 N FIFTH ST	372W03DA5900	1948
227	448 N FIFTH ST	372W03DA6000	1937
228	463 N SIXTH ST	372W03DA6200	1946
229	624 HAZEL ST	372W03DA6400	1900
230	634 HAZEL ST	372W03DA6700	1946
231	636 HAZEL ST	372W03DA6800	1925
232	460 N SEVENTH ST	372W03DA6900	1935
233	725 CHERRY ST	372W03DA7300	1900
234	613 CHERRY ST	372W03DA7800	1945
235	533 CHERRY ST	372W03DA8000	1930
236	515 CHERRY ST	372W03DA8100	1895
237	419 N FOURTH ST	372W03DA8600	1915
238	247 CHERRY ST	372W03DA8800	1925
239	239 CHERRY ST	372W03DA8900	1925

HISTORIC SITES INVENTORY UPDATE

City of Central Point, Oregon

January 2023

TABLE 3
LIST OF 1950 OR EARLIER RESOURCES
Compiled by City of Central from Jackson County Assessor Data

ID	ADDRESS	MAPID	Estimated Date
240	215 CHERRY ST	372W03DA9000	1950
241	362 N THIRD ST	372W03DA9100	1902
242	344 N THIRD ST	372W03DA9200	1940
243	347 N FOURTH ST	372W03DA9300	1943
244	361 N FOURTH ST	372W03DA9400	1900
245	346 N FOURTH ST	372W03DA9600	1948
246	345 N FIFTH ST	372W03DA9700	1950
247	351 N FIFTH ST	372W03DA9800	1945
248	360 N FIFTH ST	372W03DA10000	1910
249	346 N SIXTH ST	372W03DA10400	1930
250	647 MAPLE ST	372W03DA10700	1910
251	316 N SIXTH ST	372W03DA10800	1946
252	523 MAPLE ST	372W03DA11000	1945
253	316 N FIFTH ST	372W03DA11100	1910
254	260 N FIFTH ST	372W03DA11900	1945
255	532 MAPLE ST	372W03DA12000	1944
256	471 N FIRST ST	372W03DB500	1946
257	473 N FIRST ST	372W03DB600	1947
258	443 N SECOND ST	372W03DB700	1890
259	342 N FIRST ST	372W03DC700	1935
260	313 N FIRST ST	372W03DC900	1915
261	359 N FIRST ST	372W03DC1100	1910
262	419 N FIRST ST	372W03DC1300	1949
263	433 N FIRST ST	372W03DC1400	1937
264	441 N FIRST ST	372W03DC1501	1947
265	245 N FRONT ST A & B	372W03DC2800	1950
266	361 N THIRD ST	372W03DD100	1895
267	347 N SECOND ST	372W03DD600	1946
268	263 N FIFTH ST	372W03DD1501	1902
269	261 N FOURTH ST	372W03DD1600	1900
270	312 MAPLE ST	372W03DD1800	1900
271	250 MAPLE ST	372W03DD1900	1942
272	263 N SECOND ST	372W03DD2100	1945
273	260 N FIRST ST	372W03DD2400	1940
274	47 LAUREL ST	372W03DD2701	1928

HISTORIC SITES INVENTORY UPDATE

City of Central Point, Oregon

January 2023

TABLE 3
LIST OF 1950 OR EARLIER RESOURCES
Compiled by City of Central from Jackson County Assessor Data

ID	ADDRESS	MAPID	Estimated Date
275	231 N FIRST ST	372W03DD2800	1915
276	125 LAUREL ST	372W03DD3000	1900
277	135 LAUREL ST	372W03DD3200	1949
278	147 LAUREL ST	372W03DD3301	1910
279	333 LAUREL ST	372W03DD3900	1910
280	415 LAUREL ST	372W03DD4200	1910
281	427 LAUREL ST	372W03DD4300	1946
282	437 LAUREL ST	372W03DD4400	1948
283	436 LAUREL ST	372W03DD4700	1909
284	110 N FOURTH ST	372W03DD4800	1900
285	316 LAUREL ST	372W03DD5300	1900
286	145 N THIRD ST	372W03DD5600	1946
287	146 LAUREL ST	372W03DD5800	1946
288	141 N SECOND ST	372W03DD5900	1950
289	134 LAUREL ST	372W03DD6000	1950
290	162 N FIRST ST	372W03DD6200	1950
291	162 N FRONT ST	372W03DD6500	1942
292	213 MANZANITA ST	372W03DD7400	1940
293	229 MANZANITA ST	372W03DD7500	1942
294	347 MANZANITA ST	372W03DD7900	1943
295	413 MANZANITA ST	372W03DD8000	1920
296	435 MANZANITA ST	372W03DD8100	1920
297	223 E PINE ST	372W03DD10600	1940
298	327 E PINE ST	372W03DD11200	1950
299	30 S THIRD ST	372W03DD11700	1950
300	547 LAUREL ST	372W03DD11900	1910
301	537 LAUREL ST	372W03DD12000	1935
302	347 MAPLE ST	372W03DD12300	1903
303	335 MAPLE ST	372W03DD12400	1946
304	322 N THIRD ST	372W03DD12500	1895
305	4419 GRANT RD	372W042900	1909
306	51 E PINE ST	372W10AA800	1948
307	106 AMY ST	372W10AA6400	1949
308	319 W PINE ST	372W10AB5800	1940
309	219 W PINE ST	372W10AB7300	1930

HISTORIC SITES INVENTORY UPDATE

City of Central Point, Oregon

January 2023

TABLE 3
LIST OF 1950 OR EARLIER RESOURCES
Compiled by City of Central from Jackson County Assessor Data

ID	ADDRESS	MAPID	Estimated Date
310	213 W PINE ST	372W10AB7400	1926
311	2279 TAYLOR RD	372W10BA6400	1944
312	3610 GRANT RD	372W10BC2400	1930
313	458 W PINE ST	372W10BD800	1901
314	22 MORNING GLORY CT	372W10BD1102	1942
315	507 W PINE ST	372W10BD6500	1949
316	3542 HANLEY RD	372W10BD6600	1949
317	128 BRANDON ST	372W10BD6700	1930
318	3411 HANLEY RD	372W10CB2101	1935
319	3521 GRANT RD	372W10CB2900	1930
320	3364 SNOWY BUTTE LN	372W10DA6300	1947
321	3336 SNOWY BUTTE LN	372W10DA6400	1946
322	3328 SNOWY BUTTE LN	372W10DA6500	1950
323	3405 SNOWY BUTTE LN	372W10DB8600	1950
324	3365 SNOWY BUTTE LN	372W10DB9100	1942
325	3303 SNOWY BUTTE LN	372W10DB9200	1950
326	1772 BEALL LN	372W10DC100	1910
327	899 ISAAC WAY	372W11DA405	1900
328	1576 BEALL LN	372W10DD1400	1920
329	1642 BEALL LN	372W10DD1900	1942
330	1676 BEALL LN	372W10DD2100	1938
331	3268 SNOWY BUTTE LN	372W10DD2700	1920
332	230 ALDER ST	372W11BB3500	1905
333	214 ALDER ST	372W11BB3600	1945
334	240 S SECOND ST	372W11BB3700	1937
335	3538 BURSELL RD	372W11AC202	1936
336	3606 BURSELL RD	372W11AC401	1942
337	3622 BURSELL RD	372W11AC500	1949
338	3648 BURSELL RD	372W11AC600	1925
339	842 HOPKINS RD	372W11AC11203	1938
340	850 HOPKINS RD	372W11AC11205	1900
341	123 ASH ST	372W11BB4100	1942
342	340 FREEMAN RD	372W11BA300	1910
343	336 FREEMAN RD	372W11BA100	1935
344	828 ASH ST	372W11BA1000	1940

HISTORIC SITES INVENTORY UPDATE

City of Central Point, Oregon

January 2023

TABLE 3
LIST OF 1950 OR EARLIER RESOURCES
Compiled by City of Central from Jackson County Assessor Data

ID	ADDRESS	MAPID	Estimated Date
345	460 FREEMAN RD	372W11BA1400	1935
346	482 FREEMAN RD	372W11BA1500	1930
347	673 CEDAR ST	372W11BA1600	1920
348	661 CEDAR ST	372W11BA1700	1905
349	629 CEDAR ST	372W11BA2000	1905
350	617 CEDAR ST	372W11BA2100	1905
351	628 CEDAR ST	372W11BA2400	1905
352	528 FREEMAN RD	372W11BA2500	1924
353	668 CEDAR ST	372W11BA2501	1910
354	527 BUSH ST	372W11BA3100	1942
355	557 BUSH ST	372W11BA3300	1910
356	585 BUSH ST	372W11BA3500	1942
357	229 S THIRD ST	372W11BB3300	1926
358	424 OAK ST	372W11BB200	1935
359	412 OAK ST	372W11BB300	1900
360	313 ALDER ST	372W11BB1600	1945
361	323 ALDER ST	372W11BB1700	1900
362	335 ALDER ST	372W11BB1800	1946
363	154 S FOURTH ST	372W11BB1900	1930
364	447 ALDER ST	372W11BB2200	1930
365	212 S SEVENTH ST	372W11BB2300	1928
366	636 ALDER ST	372W11BB2400	1946
367	624 ALDER ST	372W11BB2500	1950
368	217 S SIXTH ST	372W11BB2600	1950
369	217 S FIFTH ST	372W11BB3000	1935
370	214 S FOURTH ST	372W11BB3200	1925
371	262 S SECOND ST	372W11BB4300	1950
372	263 S SECOND ST	372W11BB4500	1910
373	323 ASH ST	372W11BB4900	1925
374	248 S FOURTH ST	372W11BB5000	1926
375	427 ASH ST	372W11BB5300	1920
376	447 ASH ST	372W11BB5500	1938
377	513 ASH ST	372W11BB5600	1895
378	525 ASH ST	372W11BB5700	1895
379	551 ASH ST	372W11BB5800	1946

HISTORIC SITES INVENTORY UPDATE

City of Central Point, Oregon

January 2023

TABLE 3
LIST OF 1950 OR EARLIER RESOURCES
Compiled by City of Central from Jackson County Assessor Data

ID	ADDRESS	MAPID	Estimated Date
380	615 ASH ST	372W11BB5900	1930
381	436 ASH ST	372W11BB6400	1946
382	512 S FOURTH ST	372W11BC100	1949
383	355 S FOURTH ST	372W11BB7800	1947
384	433 CEDAR ST	372W11BB8000	1942
385	447 CEDAR ST	372W11BB8100	1942
386	522 S FOURTH ST	372W11BC200	1949
387	635 S SECOND ST	372W11BC700	1909
388	457 S FIRST ST	372W11BC2700	1948
389	443 S FIRST ST	372W11BC2800	1948
390	125 BUSH ST	372W11BC2900	1942
391	143 BUSH ST	372W11BC3000	1942
392	148 CEDAR ST	372W11BC3100	1920
393	130 CEDAR ST	372W11BC3200	1910
394	431 S FIRST ST	372W11BC3300	1946
395	412 S FIRST ST	372W11BC3500	1946
396	414 S FIRST ST	372W11BC3600	1944
397	448 S FIRST ST	372W11BC3700	1946
398	440 BUSH ST	372W11BD900	1893
399	417 GRAND AVE	372W11BD1000	1932
400	459 GRAND AVE	372W11BD1200	1949
401	471 GRAND AVE	372W11BD1300	1949
402	497 GRAND AVE	372W11BD1600	1942
403	515 GRAND AVE	372W11BD1700	1947
404	543 GRAND AVE	372W11BD1900	1942
405	510 GRAND AVE	372W11BD2001	1942
406	584 BUSH ST	372W11BD101	1905
407	564 BUSH ST	372W11BD200	1947
408	554 BUSH ST	372W11BD300	1948
409	540 BUSH ST	372W11BD400	1940
410	474 BUSH ST	372W11BD700	1900
411	500 GRAND AVE	372W11BD2100	1938
412	476 GRAND AVE	372W11BD2200	1945
413	484 GRAND AVE	372W11BD2201	1949
414	454 GRAND AVE	372W11BD2400	1945

HISTORIC SITES INVENTORY UPDATE

City of Central Point, Oregon

January 2023

TABLE 3
LIST OF 1950 OR EARLIER RESOURCES
Compiled by City of Central from Jackson County Assessor Data

ID	ADDRESS	MAPID	Estimated Date
415	651 S FOURTH ST	372W11BD2600	1945
416	433 HOPKINS RD	372W11BD2800	1942
417	453 HOPKINS RD	372W11BD2900	1942
418	467 HOPKINS RD	372W11BD3000	1946
419	475 HOPKINS RD	372W11BD3100	1950
420	495 HOPKINS RD	372W11BD3200	1946
421	543 HOPKINS RD	372W11BD3500	1910
422	683 PITTVIEW AVE	372W11D300	1940
423	707 PITTVIEW AVE	372W11D402	1930
424	721 PITTVIEW AVE	372W11D500	1942
425	3458 BURSELL RD	372W11DB1700	1920
426	789 PITTVIEW AVE	372W11DB200	1946
427	3520 BURSELL RD	372W11DB1400	1941
428	3316 BURSELL RD	372W11DB5300	1930
429	3344 BURSELL RD	372W11DB5900	1940
430	3282 BURSELL RD	372W11DB6300	1935
431	765 PITTVIEW AVE	372W11DB6400	1935
432	747 PITTVIEW AVE	372W11DB6500	1942
433	3272 BURSELL RD	372W11DC100	1946
434	852 BEALL LN	372W11DC400	1937
435	654 MARILEE ST	372W11DD13300	1950
436	744 BEALL LN	372W11DD15500	1937
437	556 BEALL LN	372W11DD16600	1930
438	508 BEALL LN	372W11DD16802	1920
439	566 BEALL LN	372W11DD16900	1930
440	842 ARBORWOOD LN	372W11DD18000	1925
441	2198 BEALL LN	372W10C3100	1880
442	S FRONT ST	372W10AA5201	0
443	S FRONT ST	372W10AA5201	0
444	427 E PINE ST	372W02CC5500	0
445	436 E PINE ST	372W02CC6500	0
446	123 E PINE ST	372W10AA100	0
447	337 E PINE ST	372W03DD11400	0

Inventory Forms
(Reconnaissance Level Survey)
Oregon Historic Sites Database Format

City of Central Point
Historic Site Inventory Update



Main Street, Central Point, Oregon
Postcard view, c1910
(Kramer Postcard Collection)

(updated January 2023)

Oregon Historic Site Form

House
50 S Amy St S
Central Point, Jackson County

LOCATION AND PROPERTY NAME

address: <u>50 Amy St S</u> ☐ apprx. addr	historic name: <u>House</u>
<u>Central Point</u> ☐ vcnty <u>Jackson County</u>	current/ other names:
Optional Information assoc addresses: (former addresses, intersections, etc.) location descr: (remote sites)	block nbr: _____ lot nbr: _____ tax lot nbr: _____ township: _____ range: _____ section: _____ 1/4: _____ zip: _____

PROPERTY CHARACTERISTICS

resource type: <u>Building</u> height (# stories): _____	total # eligible resources: _____ total # ineligible resources: _____
elig. evaluation: <u>demolished</u>	NR status: _____ (indiv listed only; see Grouping for hist dist)
primary constr date: _____ (c.) ☐ secondary date: _____ (c.) ☐ (optional--use for major addns)	NR date listed: _____
primary orig use: _____	orig use comments: _____
secondary orig use: _____	
primary style: _____	prim style comments: _____
secondary style: _____	sec style comments: _____
primary siding: _____	siding comments: _____
secondary siding: _____	
plan type: _____	architect: _____
	builder: _____
comments/notes: <u>Site incorporated into Twin Creeks development project</u>	

GROUPINGS / ASSOCIATIONS

survey project name or other grouping name	<u>Central Point G5 Update, 2023</u>	<u>Other (enter description)</u>
--	--------------------------------------	----------------------------------

farmstead/cluster name:

external site #: _____
(ID# used in city/agency database)

SHPO INFO FOR THIS PROPERTY

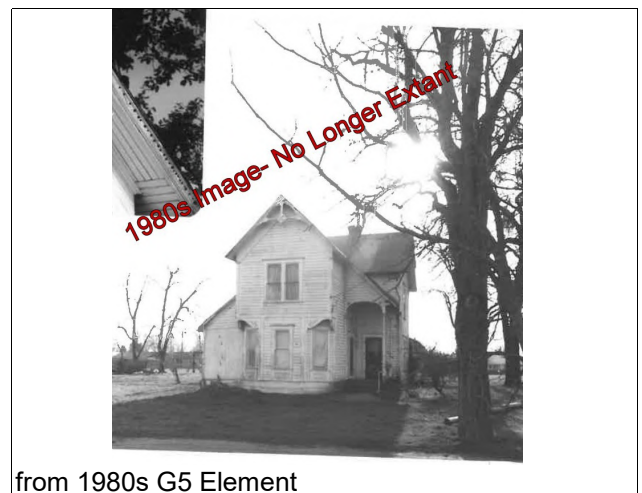
NR date listed: _____

ILS survey date: _____

RLS survey date: 12/19/2022

Gen File date: _____

106 Project(s)



Oregon Historic Site Form

Central Point Elementary
300 Ash
Central Point, Jackson County

LOCATION AND PROPERTY NAME

address: **300 Ash** ☐ apprx. addr
300-450

historic name: **Central Point Elementary**

Central Point ☐ vcnty **Jackson County**

current/
other names:

Optional Information

assoc addresses: **Fourth S**
(former addresses, intersections, etc.)

location descr:
(remote sites)

block nbr: _____ lot nbr: _____ tax lot nbr: **372W1**

township: **37S** range: **2 W** section: **11** 1/4: _____

zip: _____

PROPERTY CHARACTERISTICS

resource type: **Building** height (# stories): _____

total # eligible resources: _____ total # ineligible resources: _____

elig. evaluation: **eligible/significant**

NR status: _____

primary constr date: **1908** (c.) ☒ secondary date: _____ (c.) ☐
(optional--use for major addns)

NR date listed: _____ (indiv listed only; see
Grouping for hist dist)

primary orig use: _____

orig use comments: _____

secondary orig use: _____

primary style: _____

prim style comments: _____

secondary style: _____

sec style comments: _____

primary siding: _____

siding comments: _____

secondary siding: _____

plan type: _____

architect: _____

builder: _____

comments/notes: **NR Listed (NRI)**

GROUPINGS / ASSOCIATIONS

survey project name or other grouping name: **Central Point G5 Update, 2023** Other (enter description) _____

farmstead/cluster name: _____

external site #: _____
(ID# used in city/agency database)

SHPO INFO FOR THIS PROPERTY

NR date listed: _____

ILS survey date: _____

RLS survey date: **12/19/2022**

Gen File date: _____

106 Project(s)



Looking south, from Parking Lot

Oregon Historic Site Form

Beall, Robert Vinton House
1253 Beall Ln
Central Point, Jackson County

LOCATION AND PROPERTY NAME

address: 1253 Beall Ln ☐ apprx. addr

historic name: Beall, Robert Vinton House

Central Point ☐ vcnty Jackson County

current/
other names:

Optional Information

assoc addresses:
(former addresses, intersections, etc.)

location descr:
(remote sites)

block nbr: lot nbr: tax lot nbr: 372W1

township: 37S range: 2 W section: 14 1/4:

zip:

PROPERTY CHARACTERISTICS

resource type: Building height (# stories): 1.5

total # eligible resources: total # ineligible resources:

elig. evaluation: eligible/significant

NR status:

primary constr date: 1863 (c.) ☒ secondary date: (c.) ☐
(optional--use for major addns)

NR date listed: (indiv listed only; see
Grouping for hist dist)

primary orig use: Sinle Dwelling

orig use comments:

secondary orig use:

prim style comments:

primary style:

sec style comments:

secondary style:

primary siding:

siding comments:

secondary siding:

plan type:

architect:

builder:

comments/notes: Included in Jackson County Inventory (Site #218), NR-Listed (NRI)

GROUPINGS / ASSOCIATIONS

survey project name or other grouping name: Central Point G5 Update, 2023 Other (enter description)

farmstead/cluster name:

external site #:
(ID# used in city/agency database)

SHPO INFO FOR THIS PROPERTY

NR date listed:

ILS survey date:

RLS survey date: 12/19/2022

Gen File date:

106 Project(s)



Looking SE from Beall Lane

Oregon Historic Site Form

Morris, David House (Beall, Thomas F. & Ann
Farm)
1497 Beall Ln
Central Point, Jackson County

LOCATION AND PROPERTY NAME

address: 1497 Beall Ln ☐ apprx.
addr

historic name: **Morris, David House (Beall, Thomas F. & Ann
Farm)**

Central Point ☐ vcnty Jackson County

current/
other names:

