

PLANNING COMMISSION MEETING AGENDA



March 3, 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

- A. Approval of the December 2, 2025 Meeting Minutes

50. Public Appearances

60. Business

- A. Environmental Management Element
- B. Environmental Overlay - Text Amendment

70. Discussion Items

80. Administrative Reviews

- A. Cartiva Site Plan and Architectural Review (SPAR-25003)

90. Miscellaneous

- A. Planning Director Report
- B. Planning Commissioner Reports

100. Adjournment

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[AGENDA_FOOT]

PLANNING COMMISSION MEETING MINUTES



December 2, 2025

6:00 PM

Email planning@centralpointoregon.gov

to request a Zoom link for virtual participation

www.centralpointoregon.gov

1. Meeting Called to Order

The meeting was called to order at 6:00 p.m.

2. Roll Call

Present: Alicia Van Riggs (Chair), Tom Van Voorhees, Kay Harrison, and Royce Chambers, Jim Mock and Rick Aarons.

Staff: Stephanie Powers, Planning Director and Cecelia Bagnoli, Community Planner I.

3. Correspondence

None.

4. Approval of Minutes

A. Approval of November 4, 2025 Meeting Minutes

Rick Aarons made a motion to approve the November 4, 2025 Minutes. Royce Chambers seconded. ROLL CALL: Tom Van Voorhees—yes; Kay Harrison—yes; Jim Mock—yes; Rick Aarons—yes; Alicia Van Riggs—yes; Royce Chambers—yes. **Motion Passed.**

5. Public Appearances

None.

6. Business

A. Sign Code Update Resolution of Intent.

Community Planner Cecelia Bagnoli presented proposed updates to Central Point's signage regulations, last comprehensively updated in the early 1980s. The goal is to modernize the regulations for legal compliance, clarity, public safety, and alignment with community values and character.

Ms. Bagnoli reviewed illumination standards, noting that internally illuminated signs are prohibited in the Transit Oriented Development (TOD) Overlay but allowed elsewhere. She provided examples distinguishing external and internal illumination. Commissioners discussed illumination standards and expressed a desire to maintain stricter illumination limits in TOD areas to preserve neighborhood character.

Ms. Bagnoli provided an overview of current regulations regarding billboards and digital signs, which are prohibited citywide with the exception of scoreboards in the Civic Zone within the TOD Overlay. Commissioners discussed whether to allow digital signs and billboards, considering aesthetics, light pollution near homes, and potential business benefits. Commissioners agreed to continue prohibiting billboards but were open to exploring narrowly defined digital signage allowances in select zones.

Nonconforming signs were discussed. Under current rules, nonconforming signs may remain until relocated, enlarged, or altered. Ms. Bagnoli presented an alternative rule that would require nonconforming signs to be brought into compliance when property use changes or signs are removed. Commissioners favored a more proactive compliance approach to bring signage into alignment with updated code standards.

Commissioners discussed murals and historic signs, noting their potential to enhance community character. Ms. Bagnoli stated she would research how peer cities regulate murals. Planning Director Stephanie noted that the Arts Commission and City Council currently make decisions about murals in the City, and any proposed changes would need to consider the existing approval framework.

Ms. Bagnoli presented current regulations regarding materials and scale. Preferred materials identified by the Commissioners included wood, metal, and stone to enhance small-town character. They favored avoiding flat, internally illuminated plastic cabinets. Commissioners stated that national chains should adapt signage to local aesthetics, citing examples from other communities. Consensus was to encourage natural materials and pedestrian-scale signage.

Ms. Bagnoli presented two options for regulating signage: by zone (current method) or by creating sign districts. The Commissioners favored retaining the zoning-based approach.

Ms. Bagnoli requested that the Planning Commission consider the Resolution of Intent to initiate the application and authorize staff to proceed with the code amendments. She noted that next steps would include drafting preliminary amendments based on the Commission's feedback and returning to the Commission for review and refinement before beginning the adoption process.

Motion: Rick Aarons made a motion to approve Resolution No. 939, declaring the Planning Commission's intent to initiate amendments to Titles 15 and 17 of the Municipal Code addressing sign code regulations.

Second: Kay Harrison

Roll Call Vote:

- Tom Van Voorhees — Yes
- Kay Harrison — Yes
- Jim Mock — Yes
- Rick Aarons — Yes
- Alicia Van Riggs — Yes
- Royce Chambers — Yes

Motion Passed.

7. Discussion Items

None.

8. Administrative Reviews

None.

9. Miscellaneous

A. Planning Director Report

Planning Director Stephanie Powers provided a brief report noting that work continues on the Environmental Element and Residential Zoning Code updates. She also reminded the Commissioners that there would be no meeting in January due to holidays and lack of agenda items. The next meeting is scheduled for February 2026.

B. Planning Commissioner Reports

- Commissioner Harrison reported positive community feedback from Small Business Saturday noting that residents appreciate Central Point's growth compared to Medford.
- Commissioner Van Voorhees raised concerns about missing sidewalks and walkability. Stephanie responded that improvements mainly occur through redevelopment projects.
- Commissioner Harrison mentioned safety issues near Crater High School due to missing sidewalks. Commissioner Harrison suggested exploring grants from Safe Routes to School to connect sidewalks around schools.

10. Adjournment

Commissioner Rick Aarons moved to adjourn the meeting. Commissioner Kay Harrison seconded. The meeting was adjourned at 7:13 p.m.

The foregoing minutes of the November 4, 2025 Planning Commission meeting were approved at its meeting on December 2, 2025.

Alicia Van Riggs
Planning Commission Chair

Staff Report

Environmental Management Element
Comprehensive Plan Amendment
File No. CPA-23004

March 3, 2026

Item Summary

Conduct a public hearing and consider Major Amendments to the Comprehensive Plan Environmental Management Element. The amendments include updating the Environmental Overlay in the Land Use Element and providing new goals and policies that address the Statewide Planning Goals.

Applicant: City of Central Point. **File No.:** CPA-23004. **Associated File(s):** ZC-26002.

Staff Source

Justin Gindlesperger, Community Planner III

Background

The City is proposing amendments to the Central Point Comprehensive Plan Environmental Management Element to accomplish the following:

- Update goals and policies addressing Statewide Planning Goals 5, 6, & 7 (Attachment 1); and,
- Adopt the City's first Local Wetland Inventory (Attachment 2) and Riparian Corridor Inventory (Attachment 3); and
- Incorporate the findings of the updated Historic Resource Inventory (Attachment 4); and
- Incorporate the Local Wetland and Riparian Corridor Inventories into the existing Environmental Overlay in the Land Use Element of the Comprehensive Plan.

The proposed Comprehensive Plan amendments are necessary to meet resource inventory requirements, ensure consistency with the Statewide Planning Goals, and support the City's long-range planning objectives. The updates will strengthen environmental stewardship, enhance community resilience and protect public health and safety.

The proposed changes are necessary to support the orderly annexation of lands into the City. A subsequent amendment to the Zoning Ordinance will establish standards

that protect resources identified in the inventories, promote informed land use decisions, provide clarity for property owners, and ensure consistent application of standards citywide.

Issues

The primary issue is to update goals and policies in the Comprehensive Plan that address Statewide Planning Goals 5, 6, and 7; adopt the Local Wetland and Riparian Corridor Inventories; and incorporate the resource and environmentally sensitive areas into the Environmental Overlay of the Land Use Element.

Findings of Fact & Conclusions of Law

The proposed Comprehensive Plan amendments have been reviewed against and found to comply with the following review criteria as demonstrated in the Planning Department Findings of Fact and Conclusions of Law (Attachment 3):

- CPMC 17.96, Comprehensive Plan and Urban Growth Boundary Amendments, including:
 - Statewide Planning Goals
 - City of Central Point Comprehensive Plan; and,
- OAR 660-012-0330, Land Use Requirements.

Attachments

Attachment 1 – Environmental Management Element

Attachment 2 – Local Wetland Inventory – Excerpted here

Attachment 3 - 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>

Attachment 4 - Historic Inventory Update

Attachment 5 – Findings of Fact and Conclusions of Law

Attachment 6 – Resolution No. 940

Action

Conduct a public hearing and consider the proposed text and map amendments to Environmental Management Element per the Findings of Fact and Conditions of Law and recommend the City Council 1) Approve, 2) Approve with Revisions, or 3) Deny the application.

Recommendation

Approve Resolution No. 940, a resolution recommending approval of the amendments to the Comprehensive Plan Environmental Management Element text and Environmental Overlay Map.

Recommended Motion

I move to approve Resolution No. 940, a resolution forwarding a favorable recommendation for major amendments to the Comprehensive Plan Environmental Element text and Environmental Overlay map.



Environmental Management Element

2026-2046

City of Central Point Comprehensive Plan

City Council

December __, 2025

Ordinance No. __

Updated

December __, 2025

Ordinance No.

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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, enhancing natural areas, and protecting 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~~ such as clean-up projects, tree planting and habitat restoration.

5.1.2 Bear Creek Greenway

Access to Bear Creek Greenway 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~~federal and ~~State~~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~~mitigate 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 such as 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, supporting 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 modernizing development standards ~~that to~~ focus on flexibility of designs and 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-engage residents, businesses and community organizations in planning and development decisions-process 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.

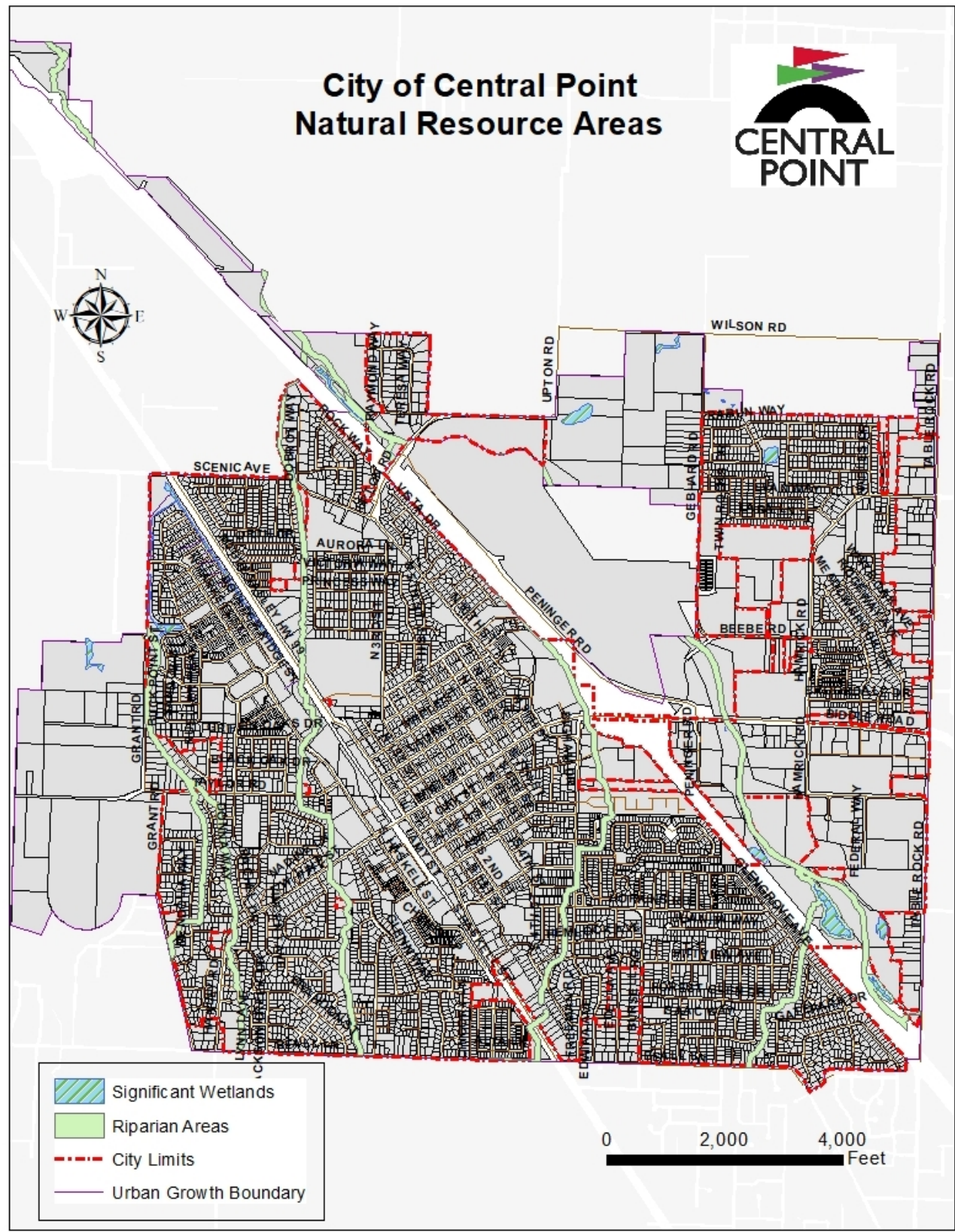
Policies

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.