Optional Information

assoc addresses:
(former addresses, intersections, etc.)

location descr:
(remote sites)

block nbr: _____ lot nbr: _____ tax lot nbr: 372W1

township: 37S range: 2 W section: 13 1/4: _____

zip: _____

PROPERTY CHARACTERISTICS

resource type: **Building** height (# stories): _____

elig. evaluation: **demolished**

primary constr date: _____ (c.) ☒ secondary date: _____ (c.) ☐
(optional--use for major addns)

primary orig use: _____

secondary orig use: _____

primary style: _____

secondary style: _____

primary siding: _____

secondary siding: _____

plan type: _____

total # eligible resources: _____ total # ineligible resources: _____

NR status: _____

NR date listed: _____ (indiv listed only; see
Grouping for hist dist)

orig use comments: _____

prim style comments: _____

sec style comments: _____

siding comments: _____

architect: _____

builder: _____

comments/notes: **Included in Jackson County Inventory (Site #223), Listed in state inventory as Beall Farm, built 1930 (EC).**

GROUPINGS / ASSOCIATIONS

survey project name or other grouping name Central Point G5 Update, 2023 Other (enter description) _____

farmstead/cluster name: _____

external site #: _____

(ID# used in city/agency database)

SHPO INFO FOR THIS PROPERTY

NR date listed: _____

ILS survey date: _____

RLS survey date: 12/19/2022

Gen File date: _____

106 Project(s)



from 1980s G5 Element

Oregon Historic Site Form

Stuart-Willamson House (Nidermeyer House)

2650 Beall Ln

Central Point, Jackson County

LOCATION AND PROPERTY NAME

address: 2650 Beall Ln ☐ apprx. addr

historic name: Stuart-Willamson House (Nidermeyer House)

Central Point ☐ vcnty Jackson County

current/
other names:

Optional Information

assoc addresses:
(former addresses, intersections, etc.)

location descr:
(remote sites)

block nbr: _____ lot nbr: _____ tax lot nbr: 372W0

township: 37S range: 2 W section: 09 1/4: _____

zip: _____

PROPERTY CHARACTERISTICS

resource type: Building height (# stories): 1.5

total # eligible resources: _____ total # ineligible resources: _____

elig. evaluation: eligible/contributing

NR status: _____

primary constr date: 1910 (c.) ☒ secondary date: _____ (c.) ☐
(optional--use for major addns)

NR date listed: _____ (indiv listed only; see
Grouping for hist dist)

primary orig use: Sinle Dwelling

orig use comments: _____

secondary orig use: _____

prim style comments: _____

primary style: _____

sec style comments: _____

secondary style: _____

primary siding: _____

siding comments: _____

secondary siding: _____

plan type: _____

architect: _____

builder: _____

comments/notes: Included in Jackson County Inventory (Site #216), In state inventory (EC) as Nidermeyer House

GROUPINGS / ASSOCIATIONS

survey project name or other grouping name Central Point G5 Update, 2023 Other (enter description)

farmstead/cluster name: _____

external site #: _____
(ID# used in city/agency database)

SHPO INFO FOR THIS PROPERTY

NR date listed: _____

ILS survey date: _____

RLS survey date: 12/19/2022

Gen File date: _____

106 Project(s)



North, from Beall Lane

Oregon Historic Site Form

Maple Tree Farm/Beebe or Adelpia House

718 Beebe Rd

Central Point, Jackson County

LOCATION AND PROPERTY NAME

address: 718 Beebe Rd ☐ apprx. addr

historic name: Maple Tree Farm/Beebe or Adelpia House

Central Point ☐ vcnty Jackson County

current/
other names:

Optional Information

assoc addresses:
(former addresses, intersections, etc.)

location descr:
(remote sites)

block nbr: _____ lot nbr: _____ tax lot nbr: 372W0

township: 37S range: 2 W section: 02 1/4: _____

zip: _____

PROPERTY CHARACTERISTICS

resource type: Building height (# stories): _____

total # eligible resources: _____ total # ineligible resources: _____

elig. evaluation: demolished

NR status: _____

primary constr date: _____ (c.) ☒ secondary date: _____ (c.) ☐
(optional--use for major addns)

NR date listed: _____ (indiv listed only; see
Grouping for hist dist)

primary orig use: _____

orig use comments: _____

secondary orig use: _____

primary style: _____

prim style comments: _____

secondary style: _____

sec style comments: _____

primary siding: _____

siding comments: _____

secondary siding: _____

plan type: _____

architect: _____

builder: _____

comments/notes: **Included in Jackson County Inventory (Site #206), demolished before 2009, per Jackson Cty Assessor information**

GROUPINGS / ASSOCIATIONS

survey project
name or other
grouping name

Central Point G5 Update, 2023

Other (enter description)

farmstead/cluster name:

external site #: _____

(ID# used in city/agency database)

SHPO INFO FOR THIS PROPERTY

NR date listed: _____

ILS survey date: _____

RLS survey date: 12/19/2022

Gen File date: _____

106 Project(s)



from 1980s G5 Element

Oregon Historic Site Form

Oak Manor Motel
6355 Blackwell Rd
Central Point, Jackson County

LOCATION AND PROPERTY NAME

address: 6355 Blackwell Rd ☐ apprx. addr

historic name: Oak Manor Motel

Central Point ☐ vcnty Jackson County

current/
other names:

Optional Information

assoc addresses:
(former addresses, intersections, etc.)

location descr:
(remote sites)

block nbr: lot nbr: tax lot nbr: 362W2

township: 36S range: 2 W section: 28 1/4:

zip:

PROPERTY CHARACTERISTICS

resource type: Building height (# stories):

total # eligible resources: total # ineligible resources:

elig. evaluation: demolished

NR status:

primary constr date: (c.) ☒ secondary date: (c.) ☐
(optional--use for major addns)

NR date listed: (indiv listed only; see
Grouping for hist dist)

primary orig use:

orig use comments:

secondary orig use:

primary style:

prim style comments:

secondary style:

sec style comments:

primary siding:

siding comments:

secondary siding:

plan type:

architect:

builder:

comments/notes: In state inventory, built in 1920 (EC).

GROUPINGS / ASSOCIATIONS

survey project name or other grouping name: Central Point G5 Update, 2023 Other (enter description)

farmstead/cluster name:

external site #:
(ID# used in city/agency database)

SHPO INFO FOR THIS PROPERTY

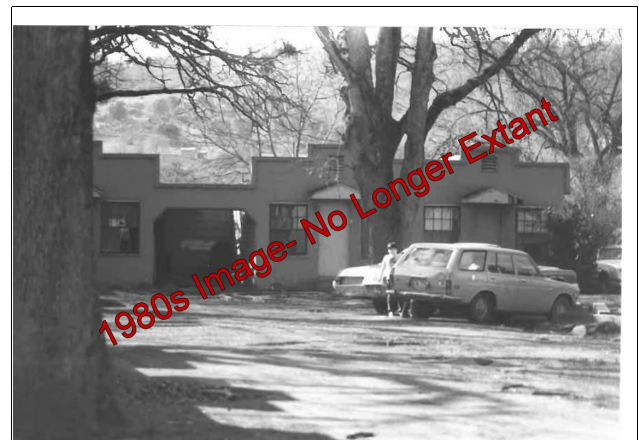
NR date listed:

ILS survey date:

RLS survey date: 12/19/2022

Gen File date:

106 Project(s)



from 1980s G5 Element

Oregon Historic Site Form

Payne (Allen) House and Water Tower
6389 Blackwell Rd
Central Point, Jackson County

LOCATION AND PROPERTY NAME

address: 6389 Blackwell Rd ☐ apprx. addr

historic name: Payne (Allen) House and Water Tower

Central Point ☐ vcnty Jackson County

current/
other names:

Optional Information

assoc addresses:
(former addresses, intersections, etc.)

location descr:
(remote sites)

block nbr: _____ lot nbr: _____ tax lot nbr: 362W2

township: 36S range: 2 W section: 28 1/4: _____

zip: _____

PROPERTY CHARACTERISTICS

resource type: Building height (# stories): 1.5

total # eligible resources: _____ total # ineligible resources: _____

elig. evaluation: undetermined

NR status: _____

primary constr date: 1910 (c.) ☒ secondary date: _____ (c.) ☐
(optional--use for major addns)

NR date listed: _____ (indiv listed only; see
Grouping for hist dist)

primary orig use: Sinle Dwelling

orig use comments: _____

secondary orig use: _____

prim style comments: _____

primary style: _____

sec style comments: _____

secondary style: _____

primary siding: _____

siding comments: _____

secondary siding: _____

plan type: _____

architect: _____

builder: _____

comments/notes: **In Jackson County Inventory (Site #117), In state inventory (two entries) as "Hanson-Elder House," (1910, EC) and "Elden House/Green Acres Ranch (c1912, ES).**

GROUPINGS / ASSOCIATIONS

survey project
name or other
grouping name

Central Point G5 Update, 2023

Other (enter description)

farmstead/cluster name:

external site #: _____

(ID# used in city/agency database)

SHPO INFO FOR THIS PROPERTY

NR date listed: _____

ILS survey date: _____

RLS survey date: 12/19/2022

Gen File date: _____

106 Project(s)



Looking West, from Blackwell

Oregon Historic Site Form

House
635 S Fourth St S
Central Point, Jackson County

LOCATION AND PROPERTY NAME

address: 635 Fourth St S ☐ apprx. addr

historic name: House

Central Point ☐ vcnty Jackson County

current/
other names:

Optional Information

assoc addresses:
(former addresses, intersections, etc.)

location descr:
(remote sites)

block nbr: lot nbr: tax lot nbr: 372W1

township: 37S range: 2 W section: 11 1/4:

zip:

PROPERTY CHARACTERISTICS

resource type: Building height (# stories): 2

total # eligible resources: total # ineligible resources:

elig. evaluation: undetermined

NR status:

primary constr date: 1909 (c.) ☒ secondary date: (c.) ☐
(optional--use for major addns)

NR date listed: (indiv listed only; see
Grouping for hist dist)

primary orig use: Sinle Dwellina

orig use comments:

secondary orig use:

prim style comments:

primary style:

sec style comments:

secondary style:

primary siding:

siding comments:

secondary siding:

plan type:

architect:

builder:

comments/notes: Address was 650 in G5 Element, dated 1909 per Jackson County Assessor

GROUPINGS / ASSOCIATIONS

survey project name or other grouping name Central Point G5 Update, 2023 Other (enter description)

farmstead/cluster name:

external site #:
(ID# used in city/agency database)

SHPO INFO FOR THIS PROPERTY

NR date listed:

ILS survey date:

RLS survey date: 12/19/2022

Gen File date:

106 Project(s)



Oregon Historic Site Form

Bray Water Tower
5263 Gebhard St
Central Point, Jackson County

LOCATION AND PROPERTY NAME

address: <u>5263 Gebhard St</u> ☐ apprx. addr	historic name: <u>Bray Water Tower</u>
<u>Central Point</u> ☐ vcnty <u>Jackson County</u>	current/ other names:
Optional Information assoc addresses: (former addresses, intersections, etc.) location descr: (remote sites)	block nbr: <u> </u> lot nbr: <u> </u> tax lot nbr: <u>362W3</u> township: <u>36S</u> range: <u>2 W</u> section: <u>35</u> 1/4: <u> </u> zip: <u> </u>

PROPERTY CHARACTERISTICS

resource type: <u>Building</u> height (# stories): <u> </u>	total # eligible resources: <u> </u> total # ineligible resources: <u> </u>
elig. evaluation: <u>demolished</u>	NR status: <u> </u> (indiv listed only; see Grouping for hist dist)
primary constr date: <u> </u> (c.) ☒ secondary date: <u> </u> (c.) ☐ (optional--use for major addns)	NR date listed: <u> </u>
primary orig use: <u> </u>	orig use comments: <u> </u>
secondary orig use: <u> </u>	prim style comments: <u> </u>
primary style: <u> </u>	sec style comments: <u> </u>
secondary style: <u> </u>	siding comments: <u> </u>
primary siding: <u> </u>	architect: <u> </u>
secondary siding: <u> </u>	builder: <u> </u>
plan type: <u> </u>	
comments/notes: <u>Included in Jackson County Inventory (Site #124), as the "Robert Kyle Watertower,"</u>	

GROUPINGS / ASSOCIATIONS

survey project name or other grouping name	<u>Central Point G5 Update, 2023</u>	<u>Other (enter description)</u>
--	--------------------------------------	----------------------------------

farmstead/cluster name:

external site #:
(ID# used in city/agency database)

SHPO INFO FOR THIS PROPERTY

NR date listed:
ILS survey date:
RLS survey date: 12/19/2022
Gen File date:

106 Project(s)



Looking W, from Gehbard Rd

Oregon Historic Site Form

Pine Haven Dr. Floyd Hart House
3817 Grant Rd
Central Point, Jackson County

LOCATION AND PROPERTY NAME

address: 3817 Grant Rd ☐ apprx. addr

historic name: Pine Haven Dr. Floyd Hart House

Central Point ☐ vcnty Jackson County

current/
other names:

Optional Information

assoc addresses:
(former addresses, intersections, etc.)

location descr:
(remote sites)

block nbr: _____ lot nbr: _____ tax lot nbr: 372W0

township: 37S range: 2 W section: 09 1/4: _____

zip: _____

PROPERTY CHARACTERISTICS

resource type: Building height (# stories): 2

total # eligible resources: _____ total # ineligible resources: _____

elig. evaluation: eligible/contributing

NR status: _____

primary constr date: 1930 (c.) ☒ secondary date: _____ (c.) ☐
(optional--use for major addns)

NR date listed: _____ (indiv listed only; see
Grouping for hist dist)

primary orig use: Single Dwelling

orig use comments: _____

secondary orig use: _____

prim style comments: _____

primary style: _____

sec style comments: _____

secondary style: _____

primary siding: _____

siding comments: _____

secondary siding: _____

plan type: _____

architect: _____

builder: _____

comments/notes: Included in Jackson County Inventory (Site #214), Listed in St. Inventory as Dr. Floyd Hard House (1930, EC)

GROUPINGS / ASSOCIATIONS

survey project name or other grouping name Central Point G5 Update, 2023 Other (enter description)

farmstead/cluster name: _____

external site #: _____
(ID# used in city/agency database)

SHPO INFO FOR THIS PROPERTY

NR date listed: _____

ILS survey date: _____

RLS survey date: 12/19/2022

Gen File date: _____

106 Project(s)



Looking W from Grant Rd

Oregon Historic Site Form

Conro Fiero House/Mon Desir Inn
4615 Hamrick Rd
Central Point, Jackson County

LOCATION AND PROPERTY NAME

address: 4615 Hamrick Rd ☐ apprx. addr

historic name: Conro Fiero House/Mon Desir Inn

Central Point ☐ vcnty Jackson County

current/
other names:

Optional Information

assoc addresses:
(former addresses, intersections, etc.)

location descr:
(remote sites)

block nbr: lot nbr: tax lot nbr: 372W1

township: 37S range: 2 W section: 1 1/4:

zip:

PROPERTY CHARACTERISTICS

resource type: Building height (# stories):

total # eligible resources: total # ineligible resources: 0

elig. evaluation: demolished

NR status:

primary constr date: (c.) ☒ secondary date: (c.) ☐
(optional--use for major addns)

NR date listed: (indiv listed only; see
Grouping for hist dist)

primary orig use:

orig use comments:

secondary orig use:

prim style comments:

primary style:

sec style comments:

secondary style:

primary siding:

siding comments:

secondary siding:

plan type:

architect:

builder:

comments/notes: Included in Jackson County Inventory (Site #204), NR-listed, burned in January 2010. Sign remains on site.

GROUPINGS / ASSOCIATIONS

survey project name or other grouping name Central Point G5 Update, 2023 Other (enter description)

farmstead/cluster name:

external site #:
(ID# used in city/agency database)

SHPO INFO FOR THIS PROPERTY

NR date listed:

ILS survey date:

RLS survey date: 12/19/2022

Gen File date:

106 Project(s)



Looking West from Hamrick Rd

Oregon Historic Site Form

Central Point Cemetery
4900 Hamrick Rd
Central Point, Jackson County

LOCATION AND PROPERTY NAME

address: 4900 Hamrick Rd ☐ apprx. addr

historic name: Central Point Cemetery

Central Point ☐ vcnty Jackson County

current/
other names:

Optional Information

assoc addresses:
(former addresses, intersections, etc.)

location descr:
(remote sites)

block nbr: _____ lot nbr: _____ tax lot nbr: 372W0

township: 37S range: 2 W section: 1 1/4: _____

zip: _____

PROPERTY CHARACTERISTICS

resource type: Building height (# stories): _____

total # eligible resources: _____ total # ineligible resources: _____

elig. evaluation: undetermined

NR status: _____

primary constr date: 1866 (c.) ☒ secondary date: 1922 (c.) ☐
(optional--use for major addns)

NR date listed: _____ (indiv listed only; see
Grouping for hist dist)

primary orig use: Cemetery

orig use comments: _____

secondary orig use: _____

prim style comments: _____

primary style: _____

sec style comments: _____

secondary style: _____

primary siding: _____

siding comments: _____

secondary siding: _____

plan type: _____

architect: _____

builder: _____

comments/notes: **Included in Jackson County Inventory (Site #203), City owned, formerly Central Point IOOF Cemetery, approx 7.5 acre site, earliest burial in 1866.**

GROUPINGS / ASSOCIATIONS

survey project
name or other
grouping name

Central Point G5 Update, 2023

Other (enter description)

farmstead/cluster name:

external site #: _____

(ID# used in city/agency database)

SHPO INFO FOR THIS PROPERTY

NR date listed: _____

ILS survey date: _____

RLS survey date: 12/19/2022

Gen File date: _____

106 Project(s)



Looking west, toward Hamrick Road

Oregon Historic Site Form

Bursell, Victor House
3075 Hanley Rd
Central Point, Jackson County

LOCATION AND PROPERTY NAME

address: 3075 Hanley Rd ☐ apprx. addr

historic name: Bursell, Victor House

Central Point ☐ vcnty Jackson County

current/
other names:

Optional Information

assoc addresses:
(former addresses, intersections, etc.)

location descr:
(remote sites)

block nbr: _____ lot nbr: _____ tax lot nbr: 372W1

township: 37S range: 2 W section: 10 1/4: _____

zip: _____

PROPERTY CHARACTERISTICS

resource type: Building height (# stories): 2

total # eligible resources: _____ total # ineligible resources: _____

elig. evaluation: eligible/significant

NR status: _____

primary constr date: 1919 (c.) ☒ secondary date: _____ (c.) ☐
(optional--use for major addns)

NR date listed: _____
(indiv listed only; see
Grouping for hist dist)

primary orig use: Sinle Dwelling

orig use comments: _____

secondary orig use: _____

prim style comments: _____

primary style: _____

sec style comments: _____

secondary style: _____

primary siding: _____

siding comments: _____

secondary siding: _____

plan type: _____

architect: _____

builder: _____

comments/notes: Included in Jackson County Inventory (Site #217), National Register Listed

GROUPINGS / ASSOCIATIONS

survey project name or other grouping name Central Point G5 Update, 2023 Other (enter description)

farmstead/cluster name: _____

external site #: _____
(ID# used in city/agency database)

SHPO INFO FOR THIS PROPERTY

NR date listed: _____

ILS survey date: _____

RLS survey date: 12/19/2022

Gen File date: _____

106 Project(s)



Looking W, from Hanley Road

Oregon Historic Site Form

House
415 Hazel St
Central Point, Jackson County

LOCATION AND PROPERTY NAME

address: <u>415 Hazel St</u> ☐ apprx. addr	historic name: <u>House</u>
<u>Central Point</u> ☐ vcnty <u>Jackson County</u>	current/ other names:
Optional Information assoc addresses: (former addresses, intersections, etc.) location descr: (remote sites)	block nbr: <u> </u> lot nbr: <u> </u> tax lot nbr: <u>372W0</u> township: <u>37S</u> range: <u>2 W</u> section: <u>03</u> 1/4: <u> </u> zip: <u> </u>

PROPERTY CHARACTERISTICS

resource type: <u>Building</u> height (# stories): <u>1.5</u>	total # eligible resources: <u> </u> total # ineligible resources: <u> </u>
elig. evaluation: <u>undetermined</u>	NR status: <u> </u> (indiv listed only; see Grouping for hist dist)
primary constr date: <u>1890</u> (c.) ☒ secondary date: <u> </u> (c.) ☐ (optional--use for major addns)	NR date listed: <u> </u>
primary orig use: <u>Sinale Dwelling</u>	orig use comments: <u> </u>
secondary orig use: <u> </u>	prim style comments: <u> </u>
primary style: <u> </u>	sec style comments: <u> </u>
secondary style: <u> </u>	siding comments: <u> </u>
primary siding: <u> </u>	architect: <u> </u>
secondary siding: <u> </u>	builder: <u> </u>
plan type: <u> </u>	
comments/notes: <u>Enlarged and modified post-1980</u>	