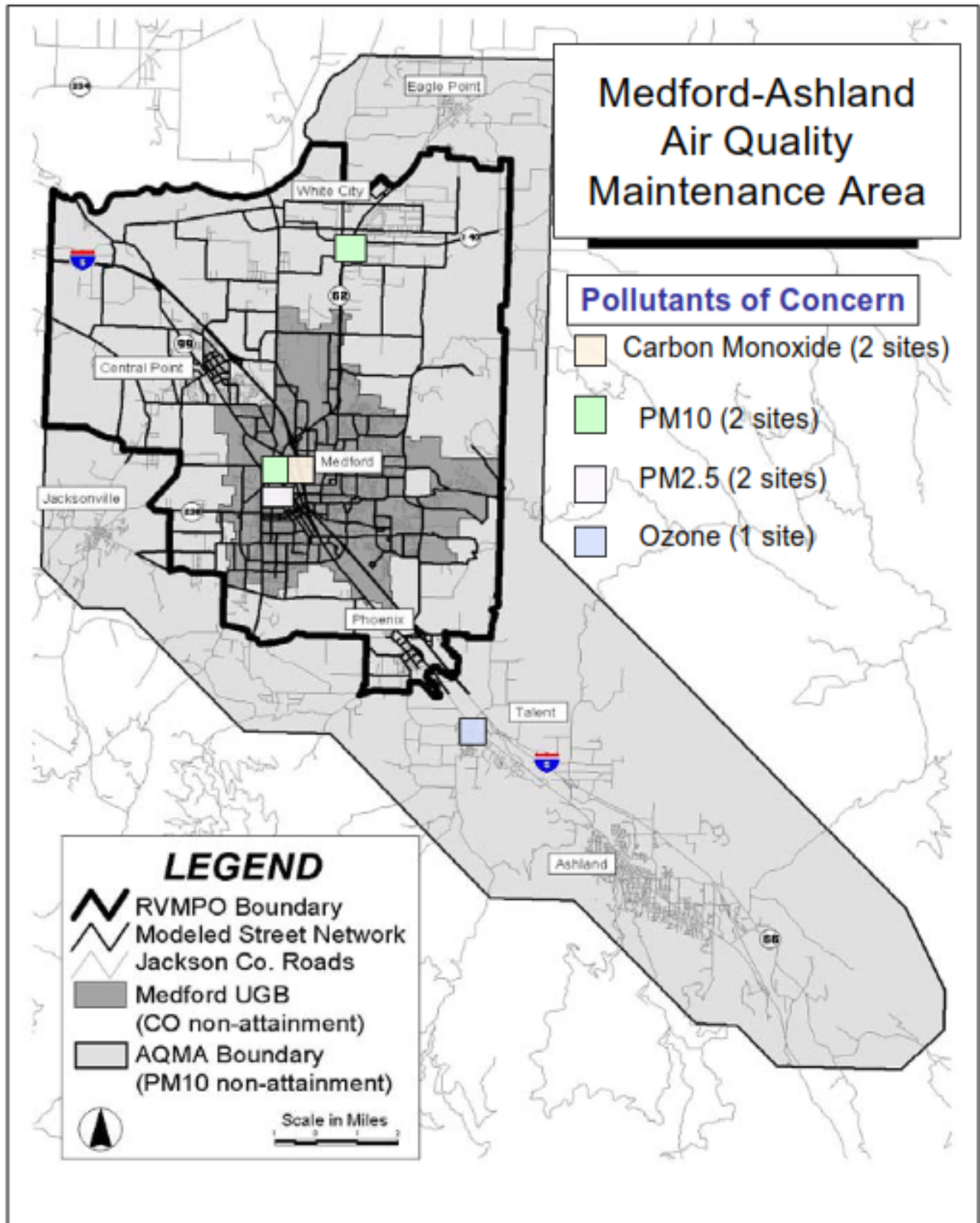
4. Promote community events such to engage residents in environmental practices and to visit natural resource areas.

Appendix A. Maps

MAP 1.1: NATURAL RESOURCE AREAS



MAP 1.2: AIR QUALITY MAINTENANCE AREA



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.

Central Point

Local Wetlands Inventory



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PHS Project Number: 7421

June 25, 2025



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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.

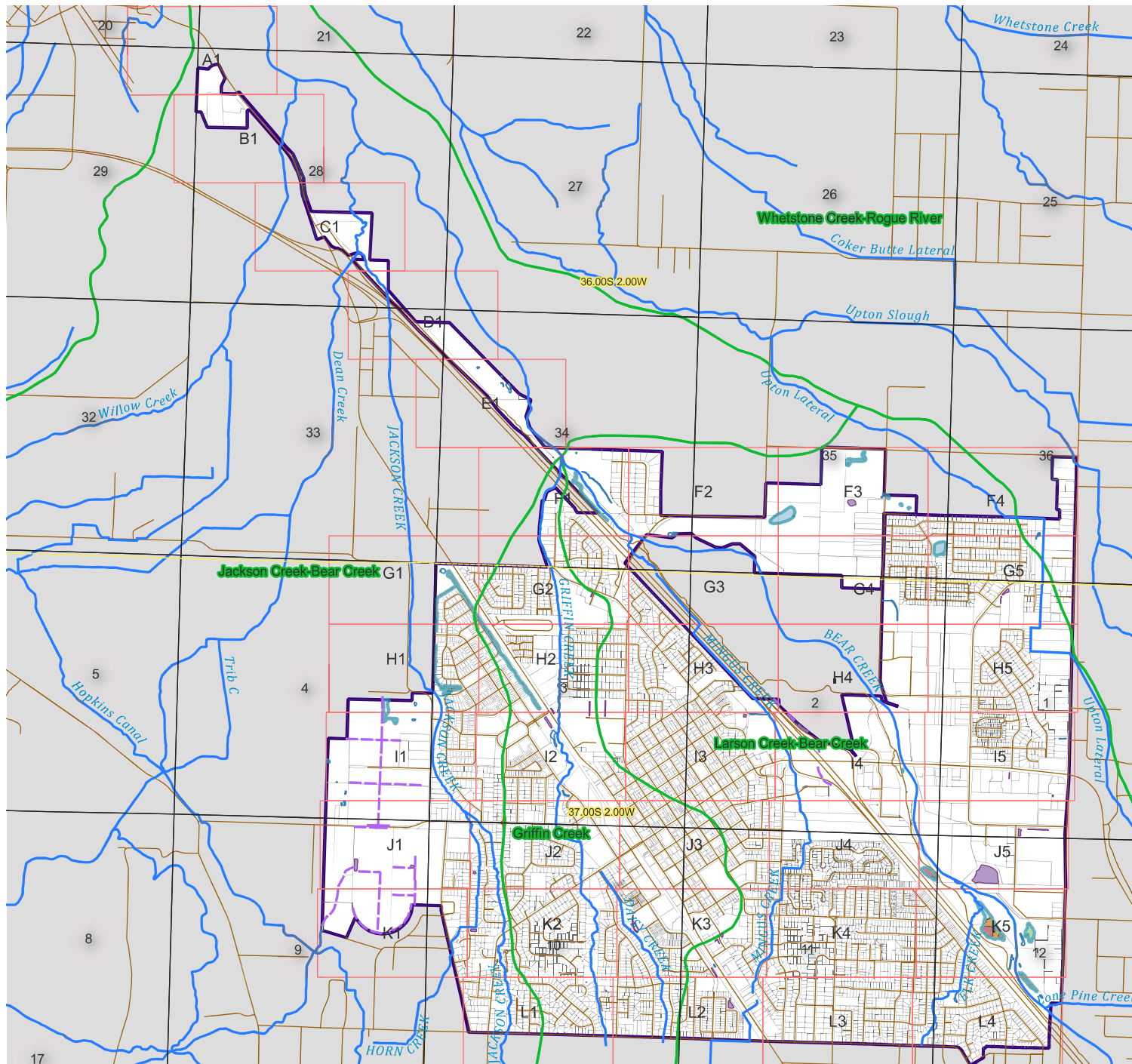
Table 1. Wetland Acreage by Cowardin Classification

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



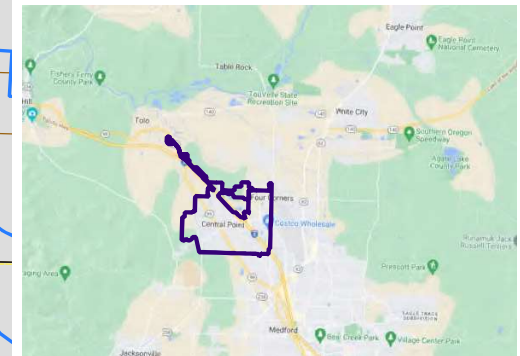
City of Central Point Local Wetland Inventory

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



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Central Point Riparian Inventory

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July 28, 2023



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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.

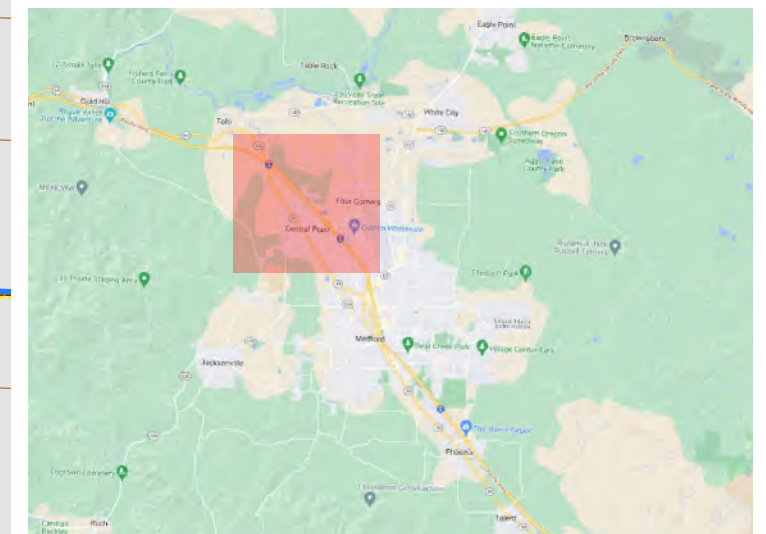
Appendix A

Riparian Buffer Maps

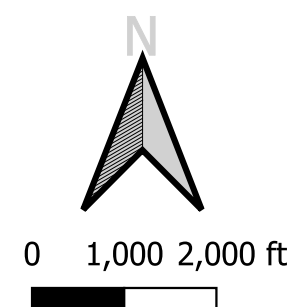


City of Central Point Riparian Buffer Overview Map

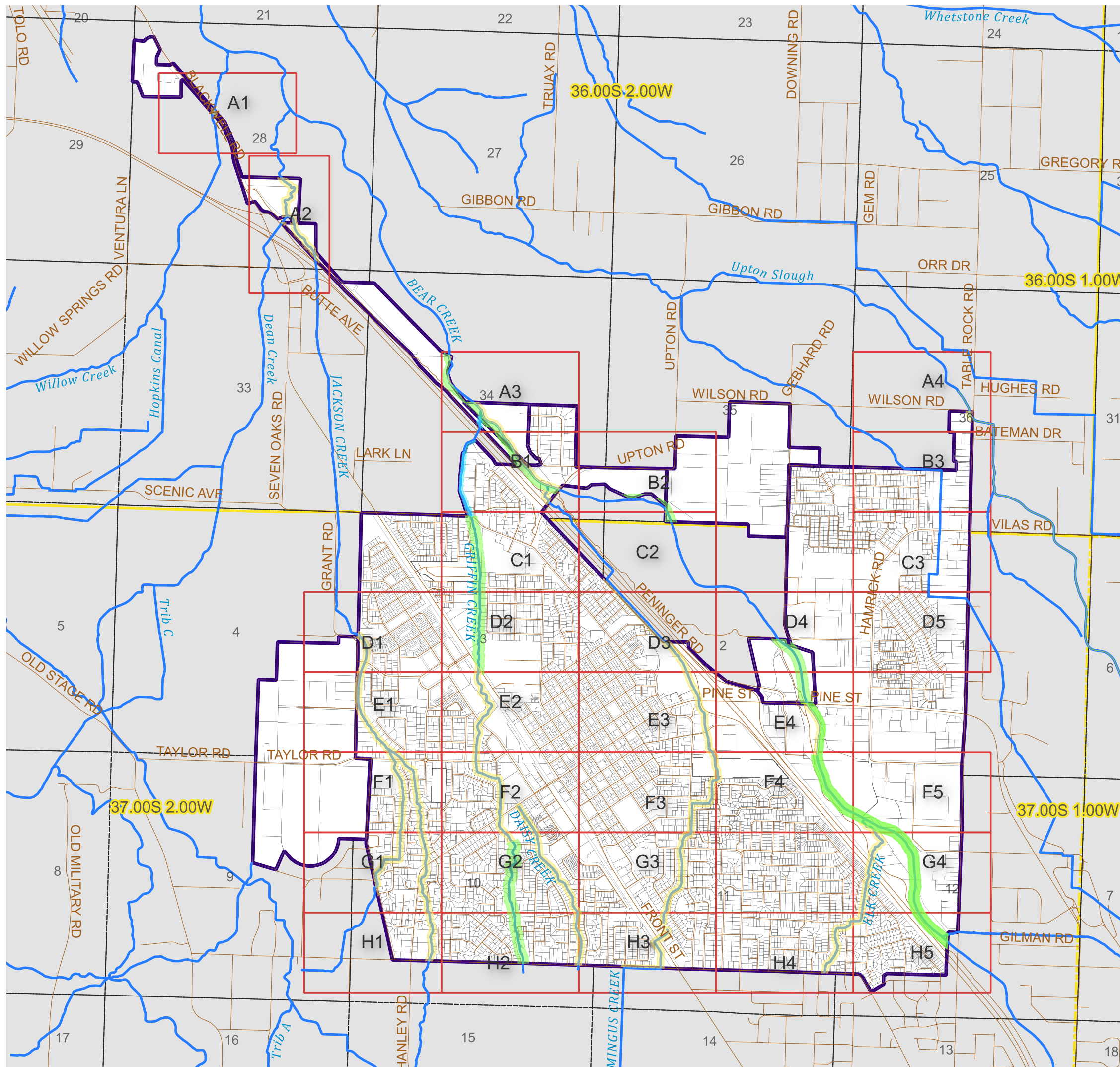
- Study Area
- Streets
- Streams
- Taxlots
- 60' Buffer
- Sections
- 75' Buffer
- Township and Range
- 120' Buffer



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

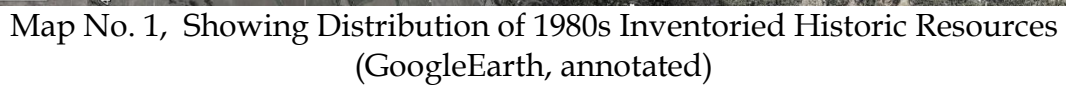
documented buildings have been well-maintained and, in some cases, rehabilitated. Five (5) of the resources in 1980 inventory are now listed on the National Register of Historic Places, whereas only three were so listed at the time of the inventory was prepared. One (1) NR-listed property, the Conro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