GROUPINGS / ASSOCIATIONS

survey project name or other grouping name	<u>Central Point G5 Update, 2023</u>	<u>Other (enter description)</u>
--	--------------------------------------	----------------------------------

farmstead/cluster name:

external site #:
(ID# used in city/agency database)

SHPO INFO FOR THIS PROPERTY

NR date listed:

ILS survey date:

RLS survey date: 12/19/2022

Gen File date:

106 Project(s)



Looking N, from Hazel

Oregon Historic Site Form

Faber, Edward Charles House
445 Manzanita St
Central Point, Jackson County

LOCATION AND PROPERTY NAME

address: 445 Manzanita St ☐ apprx. addr

historic name: Faber, Edward Charles House

Central Point ☐ vcnty Jackson County

current/
other names:

Optional Information

assoc addresses:
(former addresses, intersections, etc.)

location descr:
(remote sites)

block nbr: _____ lot nbr: _____ tax lot nbr: 372W0

township: 37S range: 2 W section: 03 1/4: _____

zip: _____

PROPERTY CHARACTERISTICS

resource type: Building height (# stories): 2

total # eligible resources: _____ total # ineligible resources: _____

elig. evaluation: eligible/significant

NR status: _____

primary constr date: 1910 (c.) ☒ secondary date: _____ (c.) ☐
(optional--use for major addns)

NR date listed: _____ (indiv listed only; see
Grouping for hist dist)

primary orig use: Sinle Dwelling

orig use comments: _____

secondary orig use: _____

prim style comments: _____

primary style: _____

sec style comments: _____

secondary style: _____

primary siding: _____

siding comments: _____

secondary siding: _____

plan type: _____

architect: _____

builder: _____

comments/notes: NR-listed, 1997

GROUPINGS / ASSOCIATIONS

survey project name or other grouping name Central Point G5 Update, 2023 Other (enter description)

farmstead/cluster name: _____

external site #: _____
(ID# used in city/agency database)

SHPO INFO FOR THIS PROPERTY

NR date listed: _____

ILS survey date: _____

RLS survey date: 12/19/2022

Gen File date: _____

106 Project(s)



Looking NW from Manzanita

Oregon Historic Site Form

House (Burned)
298 Maple St
Central Point, Jackson County

LOCATION AND PROPERTY NAME

address: 298 Maple St ☐ apprx. addr

historic name: House (Burned)

Central Point ☐ vcnty Jackson County

current/
other names:

Optional Information

assoc addresses:
(former addresses, intersections, etc.)

location descr:
(remote sites)

block nbr: lot nbr: tax lot nbr: 372W0

township: 37S range: 2 W section: 03 1/4:

zip:

PROPERTY CHARACTERISTICS

resource type: Building height (# stories):

total # eligible resources: total # ineligible resources:

elig. evaluation: demolished

NR status:

primary constr date: (c.) ☒ secondary date: (c.) ☐
(optional--use for major addns)

NR date listed: (indiv listed only; see
Grouping for hist dist)

primary orig use:

orig use comments:

secondary orig use:

primary style:

prim style comments:

secondary style:

sec style comments:

primary siding:

siding comments:

secondary siding:

plan type:

architect:

builder:

comments/notes: Burned in 2006, per Jackson County

GROUPINGS / ASSOCIATIONS

survey project name or other grouping name Central Point G5 Update, 2023 Other (enter description)

farmstead/cluster name:

external site #:
(ID# used in city/agency database)

SHPO INFO FOR THIS PROPERTY

NR date listed:

ILS survey date:

RLS survey date: 12/19/2022

Gen File date:

106 Project(s)



Oregon Historic Site Form

First Baptist (Grace Church)
100 S Oak St S
Central Point, Jackson County

LOCATION AND PROPERTY NAME

address: 100 Oak St S ☐ apprx. addr

historic name: First Baptist (Grace Church)

Central Point ☐ vcnty Jackson County

current/
other names:

Optional Information

assoc addresses:
(former addresses, intersections, etc.)

location descr:
(remote sites)

block nbr: lot nbr: tax lot nbr: 372W1

township: 37S range: 2 W section: 10 1/4:

zip:

PROPERTY CHARACTERISTICS

resource type: Building height (# stories): 1

total # eligible resources: total # ineligible resources:

elig. evaluation: eligible/contributing

NR status:

primary constr date: 1915 (c.) ☒ secondary date: (c.) ☐
(optional--use for major addns)

NR date listed: (indiv listed only; see
Grouping for hist dist)

primary orig use: Religious Facility

orig use comments:

secondary orig use:

prim style comments:

primary style:

sec style comments:

secondary style:

primary siding:

siding comments:

secondary siding:

plan type:

architect:

builder:

comments/notes: State inventory reports Central Point Presbyterian Church (1915, EC).

GROUPINGS / ASSOCIATIONS

survey project name or other grouping name Central Point G5 Update, 2023 Other (enter description)

farmstead/cluster name:

external site #:
(ID# used in city/agency database)

SHPO INFO FOR THIS PROPERTY

NR date listed:

ILS survey date:

RLS survey date: 12/20/2022

Gen File date:

106 Project(s)



Looking SE from First St

Oregon Historic Site Form

Merrick, John W. Store and Residence
117 Pine St
Central Point, Jackson County

LOCATION AND PROPERTY NAME

address: 117 E Pine St ☐ apprx. addr

historic name: Merrick, John W. Store and Residence

Central Point ☐ vcnty Jackson County

current/
other names:

Optional Information

assoc addresses:
(former addresses, intersections, etc.)

location descr:
(remote sites)

block nbr: lot nbr: tax lot nbr: 372W1

township: 37S range: 2 W section: 10 1/4:

zip:

PROPERTY CHARACTERISTICS

resource type: Building height (# stories): 1

total # eligible resources: total # ineligible resources:

elig. evaluation: eligible/significant

NR status:

primary constr date: 1888 (c.) ☐ secondary date: (c.) ☐
(optional--use for major addns)

NR date listed: (indiv listed only; see
Grouping for hist dist)

primary orig use: Sinale Dwelling

orig use comments:

secondary orig use:

prim style comments:

primary style:

sec style comments:

secondary style:

primary siding:

siding comments:

secondary siding:

plan type:

architect:

builder:

comments/notes: NR-listed

GROUPINGS / ASSOCIATIONS

survey project name or other grouping name: Central Point G5 Update, 2023 Other (enter description)

farmstead/cluster name:

external site #:
(ID# used in city/agency database)

SHPO INFO FOR THIS PROPERTY

NR date listed:

ILS survey date:

RLS survey date: 12/19/2022

Gen File date:

106 Project(s)



Looking NE from E Pine

Oregon Historic Site Form

Cowley Building
216 Pine St
Central Point, Jackson County

LOCATION AND PROPERTY NAME

address: **216 E Pine St**
216-222 ☐ apprx. addr

historic name: **Cowley Building**

Central Point ☐ vcnty **Jackson County**

current/
other names:

Optional Information

assoc addresses:
(former addresses, intersections, etc.)

location descr:
(remote sites)

block nbr: _____ lot nbr: _____ tax lot nbr: **372W1**

township: **37S** range: **2 W** section: **10** 1/4: _____

zip: _____

PROPERTY CHARACTERISTICS

resource type: **Building** height (# stories): **2**

total # eligible resources: _____ total # ineligible resources: _____

elig. evaluation: **undetermined**

NR status: _____

primary constr date: **1911** (c.) ☐ secondary date: _____ (c.) ☐
(optional--use for major addns)

NR date listed: _____ (indiv listed only; see
Grouping for hist dist)

primary orig use: **COMMERCIAL: General**

orig use comments: _____

secondary orig use: _____

prim style comments: _____

primary style: _____

sec style comments: _____

secondary style: _____

primary siding: _____

siding comments: _____

secondary siding: _____

plan type: _____

architect: _____

builder: _____

comments/notes: **Listed in State Inventory (1911, UN)**

GROUPINGS / ASSOCIATIONS

survey project name or other grouping name: **Central Point G5 Update, 2023** Other (enter description) _____

farmstead/cluster name: _____

external site #: _____
(ID# used in city/agency database)

SHPO INFO FOR THIS PROPERTY

NR date listed: _____

ILS survey date: _____

RLS survey date: **12/19/2022**

Gen File date: _____

106 Project(s)



Looking SE from E Pine Street

Oregon Historic Site Form

Rostel Building
311 Pine St
Central Point, Jackson County

LOCATION AND PROPERTY NAME

address: 311 E Pine St ☐ apprx. addr

historic name: Rostel Building

Central Point ☐ vcnty Jackson County

current/
other names:

Optional Information

assoc addresses:
(former addresses, intersections, etc.)

location descr:
(remote sites)

block nbr: _____ lot nbr: _____ tax lot nbr: 372W0

township: 37S range: 2 W section: 03 1/4: _____

zip: _____

PROPERTY CHARACTERISTICS

resource type: Building height (# stories): 2

total # eligible resources: _____ total # ineligible resources: _____

elig. evaluation: undetermined

NR status: _____

primary constr date: 1909 (c.) ☐ secondary date: _____ (c.) ☐
(optional--use for major addns)

NR date listed: _____ (indiv listed only; see
Grouping for hist dist)

primary orig use: COMMERCIAL: General

orig use comments: _____

secondary orig use: _____

prim style comments: _____

primary style: _____

sec style comments: _____

secondary style: _____

primary siding: _____

siding comments: _____

secondary siding: _____

plan type: _____

architect: _____

builder: _____

comments/notes: Date from E Clampus Vitus plaque on building, which claims construction between 1906-1909.

GROUPINGS / ASSOCIATIONS

survey project name or other grouping name Central Point G5 Update, 2023 Other (enter description)

farmstead/cluster name: _____

external site #: _____
(ID# used in city/agency database)

SHPO INFO FOR THIS PROPERTY

NR date listed: _____

ILS survey date: _____

RLS survey date: 12/19/2022

Gen File date: _____

106 Project(s)



Looking NE from E Pine St

Oregon Historic Site Form

IOOF Hall (Cash Connection)
536 Pine St
Central Point, Jackson County

LOCATION AND PROPERTY NAME

address: 536 E Pine St ☐ apprx. addr

historic name: IOOF Hall (Cash Connection)

Central Point ☐ vcnty Jackson County

current/
other names:

Optional Information

assoc addresses:
(former addresses, intersections, etc.)

location descr:
(remote sites)

block nbr: lot nbr: tax lot nbr: 372W0

township: 37S range: 2 W section: 02 1/4:

zip:

PROPERTY CHARACTERISTICS

resource type: Building height (# stories): 2

total # eligible resources: total # ineligible resources:

elig. evaluation: undetermined

NR status:

primary constr date: 1920 (c.) ☒ secondary date: (c.) ☐
(optional--use for major addns)

NR date listed: (indiv listed only; see
Grouping for hist dist)

primary orig use: Meeting Hall

orig use comments:

secondary orig use:

prim style comments:

primary style:

sec style comments:

secondary style:

primary siding:

siding comments:

secondary siding:

plan type:

architect:

builder:

comments/notes: Original wood siding removed/covered with stucco/quoins, n.d.

GROUPINGS / ASSOCIATIONS

survey project name or other grouping name Central Point G5 Update, 2023 Other (enter description)

farmstead/cluster name:

external site #:
(ID# used in city/agency database)

SHPO INFO FOR THIS PROPERTY

NR date listed:

ILS survey date:

RLS survey date: 12/19/2022

Gen File date:

106 Project(s)



Looking SE from E Pine Street

Oregon Historic Site Form

Seven Oaks Flag Stop (sign)
5504 Rogue Valley Hwy
Central Point, Jackson County

LOCATION AND PROPERTY NAME

address: 5504 Rogue Valley Hwy ☐ apprx. addr

historic name: Seven Oaks Flag Stop (sign)

Central Point ☐ vcnty Jackson County

current/
other names:

Optional Information

assoc addresses:
(former addresses, intersections, etc.)

location descr:
(remote sites)

block nbr: _____ lot nbr: _____ tax lot nbr: 362W3

township: 36S range: 2 W section: 33 1/4: _____

zip: _____

PROPERTY CHARACTERISTICS

resource type: Building height (# stories): _____

total # eligible resources: _____ total # ineligible resources: _____

elig. evaluation: demolished

NR status: _____

primary constr date: _____ (c.) ☒ secondary date: _____ (c.) ☐
(optional--use for major addns)

NR date listed: _____ (indiv listed only; see
Grouping for hist dist)

primary orig use: _____

orig use comments: _____

secondary orig use: _____

primary style: _____

prim style comments: _____

secondary style: _____

sec style comments: _____

primary siding: _____

siding comments: _____

secondary siding: _____

plan type: _____

architect: _____

builder: _____

comments/notes: **Included in Jackson County Inventory (Site #121), Farm remains, sign gone. Stone bollard/gate post located to the north of uncertain age**

GROUPINGS / ASSOCIATIONS

survey project name or other grouping name: Central Point G5 Update, 2023 Other (enter description)

farmstead/cluster name: _____

external site #: _____
(ID# used in city/agency database)

SHPO INFO FOR THIS PROPERTY

NR date listed: _____

ILS survey date: _____

RLS survey date: 12/19/2022

Gen File date: _____

106 Project(s)



Oregon Historic Site Form

Ullom, Claude House
2811 Scenic Ave
Central Point, Jackson County

LOCATION AND PROPERTY NAME

address: 2811 Scenic Ave ☐ apprx. addr

historic name: Ullom, Claude House

Central Point ☐ vcnty Jackson County

current/
other names:

Optional Information

assoc addresses:
(former addresses, intersections, etc.)

location descr:
(remote sites)

block nbr: lot nbr: tax lot nbr: 372W0

township: 37S range: 2 W section: 04 1/4:

zip:

PROPERTY CHARACTERISTICS

resource type: site height (# stories):

total # eligible resources: total # ineligible resources:

elig. evaluation: demolished

NR status:

primary constr date: (c.) ☒ secondary date: (c.) ☐
(optional--use for major addns)

NR date listed: (indiv listed only; see
Grouping for hist dist)

primary orig use:

orig use comments:

secondary orig use:

primary style:

prim style comments:

secondary style:

sec style comments:

primary siding:

siding comments:

secondary siding:

plan type:

architect:

builder:

comments/notes: Demolished post-2021

GROUPINGS / ASSOCIATIONS

survey project name or other grouping name: Central Point G5 Update, 2023 Other (enter description)

farmstead/cluster name:

external site #:
(ID# used in city/agency database)

SHPO INFO FOR THIS PROPERTY

NR date listed:

ILS survey date:

RLS survey date: 12/19/2022

Gen File date:

106 Project(s)



Oregon Historic Site Form

Mathias Welch House
162 N Second St N
Central Point, Jackson County

LOCATION AND PROPERTY NAME

address: 162 Second St N ☐ apprx. addr

historic name: Mathias Welch House

Central Point ☐ vcnty Jackson County

current/
other names:

Optional Information

assoc addresses:
(former addresses, intersections, etc.)

location descr:
(remote sites)

block nbr: lot nbr: tax lot nbr: 372W0

township: 37S range: 2 W section: 03 1/4:

zip:

PROPERTY CHARACTERISTICS

resource type: Building height (# stories): 1

total # eligible resources: total # ineligible resources:

elig. evaluation: eligible/significant

NR status:

primary constr date: 1888 (c.) ☐ secondary date: (c.) ☐
(optional--use for major addns)

NR date listed: (indiv listed only; see
Grouping for hist dist)

primary orig use: Sinle Dwelling

orig use comments:

secondary orig use:

prim style comments:

primary style:

sec style comments:

secondary style:

primary siding: Brick:Other/Undefined

siding comments:

secondary siding:

plan type:

architect:

builder:

comments/notes: NR-Listed in 1998 (NRIS 9800625,

GROUPINGS / ASSOCIATIONS

survey project name or other grouping name Central Point G5 Update, 2023 Other (enter description)

farmstead/cluster name:

external site #:
(ID# used in city/agency database)

SHPO INFO FOR THIS PROPERTY

NR date listed:

ILS survey date:

RLS survey date: 12/19/2022

Gen File date:

106 Project(s)



Looking SE from Second Street

Oregon Historic Site Form

House
318 S Second St S
Central Point, Jackson County

LOCATION AND PROPERTY NAME

address: <u>318 Second St S</u> ☐ apprx. addr	historic name: <u>House</u>
<u>Central Point</u> ☐ vcnty <u>Jackson County</u>	current/ other names:
Optional Information assoc addresses: (former addresses, intersections, etc.) location descr: (remote sites)	block nbr: <u> </u> lot nbr: <u> </u> tax lot nbr: <u>372W1</u> township: <u>37S</u> range: <u>2 W</u> section: <u>11</u> 1/4: <u> </u> zip: <u> </u>

PROPERTY CHARACTERISTICS

resource type: <u>Building</u> height (# stories): <u>2</u>	total # eligible resources: <u> </u> total # ineligible resources: <u> </u>
elig. evaluation: <u>undetermined</u>	NR status: <u> </u>
primary constr date: <u>1910</u> (c.) ☒ secondary date: <u> </u> (c.) ☐ (optional--use for major addns)	NR date listed: <u> </u> (indiv listed only; see Grouping for hist dist)
primary orig use: <u> </u>	orig use comments: <u> </u>
secondary orig use: <u> </u>	prim style comments: <u> </u>
primary style: <u> </u>	sec style comments: <u> </u>
secondary style: <u> </u>	siding comments: <u> </u>
primary siding: <u> </u>	architect: <u> </u>
secondary siding: <u> </u>	builder: <u> </u>
plan type: <u> </u>	
comments/notes: <u>Dated 1910, per Jackson County Assessor. 2nd early dwelling on site.</u>	

GROUPINGS / ASSOCIATIONS

survey project name or other grouping name	<u>Central Point G5 Update, 2023</u>	<u>Other (enter description)</u>
--	--------------------------------------	----------------------------------

farmstead/cluster name:

external site #:
(ID# used in city/agency database)

SHPO INFO FOR THIS PROPERTY

NR date listed:

ILS survey date:

RLS survey date: 12/19/2022

Gen File date:

106 Project(s)



Looking West, from Second

Oregon Historic Site Form

House
360 S Second St S
Central Point, Jackson County

LOCATION AND PROPERTY NAME

address: 360 Second St S ☐ apprx. addr

historic name: House

Central Point ☐ vcnty Jackson County

current/
other names:

Optional Information

assoc addresses:
(former addresses, intersections, etc.)

location descr:
(remote sites)

block nbr: _____ lot nbr: _____ tax lot nbr: 372W1

township: 37S range: 2 W section: 11 1/4: _____

zip: _____

PROPERTY CHARACTERISTICS

resource type: Building height (# stories): 1.5

total # eligible resources: _____ total # ineligible resources: _____

elig. evaluation: undetermined

NR status: _____

primary constr date: 1910 (c.) ☒ secondary date: _____ (c.) ☐
(optional--use for major addns)

NR date listed: _____ (indiv listed only; see
Grouping for hist dist)

primary orig use: Sinle Dwelling

orig use comments: _____

secondary orig use: _____

prim style comments: _____

primary style: _____

sec style comments: _____

secondary style: _____

primary siding: _____

siding comments: _____

secondary siding: _____

plan type: _____

architect: _____

builder: _____

comments/notes: Dated 1910, per Jackson Cty Assessor

GROUPINGS / ASSOCIATIONS

survey project
name or other
grouping name

Central Point G5 Update, 2023

Other (enter description)

farmstead/cluster name: _____

external site #: _____
(ID# used in city/agency database)

SHPO INFO FOR THIS PROPERTY

NR date listed: _____

ILS survey date: _____

RLS survey date: 12/19/2022

Gen File date: _____

106 Project(s)



Looking NW from Second

Oregon Historic Site Form

Bailey House
1872 Taylor Rd
Central Point, Jackson County

LOCATION AND PROPERTY NAME

address: <u>1872 Taylor Rd</u> ☐ apprx. addr	historic name: <u>Bailey House</u>
<u>Central Point</u> ☐ vcnty <u>Jackson County</u>	current/ other names:
Optional Information assoc addresses: (former addresses, intersections, etc.) location descr: (remote sites)	block nbr: <u> </u> lot nbr: <u> </u> tax lot nbr: <u>372W0</u> township: <u>37S</u> range: <u>2 W</u> section: <u>03</u> 1/4: <u> </u> zip: <u> </u>

PROPERTY CHARACTERISTICS

resource type: <u>Building</u> height (# stories): <u> </u>	total # eligible resources: <u> </u> total # ineligible resources: <u> </u>
elig. evaluation: <u>demolished</u>	NR status: <u> </u> (indiv listed only; see Grouping for hist dist)
primary constr date: <u> </u> (c.) ☒ secondary date: <u> </u> (c.) ☐ (optional--use for major addns)	NR date listed: <u> </u>
primary orig use: <u> </u>	orig use comments: <u> </u>
secondary orig use: <u> </u>	prim style comments: <u> </u>
primary style: <u> </u>	sec style comments: <u> </u>
secondary style: <u> </u>	siding comments: <u> </u>
primary siding: <u> </u>	architect: <u> </u>
secondary siding: <u> </u>	builder: <u> </u>
plan type: <u> </u>	
comments/notes: <u>Demolished post-1991 per Jackson Cty Assessor records</u>	

GROUPINGS / ASSOCIATIONS

survey project name or other grouping name	<u>Central Point G5 Update, 2023</u>	<u>Other (enter description)</u>
--	--------------------------------------	----------------------------------

farmstead/cluster name: external site #:
(ID# used in city/agency database)

SHPO INFO FOR THIS PROPERTY

NR date listed:
ILS survey date:
RLS survey date: 12/19/2022
Gen File date:
106 Project(s)



Oregon Historic Site Form

House (corner of Oak)
55 S Third St S
Central Point, Jackson County

LOCATION AND PROPERTY NAME

address: 55 Third St S ☐ apprx. addr

historic name: House (corner of Oak)

Central Point ☐ vcnty Jackson County

current/
other names:

Optional Information

assoc addresses:
(former addresses, intersections, etc.)

location descr:
(remote sites)

block nbr: lot nbr: tax lot nbr: 372W1

township: 37S range: 2 W section: 11 1/4:

zip:

PROPERTY CHARACTERISTICS

resource type: Building height (# stories):

total # eligible resources: total # ineligible resources:

elig. evaluation: demolished

NR status:

primary constr date: (c.) ☒ secondary date: (c.) ☐
(optional--use for major addns)

NR date listed: (indiv listed only; see
Grouping for hist dist)

primary orig use:

orig use comments:

secondary orig use:

prim style comments:

primary style:

sec style comments:

secondary style:

primary siding:

siding comments:

secondary siding:

plan type:

architect:

builder:

comments/notes: was located in commerical core, razed for library?

GROUPINGS / ASSOCIATIONS

survey project name or other grouping name: Central Point G5 Update, 2023 Other (enter description)

farmstead/cluster name:

external site #:
(ID# used in city/agency database)

SHPO INFO FOR THIS PROPERTY

NR date listed:

ILS survey date:

RLS survey date: 12/19/2022

Gen File date:

106 Project(s)



from 1980s G5 document

Oregon Historic Site Form

Crank, Martin House (site)
5220 Upton Rd
Central Point, Jackson County

LOCATION AND PROPERTY NAME

address: 5220 Upton Rd ☐ apprx. addr

historic name: Crank, Martin House (site)

Central Point ☐ vcnty Jackson County

current/
other names:

Optional Information

assoc addresses:
(former addresses, intersections, etc.)

location descr:
(remote sites)

block nbr: _____ lot nbr: _____ tax lot nbr: 362W3

township: 36S range: 2 W section: 170 1/4: _____

zip: _____

PROPERTY CHARACTERISTICS

resource type: site height (# stories): _____

total # eligible resources: _____ total # ineligible resources: _____

elig. evaluation: demolished

NR status: _____

primary constr date: _____ (c.) ☒ secondary date: _____ (c.) ☐
(optional--use for major addns)

NR date listed: _____ (indiv listed only; see
Grouping for hist dist)

primary orig use: _____

orig use comments: _____

secondary orig use: _____

primary style: _____

prim style comments: _____

secondary style: _____

sec style comments: _____

primary siding: _____

siding comments: _____

secondary siding: _____

plan type: _____

architect: _____

builder: _____

comments/notes: Old Upton Road?

GROUPINGS / ASSOCIATIONS

survey project name or other grouping name Central Point G5 Update, 2023 Other (enter description)

farmstead/cluster name:

external site #: _____
(ID# used in city/agency database)

SHPO INFO FOR THIS PROPERTY

NR date listed: _____

ILS survey date: _____

RLS survey date: 12/19/2022

Gen File date: _____

106 Project(s)



DEMOLISHED, 2012 Image (Assessor)

Oregon Historic Site Form

Willow Springs School
4100 Willow Springs Rd
Central Point, Jackson County

LOCATION AND PROPERTY NAME

address: 4100 Willow Springs Rd ☐ apprx. addr

historic name: Willow Springs School

Central Point ☐ vcnty Jackson County

current/
other names:

Optional Information

assoc addresses:
(former addresses, intersections, etc.)

location descr:
(remote sites)

block nbr: _____ lot nbr: _____ tax lot nbr: 362W3

township: 36S range: 2 W section: 32 1/4: _____

zip: _____

PROPERTY CHARACTERISTICS

resource type: Building height (# stories): 1

total # eligible resources: _____ total # ineligible resources: _____

elig. evaluation: undetermined

NR status: _____

primary constr date: 1905 (c.) ☒ secondary date: _____ (c.) ☐
(optional--use for major addns)

NR date listed: _____ (indiv listed only; see
Grouping for hist dist)

primary orig use: School

orig use comments: _____

secondary orig use: _____

primary style: _____

prim style comments: _____

secondary style: _____

sec style comments: _____

primary siding: _____

siding comments: _____

secondary siding: _____

plan type: _____

architect: _____

builder: _____

comments/notes: **Included in Jackson County Inventory (Site #118). School, dated 1905 in State inventory but believed to be post-1910 (See CP Herald, 30-Jun-1910, 1:4) Jackson County Inventory (1992), dates this building c1910, built following a fire destroyed the earlier school house.**

GROUPINGS / ASSOCIATIONS

survey project name or other grouping name: Central Point G5 Update, 2023 Other (enter description)

farmstead/cluster name:

external site #: _____
(ID# used in city/agency database)

SHPO INFO FOR THIS PROPERTY

NR date listed: _____

ILS survey date: _____

RLS survey date: 12/19/2022

Gen File date: _____

106 Project(s)



Looking NW from Willow Springs Rd

RECOMMENDATION NO. 2026-01

A CITIZEN'S ADVISORY COMMITTEE RECOMMENDATION TO APPROVE LEGISLATIVE AMENDMENTS TO THE ENVIRONMENTAL MANAGEMENT ELEMENT OF THE COMPREHENSIVE PLAN AND TITLE 17 (ZONING) OF THE CENTRAL POINT MUNICIPAL CODE TO ESTABLISH ENVIRONMENTAL OVERLAY STANDARDS, INCORPORATE UPDATED RESOURCE INVENTORIES, AND IMPLEMENT STATEWIDE PLANNING GOALS 5, 6, AND 7.

(File No. CPA-23004 and ZC-26002)

Whereas: The Citizen's Advisory Committee (CAC) is a group of Central Point residents that promotes and increases community involvement in all stages of the planning process;

Whereas: The CAC advises the City Council and/or the Planning Commission on matters of general community interest, including housing, public facilities, transportation, land use, zoning, annexation, and community design;

Whereas: On February 17, 2026, the Citizen's Advisory Committee met to consider proposed amendments to the Environmental Management Element of the Comprehensive Plan and Title 17 (Zoning) of the Central Point Municipal Code;

Whereas: The Environmental Management Element was last updated in 1983 and does not adequately address Statewide Planning Goals 5 (Natural Resources, Scenic and Historic Areas, and Open Spaces), Goal 6 (Air, Water and Land Resources Quality), and Goal 7 (Areas Subject to Natural Disasters and Hazards);

Whereas: The purpose of the amendments is to meet the inventory and management requirements of Statewide Planning Goals 5, 6, and 7, support orderly annexation of lands into the City, enhance environmental stewardship, promote community resilience, and protect public health and safety;

Whereas: Prior to updating the Environmental Management Element, the City completed an inventory process to identify existing resources, document current conditions, and identify risks or potential harm to those resources, including completion of the City's first Wetland and Riparian Corridor Inventory and an update to the historic resources inventory;

Whereas: During the meeting, staff presented an overview of the proposed changes, including:

- Updates to the Environmental Management Element of the Comprehensive Plan to address current conditions and compliance with Statewide Planning Goals;
- Updates to the Environmental Overlay map to reflect newly completed resource inventories;
- Establishment of implementing regulations in Title 17 through a new Environmental Overlay chapter (CPMC 17.66);
- Incorporation of the City's first Local Wetlands Inventory and Riparian Area Corridors Inventory; and,

- Integration of updated historic resources inventory reflecting current conditions and state requirements;

Whereas: The Committee expressed general support for the proposed amendments, noting that incorporating the new and updated inventories into the Comprehensive Plan and implementing regulations in Title 17 will support informed land use decisions, provide clarity for property owners, ensure consistent application of standards citywide, and maintain compliance with Oregon’s Statewide Planning Goals.

Now Therefore Be It Resolved, that on February 17, 2026, during a regularly scheduled meeting, the City of Central Point Citizen’s Advisory Committee recommended approval of the proposed amendments to the Environmental Management Element of the Comprehensive Plan and Title 17 (Zoning) establishing Environmental Overlay standards, as presented by staff.

Kristy Painter, Chairperson

Stacey Boals

Justin Idiart

Diana Piels

Pamela Allister

John Eaton

Terri Rose

Attest:

Stephanie Powers, Planning Director



CITY OF CENTRAL POINT, OREGON

Memorandum

Residential Code Amendments
File No. ZC-26001

To: Planning Commissioners and Members of the Citizen's Advisory Committee

From: Stephanie Powers, Planning Director

Date: February 17, 2026

Re: Legislative Amendments to Title 17 (Zoning) -- Updating Residential Land Use & Development Standards

On June 26, 2025, the City Council approved Resolution No. 1833 declaring the Council's intent to initiate amendments to the Comprehensive Plan and Title 17 to carry out multiple objectives. Among them was updating residential land use and development standards, including adopting minimum residential densities to implement the City's Regional Planning obligation to plan for a minimum average density of 6.9 units per acre. Additional objectives include bringing the City's land development regulations into conformance with state housing laws.

Key Proposed Amendments:

The proposed amendments include the following changes:

- **Consolidate Residential Districts** – Merge the existing residential districts (R-L, R-1, R-2, and R-3) into one new chapter that presents land uses in a single master land use table and consolidates development standards such as density, lot dimensions, and setbacks.
- **Expand Allowed Housing Types** – Broaden the range of housing types permitted in the City and establish use standards to guide their form and function.
- **Comply with HB 2001** – Allow duplexes and accessory dwelling units (ADUs) by right in all zones that permit single-family detached dwellings.
- **Allow Middle Housing Types** – Permit middle housing types in zones that allow single-unit detached dwellings. While this is not required for Central Point until the City reaches a population of 25,000, staff proposes allowing these expanded options now to support infill development and diversify the housing stock to address the needs of all community members, with standards that reflect local

preferences for maintaining a small-town character.

- **Create New Residential Use Chapter** – Establish a consolidated chapter for all residential uses, including ADUs, manufactured dwellings, manufactured dwelling parks, and similar uses.
- **Revise Definitions Chapter** – Completely restructure the definitions chapter to provide uniform use definitions that apply citywide and are organized for clarity and ease of reference.

Note on Reserved Sections and Development Standards Testing:

Some sections contain minimal standards or are marked as reserved. This reflects time constraints and the need for additional community engagement to inform form and design standards before finalizing these provisions.

Additionally, staff is currently testing the proposed development standards—including dimensional requirements such as setbacks, lot coverage, and building height—against real-world scenarios to ensure they function as intended and produce desirable outcomes. This quality-check process may reveal the need for modifications to certain dimensional requirements. Staff will present any recommended adjustments based on this testing at upcoming meetings.

Meeting Format and Action Requested:

At the February 17, 2026 joint Planning Commission and Citizen's Advisory Committee meeting, staff will present a summary of the proposed residential code amendments in a study session format. At the conclusion of the presentation and discussion, staff requests that the CAC provide a formal recommendation to the City Council to approve the amendments with or without revisions, or to deny them.

Attachments:

- 1 – CPMC 17.08, Definitions
- 2 – CPMC 17.20, Residential Districts
- 3 – CPMC 17.22, Residential Use Standards
- 4 – CPMC 17.65.050, Table 2, TOD Overlay Development Standards
- 5 – Draft CAC Recommendation

CPMC 17.08

Definitions

17.08.010 Purpose and Applicability

17.08.020 General Terms

17.08.030 Use Definitions

17.08.040 Overlay-Specific Definitions

17.08.050 Measurement, Design, Technical and Application Definitions

17.08.060 Signage Definitions

17.08.010 Purpose and Applicability

- A. Purpose. The purpose of this chapter is to establish clear, consistent, and comprehensive definitions for terms used throughout Title 17 (Zoning) of the Central Point Municipal Code. This chapter serves as the sole location for zoning-related definitions and is intended to promote uniform interpretation and consistent application of the zoning regulations.

This chapter supports implementation of the Central Point Comprehensive Plan by ensuring that zoning terms—particularly those related to land uses, housing types, development patterns, and overlays are clearly defined and aligned with applicable state statutes and administrative rules.

B. Applicability.

1. Centralized Definitions. All zoning-related definitions applicable to Title 17 are located in this chapter. Definitions shall not be duplicated or restated in other chapters of this title. Where other chapters reference defined terms, such terms shall have the meaning established in this chapter.
2. General Applicability. The definitions in this chapter apply to all provisions of Title 17 unless a term is expressly defined otherwise by state statute or administrative rule.
3. Use Definitions. Definitions for land uses and housing types correspond to the City's adopted land use taxonomy and use tables. The inclusion of a defined use in this chapter does not imply that the use is permitted in all zoning districts.

4. **Overlay-Specific Definitions.** Definitions applicable to overlay zones apply only within the boundaries of the applicable overlay unless expressly stated otherwise.
5. **Consistency with State Law.** Where a term defined in this chapter is also defined by state statute or administrative rule, the definition shall be interpreted in a manner consistent with applicable state law.
6. **Relationship to NAICS and Similar Use Determinations.** Land use definitions in this chapter are intended to describe general categories of activity and development and are not intended to correspond directly to specific North American Industry Classification System (NAICS) classifications. NAICS codes may be used as a reference for similar use determinations as provided in CPMC 17.60.140.
7. **Fair Housing Compliance.** No definition in this title shall be interpreted to regulate land use based on relationships except as expressly permitted by law.

C. Interpretation.

1. **Undefined Terms.** Words or phrases not defined in this chapter shall be given their ordinary and customary meaning. In determining such meaning, reference shall be made to the most current edition of *Merriam-Webster's Collegiate Dictionary*.
2. **Tense and Number.** Words used in the present tense include the future; words used in the singular include the plural; and words used in the plural include the singular.
3. **Mandatory and Permissive Terms.** The words "shall" and "must" indicate a mandatory requirement. The word "may" indicates an action that is allowed or permitted but not required.

17.08.020 General Terms

The following definitions apply generally throughout Title 17 and are not specific to any particular zoning district, land use category, or housing type. These terms are intended to provide consistent interpretation of zoning regulations, development standards, and administrative provisions unless a different meaning is expressly stated.

- A. **Abutting.** Means having a common boundary or point of contact with another lot, parcel, or property. Lots or parcels separated only by a public or private street,

alley, or easement shall be considered abutting unless expressly stated otherwise.

- B. Accessory. Means incidental, subordinate, and customarily associated with a principal use, structure, or development, and located on the same lot or parcel as the principal use unless expressly allowed otherwise.
- C. Accessory Use. Means a use that is incidental and subordinate to a principal use and located on the same lot as the principal use unless expressly permitted otherwise.
- D. ADA Accessible. Means accessible to a person with disabilities as required by the Americans with Disabilities Act.
- E. ADA Accessible Dwelling Unit. Means a dwelling unit constructed to accommodate persons with disabilities, in compliance with the Americans with Disabilities Act and applicable construction requirements in adopted building codes.
- F. Adjacent. Means located near or close to another lot, parcel, or property, but not necessarily abutting.
- G. Alley. Means a public or private right-of-way primarily intended to provide secondary access to abutting lots and not intended for through traffic.
- H. Applicant. Means any person, firm, corporation, partnership, or other legal entity that submits an application for review or approval under this title.
- I. Building. Means a structure having a roof supported by columns or walls and intended for the shelter, housing, or enclosure of persons, animals, or property.
- J. Building Footprint. Means the area of a lot covered by a building as measured at ground level, excluding permitted projections such as eaves or overhangs unless expressly stated otherwise.
- K. Condominium. Means a part of the property consisting of a building or one or more rooms occupying one or more floors of a building or a part or parts thereof, intended for any type of independent ownership, the boundaries of which are described pursuant to ORS [94.029](#)(1)(c) and with direct exit to a public street or to a common area or areas leading to a public street.
- L. Corner Lot. Means a lot located at the intersection of two or more streets or alleys.

- M. Development. Means the construction, placement, expansion, or alteration of structures or improvements on land, or a change in the use of land or structures.
- N. Dwelling Unit. One or more rooms designed for occupancy by one household, with independent living facilities including sleeping, cooking, and sanitation.
- O. Easement. Means a recorded right granted by a property owner for limited use of a portion of land by another party, including but not limited to access, utilities, or drainage.
- P. Landscaping. Means any combination of permanently maintained live trees, lawn, shrubs, or other plant materials, including inorganic accessory materials utilized to accent or complement the vegetation. Fountains, ponds, sculpture, lampposts, fences, and other functional or decorative features may be integral components of a landscape plan.
- Q. Lot or Parcel. Means a legally created unit of land.
- R. Lot Area. Means the total horizontal area within the boundary lines of a lot, excluding any portion of the lot lying within a public street right-of-way unless expressly stated otherwise.
- S. Lot Line, Front. Means the property line abutting a street. In the case of a corner lot, the property line having the shortest street frontage. In cases where both street frontage property lines are of equal length, the front lot line shall be the line located along the longer of the two block faces.
- T. Lot Line, Rear. Means a lot line, which is opposite and most distant from the front lot line. Rear lot lines typically do not abut a street except through lot configurations, but often abut alleys.
- U. Lot Line, Side. Means any lot line not meeting the definitions of a “front” or “rear” lot line.
- V. Maintain. Means to cause or allow to continue in existence. When the context indicates, the word means “to preserve and care for a structure, improvement, condition or area to such an extent that it remains attractive, safe and presentable and carries out the purpose for which it was installed, constructed or required.”
- W. Pets. Means animals, fowl, insects, or fish which are normally and reasonably kept as household pets, not including any animals that are prohibited by city

code, considered wild or vicious, or other creatures which, if not contained, would be considered dangerous to the public health or safety.

- X. Planning Commission. Means the planning commission of the City of Central Point, Oregon.
- Y. Principal Use. Means the primary or dominant use of a lot or structure.
- Z. Redevelopment. Means development that involves the alteration, replacement, or expansion of existing structures or uses.
- AA. Setback. Means the minimum required horizontal distance between a structure and a lot line, measured perpendicular to the lot line, which establishes a required yard as specified by this title.
- BB. Structure. Means anything constructed or erected that requires a fixed location on the ground or is attached to something having a fixed location on the ground, including but not limited to buildings, swimming pools, fences, and sheds.
- CC. Temporary Use. Means a use or activity permitted for a limited duration as specified by this title.
- DD. Use. Means the purpose for which land, a building, or a structure is designed, arranged, intended, occupied, or maintained.
- EE. Yard. Means an open space on a lot created by a required setback and extending inward from a lot line, which is unoccupied and unobstructed from the ground upward, except as otherwise permitted by this title.

17.08.030 Use Definitions

Use definitions in this section are organized by functional category. Residential uses are defined separately from employment uses. Employment uses include commercial, industrial, civic, and institutional uses as described in subsections (B) through (D).

- A. Residential Use Definitions. The following definitions apply to residential land uses and housing types referenced in Title 17. Residential use definitions describe the form and function of housing types and do not establish where a use is permitted or the standards applicable to the use.

- 1. Accessory Dwelling Unit (R-ADU). Means a self-contained residential dwelling unit that is secondary and accessory to a primary dwelling unit on

the same lot, providing complete independent living facilities for one or more persons. An accessory dwelling unit is a residential use and is subject to the applicable standards in CPMC 17.77.