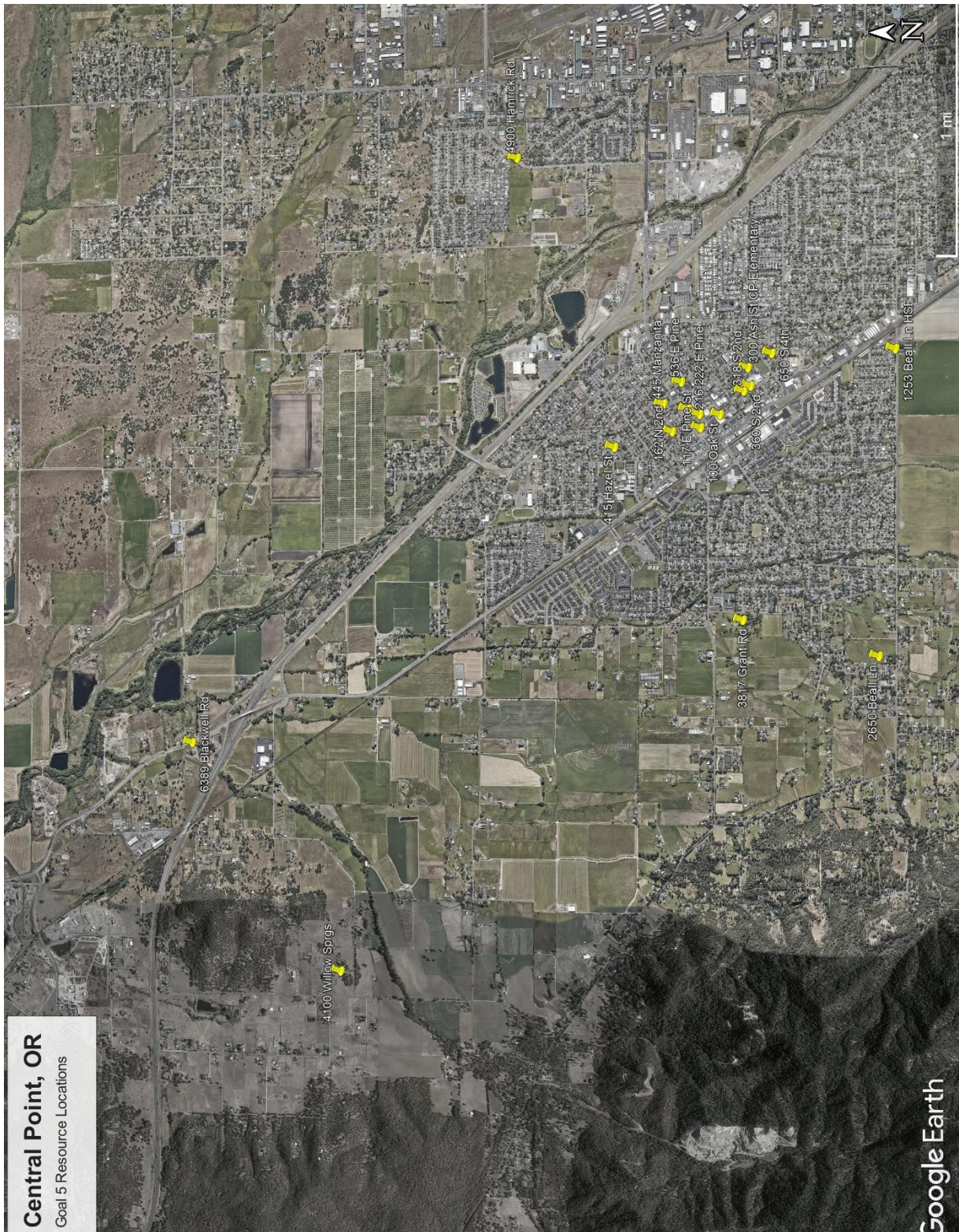
Bold properties are or were listed on the National Register of Historic Places.

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

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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

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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

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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: 50 Amy 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: _____

township: _____ range: _____ section: _____ 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: Site incorporated into Twin Creeks development project

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

Central Point Elementary
300 Ash
Central Point, Jackson County

LOCATION AND PROPERTY NAME

address: 300 Ash ☐ apprx.
300-450 addrs

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: _____

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 #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: 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 #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

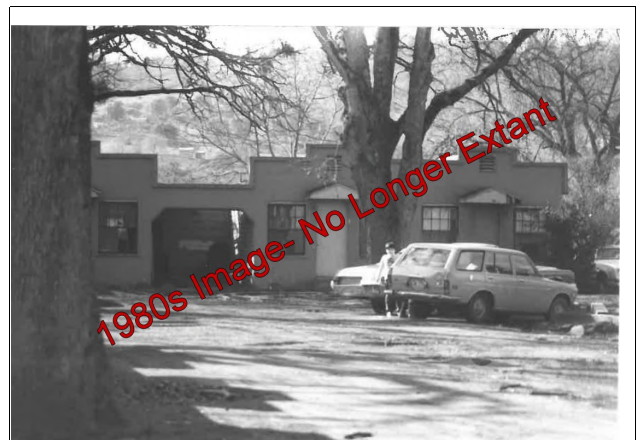
NR date listed:

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: <u>635 Fourth 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> (indiv listed only; see Grouping for hist dist)
primary constr date: <u>1909</u> (c.) ☒ secondary date: <u> </u> (c.) ☐ (optional--use for major addns)	NR date listed: <u> </u>
primary orig use: <u>Sinale Dwellina</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>Address was 650 in G5 Element, dated 1909 per Jackson County Assessor</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

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: 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 #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: _____

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 #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: <u>3075 Hanley Rd</u> ☐ apprx. addr	historic name: <u>Bursell, Victor 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>10</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>eligible/significant</u>	NR status: <u> </u> (indiv listed only; see Grouping for hist dist)
primary constr date: <u>1919</u> (c.) ☒ secondary date: <u> </u> (c.) ☐ (optional--use for major addns)	NR date listed: <u> </u>
primary orig use: <u>Sinle 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>Included in Jackson County Inventory (Site #217), National Register Listed</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 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

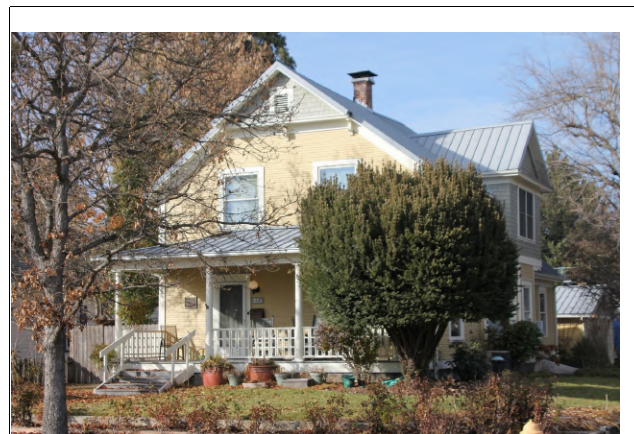
NR date listed: _____

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)



from 1980s G5 Element

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: 318 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): 2

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:

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 County Assessor. 2nd early dwelling 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 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

ENVIRONMENTAL MANAGEMENT ELEMENT AND ENVIRONMENTAL OVERLAY

FINDINGS OF FACT AND CONCLUSIONS OF LAW

File No.: CPA-23004 and ZC-26002

Applicant:	)	Findings of Fact
City of Central Point	)	and
140 S 3 rd Street	)	Conclusion of Law
Central Point OR 97502	)	

Part 1 - Introduction

The City is amending the Comprehensive Plan Environmental Management Element and Zoning Ordinance to accomplish the following:

- Update the Comprehensive Plan Environmental Management Element to address Statewide Planning Goal 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);
- Incorporate the City's first Local Wetland and Riparian Corridor Inventory into the existing Environmental Overlay in the Land Use Element of the Comprehensive Plan;
- Integrate findings from the updated to the historic resource inventory to reflect current conditions and state requirements for historic resources;
- Integrate findings from current floodplain studies and mapping, water quality assessments and hazard mitigation planning;
- Implement new resource protection measures and development standards in the Central Point Municipal Code (Title 17);

The purpose of these findings is to demonstrate that the proposed Comprehensive Plan and Zoning Code amendments are consistent with requirements set forth in OAR 660-012-0060, as well as the Statewide Planning Goals, Central Point Comprehensive Plan and Zoning Ordinance.

1.1 Applications

There are two (2) applications required to update the Comprehensive Plan Environmental Element, update the Environmental Overlay map and implement new development standards in the Central Point Municipal Code:

- 1.1.1 Comprehensive Plan Amendment and Environmental Overlay Map Amendment (File No.: CPA-23004) - The proposed amendment to the Environmental Management Element includes updating goals and policies to address Statewide Planning Goals 5, 6, & 7; incorporating new and updated resource inventories into the comprehensive plan; and integrating findings from current floodplain studies and mapping, water quality assessments and hazard mitigation planning.

1.1.2 Zoning Text Amendment (File No.: ZC-26002)

The proposed zoning text amendment implements new resource protection measures and development standards for development in environmentally sensitive areas.

1.2 Procedural Requirements

The proposed amendments include policy, regulatory and map changes. Given the broad scope of the changes that apply new policies and regulations, the applications qualify as major legislative amendments pursuant to CPMC 17.96.300 and CPMC 17.10.300(A) and are being processed using Type IV (Legislative) procedures in a consolidated proceeding.

1.3 Approval Criteria

Comprehensive Plan and Zoning Ordinance amendments, text and map changes are subject to overlapping approval criteria as follows:

- OAR 660-012-0060
- Statewide Planning Goals
- Central Point Comprehensive Plan
- CPMC 17.96, Comprehensive Plan and Urban Growth Boundary Amendments
- CPMC 17.10, Zoning Code Map and Text Amendments

Part 2 - Background

The Environmental Management Element provides the policy framework for protecting and managing the City's natural and historic resources while supporting orderly growth. It establishes goals and policies focused on resource protection, environmental quality, hazard mitigation, resilience, and appropriate recreational access.

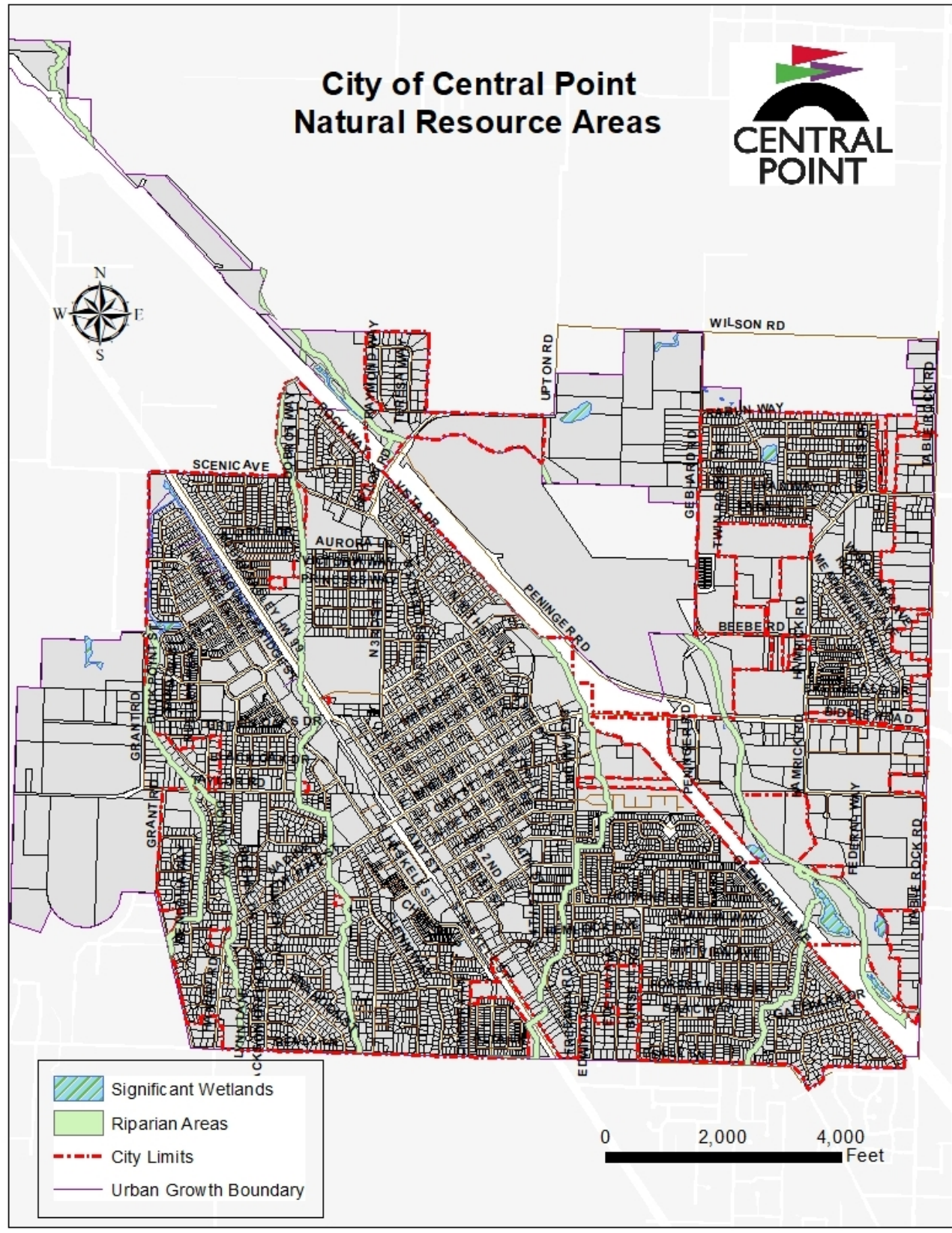
The Element was last updated in 1983 and does not fully address current state requirements or local conditions. In particular, it does not adequately address Oregon's Statewide Planning Goal 5 (Natural Resources, Scenic and Historic Areas, and Open Spaces), Goal 6 (Air, Water and Land Resources Quality), and Goal 7 (Areas Subject to Natural Disasters and Hazards). An update is necessary to ensure continued compliance with these goals, incorporate current resource data, and support the orderly annexation and development of land within the City.

The proposed amendments will:

- Revise environmental goals and policies to align with Statewide Planning Goals 5, 6, and 7;
- Adopt and incorporate the City's first Local Wetland and Riparian Corridor Inventory into the existing Environmental Overlay in the Comprehensive Plan;
- Update the historic resources inventory to reflect current conditions and applicable state requirements;
- Incorporate findings from recent floodplain studies and mapping, water quality assessments, and hazard mitigation planning efforts; and
- Clarify and implement resource protection measures and development standards for environmentally sensitive areas.

The updated Environmental Management Element provides clear policy direction for conserving natural resources, protecting environmental quality, and reducing hazard vulnerability. In doing so, it supports the City's broader objective of maintaining livability while accommodating planned growth.