2. Apartment (R-APT). Means a residential building containing five or more dwelling units located on a single lot and held under common ownership or condominium ownership.
3. Assisted Living (R-ALF). Means a *state-licensed program* offered at senior residential facilities with services that include meals, laundry, housekeeping, medication reminders, and assistance with ADLs/IADLs.
4. Boarding and Rooming House (R-BRD). Means a dwelling or part thereof, other than a hotel or motel where lodging with or without meals is provided, for compensation, for three or more persons.
5. Care Facility. This includes two types of child care services and one type for adults:
 - a. Family Child Care Home (R-FCCH). As defined by Oregon state statute, a child care facility in a dwelling that is caring for not more than sixteen children and is certified under ORS [329A.280](#)(2) (When certification required) or is registered under ORS [329A.330](#) (Registration requirements).
 - b. Child Care Center (R-CCC). As defined by Oregon state statute, a child care facility, other than a family child care home, that is certified under ORS [329A.280](#)(3) (When certification required).
 - c. Adult Day Care (R-ADC). A community-based group program designed to meet the needs of functionally or cognitively impaired adults through an individual plan of care. It is a structured, comprehensive program that provides a variety of health, social, and related support services in a protective setting during part of a day but for less than twenty-four hours. These facilities have an enrollment of ten or more individuals.
6. Congregate (senior) Housing (R-CGH). Means a multifamily living arrangement with common dining facilities designed for healthy older adults; residents live in their own unit housekeeping maintenance/provided; health services scheduled independently. Congregate senior housing is considered a form of independent living for

purposes of use classification and regulation.

7. Convalescent Home (R-CNV). Means a group quarters type facility for short- or long-term individual care, medical treatment, rehabilitation, or recuperation from disability or illness. A convalescent home may include facilities commonly referred to as skilled nursing or rehabilitation; where licensed as a nursing facility, it shall be classified as a nursing facility.
8. Cottage Cluster Housing – Common Lot (R-CCMF). Means a group of small, detached dwelling units located on a single lot or parcel, oriented around shared common open space, and held in common or condominium ownership.
9. Cottage Cluster Housing – Fee Simple (R-CCFS). Means a group of small, detached dwelling units arranged in a clustered development pattern, where each dwelling unit is located on its own individual fee-simple lot and oriented around shared common open space.
10. Duplex (R-MFDX). Means two dwelling units on a lot or parcel in any configuration. Possible duplex configurations are illustrated below.

Figure 3. Duplex Attached by Garage Wall

Figure 1. Stacked Duplex

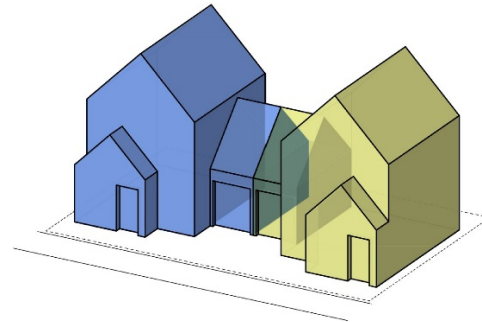
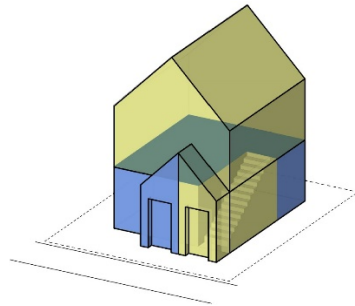


Figure 4. Duplex Attached by Breezeway

Figure 2. Side-by-Side Duplex

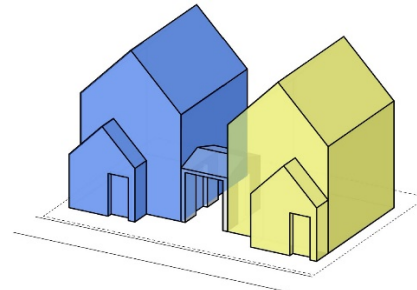
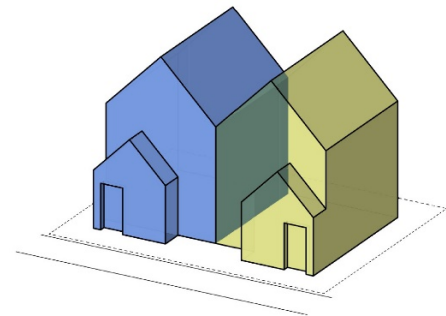


Figure 5.. Detached Side-by-Side Duplex

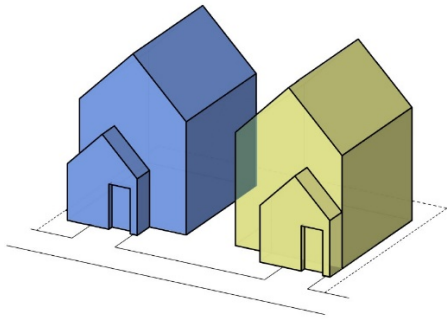
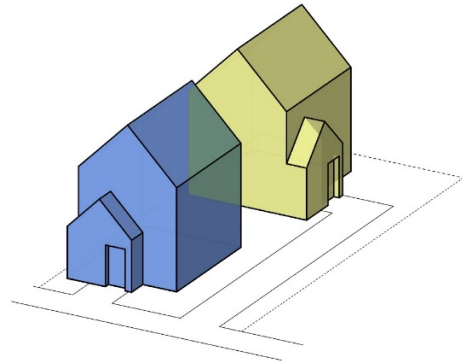


Figure 6. Detached Front and Back Duplex



11. Fourplex (R-MF4X). Means a residential building containing four dwelling units located on a single lot or parcel
12. Independent Living(R-ILF). Means a multi-unit senior housing development designed for older adults who are able to live independently and do not require routine personal or medical care. Independent living facilities may include congregate housing arrangements, shared dining, common facilities, and optional supportive services, provided no routine personal or medical care is offered.
13. Manufactured Dwelling (R-MHD). Means a residential dwelling constructed in accordance with federal manufactured housing construction and safety standards and placed on a permanent foundation on an individual lot or parcel.
14. Manufactured Dwelling Park (R-MDP). Means a parcel of land under single ownership that is planned and improved for the placement of two or more manufactured dwellings for residential occupancy, where individual dwelling spaces are rented or leased.
15. Manufactured Dwelling Subdivision (R-MDS). Means a residential subdivision consisting exclusively or primarily of manufactured dwellings, where each dwelling unit is located on its own individual lot.
16. Nursing Facility(R-NF). Means a facility licensed by the state that provides 24-hour nursing care, room and board, and activities for convalescent residents and those with chronic and/or long-term illnesses. The availability of regular medical supervision and rehabilitation therapy is required. This alternative may be referred to as a nursing or convalescent

home.

17. Personal Care Facility (R-PCF). Means a state-licensed residential facility that provides room and board and personal care services (non-medical) to residents who require assistance with activities of daily living (ADLs) or instrumental activities of daily living (IADLs), but who do not require routine medical or nursing care. Personal care facilities may include memory care services for residents with cognitive impairments.

18. Residential Facility (R-RFAC). Means a residential care, residential training, or residential treatment facility licensed or registered by the state (Mental Health and Developmental Services Division), as defined in ORS 443.400, in which supervision, protection, assistance with activities of daily living, management of money, transportation, recreation, and the provision of room and board, or a combination thereof, are provided for six or more physically disabled or socially dependent individuals in one or more buildings on contiguous properties.

A residential facility does not include a residential school; state or local correctional facility; juvenile training school; youth care center operated by a county juvenile department; juvenile detention facility; nursing home; family care facility; or children's or adult day care as defined by state law.

19. Residential Home (R-RHOM). Means a residential treatment or training or an adult foster home licensed by or under the authority of the state (Mental Health and Developmental Services Division), which provides residential care alone or in conjunction with treatment or training or a combination thereof for less than six individuals. These individuals need not be related. Staff persons needed to meet licensing requirements shall not be counted in the number of facility residents, and need not be related to each other or to any resident of the residential home.

20. Senior Housing (R-SEN). Means housing designed and constructed to accommodate the needs of seniors and includes: independent living facility, personal care facility, and assisted living facility. Senior housing does not include nursing facilities.

21. Single-Unit Attached Dwelling (R-SUAD). Means a dwelling unit attached along common side lot lines with adjoining units. They are classified as single-family residences because each unit is located on a separate lot, and they do not share common floors or ceilings with other dwelling units.

22. Single-Unit Detached Dwelling (R-SUDD). Means a dwelling unit that is structurally independent from other dwelling units and located on its own individual lot or parcel. *(This housing type was previously referred to as a “single-family detached dwelling.”)*
 23. Triplex (R-MFTX). Means a residential building containing three dwelling units located on a single lot or parcel.
 24. Zero Lot Line Dwelling (R-ZLL). Means a single-unit detached dwelling located on an individual lot where one side yard setback is reduced to zero feet, resulting in the placement of the dwelling along a side property line, in accordance with the applicable zoning district standards. A zero lot line detached dwelling is distinguished from a standard single-unit detached dwelling by its reduced side setback and compact lot configuration. Examples include Charleston row houses and courtyard cluster residences.
- B. Commercial Use Definitions. The following definitions describe commercial land uses that are classified as employment uses for purposes of implementing the Central Point Comprehensive Plan and this title. Commercial uses primarily involve the provision of goods or services and contribute to the City’s employment base, economic vitality, and activity centers. The inclusion of a use in this subsection does not imply that the use is permitted in all zoning districts.
1. Commercial Use. Means a use primarily engaged in the sale, lease, or provision of goods or services to the public, including retail, personal services and professional services.
 2. Employment Commercial Use. Means a commercial use that primarily provides employment opportunities and services rather than goods, and that is generally compatible with pedestrian-oriented development, transit use, and mixed use environments.
 3. General Commercial Use. Means a commercial use characterized by a broad range of retail, service, and commercial activities, which may include auto-oriented uses or larger-scale establishments and light fabrication.
 4. Personal Service Use. Means a commercial use providing services to individuals, including but not limited to grooming, fitness, instruction, and repair of personal items.

5. Professional Office. Means a commercial use providing professional, administrative, medical, or technical services conducted primarily within an enclosed building.
 6. Restaurant or Eating and Drinking Establishment. Means a commercial use where food or beverages are prepared and sold for on-site or off-site consumption, including restaurants, cafes, coffee shops and similar establishments.
 7. Retail Sales and Service. Means a commercial use involving the sale, lease, or rental of goods, or the provision of services directly to the public.
- C. Industrial Use Definitions. The following definitions describe industrial land uses that are classified as employment uses for purposes of implementing the Central Point Comprehensive Plan and this title. Industrial uses typically involve manufacturing, processing, storage, distribution, or industrial services and support the City's employment lands, economic development objectives, and regional job base. The inclusion of a use in this subsection does not imply that the use is permitted in all zoning districts.
1. Heavy Industrial Use. Means an industrial use involving large-scale operations or activities that may generate higher-intensity impacts, including noise, vibration, odor, glare, or truck traffic.
 2. Industrial Service Use. Means a business providing services related to construction, equipment, repair, vehicle servicing, contracting, or similar activities that support industrial or commercial operations.
 3. Light Industrial Use. Means an industrial use conducted primarily within enclosed buildings and producing minimal off-site impacts.
 4. Manufacturing. Means the production, assembly, fabrication, or processing of goods, materials, or products, whether for wholesale or distribution.
 5. Warehouse and Distribution Use. Means a use primarily engaged in the storage, handling, and distribution of goods, including warehousing and fulfillment operations.
- D. Civic Use Definitions. The following definitions describe civic and institutional land uses that are classified as employment uses for purposes of land use planning and zoning administration. These uses provide essential public, educational, cultural, and community services and contribute to employment

opportunities and the overall functioning of the City. The inclusion of a use in this subsection does not imply that the use is permitted in all zoning districts.

1. Civic. Means a public or quasi-public use providing governmental, educational, cultural, or community services.
2. Institutional Use. Means a use providing educational, religious, health, or social services, whether publicly or privately operated.
3. Public Facility. Means a use operated by or on behalf of a public agency to provide public services or infrastructure, including utilities, public safety facilities, and transportation facilities.

E. Mixed-Use and Employment-Support Definitions.

1. Employment Support Service. Means a use that primarily serves employees of nearby employment uses, including but not limited to child care facilities, cafeterias, fitness facilities, or similar amenities, and that is accessory to or integrated with an employment area.
2. Live-Work Unit. Means a dwelling unit that includes an integrated nonresidential workspace designed and intended for use by the occupant of the dwelling.
3. Mixed Use Development. Means a development that integrates two or more different land uses, such as residential and employment uses, within a single building or on a single site in a coordinated and unified manner. Mixed-use development may be arranged vertically, horizontally, or in a combination of both, and is subject to the applicable use permissions and development standards for each included use. The term “mixed-use development” describes a development pattern and does not constitute a separate land use. Each use within a mixed-use development shall be permitted and regulated in accordance with the applicable zoning district and use standards.
4. Shared Parking Facility. Means a parking facility or arrangement that is designed or managed to serve two or more uses with different or complementary peak parking demand periods. A shared parking facility is intended to serve the off-street parking needs of two or more uses, increase land use efficiency, support state climate goals, and align with Central Point’s small-town character, consistent with the applicable

provisions of this title. The use of shared parking does not establish minimum parking requirements.

F. Parks, Open Space and Recreation Use Definitions. The following definitions describe parks, open space, and recreation-related land uses. These uses are intended to provide recreational opportunities, preserve natural and scenic resources, and support community health and well-being. The inclusion of a use in this subsection does not imply that the use is permitted in all zoning districts.

1. Active Recreation. Means recreational activities that typically involve organized sports, group activities, or facilities designed for physical activity, including courts, fields, playgrounds, and similar uses.
2. Community Garden. Means an area of land used for the cultivation of plants, flowers, fruits, or vegetables by multiple individuals or households, typically for personal use rather than commercial sale.
3. Greenway. Means a linear open space corridor that preserves natural features, provides recreational opportunities, and may accommodate trails or other non-motorized facilities, often associated with rivers, streams, or other natural systems.
4. Natural Area. Means land maintained in a natural or near-natural condition to protect ecological, habitat, or environmental resources, which may allow limited passive recreation where compatible.
5. Open Space. Means land or water areas that are maintained in a largely undeveloped or natural condition for the purpose of preserving natural resources, scenic qualities, ecological functions, or providing passive recreation opportunities.
6. Park. Means an area of land or water that is designed, dedicated, or reserved for recreational use, public enjoyment, or community benefit, and may include active or passive recreation facilities.
7. Passive Recreation. Means recreational activities that generally do not require intensive facilities and are compatible with natural or scenic environments, including walking, picnicking, nature observation, and similar uses.
8. Private Park or Recreation Area. Means a park or recreation area that is privately owned or operated and intended for use by residents of a development, members of an organization, or a defined user group.

9. Public Park. Means a park owned, leased, or operated by a public agency for public recreational use.
10. Recreation Facility. Means a structure or site designed and used for recreational activities, including indoor or outdoor facilities for sports, fitness, leisure, or cultural activities.
11. Recreation Program or Event. Means a temporary or seasonal recreational activity, class, or event conducted within a park, open space, or recreation facility.
12. Trail. Means a linear path designed for non-motorized travel, including walking, hiking, bicycling, or similar recreational or transportation uses.

G. Accessory, Temporary, and Special Use Definitions. The following definitions describe accessory, temporary, and special uses that may be allowed in conjunction with a principal use, subject to the applicable zoning district regulations, development standards, and approval procedures. The inclusion of a definition in this subsection does not imply that the use is permitted in all zoning districts.

1. Accessory Parking Facility. Off-street parking spaces or facilities that are accessory to and intended to serve a principal use, whether located on the same site or on a separate parcel under common ownership or control, subject to approval where required.
2. Accessory Structure. Means a structure that is incidental, subordinate, and customarily associated with a principal use or structure, and located on the same lot or parcel as the principal use.
3. Antenna. Means a device, dish or array used to transmit or receive signals for telecommunication purposes. An antenna is typically mounted on a supporting tower, pole, mast or building.
4. Commercial Parking Lot. A lot or structure where vehicle parking is the primary use, and parking spaces are leased or rented to the general public or specific users, independent of an on-site principal use.
5. Communication Facility Tower (Wireless). Means a structure, tower, pole or mast solely dedicated to support one or more wireless communications antenna systems. For the purpose of this section, such a support structure

will be referred to generically as a “tower.” Tower types include:

- a. Guyed tower. Means a tower that is supported by use of cables (guy wires) that are permanently anchored to the ground.
 - b. Lattice tower. means a tower characterized by an open framework of lateral cross-members that stabilize the structure.
 - c. Monopole. Means a single, upright pole, engineered to be self-supporting and requiring no guy wires or lateral cross-members.
6. Fence. Means a structure serving as an enclosure, barrier, or boundary, including freestanding walls, hedges and screen plantings.
 7. Fence, Sight-Obscuring. Means a fence constructed in such a manner or of such materials as to obstruct vision.
 8. Garage. Means an enclosed structure designed or used for the parking or storage of motor vehicles, which may be attached to or detached from a principal structure.
 9. Greenhouse. Means a structure designed primarily for the cultivation or protection of plants using natural or artificial light and controlled environmental conditions.
 10. Guesthouse. Means a detached accessory structure containing sleeping and bathroom facilities intended for temporary occupancy by guests of the occupants of the principal dwelling. A guesthouse shall not include cooking facilities and shall not be used as a separate dwelling unit.
 11. Hedge. Means a series of plants, shrubs, or other landscape material, so placed as to act as a buffer or to form a physical barrier or enclosure.
 12. Home Occupation. Means a business, profession, or occupation conducted within a dwelling unit or accessory structure by an occupant of the dwelling, which is clearly incidental and secondary to the residential use of the property.
 13. Junkyard. Means a place where waste, discarded or salvaged materials are bought, sold, exchanged, baled, packed, disassembled or otherwise handled, including auto wrecking yards, house wrecking yards, used lumber yards and places or yards for the storage of salvaged materials,

not including such places where these types of uses are conducted entirely within a completely enclosed building.

14. **Kennel.** Means any premises where five or more dogs, cats, or other small animals or any combination thereof are kept commercially or permitted to remain for board, propagation, training or sale, not including veterinary clinics and animal hospitals.
15. **Outdoor Storage.** Means the storage of materials, equipment, or goods outside of an enclosed structure.
16. **Public Parking Facility.** A publicly owned parking lot or parking structure intended to serve the general public or a defined district, and not accessory to a single principal use or development.
17. **Recreational Vehicle.** Means a motor home, travel trailer, tent trailer, or other vehicle, with or without motive power, which is designed for human habitation for recreational purposes and which may be legally moved on public roads and highways. Such vehicles generally do not contain complete kitchen, bath, sanitation, electrical or heating facilities and, therefore, are not considered to be permanent dwelling units.
18. **Seasonal Use.** Means a use or activity that occurs only during a particular season or portion of the year and is not intended to operate year-round.
19. **Shed.** Means a detached accessory structure used for storage of tools, equipment, or household items and not intended for human habitation.
20. **Special Event.** Means a short-term activity or gathering, including festivals, fairs, markets, or similar events, conducted for a limited duration and not intended to establish a permanent use of the site.
21. **Temporary Structure.** Means a structure erected for a limited period of time and not intended to remain permanently, including tents, canopies, or similar structures.
22. **Temporary Use.** Means a use or activity permitted for a limited duration, as specified by this title, and not intended to establish a permanent use of land or structures.
23. **Workshop, Personal.** Means an accessory structure or space used for noncommercial personal activities such as hobbies, crafts, or repair work, incidental to a principal use.

17.08.040 Overlay-Specific and Special Use Definitions

The following terms are defined in program-specific chapters of this title and apply only to the administration of the referenced overlay, regulatory program, or special use. These definitions are not duplicated in this chapter. Where a term is defined both in this chapter and in a referenced chapter, the definition in the referenced chapter shall govern for purposes of that chapter.