FIGURE 1. NATURAL RESOURCE AREAS



**City of Central Point
Natural Hazard Areas**

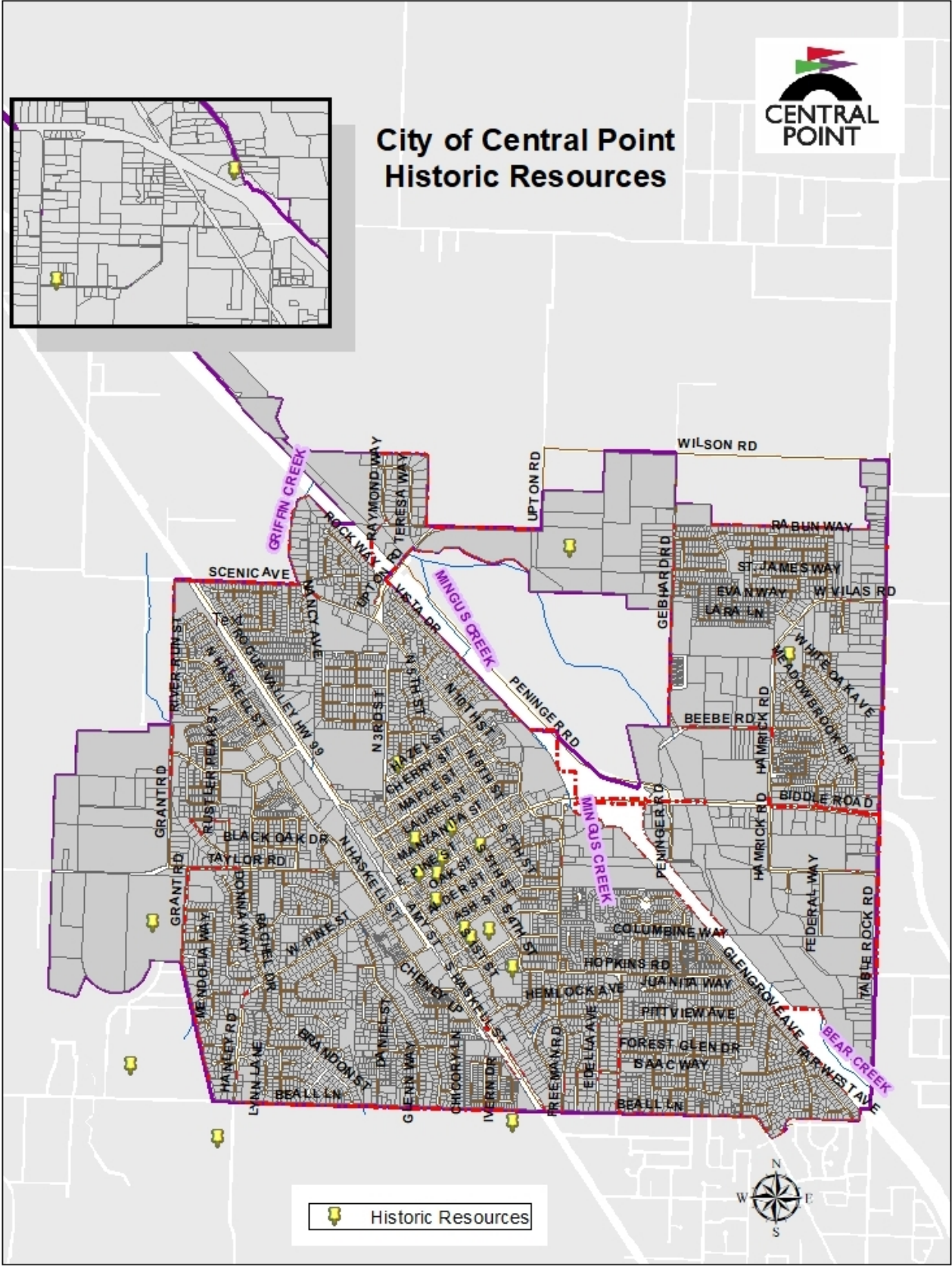
**CENTRAL
POINT**

Legend:

- Wildland Urban Interface
- Special Flood Hazard Area
- City Limits
- Urban Growth Boundary

Scale: 0, 2,000, 4,000 Feet

Figure 3. Historic Resource Inventory



PART 3 - ZONING CODE COMPLIANCE

17.10.200 Initiation of amendments.

A proposed amendment to the code or zoning map may be initiated by either:

- A. A resolution by the planning commission to the city council;
- B. A resolution of intent by the city council; or for zoning map amendments;
- C. An application by one or more property owners (zoning map amendments only), or their agents, of property affected by the proposed amendment. The amendment shall be accompanied by a legal description of the property or properties affected; proposed findings of facts supporting the proposed amendment, justifying the same and addressing the substantive standards for such an amendment as required by this chapter and by the Land Conservation and Development Commission of the state. (Ord. 1989 §1(part), 2014).

Finding CPMC 17.10.200: *On February 12, 2026, the City Council approved Resolution No 1861 declaring the Council's intent to initiate comprehensive plan and map amendments and text amendments to the zoning code.*

Conclusion 17.10.200: *Consistent.*

17.10.300 Major and minor amendments.

There are two types of map and text amendments:

A. Major Amendments. Major amendments are legislative policy decisions that establish by law general policies and regulations for future land use decisions, such as revisions to the zoning and land division ordinance that have widespread and significant impact beyond the immediate area. Major amendments are reviewed using the Type IV procedure in Section 17.05.500.

B. Minor Amendments. Minor amendments are those that involve the application of adopted policy to a specific development application, and not the adoption of new policy (i.e., major amendments). Minor amendments shall follow the Type III procedure, as set forth in Section 17.05.400. The approval authority shall be the city council after review and recommendation by the planning commission. (Ord. 1989 §1(part), 2014; Ord. 1874 §3(part), 2006).

Finding CPMC 17.10.300: *The proposed amendments are revisions to the comprehensive plan and map and to the zoning ordinance that establish policies and regulations for future land use decisions. The requested change is a Major Amendment and have been processed in accordance with Type IV procedures in CPMC 17.05.500.*

Conclusion CPMC 17.10.300: *Consistent.*

17.10.400 Approval criteria.

A recommendation or a decision to approve, approve with conditions or to deny an application for a text or map amendment shall be based on written findings and conclusions that address the following criteria:

- A. Approval of the request is consistent with the applicable statewide planning goals (major amendments only);

Finding CPMC 17.10.400 (A): The proposed amendments have been reviewed against the Statewide Planning Goals and found to comply as follows:

Goal 1- Citizen Involvement. This goal requires that all citizens be given the opportunity to be involved in all phases of the planning process. As evidenced by the land use notifications, including notice to DLCD on January 26, 2026, notice published in a local newspaper and advertisement on the City's website (www.centralpointoregon.gov/projects), the City has duly noticed the application as necessary to allow the opportunity for citizen participation in the public hearings scheduled with the Planning Commission (03-03-2026) and City Council (03-26-2026) for the proposed map changes consistent with Goal 1.

Goal 2 – Land Use Planning. Goal 2 addresses the land use planning procedures in Oregon, including the need to adopt comprehensive plans and implementing ordinances based on factual information. The proposed change is based on factual information from the existing policy in the comprehensive plan, information compiled in the resource inventories, and the municipal code.

Goal 3 – Agricultural Lands. Goal 3 addresses agricultural land within rural areas. The proposed amendments do not affect agricultural lands or agricultural buffers that would be required adjacent to agricultural lands outside the urban growth boundary. On this basis, Goal 3 does not apply to the proposed plan, map and text amendments.

Goal 4 – Forest Lands. Goal 4 addresses forest lands within rural areas. The proposed map amendment does not affect forest lands or lands adjacent to forest lands; therefore, Goal 4 does not apply.

Goal 5 – Open Spaces, Scenic and Historic Areas, and Natural Resources. Goal 5 establishes a process for each natural and cultural resource to be inventoried and evaluated. The proposed amendments specifically address Goal 5 by incorporating new and updated inventoried resources, including wetlands, riparian corridors and historic resources, while integrating findings from current floodplain studies and mapping. The proposed text amendments establish land use standards for properties with environmental resources.

Goal 6 – Air, Water and Land Resources Quality. Goal 6 requires local comprehensive plans and implementing ordinances to comply with state and federal regulations on air, water and land quality resource requirements. The proposed amendments integrate the findings from regional water quality assessments and air quality monitoring for pollutants of concern in the Medford-Ashland Air Quality Maintenance Area that includes the Central Point as part of the Rogue Valley Municipal Planning Organization (RVMPO).

Goal 7 – Areas Subject to Natural Hazards. Goal 7 requires appropriate safeguards when planning for development in floodplains or other areas subject to natural hazards. The proposed amendments integrate the findings from the Natural Hazard Mitigation Plan, recently updated in a multi-jurisdictional process that included communities throughout Jackson County. Proposed policies, actions and standards are intended to minimize losses and protect areas subject to the dangers from natural hazards.

Goal 8 – Recreational Needs. This goal requires communities to inventory existing parks and recreational facilities, and to project the needed facilities to serve all

populations within the community. The proposed amendments identify natural and cultural resources, implement policies to protect the quality of water, air and land resources, and identify strategies to maintain a resilient community that is subject to natural hazards. While resource areas may fulfill a need in providing areas for recreation, the intent of the proposed amendments is to identify and conserve resources and therefore are not expected to directly address recreational needs. On this basis, Goal 8 does not apply to the proposed amendments.

Goal 9 – Economy of the State. Goal 9 addresses diversification and improvement of the economy and specifically addresses commercial and industrial land. The proposed amendments are intended to identify natural and cultural resources, implement policies to protect the quality of water, air and land resources, and identify strategies to maintain a resilient community that is subject to natural hazards. The proposed plan amendments promote the efficient use of lands and the proposed text amendments establish land use standards for properties with environmental resources. The amendments do not directly address policies for commercial or industrial lands; therefore, Goal 9 does not apply.

Goal 10 – Housing. Goal 10 requires local communities to plan for and accommodate housing needs in the City. The proposed plan amendments promote the identification and efficient use of lands most suitable for development. In addition, the proposed text amendments establish land use standards for properties with environmental resources. However, the amendments do not directly address housing production within the City. On this bases, Goal 10 does not apply.

Goal 11 – Public Facilities and Services. Goal 11 calls for efficient planning of public services such as sewer, water, law enforcement and fire protection to assure that public services are planned in accordance with a community's needs and capacities rather than to be forced to respond to development as it occurs. Public facilities and services are planned in accordance with the Comprehensive Plan Public Facilities Element and updated master plans for water, stormwater, etc. On this basis, Goal 11 does not apply.

Goal 12 – Transportation. Goal 12 aims to provide a safe, convenient and economic transportation system. Local planning of the transportation system for Central Point is addressed in the Transportation System Plan that satisfies the requirement of Goal 12. The proposed amendments promote the efficient use of lands within the urbanized area, but do not directly address the transportation system.

Goal 13 – Energy. Goal 13 has to do with conserving all forms of energy. The proposed amendments identify natural and cultural resources, implement policies to protect the quality of water, air and land resources, and identify strategies to maintain a resilient community that is subject to natural hazards. As such, the proposed plan, map and text amendments address energy utilization in Central Point.

Goal 14 – Urbanization. Urbanization is the process by which the City grows and Goal 14 has to do with managing the City's growth in conjunction with projected land needs based on population and land use. The proposed plan amendments promote the efficient use of lands by recognizing the environmental pressures from increased growth/urbanization and provides the tools to mitigate these impacts.

Goals 15- Applies to the Willamette Valley and does not apply to the City of Central Point.

Goals 16-19 - Applies to coastal areas and does not affect the City of Central Point.

Conclusion CPMC 17.10.400(A): Based on the nature of the proposed amendment and the findings above, the proposed changes to Comprehensive Plan Environmental Management Element, the Environmental Overlay map and the Central Point Municipal Code (Title 17) are consistent with all applicable Statewide Planning Goals.

B. Approval of the request is consistent with the Central Point comprehensive plan (major and minor amendments);

Finding CPMC 17.10.400 (B): A review of the Central Point Comprehensive Plan identified the following relevant policies:

Urbanization Element:

Policy 5: Promote efficient and economical patterns of mixed land uses and development densities that locate a variety of different life activities, such as employment, housing, shopping and recreation in convenient proximity; and that are, or can be made, accessible by multiple modes of transportation—including walking, bicycling, and transit in addition to motor vehicles—within and between neighborhoods and districts.

Finding Urbanization Policy 5: 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.

Conclusion Urbanization Policy 5: Consistent

Parks Element:

Goal 3: Acquire and develop a high-quality, diversified system of parks, recreation amenities and open spaces that provide equitable access to all residents.

Policy 3.10: Manage vegetation in natural areas to support or maintain native plant species, habitat function and other ecological values; remove and control non-native or invasive plants as appropriate.

Finding Policy 3.10: The Environmental Management Element balances the need for future development with a safe, resilient and healthy environment including well-designed urban landscapes with accessible parks. It focuses on the City's goals to improve overall environmental quality that includes protecting natural resources, reducing pollution and enhancing habitat and natural areas.

Conclusion Policy 3.10: Consistent.

Land Use Element:

Residential Policy 1: To ensure a high degree of livability and environmental quality in all residential areas of Central Point.

Finding Residential Policy 1: The Environmental Management Element identifies 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. Environmental quality is essential to creating a healthy, vibrant city where people want to live.

Conclusion Residential Policy 1: Consistent

Conclusion CPMC 17.10.400(B):Based on the evaluation of applicable Comprehensive Plan policies, the proposed comprehensive plan and map amendments and proposed text amendments are consistent with the Central Point Comprehensive Plan.

C. If a zoning map amendment, findings demonstrating that adequate public services and transportation networks to serve the property are either available, or identified for construction in the city's public facilities master plans (major and minor amendments); and

Finding CPMC 17.10.400 (C): The development of the subject property was considered during the approval of the Twin Creeks Master Plan, which includes analysis of transportation needs, traffic circulation and transit services. A Trip Generation Analysis, prepared by Southern Oregon Transportation Engineering dated April 17, 2023, concludes the proposed map amendment will not generate additional impacts on transportation facilities.

Conclusion CPMC 17.10.400(C): Consistent.

D. The amendment complies with OAR 660-012-0060 of the Transportation Planning Rule. (Ord. 1989 §1(part), 2014; Ord. 1874 §3(part), 2006. Formerly 17.10.300(B)).