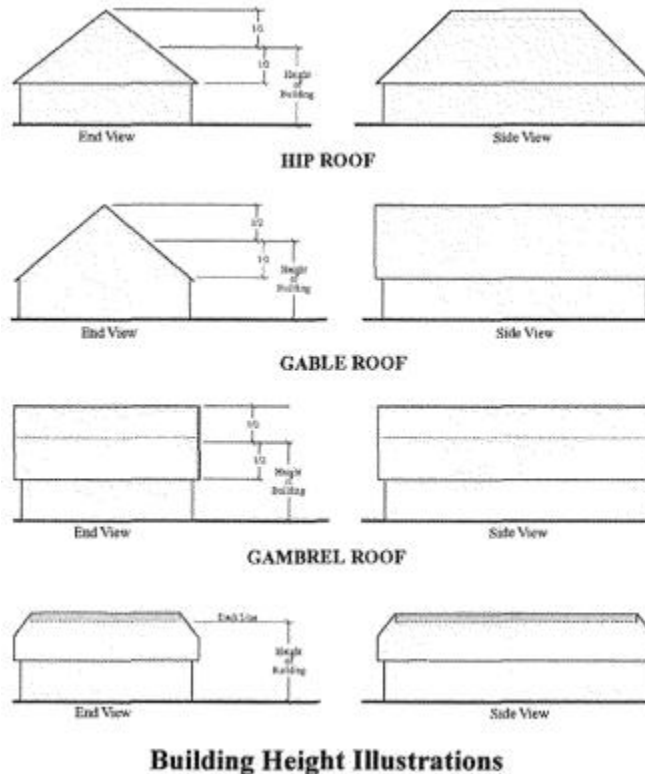
- A. Environmental Overlay Definitions. The Environmental Overlay applies additional standards to specific environmental resources, each of which is defined and regulated in separate chapters of this code.
 - 1. Floodplain. See CPMC 8.24.050.
 - 2. Riparian Corridors. See CPMC 17.66.xxx.
 - 3. Wetlands. See CPMC 17.66.xxx.
- B. Historic Preservation Overlay Definitions. See CPMC 17.70.070.
- C. Airport Overlay Definitions. See CPMC 17.67.
- D. Agricultural Mitigation. See CPMC 17.71.200.
- E. Real Property Compensation. See CPMC 17.98.020.

17.08.050 Measurement, Design, and Technical Definitions.

The following definitions establish uniform terms related to measurement methods, site and building design concepts, and technical characteristics used throughout Title 17. These definitions apply wherever such terms are used unless expressly stated otherwise.

- A. Measurement Definitions. Measurement definitions describe how dimensional, spatial, or quantitative characteristics of land, structures, or development are calculated or determined.
 - 1. Average Finished Grade. Means the average elevation of the finished ground surface adjoining a structure, calculated by averaging the highest and lowest elevations around the perimeter of the structure.
 - 2. Basement. Means a space partially or wholly underground having more than one-half of its height below average finished grade.

3. **Building Height.** Means the vertical distance from the average contact ground level at the front wall of the building to the highest point of the roof surface for flat roofs, to the deck line for mansard roofs, and to the average height between eaves and ridge for gable, hip, and gambrel roofs (see Building Height Illustrations).



4. **Density.** Means the number of dwelling units per unit of land area, expressed as dwelling units per acre, calculated as gross density or net density as specified by the applicable zoning standards.
5. **Floor Area.** Means the sum of the horizontal areas of all floors of a building measured from the exterior faces of exterior walls, including enclosed spaces intended for occupancy or use. Floor area includes habitable space, corridors, stairways, elevators, and interior mechanical rooms, but excludes areas expressly exempted by this title.

For purposes of calculation, floor area is measured on a floor-by-floor basis and includes only areas within the building envelope that are fully enclosed by walls and a roof.

6. **Floor Area Ratio (FAR).** Means the ratio of the total floor area of all buildings on a lot to the total area of the lot.

For purposes of calculation, floor area ratio is determined by dividing the total floor area by the total lot area. Floor area ratio may be expressed as a decimal or percentage and is used to regulate the intensity of development rather than the number of dwelling units.

7. Gross Density. Means the number of dwelling units per gross acre of land, calculated by dividing the total number of dwelling units by the total land area of a site, including rights-of-way, environmental lands, and other constrained areas unless expressly excluded.
 8. Lot Coverage. The percentage of the lot area, exclusive of rights-of-way, that is covered by structures or buildings, including accessory buildings.
 9. Lot Depth. Means the horizontal distance between the front and rear property lines of a lot measured along a line midway between the side property lines.
 10. Lot Width. Means the perpendicular bisect of the lot depth measurement.
 11. Net Density. Means the number of dwelling units per net acre of land, calculated by dividing the total number of dwelling units by the land area remaining after deducting rights-of-way, environmental lands, and other areas excluded by the applicable zoning standards.
 12. Setback Measurement. Means the horizontal distance measured perpendicular from a lot line to the nearest point of a structure or building, as required by the applicable zoning standards.
 13. Sign Area. Means the total surface area of assign face as calculated in accordance with the sign measurement provisions of this title.
- B. Design Definitions. Design definitions describe physical form, arrangement, and visual characteristics of buildings, sites, and development patterns.
1. Active Ground Floor. Means the portion of a building at street level that contains uses, entrances, windows, or other design features intended to promote pedestrian activity and visual interest along a public street or pedestrian accessways.
 2. Block. Means the area surrounded by streets, or a combination of streets, existing development, accessways, and/or impenetrable natural features. The block is the core element of the city's small town urban design

strategy, and is the foundation of the city's pedestrian friendly development goals. Depending on the underlying zoning, blocks may be subdivided into any number of smaller lots or parcels, or other forms of tenure. The minimum and maximum requirements for block size are set forth in Section [17.75.031](#), 17.65.____ (TOD Overlay), and 17.69.____ (CFA Overlay).

3. Building Orientation. Means the placement and alignment of a building on a site in relation to streets, accessways, and surrounding development.
4. Building Roof-Mounted Antenna. Means any wireless communication facility (WCF) antennas for cellular, personal telecommunications services (PCS) and similar radio services installed on a building roof (See Section 17.60.040).
5. Building Wall-Mounted Antenna. Means any wireless communication facility (WCF) antennas for cellular, personal telecommunications services (PCS) and similar radio services mounted to the roof edge or sidewall elevation of a building or structure (see Section [17.60.040](#)).
6. Façade. Means the exterior face of a building that is visible from a public street, pedestrian area or open space.
7. Glazing. The panes or sheets of glass or other non-glass material made to be set in frames, as in windows or doors.
8. Modulation. Means the use of changes in building plane, height, depth or articulation to reduce perceived building mass and create visual interest.
9. Pedestrian -Oriented Design. Means site and building design features intended to enhance comfort, safety, accessibility, and visual interest for pedestrians.
10. Pedestrian Scale. Means the dimensions of external urban space that include pedestrian connectivity and building design considerations such as mass, height, transparency, access, and facade articulation, that are in proportion to the average human as measured at the pedestrian/street level.
11. Principal Entrance. Means the place of ingress and egress most frequently used by the public.

12. Publicly Visible. Means a site, building, structure, object, or any part thereof, that is visible from a public street or other area to which the public has legal access, from a vantage point of three feet to six feet off the ground.
13. Small Town Environment. The citizens of Central Point recognize and support the continued growth of the community; provided, that such growth maintains and enhances the city's small town character as represented by the development of a pedestrian scale city. The term "small town environment" refers to the physical and social advantages of a community that is designed to be walkable, safe, and buildings designed with the pedestrians in mind (human scale).
14. Transparency. Means the percentage of a building façade that consists of clear windows or doors allowing views into interior spaces.
15. Wall Face, Building. Means a building wall, not defined as a building facade, that is publicly visible and not designed to abut future buildings.
16. Wall Face, Façade. Means any side of a building facing a street, pedestrian accessway, or public space that serves as the principal entrance to the building.
17. Wall Face, Other. A building wall not defined as a building wall face or facade wall face.

C. Technical Definitions. Technical definitions describe construction types, infrastructure elements, operational characteristics, or specialized regulatory concepts.

1. At or Near a Major Transit Stop. Means the following:
 - a. "At" means a parcel or ownership that is adjacent to or includes a major transit stop generally including portions of such parcels or ownerships that are within two hundred feet of a transit stop.
 - b. "Near" means a parcel or ownership that is within three hundred feet of a major transit stop.
2. Impervious Surface. Means any surface that prevents or significantly impedes the infiltration of water into the ground, including buildings, pavement, and other hard surfaces.

3. Low Impact Development (LID). Means stormwater management practices that use natural processes to infiltrate, evapotranspire, or reuse stormwater runoff to the extent practicable. Examples include but are not limited to bioswales, rain gardens, stormwater planters. Refer to the Rogue Valley Stormwater Quality Design Manual (RVSQDM) for acceptable stormwater treatment methods.
4. Major Transit Stop. Means existing and planned transit stations, including light rail stations and other transit transfer stations, except for temporary facilities; other planned stops designated as major transit stops in a transportation system plan and existing stops that:
 - a. Have or are planned for an above average frequency of scheduled fixed-route service when compared to region-wide service; or
 - b. Are located in a transit-oriented development or within one-quarter mile of an area planned for:
 - i. Medium or high-density residential development; or
 - ii. Intensive commercial or institutional uses within one-quarter mile of land uses in subsection (2)(a) of this definition; or
 - iii. Uses likely to generate a relatively high level of transit ridership.
5. Nonconforming Development. Means a development or structure that lawfully existed prior to the adoption or amendment of this title but no longer complies with current zoning standards.
6. Nonconforming Lot. Means a legally created lot that does not meet current minimum lot size, width, or dimensional standards of the applicable zoning district.
7. Nonconforming Use. Means a use of land or structures that lawfully existed prior to the adoption or amendment of this title but is no longer permitted in the zoning district in which it is located.
8. Padlot. Means a form of land division in which a standard-sized parent lot is divided into two or more smaller-than-standard-sized padlots, together with any required common area, as defined and regulated by this title.

9. Padlot Development. Means the subdivision of a standard-sized parent lot into smaller than standard sized padlots, together with a common area, if designed to include a common area, as defined and regulated in this title.
10. Parking Lot Driveway. Means a vehicle access provided between a street or lane and a parking area or a loading space, or between two parking areas, but shall not include a parking aisle.
11. Parking Mandates. Means requirements to include a minimum number of off-street parking spaces with development or redevelopment, or a fee, in-lieu of providing parking for any use.
12. Parking Maximums. Means limits on the number of off-street parking spaces that can be included in a development.
13. Parking Space. Means on-street and off-street parking spaces designated for automobile parking.
14. Pedestrian Accessway. Means a walkway that provides pedestrian and/or bicycle passage either between streets or from a street to a building or other destination such as a school, park, or transit stop.
15. Priority Transit Corridor. Means a corridor that has a high existing or planned level of transit service relative to other transit service in the community, including service frequency and span of service. The corridor may be described as a series of stations when served by high capacity transit services with widely spaced stations.
16. Private Retail Street. Means a street, either public or private, with or without on-street parking, that is the primary frontage for commercial lots.
17. Public Improvement. Means infrastructure or facilities constructed for public use or benefit, including streets, utilities, drainage facilities, and similar improvements.
18. Right-of-Way. Means land dedicated or reserved for public travel or utility purposes, including streets, alleys, sidewalks, and similar corridors.
19. Street. Means the entire area within the right-of-way lines of every public or private way used for vehicular, bicycle, and pedestrian traffic and includes the terms road, highway, lane, place, avenue, alley, and other similar designation.

20. Utilities. Means systems and facilities for the provision of public or private services, including water, sewer, electricity, gas, telecommunications, and stormwater management.

D. Application and Plan Type Definitions. The following definitions describe application types, plans, technical studies, and written materials used to evaluate land use and development proposals under this title. These terms establish the nature and scope of required submittals and support findings and decisions, but do not themselves authorize development or establish approval criteria unless expressly stated elsewhere in this title.

1. Architectural Drawings (Building Elevations Plan). Means a set of scaled drawings with details depicting the exterior appearance of a proposed building or structure, including building height, massing, roof form, materials, colors, window and door placement, and architectural features. Architectural drawings are used to evaluate compliance with design standards, compatibility, and visual impacts and may include elevations, sections, and renderings.
2. Landscape Plan. Means a scaled drawing and supporting materials illustrating proposed landscaping for a site, including existing vegetation to be retained or removed; proposed trees, shrubs, groundcover, and lawn areas; irrigation systems; screening and buffering elements; and landscape maintenance responsibilities.
3. Master Plan. Means a long-term written and illustrated plan submitted as an independent land use application that establishes a binding regulatory framework for the coordinated design, circulation, phasing, and development of a site or area. Once approved, a master plan governs and constrains subsequent land use approvals and permit decisions, including site design review, architectural review, and building permits. Approval of a master plan does not itself authorize development to commence.
4. Mobility Plan. Means a plan prepared in accordance with CPMC 17.72 that evaluates transportation access, circulation, and connectivity for a development or area, including pedestrian, bicycle, transit, vehicular access, and parking considerations. A mobility plan may be required to demonstrate consistency with adopted transportation policies and standards.
5. Narrative Statement/Findings of Fact and Conclusions of Law. Means a written statement submitted by an applicant or prepared by the city that explains how a proposal complies with applicable approval criteria and

regulations. Findings of fact identify relevant facts in the record, and conclusions of law apply those facts to the approval standards to support a land use decision.

6. Phasing Plan. Means a plan that identifies the timing, sequencing, and extent of development phases for a project constructed over time. A phasing plan may address infrastructure installation, access, utilities, open space, and interim conditions to ensure coordinated and functional development at each phase.
7. Planned Unit Development (PUD). A development of land under unified ownership or control that is planned and developed as a single coordinated project, which may allow flexibility in lot size, setbacks, building placement, density, or use type in exchange for enhanced design quality, open space, or other public benefits.
8. Site Plan. Means a scaled drawing and accompanying materials depicting the arrangement of existing and proposed improvements on a site, including buildings, parking areas, driveways, pedestrian facilities, utilities, drainage features, landscaping, lighting, and adjacent properties. A site plan is used to evaluate compliance with zoning, development, and design standards.
9. Stormwater Management Plan. Means a plan prepared in accordance with the City's adopted stormwater standards that demonstrates how a proposed development or redevelopment will manage stormwater runoff to protect water quality, control runoff rates and volumes, and comply with applicable post-construction stormwater requirements of the City's municipal separate storm sewer system (MS4) permit.

A stormwater management plan typically addresses site drainage patterns, stormwater facilities, required low impact development techniques, operation and maintenance provisions, and compliance with adopted stormwater manuals. A stormwater management plan is distinct from a construction-phase stormwater pollution prevention plan (SWPPP) addressed in CPMC 8.05.

10. Traffic Impact Analysis (TIA). Means A technical study prepared by a qualified professional that evaluates the potential transportation impacts of a proposed development or change of use on the surrounding transportation system. A traffic impact analysis typically addresses trip generation, site access, internal circulation, safety, and mitigation measures necessary to ensure compliance with adopted transportation

standards (see CPMC 17.05.900).

11. Utility Plan. Means a plan showing the location, capacity, and connection of public or private utilities serving a development, including water, sanitary sewer, stormwater, electricity, natural gas, and communications infrastructure.

CPMC 17.08.060 Sign Definitions

The following definitions apply to all signs regulated under this title. The inclusion of a sign type, sign characteristic, or illumination method does not imply that such a sign is permitted in any zoning district.

A. General Sign Terms.

1. Building Face. The single wall surface of a building facing a given direction.
2. **Off-Premises Sign. A sign that directs attention to a business, product, service, or activity not located on the same site as the sign.**
3. On-Premises Sign. A sign that directs attention to a business, product, service, or activity located on the same site as the sign.
4. Sign Face. Surface of a sign containing the message. The sign face shall be measured as set forth in the definition for sign area in Item E(1) below.

B. Sign Types.

1. **Billboard Sign. A freestanding off-premises sign that directs attention to a business, product, service, or activity not located on the site where the sign is installed and that is not associated with a principal building or use on the same property.**
2. Directional Sign. A permanent sign which is designed and erected solely for the purpose of traffic or pedestrian direction and placed on the property to which the public is directed.
3. **Digital Sign. A sign that uses electronic, LED, LCD, or similar digital display technology to present changeable text, images, symbols, or graphics. Digital signs include, but are not limited to, message signs, reader boards, dot matrix signs, and electronic message centers.**

4. Freestanding Sign. A sign supported by any structure primarily for the display and support of the sign.
5. Message Sign. ~~A sign with a maximum area of eight square feet, which can change its message electronically and is designed to display various messages, including but not limited to signs displaying time and temperature.~~ A sign with a maximum area of eight square feet that uses electronic or digital display technology to present changeable text, symbols, or graphics. Message signs are a type of digital sign.
6. Projecting Sign. A sign that is mounted perpendicular to the face of a building or that hangs from a canopy or awning.
7. Reader Board. ~~A sign that conveys information about a variety of subjects, including advertising for products or services, travel, news or event information.~~ A type of digital sign or message sign that displays changeable text or symbol using electronic or mechanical means.
8. Roof Sign. A sign of any portion of which is displayed above the highest point on the roof.
9. Scoreboard. A large internally illuminated sign located within a sports stadium or in conjunction with a sporting event field on which the score of the sporting event is shown and intended for viewing primarily by persons participating in such sporting events and/or spectators of such sporting events.
10. Wall Sign. Any sign attached to, painted on, or erected against the wall of a building or structure with the exposed face of the sign in a plane parallel to the wall.

C. Temporary Sign Types.

1. A-Board Sign. A double-face temporary rigid sign which is self-supporting. **Also commonly referred to as an A-Frame sign or Sandwich Board Sign.**
2. Ballon. See definition under Temporary Sign.
3. Banner. See definition under Temporary Sign.

4. Lawn Sign. ~~See definition under Temporary Sign. A temporary freestanding sign typically installed at ground level and used for short-term communication.~~
5. Real Estate Sign. ~~A sign for the purpose of rental, lease, sale, etc., of real property, building opportunities, or building space. A temporary on-premises sign associated with the marketing, sale, lease, or rental of real property or building space.~~
6. Temporary Rigid Sign. A temporary sign, other than a lawn sign, made of rigid materials such as wood, plywood, or plastic. This includes A-board signs.
7. Temporary Sign. A sign not permanently affixed to a structure on a property. These signs primarily include, but are not limited to, canvas, cloth, or paper banners or posters hung on a building wall or on a permanent pole such as on a free-standing sign support.

D. Illumination Methods.

1. **External Illumination.** Sign illumination in which the light source is located outside the sign structure and directed onto the sign face, including spotlights, floodlights, and gooseneck or barn-style lighting.
2. **Internal Illumination.** Sign illumination in which the light source is contained within the sign structure, cabinet, or letterform and the light is emitted through a translucent surface or reflected onto a mounting surface. Internal illumination includes, but is not limited to, face-lit channel letters, halo-lit or reverse-lit letters, lightbox or cabinet signs, and internally illuminated LED signs.
3. **Neon Illumination.** Illumination created by glass tubes filled with gas that emit light when electrically charged, producing a continuous linear glow.

E. Display Characteristics.

1. **Changeable Copy.** A sign display that is designed to allow its message to be changed, either manually or electronically.
2. **Flashing.** A display characteristic in which a sign's illumination or message turns on and off or varies in intensity at intervals, creating

a blinking or pulsating effect. Flashing is a display characteristic and not a sign type or illumination method.

3. **Static Display.** A sign display that does not change, move, flash, or vary in intensity.
4. **Digital Display.** A sign display that uses electronic, LED, LCD, or similar digital technology to present text, images, symbols, or graphics that may change electronically.
5. **Electronic Message Center (EMC).** A type of digital display that presents text or graphics that may change periodically through electronic programming.

F. Measurement and Location Terms.

1. **Area of Sign.** The area of a sign shall be the entire area within any type of perimeter or border which encloses the outer limits of any writing, representation, emblem, figure, or character. If the sign is enclosed in a frame or cabinet, the area is based on the inner dimensions of the frame or cabinet surrounding the sign face. When a sign is on a base material and attached without a frame, such as a wood board, the dimensions of the base material are to be used. The area of a sign having no such perimeter, border, or base material shall be computed by enclosing the entire area within the parallelogram or a triangle of the smallest size sufficient to cover the entire message of the sign and computing the area of the parallelogram or a triangle. For the purpose of computing the number of signs, all writing included within such sign structure, which shall be counted as one sign per structure.
2. **Business Frontage.** The linear length of a building façade, or portion of a building façade, that is occupied by and directly accessible to an individual business or tenant and that faces a public street, pedestrian plaza, or primary customer access area. Business frontage is measured along the exterior wall of the building and is used to determine allowable signage area where signage is proportional to frontage.
3. **Height of Sign.** Height is measured from the grade of the curb line closest to the base of the sign to the highest point of the sign. In the absence of a curb line, the edge of the street pavement shall be used. In the absence of street pavement, the ground level shall be used to measure the height.

CPMC 17.20

Residential Districts

17.20.010	Purpose
17.20.012	Applicability
17.20.015	Conflict with Other Regulations
17.20.020	Residential Land Use
17.20.030	Residential Use Standards
17.20.040	Residential Development Standards

17.20.010 Purpose

The purpose of the residential districts is to implement the Housing Element and Land Use Element of the Central Point Comprehensive Plan by providing a range of housing types in appropriate locations while maintaining the City's small-town character, protecting the livability of residential neighborhoods, and supporting orderly and efficient growth.