OAR 660-012-0060 – Transportation Planning Rule

The State Transportation Planning Rule (TPR) in OAR 660-012-0060 requires changes to land use plans and land use regulations (i.e. Comprehensive Plan Map Amendments and Zoning Map Amendments) to be consistent with the function and capacity of existing and planned transportation facilities. Oregon Administrative Rule (OAR) 660-012-0060 subsection (1) states the following:

- (1) If an amendment to a functional plan, an acknowledged comprehensive plan, or a land use regulation (including a zoning map) would significantly affect an existing or planned transportation facility, then the local government must put in place measures as provided in section (2) of this rule, unless the amendment is allowed under section (3), (9) or (10) of this rule. A plan or land use regulation amendment significantly affects a transportation facility if it would:

- (a) Change the functional classification of an existing or planned transportation facility (exclusive of corrections of map errors in an adopted plan);
- (b) Change standards implementing a functional classification system; or
- (c) Result in any of the effects listed in paragraphs (A) through (C) of this subsection based on projected conditions measured at the end of the planning period identified in the adopted TSP. As part of evaluating projected conditions, the amount of traffic projected to be generated within the areas of the amendment may be reduced if the amendment includes an enforceable, ongoing requirement that would demonstrably limit traffic generation, including, but not limited to, transportation demand management. This reduction may diminish or completely eliminate the significant effect of the amendment.
 - (A) Types or levels of travel or access that are inconsistent with the functional classification of an existing or planned transportation facility;
 - (B) Degrade the performance of an existing or planned transportation facility such that it would not meet the performance standards identified in the TSP or comprehensive plan; or,
 - (C) Degrade the performance of an existing or planned transportation facility that is otherwise projected to not meet the performance standards identified in the TSP or comprehensive plan.

Finding OAR 660-012-0060(1): *The proposed comprehensive plan and map amendments update the Environmental Management Element and add resource areas, including local wetlands and riparian corridors determined to be locally significant, to the Environmental Overlay of the Land Use Element. The proposed text amendments establish regulations for resource lands in the Central Point Municipal Code, Title 17(Zoning) in order to support informed land use decisions, provide clarity for property owners, and ensure consistent application of standards citywide for properties. The proposed amendments are for the protection of resource lands and promote the efficiency of land uses to manage the conflicts between urban growth and environmental protection. The amendments do not affect existing or planned transportation facilities.*

Conclusion OAR 660-012-0060(1): *Consistent.*

- (2) If a local government determines that there would be a significant effect, then the local government must ensure that allowed land uses are consistent with the identified function, capacity, and performance standards of the facility measured at the end of the planning period identified in the adopted TSP through one or a combination of the remedies listed in (a) through (e) below, unless the amendment meets the balancing test in subsection (2)(e) of this section or qualifies for partial mitigation in section (11) of this rule. A local government using subsection (2)(e),

section (3), section (10) or section (11) to approve an amendment recognizes that additional motor vehicle traffic congestion may result and that other facility providers would not be expected to provide additional capacity for motor vehicles in response to this congestion.

- (a) Adopting measures that demonstrate allowed land uses are consistent with the planned, function, capacity, and performance standards of the facility.
- (b) Amending the TSP or comprehensive plan to provide transportation facilities, improvements or services adequate to support the proposed land uses consistent with the requirements of this division; such amendments shall include a funding plan or mechanism consistent with section (4) or include an amendment to the transportation finance plan so that the facility, improvement, or service will be provided by the end of the planning period.
- (c) Amending the TSP to modify the planned function, capacity or performance standards of the transportation facility.
- (d) Providing other measures as a condition of development or through a development agreement or similar funding method, including but not limited to transportation system management measures or minor transportation improvements. Local governments shall, as part of the amendment, specify when measures or improvements provided pursuant to this subsection will be provided.
- (e) Providing improvements that would benefit modes other than the significantly affected mode, improvements to facilities other than the significantly affected facility, or improvements at other locations if:
 - (A) The provider of the significantly affected facility provides a written statement that the system-wide benefits are sufficient to balance the significant effect, even though the improvements would not result in consistency for all standards;
 - (B) The providers of facilities being improved at other locations provide written statements of approval; and,
 - (C) The local jurisdictions where facilities are being improved provide written statements of approval.

Finding OAR 660-012-0060(2): As demonstrated in the findings and conclusions for OAR 660-012-0060(1), the proposed zone map change does not significantly affect transportation facilities.

Conclusion OAR 660-012-0060(2): Not applicable.

- (3) Notwithstanding sections(1) and (2) of this rule, a local government may approve an amendment that would significantly affect an existing transportation facility without assuring that the allowed land uses are consistent with the function, capacity, and performance standards of the facility where:
- (a) In the absence of the amendment, planned transportation facilities, improvements and services as set forth in section (4) of this rule would not be adequate to achieve consistency with the identified function, capacity or performance standard for that facility by the end of the planning period identified in the TSP.
 - (b) Development resulting from the amendment will, at a minimum mitigate the impacts of the amendment in a manner that avoids further degradation to the performance of the facility by the time of the development through one or a combination of transportation improvements or measures;
 - (c) The amendment does not involve property located in an interchange area as defined in paragraph (d)(C); and

For affected state highways, ODOT provides a written statement that the proposed funding and timing for the identified mitigation improvements or measures are, at a minimum, sufficient to avoid further degradation to the performance of the affected state highway. However, if a local government provides the appropriate ODOT regional office with written notice of a proposed amendment in a manner that provides ODOT reasonable opportunity to submit a written statement into the record of the local government proceeding, and ODOT does not provide a written statement, then the local government may proceed with applying subsections (a) through (c) of this section.

Finding OAR 660-012-0060(2): As demonstrated in the findings and conclusions for OAR 660-012-0060(1), the proposed zone map change does not significantly affect transportation facilities.

Conclusion OAR 660-012-0060(2): Not applicable.

- (4) Determinations under sections (1) through (3) of this rule shall be coordinated with affected transportation facility and service providers and other affected local governments.
- (a) In determining whether an amendment has a significant effect on an existing or planned transportation facility under subsection (1)(c) of this rule, local governments shall rely on existing transportation facilities and services and on the planned transportation facilities, improvements and services set forth in

subsections (b) and (c) below.

(b) Outside of interstate interchange areas, the following are considered planned facilities, improvements, and services:

- (A) Transportation facilities, improvements or services that are funded for construction or implementation in the Statewide Transportation Improvement Program or a locally or regionally adopted transportation improvement program or capital improvement plan or program of a transportation service provider.
- (B) Transportation facilities, improvements or services that are authorized in a local transportation system plan and for which a funding plan or mechanism is in place or approved. These include, but are not limited to, transportation facilities, improvements or services for which: transportation systems development charge revenues are being collected; a local improvement district or reimbursement district has been established or will be established or will be established prior to development; a development agreement has been adopted; or conditions of approval to fund the improvement have been adopted.
- (C) Transportation facilities, improvements or services in a metropolitan planning organization (MPO) area that are part of the area's federally-approved, financially constrained regional transportation system plan.
- (D) Improvements to state highways that are included as planned improvements in a regional or local transportation system plan or comprehensive plan when ODOT provides a written statement that the improvements are reasonably likely to be provided by the end of the planning period.
- (E) Improvements to regional and local roads, streets or other transportation facilities or services that are included as planned improvements in a regional or local transportation system plan or comprehensive plan when the local government(s) or transportation service provider(s) responsible for the facility, improvement or service provides a written statement that the facility, improvement or service is reasonably likely to be provided by the end of the planning period.

(c) Within interstate interchange areas, the improvements included in (b) (A)-(C) are considered planned facilities, improvements and services, except where:

- (A) ODOT provides a written statement that the proposed funding and timing of mitigation measures are sufficient to avoid a significant adverse impact

on the Interstate Highway system, then local governments may also rely on the improvements identified in paragraphs (b)(D) and (E) of this section; or,

- (B) There is an adopted interchange area management plan, then local government may also rely on the improvements identified in that plan and which are also identified in paragraphs (b)(D) and (E) of this section.

(d) As used in this section and section (3):

- (A) Planned interchange means new interchanges and relocation of existing interchanges that are authorized in an adopted transportation system plan or comprehensive plan;

- (B) Interstate highway means Interstates 5, 82, 84, 105, 205 and 405; and,

- (C) Interstate interchange area means:

- (i) Property within one-quarter mile of the ramp terminal intersection of an existing or planned interchange on an Interstate Highway; or,
 - (ii) The interchange area as defined in the Interchange Area Management Plan adopted as an amendment to the Oregon Highway Plan.

- (e) For purposes of this section, a written statement provided pursuant to paragraphs (b)(D), (b)(E), or (c)(A) provided by ODOT, a local government or transportation facility provider, as appropriate, shall be conclusive in determining whether a transportation facility, improvement or service is a planned transportation facility, improvement or service. In the absence of a written statement, a local government can only rely upon planned transportation facilities, improvements and services identified in paragraphs (b)(A)-(C) to determine whether there is a significant effect that requires application of the remedies in section (2).

Finding OAR 660-012-0060(4): As demonstrated in the findings and conclusions for OAR 660-012-0060(1), the proposed zone map change does not significantly affect transportation facilities.

Conclusion OAR 660-012-0060(4): Not applicable.

- (5) The presence of a transportation facility or improvement shall not be a basis for an exception to allow residential, commercial, institutional, or industrial development on rural lands under this division or OAR 660-004-0022 and 660-004-0028.

Finding OAR 660-012-0060(5): The applications are for the protection of resource lands and promote the efficiency of land uses to manage the conflicts between urban growth and environmental protection. No exceptions are requested as part of the application.

Conclusion OAR 660-012-0060(5): Not applicable.

- (6) If a local government is determining whether proposed land uses would affect or be consistent with planned transportation facilities as provided in sections (1) and (2) using a performance standard based on projected levels of motor vehicle traffic, then the local government shall give full credit for potential reduction in vehicle trips for uses located in mixed-use, pedestrian-friendly centers, and neighborhoods as provided in subsections (a)–(d);
- (a) Absent adopted local standards or detailed information about the vehicle trip reduction benefits of mixed-use, pedestrian-friendly development, local governments shall assume that uses located within a mixed-use, pedestrian-friendly center, or neighborhood, will generate 10 percent fewer daily and peak hour trips than are specified in available published estimates, such as those provided by the Institute of Transportation Engineers (ITE) Trip Generation Manual that do not specifically account for the effects of mixed-use, pedestrian-friendly development. The 10 percent reduction allowed for by this subsection shall be available only if uses that rely solely on auto trips, such as gas stations, car washes, storage facilities, and motels are prohibited;
 - (b) Local governments shall use detailed or local information about the trip reduction benefits of mixed-use, pedestrian-friendly development where such information is available and presented to the local government. Local governments may, based on such information, allow reductions greater than the 10 percent reduction required in subsection (a);
 - (c) Where a local government assumes or estimates lower vehicle trip generation as provided in subsection (a) or (b), it shall ensure through conditions of approval, site plans, or approval standards that subsequent development approvals support the development of a mixed-use, pedestrian-friendly center or neighborhood and provide for on-site bike and pedestrian connectivity and access to transit as provided for in OAR 660-012-0045(3) and (4). The provision of on-site bike and pedestrian connectivity and access to transit may be accomplished through application of acknowledged ordinance provisions which comply with OAR 660-012-0045(3) and (4) or through conditions of approval or

findings adopted with the plan amendment that ensure compliance with these rule requirements at the time of development approval; and

- (d) The purpose of this section is to provide an incentive for the designation and implementation of pedestrian-friendly, mixed-use centers and neighborhoods by lowering the regulatory barriers to plan amendments that accomplish this type of development. The actual trip reduction benefits of mixed-use, pedestrian-friendly development will vary from case to case and may be somewhat higher or lower than presumed pursuant to subsection (a). The commission concludes that this assumption is warranted given general information about the expected effects of mixed-use, pedestrian-friendly development and its intent to encourage changes to plans and development patterns. Nothing in this section is intended to affect the application of provisions in local plans or ordinances that provide for the calculation or assessment of systems development charges or in preparing conformity determinations required under the federal Clean Air Act

Finding OAR 660-012-0060(6): See Finding OAR 660-012-0060(1).

Conclusion OAR 660-012-0060(6): Not applicable.

- (7) Amendments to acknowledged comprehensive plans and land use regulations that meet all of the criteria listed in subsections (a)–(c) shall include an amendment to the comprehensive plan, transportation system plan, the adoption of a local street plan, access management plan, future street plan, or other binding local transportation plan to provide for on-site alignment of streets or accessways with existing and planned arterial, collector, and local streets surrounding the site as necessary to implement the requirements in OAR 660-012-0020(2)(b) and 660-012-0045(3):

- (a) The plan or land use regulation amendment results in designation of two or more acres of land for commercial use;
- (b) The local government has not adopted a TSP or local street plan that complies with OAR 660-012-0020(2)(b) or, in the Portland Metropolitan Area, has not complied with Metro’s requirement for street connectivity as contained in Title 1, Section 3.08.110 of the Regional Transportation Functional Plan; and
- (c) The proposed amendment would significantly affect a transportation facility as provided in section (1).

Finding OAR 660-012-0060(7): The proposed amendments are legislative in nature, shaping policy and apply to resource lands throughout the City and are not specific to a specific subject property. The Transportation System Plan for the City of Central Point was acknowledged in 2008. As demonstrated in the findings and conclusions for

OAR 660-012-0060(1), the proposed amendments do not significantly affect transportation facilities.

Conclusion OAR 660-012-0060(7): Not applicable.

(8) A “mixed-use, pedestrian-friendly center or neighborhood” for the purposes of this rule, means:

(d) Any one of the following:

- i. An existing central business district or downtown;
- ii. An area designated as a central city, regional center, town center, or main street in the Portland Metro 2040 Regional Growth Concept;
- iii. An area designated in an acknowledged comprehensive plan as a transit-oriented development or a pedestrian district; or
- iv. An area designated as a special transportation area as provided for in the Oregon Highway Plan.

(e) An area other than those listed in subsection (a) which includes or is planned to include the following characteristics:

(A) A concentration of a variety of land uses in a well-defined area, including the following:

- (i) Medium to high density residential development (12 or more units per acre);
- (ii) Offices or office buildings;
- (iii) Retail stores and services;
- (iv) Restaurants; and
- (v) Public open space or private open space that is available for public use, such as a park or plaza.