The residential districts are intended to:

- A. Provide predictable and compatible development patterns that support quiet neighborhoods, human-scaled design, and long-term neighborhood stability;
- B. Accommodate a variety of housing types, including middle housing, to support housing choice and housing production in a manner consistent with applicable state statutes and rules and responsive to the City's housing needs;¹
- C. Establish clear and objective land use and development standards that promote transparency, consistency, and timely permit review;
- D. Support the efficient use of land, public facilities, and infrastructure in a manner that facilitates housing production, including housing affordable to a range of income levels, and contributes to meeting local and regional housing and density objectives; and
- E. Ensure that residential development contributes to the creation of places that are enduring, well-connected, and valued over time.

17.20.012 Applicability

The provisions of this chapter apply to all development, redevelopment, and changes of use within the residential zoning districts of the City of Central Point, including R-L, R-1-10, R-1-8, R-1-6, R-2, and R-3.

Residential development subject to this chapter shall comply with the applicable land use and development standards in this chapter and all other applicable provisions of this title.

17.20.015 Conflict with Other Regulations

Where residential development is located within an overlay zone, including but not limited to the Transit-Oriented Development (TOD) Overlay, Climate Friendly Area (CFA) Overlay, Environmental Overlay, or Historic Preservation Overlay, the applicable overlay standards shall apply in addition to the requirements of this chapter.

Where there is a conflict between the provisions of this chapter and an overlay chapter, the provisions of the overlay chapter shall govern.

17.20.020 Residential Land Use

Residential land uses are regulated through six residential zoning districts. The purpose and general characteristics of each district are described in subsections A through F of this section, with specific land uses further defined in Table 17.20-1, Residential Land Use Table.

A. Residential Low-Density District (R-L)

The R-L district is intended to accommodate low-density residential development characterized primarily by detached single-unit dwellings on larger lots. This district is applied in areas where preservation of existing neighborhood character, compatibility with surrounding development patterns, and lower-intensity residential use are desired. Limited additional housing types may be permitted where designed to remain compatible with the scale and character of surrounding development.

B. Residential Single-Family (10,000 SF) District (R-1-10)

The R-1-10 district is intended to provide for single-unit residential development on larger lots while maintaining a suburban neighborhood pattern. This district supports stable, low-intensity residential neighborhoods with generous setbacks, yard areas, and separation between structures. Housing types beyond detached single-unit dwellings may be permitted where consistent with applicable standards and neighborhood compatibility.

C. Residential Single-Family (8,000 SF) District (R-1-8)

The R-1-8 district is intended to provide for single-unit residential development on moderately sized lots while supporting efficient land use and neighborhood cohesion. This district allows for a limited range of housing types designed to fit

within established residential patterns while maintaining compatibility with surrounding development.

D. Residential Single-Family (6,000 SF) District (R-1-6)

The R-1-6 district is intended to accommodate compact single-unit residential development in a neighborhood-oriented setting. This district supports efficient use of land and infrastructure while maintaining a residential character defined by human-scaled design, walkability, and compatibility with adjacent development. A broader range of housing types may be permitted subject to the standards of this chapter.

E. Residential Two-Family District (R-2)

The R-2 district is intended to accommodate a mix of low- to moderate-density residential development, including single-unit attached housing types, middle housing types, such as duplexes and other small-scale multi-unit buildings. This district is typically applied in areas suitable for incremental infill development and transition between lower- and higher-density residential areas, while maintaining compatibility with surrounding neighborhoods.

Within the R-2 district, applicants may elect to apply an optional infill development framework as provided in subsection G of this section.

F. Residential Multiple-Family District (R-3)

The R-3 district is intended to accommodate moderate- to higher-density residential development, including a variety of multi-unit housing types. This district supports efficient use of land, proximity to services, and expanded housing opportunities while remaining compatible with surrounding development through applicable development and design standards.

Within the R-3 district, applicants may elect to apply an optional infill development framework as provided in subsection G of this section.

G. Optional Infill Development Framework

To encourage efficient infill development and housing production, an applicant within the R-2 or R-3 zoning districts may elect to apply alternative residential land use allowances and development standards in lieu of the base residential standards otherwise applicable to the site, subject to the provisions of this subsection.

1. R-2 Zone – LMR Framework.

For properties zoned R-2, an applicant may elect to apply the residential land use permissions associated with the Low Mix Residential (LMR) category set forth in Chapter 17.65, as further defined in Table 17.20-1 of this chapter.

2. R-3 Zone – MMR Framework.

For properties zoned R-3, an applicant may elect to apply the residential land

use permissions associated with the Medium Mix Residential (MMR) category set forth in Chapter 17.65, as further defined in Table 17.20-1 of this chapter.

3. Election of Standards.

- a. The election to apply an alternative infill development framework shall not constitute a zone change or a comprehensive plan amendment.
- b. The applicant shall identify the elected framework at the time of application.
- c. Once elected, the applicable land use permissions and development standards shall apply to the project in their entirety and shall not be combined with base zone standards, unless expressly permitted by this title.
- d. All other applicable provisions of this title, including overlay standards, shall continue to apply.

17.20.030 Residential Land Use Regulations

- A. Permitted Uses. Permitted uses in Table 17.20.01 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 17.20.01 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 17.20.01 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. Prohibited Uses. Prohibited uses in Table 17.20.01 are shown with “N.” Uses that are not listed in Table 17.20.01 are prohibited unless authorized by the Planning Commission in accordance with CPMC 17.60.140, Authorization for Similar Uses.

Table 17.20.01 – Land Use in Residential Districts

Category / Use	R-L	R-1-10	R-1-8	R-1-6	R-2	R-3	Use Standards
Residential Uses							
Single-unit detached	P	P	P	P	N	N	
Zero Lot Line	N	L1	L1	L1	L2	N	
Single-unit attached Townhouse/Rowhouse)	N	N	N	N	P	P	
Duplex	P	P	P	P	P	P	
Triplex	N	N	N	N	L3	P	
Fourplex	N	N	N	N	N	P	
Apartments	N	N	N	N	N	P	
Cottage Housing (Fee Simple and Common Lot)	N	L3	L3	L3	L3	N	
Accessory dwelling unit (ADU) ¹	P1	P1	P1	P1	P1	P1	
Manufactured dwelling	P	P	P	P	P	N	
Manufactured Dwelling Park	N	N	N	N	P2	P2	
Senior Housing (All Types)	N	N	N	N	L2	P	
Boarding/Rooming House	N	N	N	N	C	C	
Care Facilities							
Residential Home	P	P	P	P	P	N	
Residential Facility	N	N	N	N	P	P	
Family Child Care Home	P	P	P	P	P	P	
Child Care Center	N	N	N	N	C	C	
Adult Day Care (Conditional)	C	C	C	C	C	C	
Accessory Uses							
Home Occupation	P3	P3	P3	P3	P3	P3	
Short-Term Rental	P4	P4	P4	P4	P4	P4	

Guesthouse	P	P	P	P	P	N	
Greenhouse for domestic noncommercial gardening	P	P	P	P	P	N	
Workshop for domestic use	P	P	P	P	N	N	
Garages, sheds or other noncommercial storage buildings	P	P	P	P	P	P	
Commercial Uses (generally not permitted)²							
Industrial Uses (generally not permitted)³							
Civic Uses							
Schools	C	C	C	C	C	C	
Religious Assembly	C	C	C	C	C	C	
Public Facilities	C	C	C	C	C	C	
Utilities	C	C	C	C	C	C	
Parks & Open Space Uses							
Parks (Neighborhood and Community Parks)	P	P	P	P	P	P	
Open Space	P	P	P	P	P	P	
Picnic Shelters/Restrooms	P	P	P	P	P	P	
Swimming Pool (indoor/outdoor)	L4	L4	L4	L4	L4	C	

Footnotes:

P1 – Permitted use, one per lot subject to standards in CPMC 17.22.

P2 – Subject to compliance with state siting standards and CPMC 17.xx (manufactured housing regulations).

P3 – Subject to Home Occupation Permit requirements in CPMC 17.22.xxx and business licensing requirements in CPMC 5.04.

P3 - Short-term rentals are subject to business licensing standards in CPMC Chapter 5.04 and do not constitute a separate dwelling unit.

L1 – Only permitted as a transition between lower density zones and/or when adjacent to an environmentally sensitive area.

L2 – Zero Lot Line Standard. Only permitted when a 10-ft wide maintenance easement is recorded on the property adjacent to the zero lot line placement.

L3 – Subject to compliance with CPMC 17.22.xxx and Site Plan and Architectural Review.

L4 – Only allowed as an accessory use to a residential development, such as subdivision, cottage housing, multifamily. Approval is subject to Site Plan and Architectural Review pursuant to CPMC 17.72.

17.20.040 Residential Development Standards

A. Applicability.

1. Residential development, redevelopment, and land division within the residential zoning districts shall comply with the density, dimensional, and site development standards set forth in Table 17.20.02, except as otherwise expressly provided in this title.
2. Residential use and design standards in CPMC 17.22 shall be applied, as applicable, in addition to the standards in this section. .
3. Where residential development is subject to an overlay zone, the applicable overlay standards shall apply pursuant to CPMC 17.20.015.

B. Residential Density Standards.

1. Gross Density. Residential density shall be calculated on a gross acre basis as specified in subsection (C) below, unless otherwise specified by this title.
2. Minimum and Maximum Density. Development shall meet the minimum and shall not exceed the maximum gross dwelling unit density specified for the applicable zoning district in Table 17.20.02.
3. Housing Type Distribution. Where Table 17.20.02 or an associated footnote limits the proportion of a particular housing type (e.g., single-unit attached dwellings), such limitation shall apply to the total number of dwelling units proposed within the land division or development.
4. Density Compliance. Compliance with minimum density requirements does not authorize development in excess of the maximum density

permitted by the zoning district except as expressly required by applicable state law.

C. Residential Density Calculation. Residential density shall be calculated as set forth below.

1. Definitions.

- a. Gross Site Area. The total area of land within the boundaries of the subject property, measured to the legal property lines of the project site.
- b. Environmental Constraint Areas. Areas of the site that are legally restricted from development due to environmental regulations, including floodways, wetlands, and required riparian corridors.
- c. Dwelling Unit. A building or portion of a building designed for residential occupancy, as defined elsewhere in this title.

2. Gross Density Calculation Method.

- a. General Rule. The minimum and maximum number of dwelling units permitted on a site shall be calculated by multiplying the gross site area, less any deducted environmental constraint areas pursuant to subsection (C)(2)(b), by the applicable minimum and maximum density specified in Table 17.20.02.
- b. Environmental Constraint Deductions. Environmental constraint areas as defined in subsection (C)(1)(b) may be deducted from the gross site area at the option of the applicant.
- c. No Other Deductions Permitted.
 - i. Public or private rights-of-way;
 - ii. Required building setbacks;
 - iii. Internal streets, alleys, or access drives;
 - iv. Stormwater detention or treatment facilities;
 - v. Common open space, landscaped areas, or similar features.

- d. Rounding. The calculated number of dwelling units shall be rounded to the nearest whole number. Fractions of 0.5 or greater shall be rounded up; fractions less than 0.5 shall be rounded down.

3. Relationship to Housing Type Allowances.

- a. Density calculations apply to the total number of dwelling units proposed, regardless of housing type, unless expressly modified by this title.
- b. Where Table 17.20.02 or an associated footnote limits the proportion of a specific housing type within a development, such limitation shall be applied after determining the maximum number of dwelling units permitted on the site, not as a percentage of the site area or lot area.
- c. Where middle housing types are required to be permitted by state law, such housing shall not be prohibited solely on the basis of exceeding the maximum residential density of the zoning district.

4. Conflicts with State Law. Where the provisions of this subsection conflict with applicable state statutes or administrative rules, state law shall govern.

D. Dimensional Standards.

- 1. Lot Area and Dimensions. Minimum and maximum lot area, lot width, and lot depth requirements for residential development shall comply with Table 17.20.02. Where a range of lot sizes or dimensions is permitted for a housing type, any individual lot may fall anywhere within the applicable range, provided the overall development complies with the applicable density standards of this chapter.
- 2. Corner Lots. Corner lots shall comply with the minimum lot width and yard setback requirements applicable to corner lots as specified in this title. Where this chapter or Table 17.20.02 does not establish separate standards for corner lots, the interior lot standards shall apply.
- 3. Multiple Units on a Lot. Where more than one dwelling unit is permitted on a single lot or parcel, including duplexes, triplexes, fourplexes, townhouses, and multifamily development, lot area and dimensional standards shall apply to the lot or development site as a whole unless

otherwise specified in Table 17.20.02 or CPMC 17.22.

E. Building Placement and Site Development.

1. Setbacks. Minimum and maximum building setbacks shall comply with Table 17.20.02. Where a setback range is specified, buildings may be placed anywhere within the allowed range. Required setbacks shall be measured from the applicable property line and shall not be reduced except as expressly permitted by this title.
2. Garages. Garage placement, orientation, and design shall comply with the applicable standards in CPMC 17.22. Where garages face a public street, they shall not project forward of the primary building façade and shall be recessed as required by that section.
3. Lot Coverage and Landscaping. Maximum lot coverage and minimum landscaped area shall comply with Table 17.20.02. Lot coverage and landscaped area standards regulate different aspects of site development and are not required to total 100 percent of the lot area. These standards do not regulate all site features. Impervious surfaces, accessory structures (less than 250 sq. ft.), and other site improvements not otherwise classified as buildings or landscaped area may be permitted subject to other applicable provisions of this title.

F. Relationship to Residential Use Standards (CPMC 17.22).

1. Clear and Objective Standards. Where applicable, residential development shall comply with the clear and objective form and design standards in CPMC 17.22.
2. Alternative Discretionary Review. At the applicant's discretion, a project subject to clear and objective standards may elect to instead be reviewed through Site Plan and Architectural Review. This option may be beneficial where a proposal seeks greater flexibility in building placement, architectural design, site layout, or integration of multiple housing types in a manner that is responsive to site conditions or neighborhood context.

Discretionary review shall not authorize a reduction in required density, permitted housing types, or the number of dwelling units otherwise allowed by the zoning district, nor shall it diminish any development rights established by this title or required by state law.

Table 17.20.02 – Residential Development Standards

Category / Use	R-L	R-1-10	R-1-8	R-1-6	R-2	R-3
Density (Gross Dwelling Units per Acre) ^{(a)(b)}						
Minimum	1	4	5	6	7	20
Maximum ^{(d)(e)}	4	5	6	8	20	50
Lot Dimensional Standards						
Minimum Lot or Land Area/Unit (sq. ft.) ^(k)						
Single-unit Detached	14,000 <u>11,000</u>	8,000	7,000	4,500	5,000	N/A
Zero Lot Line	N/A	6,000	5,000	4,000	3,500	N/A
Single-unit Attached (Townhouse) ^(c)	N/A	2,500	2,200	2,000	1,800 <u>2,000</u>	1,500
Duplex	14,000	8,000	7,000	6,000	5,000	5,000
Triplex/Fourplex	N/A	8,000	7,000	6,000	5,000	5,000
Apartments (5+ units)	N/A	N/A	N/A	N/A	No min. (See CPMC 17.22)	
Cottage Housing (Fee Simple and Common Lot)	N/A	N/A	N/A	N/A	N/A	N/A
Manufactured Dwelling	14,000	8,000	7,000	6,000	5,000	N/A
Manufactured Dwelling Park	N/A				See CPMC 17.22.xxx	
Maximum Lot Area (sq. ft.)						
Single-unit Detached	33,000	15,000 <u>11,000</u>	12,000	10,000	8,000	7,500
Zero Lot Line	N/A	8,000	7,000	6,000	5,000	4,000
Single-unit Attached (Townhouse)	N/A	4,000	3,500	3,000	2,500	2,000
Duplex	33,000	15,000	12,000	10,000	8,000	7,500
Triplex/Fourplex	33,000	15,000	12,000	10,000	8,000	7,500

Apartments (5+ units)	N/A	N/A	N/A	N/A	No Max.	
Cottage Housing (Fee Simple and Common Lot)	N/A	N/A	N/A	N/A	N/A	N/A
Manufactured Dwelling	33,000	15,000	12,000	10,000	8,000	7,500
Manufactured Dwelling Park	N/A				See CPMC 17.22.xxx	
Minimum Lot Width (ft.)						
Single-unit Detached	75'	60'	55'	50'	45	N/A
Zero Lot Line	N/A	45'	40'	35'	30'	N/A
Single-unit Attached (Townhouse)	N/A	25'	25'	25'	22' <u>25'</u>	20'(m)
Duplex	75'	60'	55'	50'	45	N/A
Triplex/Fourplex	75'	60'	55'	50'	45	N/A
Apartments (5+ units)	N/A				No min.	
Cottage Housing (Fee Simple and Common Lot)	N/A	N/A	N/A	N/A	N/A	N/A
Manufactured Dwelling	75'	60'	55'	50'	45	N/A
Manufactured Dwelling Park	N/A				See CPMC 17.22.xxx	
Minimum Lot Depth	90-ft					
Building and Site Development Standards						
Building Setbacks (ft)						
Front (min.)	20'	10'	10'	10'	10'	0'-10'
Side (Detached)	10'	5'	5'	5'	5'	5'
(Attached)	N/A	5'	5'	5'	5'	5'
(Zero Lot Line)		10'	10'	10'	10'	10'
Corner (min./max.)(f)	10'	10'	10'	10'	10'	10'
Rear	20'	15'	15'	15'	15'	0'-10'
Garage Entrance (front and side street loaded)	20'	20'	20'	20'	20'	Alley/ Rear

Building Height	35'	35'	35'	35'	35'	45'
Lot Coverage ^{(i)(l)}	30%	40%	50%	50%	60%	80%
Minimum Landscaped Area (sq. ft.) ^(j)	40%	30%	30%	30%	20%	15%

Footnotes:

(a) Density Calculation.

Residential density shall be calculated in accordance with CPMC 17.20.040(C). Density is calculated on a gross acre basis. Environmental constraint areas may be deducted at the option of the applicant; public or private rights-of-way, setbacks, internal streets, and similar site features shall not be deducted.

(b) Rounding.

The calculated number of dwelling units shall be rounded to the nearest whole number. Fractions of 0.5 or greater shall be rounded up; fractions less than 0.5 shall be rounded down.

(c) Housing Type Share Cap — Single-Unit Attached (Townhouses).

Where permitted, single-unit attached dwellings shall not exceed 25 percent of the total number of dwelling units within a land division or development. Fractions shall be rounded down to the nearest whole dwelling unit.

(d) Maximum Density Still Applies.

Compliance with minimum density or housing type allowances shall not authorize development in excess of the maximum gross density permitted by the zoning district, except where required by applicable state law.

(e) Middle Housing and State Law.

Where middle housing types are required to be permitted by state law, such housing shall not be prohibited solely on the basis of exceeding the maximum density of the zoning district.

(f) Corner Lots.

Corner lots shall meet the minimum lot width and yard setback requirements for corner lots as specified in this title. Where no separate corner lot standard is specified, the interior lot standard shall apply.

(g) Garage Placement.

Garage placement, orientation, and design shall comply with the applicable standards in CPMC 17.22. Garages shall not project forward of the primary building façade and shall be recessed as required by that section.

(h) Garage Width.

Where garages face a public street, the garage door opening(s) shall not exceed 50

percent of the width of the primary building façade, unless otherwise approved pursuant to CPMC 17.22.

(i) Lot Coverage.

Lot coverage refers to the percentage of a lot covered by buildings only, unless otherwise specified. Paved areas, driveways, and patios are regulated separately unless expressly included.

(j) Minimum Landscaped Area.

Minimum landscaped area requirements may include private yards, common open space, and landscaped areas. Required landscaped area and maximum lot coverage are not required to total 100 percent of the lot area.

(k) “N/A” and “No Min./No Max.”

“N/A” indicates the use is not permitted in the zoning district. “No Min.” or “No Max.” indicates that no minimum or maximum standard applies to that use.

(l) Site Features Not Counted.

Unless otherwise specified by this title, swimming pools, accessory structures under 250 square feet, RV parking pads, driveways, patios, and similar site features are not counted as lot coverage or landscaped area.

(m) Minimum Lot Width for single-unit dwellings in the R-3 zone shall be:

- 20-ft (alley loaded garages)
- 25-ft (front loaded garages)

CPMC 17.22

Residential Use Standards

- 17.22.010 Purpose
- 17.22.015 Applicability
- 17.22.020 Relationship to Other Regulations
- 17.22.025 Compliance Pathways
- 17.22.030 General Design and Site Design Standards
- 17.22.035 Building Materials & Exterior Finishes
- 17.22.040 Accessory Uses and Structures
- 17.22.050 Single-Unit Dwellings (Detached, Attached, Zero Lot Line, Manufactured)
- 17.22.055 Duplexes
- 17.22.060 Triplexes
- 17.22.065 Fourplexes
- 17.22.070 Multifamily Housing (Five or More Units)
- 17.22.075 Cottage Clusters (Reserved)
- 17.22.080 Accessory Dwelling Units (*CPMC 17.77 relocated here*)
- 17.22.085 Manufactured Home Parks

17.22.010 Purpose

The purpose of this chapter is to establish clear and objective residential use, form, and design standards that implement the intent of the residential zoning districts while supporting housing production, neighborhood livability, and the City's small-town character.