(B) Generally include civic or cultural uses;

(C) A core commercial area where multi-story buildings are permitted;

(D) Buildings and building entrances oriented to streets;

- (E) Street connections and crossings that make the center safe and conveniently accessible from adjacent areas;
- (F) A network of streets and, where appropriate, accessways and major driveways that make it attractive and highly convenient for people to walk between uses within the center or neighborhood, including streets and major driveways within the center with wide sidewalks and other features, including pedestrian-oriented street crossings, street trees, pedestrian-scale lighting and on-street parking;
- (G) One or more transit stops (in urban areas with fixed route transit service); and
- (H) Limit or do not allow low-intensity or land extensive uses, such as most industrial uses, automobile sales and services, and drive-through services.

Finding OAR 660-012-0060(8): *The proposed amendments are legislative in nature, shaping policy and apply to resource lands throughout the City and are not directed to a specific subject property or type of development.*

Conclusion OAR 660-012-0060(8): *Not applicable.*

(9) Notwithstanding section (1) of this rule, a local government may find that an amendment to a zoning map does not significantly affect an existing or planned facility if all of the following requirements are met:

- (a) The proposed zoning is consistent with the existing comprehensive plan map designation and the amendment does not change the comprehensive plan map;
- (b) The local government has an acknowledged TSP and the proposed zoning is consistent with the TSP; and,
- (c) The area subject to the zoning map amendment was not exempted from this rule at the time of an urban growth boundary amendment as permitted in OAR 660-024-0020(1)(d), or the area was exempted from this rule but the local government has a subsequently acknowledged TSP amendment that accounted for urbanization of the area.

Finding OAR 660-012-0060(9): *The proposed amendments add resource areas to the Environmental Overlay in the Land Use Element and establish standards for properties that have identified resource areas; however, the amendments do not*

amend or otherwise alter the underlying zoning of property affected by the comprehensive plan and map amendments.

Conclusion OAR 660-012-0060(9)(c): Not applicable.

(10) Notwithstanding sections (1) and (2) of this rule, a local government may amend a functional plan, a comprehensive plan or a land use regulation without applying performance standards related to motor vehicle traffic congestion (e.g. volume to capacity ratio or V/C), delay or travel time if the amendment meets the requirements of subsection (a) of this section. This section does not exempt a proposed amendment from other transportation performance standards or policies that may apply including, but not limited to, safety for all modes, network connectivity for all modes (e.g. sidewalks, bicycle lanes) and accessibility for freight vehicles of a size and frequency required by the development.

(a) A proposed amendment qualifies for this section if it:

- (A) Is a map or text amendment affecting only land entirely within a multimodal mixed-use area (MMA); and
- (B) Is consistent with the definition of an MMA and consistent with the function of the MMA as described in the findings designating the MMA.

(b) For the purpose of this rule, “multimodal mixed-use area” or “MMA” means an area:

- (A) With a boundary adopted by a local government as provided in subsection (d) or (e) of this section and that has been acknowledged;
- (B) Entirely within an urban growth boundary;
- (C) With adopted plans and development regulations that allow the uses listed in paragraphs (8)(b)(A) through (C) of this rule and that require new development to be consistent with the characteristics listed in paragraphs (8)(b)(D) through (H) of this rule;
- (D) With land use regulations that do not require the provision of off-street parking, or regulations that require lower levels of off-street parking than required in other areas and allow flexibility to meet the parking requirements (e.g. count on-street parking, allow long-term leases, allow shared parking); and
- (E) Located in one or more of the categories below:

- (i) At least one-quarter mile from any ramp terminal intersection of existing or planned interchanges;
 - (ii) Within the area of an adopted Interchange Area Management Plan (IAMP) and consistent with the IAMP; or
 - (iii) Within one-quarter mile of a ramp terminal intersection of an existing or planned interchange if the mainline facility provider has provided written concurrence with the MMA designation as provided in subsection (c) of this section.
- (c) When a mainline facility provider reviews an MMA designation as provided in subparagraph (b)(E)(iii) of this section, the provider must consider the factors listed in paragraph (A) of this subsection.
 - (A) The potential for operational or safety effects to the interchange area and the mainline highway, specifically considering:
 - (i) Whether the interchange area has a crash rate that is higher than the statewide crash rate for similar facilities;
 - (ii) Whether the interchange area is in the top ten percent of locations identified by the safety priority index system (SPIS) developed by ODOT; and
 - (iii) Whether existing or potential future traffic queues on the interchange exit ramps extend onto the mainline highway or the portion of the ramp needed to safely accommodate deceleration.
 - (B) If there are operational or safety effects as described in paragraph (A) of this subsection, the effects may be addressed by an agreement between the local government and the facility provider regarding traffic management plans favoring traffic movements away from the interchange, particularly those facilitating clearing traffic queues on the interchange exit ramps.
- (d) A local government may designate an MMA by adopting an amendment to the comprehensive plan or land use regulations to delineate the boundary following an existing zone, multiple existing zones, an urban renewal area, other existing boundary, or establishing a new boundary. The designation must be accompanied by findings showing how the area meets the definition of an MMA. Designation of an MMA is not subject to the requirements in sections (1) and (2) of this rule.

- (e) A local government may designate an MMA on an area where comprehensive plan map designations or land use regulations do not meet the definition, if all of the other elements meet the definition, by concurrently adopting comprehensive plan or land use regulation amendments necessary to meet the definition. Such amendments are not subject to performance standards related to motor vehicle traffic congestion, delay or travel time.

Finding OAR 660-012-0060(10): The proposed amendments are legislative in nature, shaping policy and apply to resource lands throughout the City and are not directed to a specific subject property or type of development.

Conclusion OAR 660-012-0060(10): Not applicable.

- (11) A local government may approve an amendment with partial mitigation as provided in section (2) of this rule if the amendment complies with subsection (a) of this section, the amendment meets the balancing test in subsection (b) of this section, and the local government coordinates as provided in subsection (c) of this section.

- (a) The amendment must meet paragraphs (A) and (B) of this subsection.

- (A) Create direct benefits in terms of industrial or traded-sector jobs created or retained by limiting uses to industrial or traded-sector industries.

- (B) Not allow retail uses, except limited retail incidental to industrial or traded sector development, not to exceed five percent of the net developable area.

- (C) For the purpose of this section:

- (i) “Industrial” means employment activities generating income from the production, handling, or distribution of goods including, but not limited to, manufacturing, assembly, fabrication, processing, storage, logistics, warehousing, importation, distribution and transshipment, and research and development.

- (ii) “Traded-sector” means industries in which member firms sell their goods or services into markets for which national or international competition exists.

- (b) A local government may accept partial mitigation only if the local government determines that the benefits outweigh the negative effects on local transportation facilities and the local government receives from the provider of any transportation facility that would be significantly affected written concurrence that the benefits outweigh the negative effects on their transportation facilities. If the

amendment significantly affects a state highway, then ODOT must coordinate with the Oregon Business Development Department regarding the economic and job creation benefits of the proposed amendment as defined in subsection (a) of this section. The requirement to obtain concurrence from a provider is satisfied if the local government provides notice as required by subsection (c) of this section and the provider does not respond in writing (either concurring or non-concurring) within 45 days.

- (c) A local government that proposes to use this section must coordinate with Oregon Business Development Department, Department of Land Conservation and Development, area commission on transportation, metropolitan planning organization, and transportation providers and local governments directly impacted by the proposal to allow opportunities for comments on whether the proposed amendment meets the definition of economic development, how it would affect transportation facilities and the adequacy of proposed mitigation. Informal consultation is encouraged throughout the process starting with pre-application meetings. Coordination has the meaning given in ORS 197.015 and Goal 2 and must include notice at least 45 days before the first evidentiary hearing. Notice must include the following:
 - (A) Proposed amendment.
 - (B) Proposed mitigating actions from section (2) of this rule.
 - (C) Analysis and projections of the extent to which the proposed amendment in combination with proposed mitigating actions would fall short of being consistent with the performance standards of transportation facilities.
 - (D) Findings showing how the proposed amendment meets the requirements of subsection (a) of this section.
 - (E) Findings showing that the benefits of the proposed amendment outweigh the negative effects on transportation facilities

Finding OAR 660-012-0060(10): *The proposed amendments are legislative in nature, shaping policy and apply to resource lands throughout the City and are not directed to a specific subject property or type of development. As demonstrated in the findings and conclusions for OAR 660-012-0060(1), the proposed amendments do not significantly affect transportation facilities, the functional plan will not change and mitigation is not required.*

Conclusion OAR 660-012-0060(10): *Not applicable.*

PART 4 – CONCLUSION

As evidenced in findings and conclusions provided in Part 3, the proposed Comprehensive Plan and zone text amendment is consistent with applicable standards and criteria in the Central Point Municipal Code, including the Statewide Planning Goals (where applicable), Comprehensive Plan, and Statewide Transportation Planning Rule.

PLANNING COMMISSION RESOLUTION NO. 940

A RESOLUTION FORWARDING A FAVORABLE RECOMMENDATION FOR MAJOR AMENDMENTS TO THE COMPREHENSIVE PLAN ENVIRONMENTAL MANAGEMENT ELEMENT TEXT AND ENVIRONMENTAL OVERLAY MAP IN THE LAND USE ELEMENT

FILE NO. CPA-23004

Applicant: City of Central Point

WHEREAS, the Environmental Management Element of the Comprehensive Plan was last updated in March 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); and

WHEREAS, the City has completed its first comprehensive Wetland and Riparian Corridor Inventory, which identifies and maps significant environmental resources within the City limits and Urban Growth Boundary; and

WHEREAS, the City updated its historic resources inventory to reflect current conditions and state requirements for historic resources; and

WHEREAS, updating the Environmental Management Element and adopting standards for environmental resources is necessary to support orderly annexation of lands into the City and ensure compliance with Oregon's Statewide Planning Goals; and

WHEREAS, on February 17, 2026 the City of Central Point Citizen's Advisory Committee considered and approved Resolution 2026-1 forwarding a favorable recommendation to the approve the proposed amendments; and

WHEREAS, the Planning Commission finds that the above referenced comprehensive plan amendments comply with the approval criteria set forth in CPMC 17.96, including the Statewide Planning Goals, Comprehensive Plan and Transportation Planning Rule as evidenced by the Planning Department Findings of Fact and Conclusions of Law in the Staff Report dated March 3, 2026 (Exhibit A) including all attachments therein.

NOW, THEREFORE, BE IT RESOLVED, that

Section 1: It is the intent of the City of Central Point Planning Commission to amend the Comprehensive Plan Environmental Management Element and the Environmental Overlay of the Land Use Element to incorporate the Local Wetland Inventory, Riparian Corridor Inventory and Historic Resources Inventory in order to address current conditions and comply with Statewide Planning Goals.

Section 2: The City of Central Point Planning Commission hereby forwards a favorable recommendation to the City Council to approve the amendments in File No. CPA-23004 as set forth the Planning Department Staff Report (Exhibit A), including the Planning Department Findings of Fact and Conclusions of Law, and all attachments therein.

Section 3: This decision is based upon the Planning Department Staff Report dated March 3, 2026, attached hereto as Exhibit A, including all attachments therein.

PASSED by the Planning Commission and signed by me in authentication of its passage this 3rd day of March 2026.

Planning Commission Chair

ATTEST:

City Representative

March 3, 2026

Item Summary

Conduct a public hearing and consider Major Amendments to the Central Point Municipal Code, Title 17 (Zoning). The amendments include a new Environmental Overlay chapter (CPMC 17.66) that establish new regulations for resource protection measures and development standards in environmentally sensitive areas.

Applicant: City of Central Point. **File No.:** ZC-26002. **Associated File(s):** CPA-23004.

Staff Source

Justin Gindlesperger, Community Planner III

Background

The City is proposing amendments to Title 17 (Zoning) of the Central Point Municipal Code to create a new Environmental Overlay chapter (Attachment 1). These amendments are necessary to establish development standards and protection measures for natural resources and environmentally sensitive areas.

To support this effort, the City completed resource inventories consistent with the Statewide Planning Goals, including a Local Wetland Inventory and a Riparian Corridor Inventory. These inventories identify the location and current condition of significant natural resources within the community.

Discussion

The proposed zoning text amendments establish clear standards to protect identified resources, promote informed land use decisions, and provide consistency and clarity throughout the development review process. The updates implement regulations required to comply with the Statewide Planning Goals.

The attached draft of CPMC 17.66 combines protection requirements for riparian corridors and locally significant wetlands into a single section. In order to align the updates with the Land Use Element and to provide consistency across other overlay

chapters in the Central Point Municipal Code, staff will present an updated draft at the March 3 meeting.

Issues

The primary issue is to establish protection measures and development standards for natural resources and environmentally sensitive areas identified in the Environmental Management Element and the Environmental Overlay in the Land Use Element.

Findings of Fact & Conclusions of Law

The proposed Comprehensive Plan text and map amendments have been reviewed against and found to comply with the following review criteria as demonstrated in the Planning Department Findings of Fact and Conclusions of Law (Attachment 2):

- CPMC 17.10, Zoning Map and Zoning Code Text Amendments, including:
 - Statewide Planning Goals
 - City of Central Point Comprehensive Plan; and,
- OAR 660-012-0330, Land Use Requirements.

Attachments

Attachment 1 – CPMC 17.66 – Environmental Overlay

Attachment 2 – Findings of Fact and Conclusions of Law

Attachment 3 – Resolution No. 941

Action

Conduct a public hearing and consider the proposed zoning code text amendments to CPMC 17.66, Environmental Overlay per the Findings of Fact and Conditions of Law and recommend the City Council 1) Approve, 2) Approve with Revisions, or 3) Deny the application.

Recommendation

Approve Resolution No. 941, a resolution recommending approval of the amendments to Title 17, Zoning.

Recommended Motion

I move to approve Resolution No. 941, a resolution forwarding a favorable recommendation for major amendments to the Zoning Code text for CPMC 17.66, Environmental Overlay.

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. The Planning Director may require that any application include a technical report prepared by a qualified professional (e.g., Oregon-licensed engineer, qualified wetland professional, or fisheries biologist) demonstrating compliance with criteria (a) through (d), where the Director determines that site conditions, proximity to sensitive resources, or potential impacts warrant professional evaluation. 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-corridor~~ or greater than 25-feet from a wetland protection area established in Section ~~8-26-030~~ [17.66.230\(B\)](#);
 - ~~c.~~ Fences allowed within the Water Quality Overlay shall demonstrate the requirements provided in subsection 17.66.240(A)(10) are satisfied.
 - ~~b-d.~~ 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;
 - ~~e-e.~~ 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.

ENVIRONMENTAL MANAGEMENT ELEMENT AND ENVIRONMENTAL OVERLAY

FINDINGS OF FACT AND CONCLUSIONS OF LAW

File No.: CPA-23004 and ZC-26002

Applicant:	)	Findings of Fact
City of Central Point	)	and
140 S 3 rd Street	)	Conclusion of Law
Central Point OR 97502	)	

Part 1 - Introduction

The City is amending the Comprehensive Plan Environmental Management Element and Zoning Ordinance to accomplish the following:

- Update the Comprehensive Plan Environmental Management Element to address Statewide Planning Goal 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);
- Incorporate the City's first Local Wetland and Riparian Corridor Inventory into the existing Environmental Overlay in the Land Use Element of the Comprehensive Plan;
- Integrate findings from the updated to the historic resource inventory to reflect current conditions and state requirements for historic resources;
- Integrate findings from current floodplain studies and mapping, water quality assessments and hazard mitigation planning;
- Implement new resource protection measures and development standards in the Central Point Municipal Code (Title 17);

The purpose of these findings is to demonstrate that the proposed Comprehensive Plan and Zoning Code amendments are consistent with requirements set forth in OAR 660-012-0060, as well as the Statewide Planning Goals, Central Point Comprehensive Plan and Zoning Ordinance.

1.1 Applications

There are two (2) applications required to update the Comprehensive Plan Environmental Element, update the Environmental Overlay map and implement new development standards in the Central Point Municipal Code:

- 1.1.1 Comprehensive Plan Amendment and Environmental Overlay Map Amendment (File No.: CPA-23004) - The proposed amendment to the Environmental Management Element includes updating goals and policies to address Statewide Planning Goals 5, 6, & 7; incorporating new and updated resource inventories into the comprehensive plan; and integrating findings from current floodplain studies and mapping, water quality assessments and hazard mitigation planning.

1.1.2 Zoning Text Amendment (File No.: ZC-26002)

The proposed zoning text amendment implements new resource protection measures and development standards for development in environmentally sensitive areas.

1.2 Procedural Requirements

The proposed amendments include policy, regulatory and map changes. Given the broad scope of the changes that apply new policies and regulations, the applications qualify as major legislative amendments pursuant to CPMC 17.96.300 and CPMC 17.10.300(A) and are being processed using Type IV (Legislative) procedures in a consolidated proceeding.

1.3 Approval Criteria

Comprehensive Plan and Zoning Ordinance amendments, text and map changes are subject to overlapping approval criteria as follows:

- OAR 660-012-0060
- Statewide Planning Goals
- Central Point Comprehensive Plan
- CPMC 17.96, Comprehensive Plan and Urban Growth Boundary Amendments
- CPMC 17.10, Zoning Code Map and Text Amendments

Part 2 - Background

The Environmental Management Element provides the policy framework for protecting and managing the City's natural and historic resources while supporting orderly growth. It establishes goals and policies focused on resource protection, environmental quality, hazard mitigation, resilience, and appropriate recreational access.

The Element was last updated in 1983 and does not fully address current state requirements or local conditions. In particular, it does not adequately address Oregon's Statewide Planning Goal 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). An update is necessary to ensure continued compliance with these goals, incorporate current resource data, and support the orderly annexation and development of land within the City.

The proposed amendments will:

- Revise environmental goals and policies to align with Statewide Planning Goals 5, 6, and 7;
- Adopt and incorporate the City's first Local Wetland and Riparian Corridor Inventory into the existing Environmental Overlay in the Comprehensive Plan;
- Update the historic resources inventory to reflect current conditions and applicable state requirements;
- Incorporate findings from recent floodplain studies and mapping, water quality assessments, and hazard mitigation planning efforts; and
- Clarify and implement resource protection measures and development standards for environmentally sensitive areas.

The updated Environmental Management Element provides clear policy direction for conserving natural resources, protecting environmental quality, and reducing hazard vulnerability. In doing so, it supports the City's broader objective of maintaining livability while accommodating planned growth.

FIGURE 1. NATURAL RESOURCE AREAS

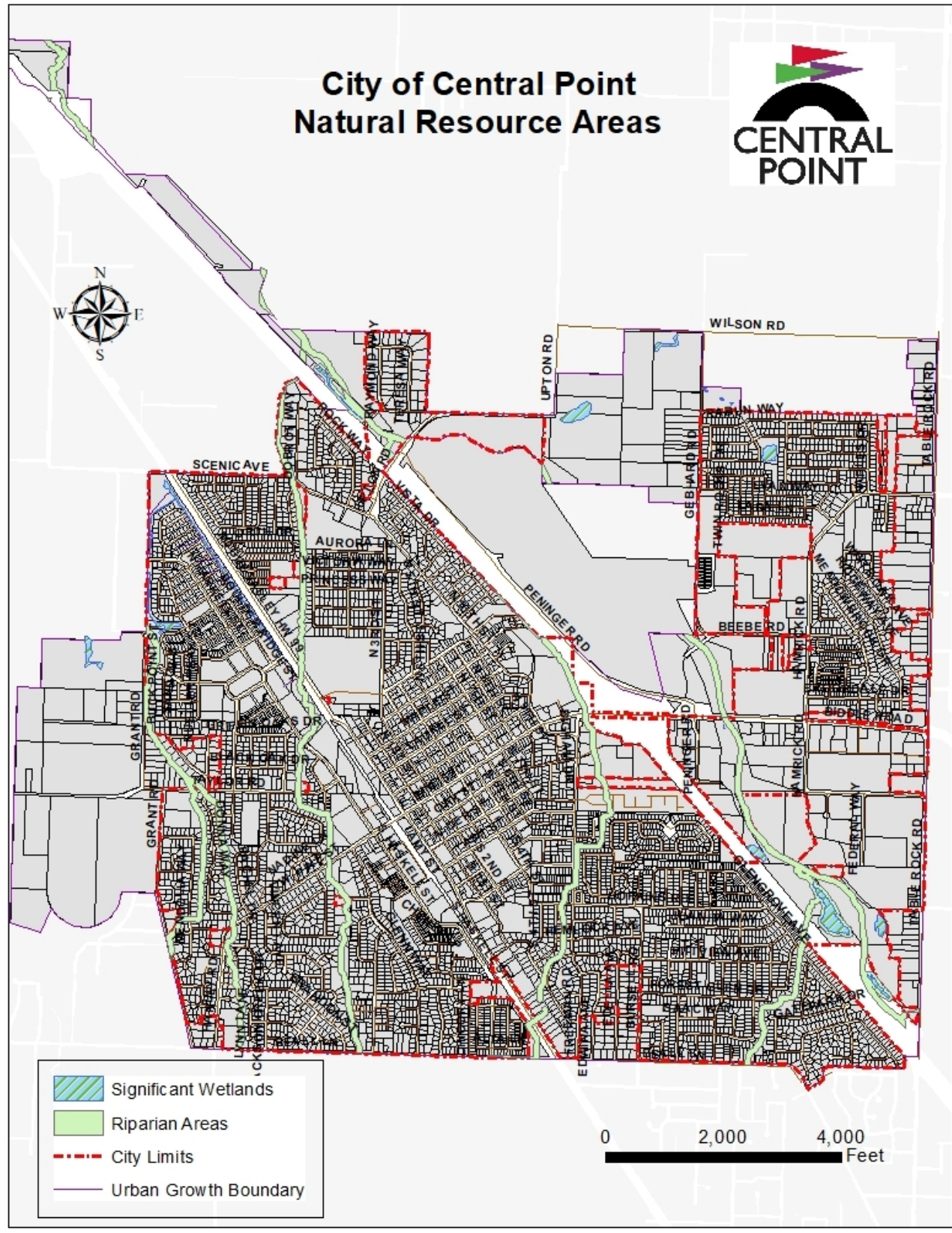


Figure 2. Natural Hazard Areas

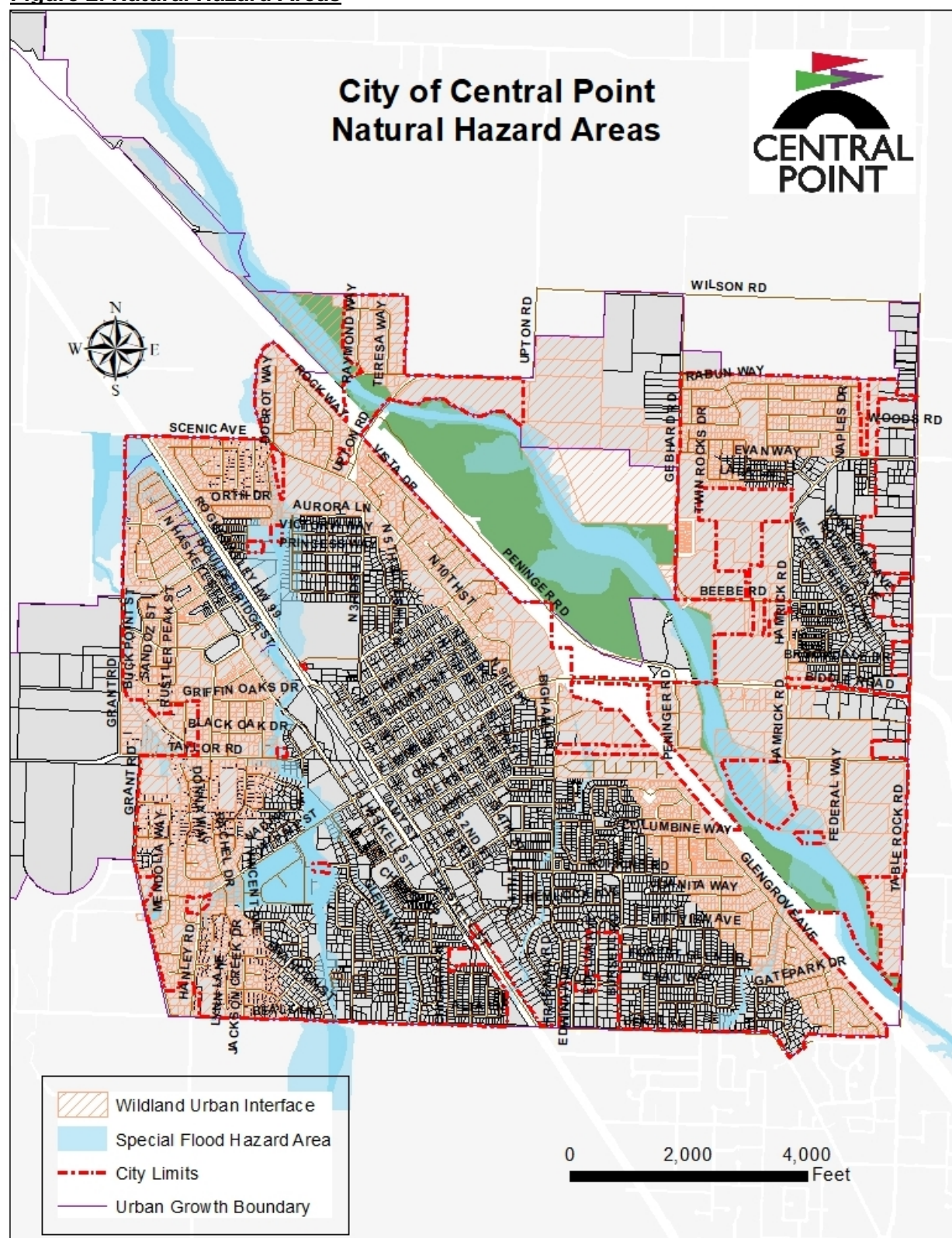
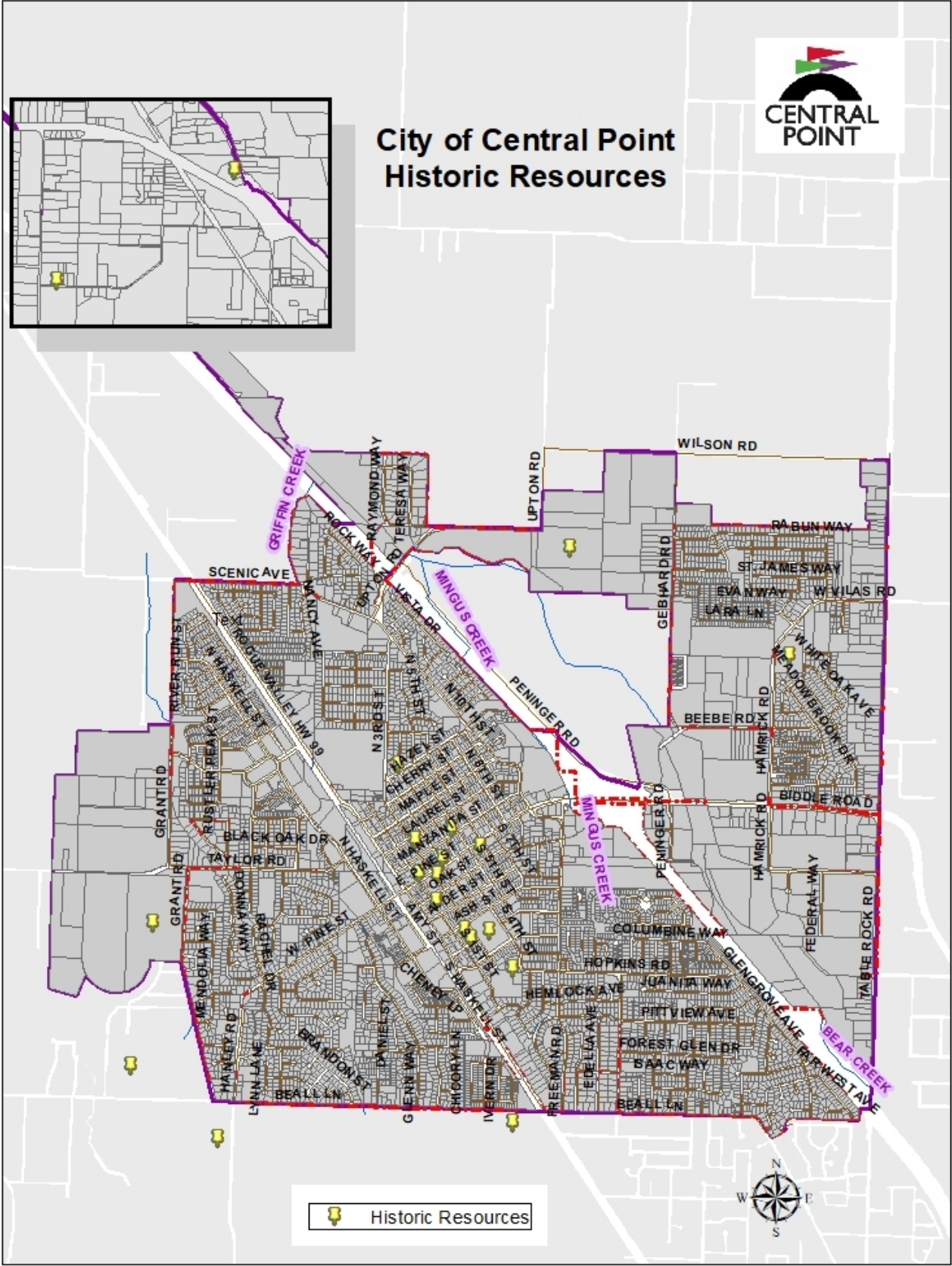


Figure 3. Historic Resource Inventory



PART 3 - ZONING CODE COMPLIANCE

17.10.200 Initiation of amendments.

A proposed amendment to the code or zoning map may be initiated by either:

- A. A resolution by the planning commission to the city council;
- B. A resolution of intent by the city council; or for zoning map amendments;
- C. An application by one or more property owners (zoning map amendments only), or their agents, of property affected by the proposed amendment. The amendment shall be accompanied by a legal description of the property or properties affected; proposed findings of facts supporting the proposed amendment, justifying the same and addressing the substantive standards for such an amendment as required by this chapter and by the Land Conservation and Development Commission of the state. (Ord. 1989 §1(part), 2014).