These standards are intended to:

- A. Ensure residential development is compatible with surrounding neighborhoods in scale, form, and function;
- B. Promote human-scaled design that supports walkability, neighbor interaction, and a sense of place;

- C. Provide predictable development outcomes through clear and objective standards;
- D. Allow flexibility in site and building design where such flexibility achieves equal or better results; and
- E. Ensure compliance with applicable state housing laws while respecting local character and context.

17.22.015 Applicability

- A. The provisions of this chapter apply to all residential development and residential land uses permitted, limited, or conditional in the residential zoning districts, unless otherwise expressly stated.
- B. Where a residential use is subject to standards in both this chapter and another chapter of this title, both sets of standards shall apply, unless expressly stated otherwise.

17.22.020 Relationship to Other Regulations

- A. Overlay Zones. Where residential development is located within an overlay zone, the applicable overlay standards shall apply in addition to this chapter. If there is a conflict between the standards in this chapter and an overlay, the overlay shall govern.
- B. State Law. Where the standards of this chapter conflict with applicable state statutes or administrative rules, state law shall govern.
- C. Eligible Affordable Housing. Eligible affordable housing projects may qualify for housing adjustments to development and design standards pursuant to CPMC 17.13.300.

17.22.025 Compliance Pathways

- A. Clear and Objective Pathway. Residential development may be approved through ministerial review when it complies with all applicable clear and objective standards of this chapter and Table 17.20.02.
- B. Alternative Discretionary Pathway. At the applicant's discretion, development subject to clear and objective standards may instead elect discretionary review through Site Plan and Architectural Review pursuant to Chapter 17.72.
 - 1. This pathway may be appropriate where a proposal seeks:
 - a. Greater flexibility in building placement;
 - b. Alternative architectural solutions;

- c. Creative site design;
- d. Integration of multiple housing types; or
- e. Superior response to site or neighborhood context.

2. Discretionary review shall not:

- a. Reduce required minimum density;
- b. Increase permitted maximum density unless required by state law;
- c. Eliminate permitted housing types; or
- d. Diminish any development right established by this title or required by state law.

17.22.030 General Design and Site Design Standards.

- A. Neighborhood Orientation. Buildings shall be oriented to the public street with primary entrances, windows or porches facing the street, , except where the lot does not abut a public street, or where access is provided from an alley or approved common pedestrian accessway.
- B. Human-Scaled Design. Residential development shall be designed to avoid monotonous building forms and excessive blank walls through modulation, articulation, variation in façade elements, or similar design techniques.
- C. Garage Dominance. Garage entrances facing a public street shall not dominate the primary façade.

17.22.035 Building Materials and Exterior Finishes

- A. Purpose. The purpose of this section is to ensure that exterior building materials used in residential development are durable, weather-resistant, and appropriate for long-term exterior use, while allowing flexibility in architectural expression and compliance with applicable state housing laws.
- B. Applicability. The standards of this section apply to all residential development subject to this chapter.
- C. General Standard. Exterior cladding materials shall be designed and rated for permanent exterior use and shall be capable of withstanding normal weather exposure with routine maintenance.
- D. Minimum Durability Requirement. Exterior cladding materials shall have a manufacturer-rated service life of not less than twenty (20) years under normal maintenance conditions.
- E. Prohibited Material Characteristics. Exterior cladding materials not designed or rated for permanent exterior use, including untreated plywood siding or materials

requiring full replacement due to routine weather exposure, are prohibited.

F. Acceptable Exterior Cladding Materials. Acceptable materials include, but are not limited to:

1. Fiber cement siding;
2. Wood or engineered wood siding rated for exterior use;
3. Masonry, brick, stone, or manufactured stone;
4. Stucco or EIFS;
5. Metal siding designed for residential exterior use.

G. Equivalent Materials. Alternative materials may be approved where the applicant demonstrates equivalent or superior durability and performance.

H. Manufactured Dwellings. Manufactured dwellings may comply through factory-applied or site-applied materials that meet the durability standards of this section.

17.22.040 Accessory Uses and Structures (Replaces 17.60.030)

A. Accessory buildings and structures shall be subordinate to the primary residential structure.

B. Accessory uses include garages, sheds, non-commercial workshops, and similar structures customarily incidental to residential use. These are listed in CPMC 17.20.030, Table 17.20.01.

C. Accessory buildings and structures in residential zones are subject to the applicable setback, height, and placement standards in the underlying zone except as provided below:

- a. Side and Rear Yard Reduction. A side or rear yard setback may be reduced to five feet when all of the following are met:
 - i. The side or rear yard is not adjacent to a street right-of-way;
 - ii. Where a detached garage is accessed from an alley, the setback from the alley may be reduced to five (5) feet.

- iii. The accessory building or structure is separated from all other buildings by ten feet or more;
- iv. The structure is no more than fifteen feet in height, measured from the base to the highest point of the roof; and,
- v. The building design is consistent with the residential design standards that apply to the primary dwelling as provided in this Chapter.

D. Canvas-Covered Canopies and Other Temporary Structures. Temporary structures in residential districts shall not be permitted within a front setback and only within a side setback that does not abut a public right-of-way. Temporary structures within a side setback shall be at least three feet from the side lot line measured from the furthest protrusion or overhang. Such structures are to be anchored to the ground in accordance with building code requirements.

17.22.050 Single-unit Dwellings

A. Applicability. This section applies to all single-unit dwellings, including:

- 1. Single-unit detached dwellings;
- 2. Single-unit attached dwellings;
- 3. Zero lot line dwellings; and
- 4. Manufactured dwellings located on individual lots.

B. Form and Placement.

- 1. Primary building facades shall face a public street or pedestrian accessway where feasible based on site configuration.
- 2. Primary building entrances shall be oriented toward a public street or pedestrian accessway.
- 3. Transparency. A minimum of fifteen (15) percent of the ground-floor, street-facing façade, measured between two (2) and ten (10) feet above finished grade shall consist of transparent windows or glazed doors.

C. Entry Features. Porches, stoops, covered entries, or similar entry features are encouraged but not required for single-unit dwellings, except where otherwise

required by this chapter.

D. Garages.

1. Garages shall not project forward of the primary building façade.
2. Street facing garages shall be recessed a minimum of five (5) feet behind the primary façade.
3. Garage doors facing a public street shall not exceed fifty (50) percent of the width of the primary façade.

E. Manufactured Dwellings. Manufactured dwellings on individual lots shall comply with the same standards applicable to other single-unit dwellings, except where different standards are required by state or federal law.

No standard shall be applied in a manner that has the effect of prohibiting manufactured dwellings permitted under state law.

F. Zero Lot Line Dwellings. Zero lot line dwellings shall provide a recorded maintenance easement with a minimum width of ten (10) feet on the adjoining property adjacent to the zero lot line placement.

The required maintenance easement shall be recorded prior to building permit issuance.

17.22.055 Duplexes

A. Applicability. This section applies to all duplexes, defined as two dwelling units located on a single lot or parcel, regardless of building configuration.

B. Building Form and Placement.

1. Duplexes shall comply with the applicable dimensional, setback, height, and site development standards of the zoning district.
2. Duplexes may be configured in any configuration (See CPMC 17.08.030(A)(10)).

C. Street Orientation. At least one primary building entrance shall face a public street or common pedestrian accessway.

D. Garage Placement. Where garages face a public street, garage doors shall comply with applicable garage placement and façade standards in CPMC

17.22.030.

- E. Prohibited Standards. No standard shall be applied that has the effect of discouraging or precluding duplex development permitted by state law.

17.22.060 Triplexes

- A. Applicability. This section applies to all triplexes, defined as three dwelling units located on a single lot or parcel.
- B. Development Standards. Triplexes shall comply with the applicable dimensional, setback, height, and site development standards of the zoning district.
- C. Design Standards. Triplexes shall comply with the applicable general design standards in Sections 17.22.030 and 17.22.035.
- D. State Law Compliance. No standard shall be applied in a manner that has the effect of discouraging or precluding triplex development permitted by state law.

17.22.065 Fourplexes

- A. Applicability. This section applies to all fourplexes, defined as four dwelling units located on a single lot or parcel.
- B. Development Standards. Fourplexes shall comply with the applicable dimensional, setback, height, and site development standards of the zoning district.
- C. Design Standards. Fourplexes shall comply with the applicable general design standards in Sections 17.22.030 and 17.22.035.
- D. State Law Compliance. No standard shall be applied in a manner that has the effect of discouraging or precluding fourplex development permitted by state law.

17.22.070 Multifamily Housing (Five or More Units)

- A. Applicability. This section applies to all multifamily residential developments containing five (5) or more dwelling units on a single lot or parcel, including apartment buildings and similar multi-unit residential structures.
- B. Intent. Multifamily housing is intended to:
 - 1. Provide higher-density residential housing opportunities in appropriate locations;

2. Support efficient land use and proximity to services, transit, and employment; and
3. Promote pedestrian-oriented development and compatibility with surrounding development through building placement, orientation, and entry design, rather than through architectural style requirements.

C. Building Form and Placement

1. Principal Structure. One or more multifamily residential buildings may be located on a single lot, subject to the applicable dimensional standards of the zoning district.
2. Front Setback Flexibility.
Buildings may be located anywhere between the minimum and maximum front setback permitted by the zoning district.
 - a. In zoning districts that permit a zero-foot front setback, buildings may be placed at the sidewalk edge.
3. Dimensional Standards.
Multifamily housing shall comply with applicable height, setback, lot coverage, and landscaped area standards in Table 17.20.02.

D. Street Orientation and Entries

1. Primary Entrance Orientation.
At least one primary building entrance shall face a public street or a common pedestrian accessway that connects directly to a public street.
2. Ground-Floor Street Engagement.
Where ground-floor dwelling units abut a public street, individual unit entrances, stoops, patios, or similar features are encouraged where practicable but not required.
3. Blank Facades.
Street-facing building facades shall comply with the general design standards in CPMC 17.22.030.

E. Garages and Parking Structures

1. Garage Location.
Parking areas and parking structures may be located at the rear, side, interior of the site, or within the building envelope.
2. Street-Facing Parking.
Where parking structures or garage entrances face a public street, they shall comply with the garage placement and façade standards in CPMC 17.22.030(C).

- F. Open Space. Private or common open space shall be provided as required by other applicable provisions of this title. This section does not establish minimum open space requirements.
- G. Lot Standards. Multifamily housing is not subject to minimum lot area or minimum lot width requirements, except as expressly provided in Table 17.20.02.
- H. State Law Compliance
 - 1. Density and Housing Allowances.
No standard in this section shall be applied in a manner that has the effect of prohibiting or discouraging multifamily housing permitted by state law.
 - 2. Consistency with HB 2001 and ORS 197.307. Where multifamily housing is required to be permitted by state statute, development standards shall be applied in a manner that allows reasonable development of the use.

17.22.075 Cottage Clusters (Reserved)

17.22.080 Accessory Dwelling Units (*CPMC 17.77 relocated here*)

- A. Purpose. The purpose of this section is to allow for establishment of an accessory dwelling unit (ADU) in conjunction with a single-family detached dwelling within zones that allow single-family detached dwellings in accordance with ORS [197.312](#). ADUs are intended to provide more economical housing choices while encouraging additional density with minimal cost and disruption to surrounding neighborhoods and allowing more efficient use of large, older homes. (Ord. 2064 §3(part), 2020).
- B. Applicability. Accessory dwelling units (ADUs) shall be a permitted use in the R-L, R-1-10, R-1-8, R-1-6, and R-2 residential districts, and LMR, MMR, and HMR mixed-use districts within the transit oriented development (TOD) district, as accessory to single-family dwellings subject to the provisions of this chapter. (Ord. 2064 §3(part), 2020).
- C. One Unit. A maximum of one ADU shall be allowed per legally established single-family dwelling. The unit may be a detached building, in a portion of a detached accessory building (e.g., above a detached garage or workshop), or attached to or interior to the primary dwelling (e.g., addition or conversion of floor area within the existing building). (Ord. 2064 §3(part), 2020).
- D. Approval Criteria.

1. Floor Area. The maximum floor area allowed for an ADU shall be eight hundred square feet or fifty percent of the gross floor area of the primary dwelling, whichever is less, except that conversion of a new or existing level or floor (e.g., attic, or second story) of a detached accessory building (e.g., garage, workshop) to an ADU is permitted even if the floor area of the ADU would be more than eight hundred square feet.
2. Development Standards. ADUs shall meet all development standards required for residential structures per the base zone requirements (e.g., building height, setbacks, lot coverage, building design, etc.) except for the following:
 - a. Density. ADUs are exempt from the maximum density standard in the base zone in which the ADU is located; provided, that all other base zone standards are met.
 - b. Conversion of Nonconforming Structures. Conversion of an existing legally nonconforming structure to an ADU is allowed; provided, that the conversion does not increase the nonconformity and the structure complies with the Oregon Residential Specialty Code.
 - c. Parking. In accordance with ORS [197.312](#), off-street parking shall not be required to approve an ADU.
 - d. Rear Yard Setback. The rear yard setback for ADUs shall be five feet.
 - e. Building Height. Except for units constructed above a detached garage (e.g., carriage units), detached ADUs shall be limited to single-story construction and shall not exceed twenty-five feet in building height per the accessory building height standards set forth in Section [17.60.030](#)(C)(1).
3. Other Standards.
 - a. Unit Separation. For attached and interior ADUs, the primary dwelling and ADU shall be distinct with wall separation, separate building entrances and visible addresses.
 - b. Utilities. Separate utility connections may be provided at the applicant's discretion. Separate connections are not required.

- c. Transfer Prohibited. No subdivision of land, air rights or condominium is allowed so as to enable the sale or transfer of the accessory dwelling unit independently of the main dwelling unit or other portions of the property. (Ord. 2064 §3(part), 2020).

17.22.085 Manufactured Home Parks

- A. Purpose. The purpose of this section is to provide standards for the establishment, expansion, and modification of manufactured home parks in a manner that protects public health and safety, ensures adequate infrastructure and access, and complies with applicable state and federal law governing manufactured housing.
- B. Applicability.
 - 1. This section applies to all manufactured home parks and mobile home parks, including:
 - a. New parks;
 - b. Expansion of existing parks; and
 - c. Major modification of existing parks.
 - 2. Manufactured dwellings located on individual lots are regulated under CPMC 17.22.050 and are not subject to this section.
- C. Permitted Location. Manufactured home parks are permitted in zoning districts where identified in Table 17.20.01, subject to compliance with this section and applicable development standards.
- D. Review Procedure
 - 1. Manufactured home parks shall be reviewed through Site Plan and Architectural Review (SPAR) pursuant to CPMC 17.72.
 - 2. The review shall be limited to compliance with:
 - a. Applicable clear and objective standards of this title; and
 - b. State siting, health, and safety requirements.
 - 3. Discretionary review shall not be applied in a manner that has the effect of discouraging or precluding manufactured home parks permitted by state law.
- E. Site Requirements
 - 1. Minimum Site Area.

No minimum site area is established. Manufactured home parks shall be of

sufficient size to comply with applicable state siting, health, safety, and infrastructure standards.

2. Density.

Park density shall comply with the gross density range of the underlying zoning district, unless otherwise required by state law.

3. Circulation and Access.

Internal streets, emergency access, and circulation shall comply with:

- a. ORS 446 and applicable OARs; and
- b. City Public Works and Fire Department access requirements.

4. Utilities. Parks shall be served by approved water, sanitary sewer, storm drainage, and utility systems consistent with City standards and state requirements.

F. Manufactured Dwelling Spaces

1. Manufactured dwelling spaces shall comply with ORS 446.100 and applicable administrative rules, including minimum space size, separation, and setbacks.
2. No manufactured dwelling shall encroach into required accessways, walkways, or emergency access areas.

G. Common Facilities and Open Space

1. Common facilities, recreational areas, and accessory uses shall be permitted where accessory to the primary park use.
2. Required open space, if provided, shall be designed for resident use and shall not be used solely for stormwater detention unless allowed by state law.

H. Modifications and Expansions. Expansion or major modification of an existing manufactured home park shall be reviewed pursuant to this section and CPMC 17.72, limited to the area of expansion or modification.

I. State Law Compliance

1. Manufactured dwellings and manufactured home parks shall comply with:
 - a. HB 4064 (2022);
 - b. SB 458 (2021);
 - c. ORS Chapter 446; and
 - d. All other applicable state and federal laws.

2. No standard shall be applied that has the effect of excluding or discouraging manufactured housing permitted under state law.
3. Where local standards conflict with state or federal law, state or federal law shall govern.

Table 2
TOD District Zoning Standards

Standard	Zoning Districts						
	LMR	MMR	HMR	EC	GC	C	OS
Density--Units Per Net-Gross Acre (f)							
Maximum	1220	3250	NA	NA	NA	NA	NA
Minimum	67	2045	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 1,800 SF	1,500 SF	1,200 SF	NA	NA	NA	NA
Duplexes	3,000 SF (I)	2,700 SF (I)	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 (I)	2,700 SF (I)	1,500 SF	NA	NA	NA	NA
Multifamily	NA	NA	NA	NA	NA	NA	NA
Minimum Lot Width							
Large single-family	50' 45'	NA	NA	NA	NA	NA	NA

Table 2 TOD District Zoning Standards							
Standard	Zoning Districts						
	LMR	MMR	HMR	EC	GC	C	OS
Standard single-family	50'	NA	NA	NA	NA	NA	NA
Zero lot line detached	30'	30'	NA	NA	NA	NA	NA
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'	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							

Table 2 TOD District Zoning Standards							
Standard	Zoning Districts						
	LMR	MMR	HMR	EC	GC	C	OS
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-Gross~~ acre equals the area remaining after deducting environmental lands, including floodways, wetlands, and riparian corridors., ~~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.

(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).

RECOMMENDATION NO. 2026-03

A CITIZEN'S ADVISORY COMMITTEE RECOMMENDATION TO APPROVE LEGISLATIVE AMENDMENTS TO TITLE 17 (ZONING) OF THE CENTRAL POINT MUNICIPAL CODE TO UPDATE RESIDENTIAL LAND USE AND DEVELOPMENT STANDARDS, CONSOLIDATE RESIDENTIAL DISTRICTS, EXPAND ALLOWED HOUSING TYPES, AND ESTABLISH MINIMUM DENSITIES.

(File No. ZC-26001)

Whereas: The Citizen's Advisory Committee (CAC) is a group of Central Point residents that promotes and increases community involvement in all stages of the planning process;

Whereas: The CAC advises the City Council and/or the Planning Commission on matters of general community interest, including housing, public facilities, transportation, land use, zoning, annexation, and community design;

Whereas: On February 17, 2026, the Citizen's Advisory Committee met to consider proposed amendments to Title 17 (Zoning) of the Central Point Municipal Code;

Whereas: The purpose of the amendments is to update residential land use and development standards to implement the City's Regional Planning obligation to plan for a minimum average density of 6.9 units per acre and to bring land development regulations into conformance with state housing laws;

Whereas: During the meeting, staff presented an overview of the proposed changes, including:

- Consolidation of existing Residential Districts (R-L, R-1, R-2, and R-3) into one new chapter with a master land use table and unified development standards;
- Expansion of allowed housing types to include duplexes, accessory dwelling units (ADUs), and middle housing types to comply with HB 2001 and to support housing diversity while maintaining small-town character;
- Creation of a new Residential Use chapter consolidating all residential uses including ADUs, manufactured dwellings, and manufactured dwelling parks;
- Complete revision of the Definitions chapter to provide uniform, clearly organized definitions citywide; and,

Whereas: Staff noted that some sections contain minimal standards or are marked as reserved pending additional community engagement, and that staff is currently testing proposed development standards against real-world scenarios to ensure they function as intended;

Whereas: The Committee expressed general support for the proposed amendments, noting that the changes make the City's development standards easier to understand,

more predictable for applicants, and better aligned with state housing requirements and regional planning obligations.

Now Therefore Be It Resolved, that on October 21, 2025, during a regularly scheduled meeting, the City of Central Point Citizen’s Advisory Committee recommended approval of the proposed land development code amendments in Title 16 and Title 17, as presented by staff.

Kristy Painter, Chairperson

Stacey Boals

Justin Idiart

Diana Piels

Pamela Allister

John Eaton

Terri Rose

Attest:

Stephanie Powers, Planning Director