Finding CPMC 17.10.200: *On February 12, 2026, the City Council approved Resolution No 1861 declaring the Council's intent to initiate comprehensive plan and map amendments and text amendments to the zoning code.*

Conclusion 17.10.200: *Consistent.*

17.10.300 Major and minor amendments.

There are two types of map and text amendments:

A. Major Amendments. Major amendments are legislative policy decisions that establish by law general policies and regulations for future land use decisions, such as revisions to the zoning and land division ordinance that have widespread and significant impact beyond the immediate area. Major amendments are reviewed using the Type IV procedure in Section 17.05.500.

B. Minor Amendments. Minor amendments are those that involve the application of adopted policy to a specific development application, and not the adoption of new policy (i.e., major amendments). Minor amendments shall follow the Type III procedure, as set forth in Section 17.05.400. The approval authority shall be the city council after review and recommendation by the planning commission. (Ord. 1989 §1(part), 2014; Ord. 1874 §3(part), 2006).

Finding CPMC 17.10.300: *The proposed amendments are revisions to the comprehensive plan and map and to the zoning ordinance that establish policies and regulations for future land use decisions. The requested change is a Major Amendment and have been processed in accordance with Type IV procedures in CPMC 17.05.500.*

Conclusion CPMC 17.10.300: *Consistent.*

17.10.400 Approval criteria.

A recommendation or a decision to approve, approve with conditions or to deny an application for a text or map amendment shall be based on written findings and conclusions that address the following criteria:

- A. Approval of the request is consistent with the applicable statewide planning goals (major amendments only);

Finding CPMC 17.10.400 (A): The proposed amendments have been reviewed against the Statewide Planning Goals and found to comply as follows:

Goal 1- Citizen Involvement. This goal requires that all citizens be given the opportunity to be involved in all phases of the planning process. As evidenced by the land use notifications, including notice to DLCD on January 26, 2026, notice published in a local newspaper and advertisement on the City's website (www.centralpointoregon.gov/projects), the City has duly noticed the application as necessary to allow the opportunity for citizen participation in the public hearings scheduled with the Planning Commission (03-03-2026) and City Council (03-26-2026) for the proposed map changes consistent with Goal 1.

Goal 2 – Land Use Planning. Goal 2 addresses the land use planning procedures in Oregon, including the need to adopt comprehensive plans and implementing ordinances based on factual information. The proposed change is based on factual information from the existing policy in the comprehensive plan, information compiled in the resource inventories, and the municipal code.

Goal 3 – Agricultural Lands. Goal 3 addresses agricultural land within rural areas. The proposed amendments do not affect agricultural lands or agricultural buffers that would be required adjacent to agricultural lands outside the urban growth boundary. On this basis, Goal 3 does not apply to the proposed plan, map and text amendments.

Goal 4 – Forest Lands. Goal 4 addresses forest lands within rural areas. The proposed map amendment does not affect forest lands or lands adjacent to forest lands; therefore, Goal 4 does not apply.

Goal 5 – Open Spaces, Scenic and Historic Areas, and Natural Resources. Goal 5 establishes a process for each natural and cultural resource to be inventoried and evaluated. The proposed amendments specifically address Goal 5 by incorporating new and updated inventoried resources, including wetlands, riparian corridors and historic resources, while integrating findings from current floodplain studies and mapping. The proposed text amendments establish land use standards for properties with environmental resources.

Goal 6 – Air, Water and Land Resources Quality. Goal 6 requires local comprehensive plans and implementing ordinances to comply with state and federal regulations on air, water and land quality resource requirements. The proposed amendments integrate the findings from regional water quality assessments and air quality monitoring for pollutants of concern in the Medford-Ashland Air Quality Maintenance Area that includes the Central Point as part of the Rogue Valley Municipal Planning Organization (RVMPO).

Goal 7 – Areas Subject to Natural Hazards. Goal 7 requires appropriate safeguards when planning for development in floodplains or other areas subject to natural hazards. The proposed amendments integrate the findings from the Natural Hazard Mitigation Plan, recently updated in a multi-jurisdictional process that included communities throughout Jackson County. Proposed policies, actions and standards are intended to minimize losses and protect areas subject to the dangers from natural hazards.

Goal 8 – Recreational Needs. This goal requires communities to inventory existing parks and recreational facilities, and to project the needed facilities to serve all

populations within the community. The proposed amendments identify natural and cultural resources, implement policies to protect the quality of water, air and land resources, and identify strategies to maintain a resilient community that is subject to natural hazards. While resource areas may fulfill a need in providing areas for recreation, the intent of the proposed amendments is to identify and conserve resources and therefore are not expected to directly address recreational needs. On this basis, Goal 8 does not apply to the proposed amendments.

Goal 9 – Economy of the State. Goal 9 addresses diversification and improvement of the economy and specifically addresses commercial and industrial land. The proposed amendments are intended to identify natural and cultural resources, implement policies to protect the quality of water, air and land resources, and identify strategies to maintain a resilient community that is subject to natural hazards. The proposed plan amendments promote the efficient use of lands and the proposed text amendments establish land use standards for properties with environmental resources. The amendments do not directly address policies for commercial or industrial lands; therefore, Goal 9 does not apply.

Goal 10 – Housing. Goal 10 requires local communities to plan for and accommodate housing needs in the City. The proposed plan amendments promote the identification and efficient use of lands most suitable for development. In addition, the proposed text amendments establish land use standards for properties with environmental resources. However, the amendments do not directly address housing production within the City. On this bases, Goal 10 does not apply.

Goal 11 – Public Facilities and Services. Goal 11 calls for efficient planning of public services such as sewer, water, law enforcement and fire protection to assure that public services are planned in accordance with a community's needs and capacities rather than to be forced to respond to development as it occurs. Public facilities and services are planned in accordance with the Comprehensive Plan Public Facilities Element and updated master plans for water, stormwater, etc. On this basis, Goal 11 does not apply.

Goal 12 – Transportation. Goal 12 aims to provide a safe, convenient and economic transportation system. Local planning of the transportation system for Central Point is addressed in the Transportation System Plan that satisfies the requirement of Goal 12. The proposed amendments promote the efficient use of lands within the urbanized area, but do not directly address the transportation system.

Goal 13 – Energy. Goal 13 has to do with conserving all forms of energy. The proposed amendments identify natural and cultural resources, implement policies to protect the quality of water, air and land resources, and identify strategies to maintain a resilient community that is subject to natural hazards. As such, the proposed plan, map and text amendments address energy utilization in Central Point.

Goal 14 – Urbanization. Urbanization is the process by which the City grows and Goal 14 has to do with managing the City's growth in conjunction with projected land needs based on population and land use. The proposed plan amendments promote the efficient use of lands by recognizing the environmental pressures from increased growth/urbanization and provides the tools to mitigate these impacts.

Goals 15- Applies to the Willamette Valley and does not apply to the City of Central Point.

Goals 16-19 - Applies to coastal areas and does not affect the City of Central Point.

Conclusion CPMC 17.10.400(A): Based on the nature of the proposed amendment and the findings above, the proposed changes to Comprehensive Plan Environmental Management Element, the Environmental Overlay map and the Central Point Municipal Code (Title 17) are consistent with all applicable Statewide Planning Goals.

B. Approval of the request is consistent with the Central Point comprehensive plan (major and minor amendments);

Finding CPMC 17.10.400 (B): A review of the Central Point Comprehensive Plan identified the following relevant policies:

Urbanization Element:

Policy 5: Promote efficient and economical patterns of mixed land uses and development densities that locate a variety of different life activities, such as employment, housing, shopping and recreation in convenient proximity; and that are, or can be made, accessible by multiple modes of transportation—including walking, bicycling, and transit in addition to motor vehicles—within and between neighborhoods and districts.

Finding Urbanization Policy 5: 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.

Conclusion Urbanization Policy 5: Consistent

Parks Element:

Goal 3: Acquire and develop a high-quality, diversified system of parks, recreation amenities and open spaces that provide equitable access to all residents.

Policy 3.10: Manage vegetation in natural areas to support or maintain native plant species, habitat function and other ecological values; remove and control non-native or invasive plants as appropriate.

Finding Policy 3.10: The Environmental Management Element balances the need for future development with a safe, resilient and healthy environment including well-designed urban landscapes with accessible parks. It focuses on the City's goals to improve overall environmental quality that includes protecting natural resources, reducing pollution and enhancing habitat and natural areas.

Conclusion Policy 3.10: Consistent.

Land Use Element:

Residential Policy 1: To ensure a high degree of livability and environmental quality in all residential areas of Central Point.

Finding Residential Policy 1: The Environmental Management Element identifies 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. Environmental quality is essential to creating a healthy, vibrant city where people want to live.

Conclusion Residential Policy 1: Consistent

Conclusion CPMC 17.10.400(B):Based on the evaluation of applicable Comprehensive Plan policies, the proposed comprehensive plan and map amendments and proposed text amendments are consistent with the Central Point Comprehensive Plan.

C. If a zoning map amendment, findings demonstrating that adequate public services and transportation networks to serve the property are either available, or identified for construction in the city's public facilities master plans (major and minor amendments); and

Finding CPMC 17.10.400 (C): The development of the subject property was considered during the approval of the Twin Creeks Master Plan, which includes analysis of transportation needs, traffic circulation and transit services. A Trip Generation Analysis, prepared by Southern Oregon Transportation Engineering dated April 17, 2023, concludes the proposed map amendment will not generate additional impacts on transportation facilities.

Conclusion CPMC 17.10.400(C): Consistent.

D. The amendment complies with OAR 660-012-0060 of the Transportation Planning Rule. (Ord. 1989 §1(part), 2014; Ord. 1874 §3(part), 2006. Formerly 17.10.300(B)).

OAR 660-012-0060 – Transportation Planning Rule

The State Transportation Planning Rule (TPR) in OAR 660-012-0060 requires changes to land use plans and land use regulations (i.e. Comprehensive Plan Map Amendments and Zoning Map Amendments) to be consistent with the function and capacity of existing and planned transportation facilities. Oregon Administrative Rule (OAR) 660-012-0060 subsection (1) states the following:

- (1) If an amendment to a functional plan, an acknowledged comprehensive plan, or a land use regulation (including a zoning map) would significantly affect an existing or planned transportation facility, then the local government must put in place measures as provided in section (2) of this rule, unless the amendment is allowed under section (3), (9) or (10) of this rule. A plan or land use regulation amendment significantly affects a transportation facility if it would:

- (a) Change the functional classification of an existing or planned transportation facility (exclusive of corrections of map errors in an adopted plan);
- (b) Change standards implementing a functional classification system; or
- (c) Result in any of the effects listed in paragraphs (A) through (C) of this subsection based on projected conditions measured at the end of the planning period identified in the adopted TSP. As part of evaluating projected conditions, the amount of traffic projected to be generated within the areas of the amendment may be reduced if the amendment includes an enforceable, ongoing requirement that would demonstrably limit traffic generation, including, but not limited to, transportation demand management. This reduction may diminish or completely eliminate the significant effect of the amendment.
 - (A) Types or levels of travel or access that are inconsistent with the functional classification of an existing or planned transportation facility;
 - (B) Degrade the performance of an existing or planned transportation facility such that it would not meet the performance standards identified in the TSP or comprehensive plan; or,
 - (C) Degrade the performance of an existing or planned transportation facility that is otherwise projected to not meet the performance standards identified in the TSP or comprehensive plan.

Finding OAR 660-012-0060(1): *The proposed comprehensive plan and map amendments update the Environmental Management Element and add resource areas, including local wetlands and riparian corridors determined to be locally significant, to the Environmental Overlay of the Land Use Element. The proposed text amendments establish regulations for resource lands in the Central Point Municipal Code, Title 17(Zoning) in order to support informed land use decisions, provide clarity for property owners, and ensure consistent application of standards citywide for properties. The proposed amendments are for the protection of resource lands and promote the efficiency of land uses to manage the conflicts between urban growth and environmental protection. The amendments do not affect existing or planned transportation facilities.*

Conclusion OAR 660-012-0060(1): *Consistent.*

- (2) If a local government determines that there would be a significant effect, then the local government must ensure that allowed land uses are consistent with the identified function, capacity, and performance standards of the facility measured at the end of the planning period identified in the adopted TSP through one or a combination of the remedies listed in (a) through (e) below, unless the amendment meets the balancing test in subsection (2)(e) of this section or qualifies for partial mitigation in section (11) of this rule. A local government using subsection (2)(e),

section (3), section (10) or section (11) to approve an amendment recognizes that additional motor vehicle traffic congestion may result and that other facility providers would not be expected to provide additional capacity for motor vehicles in response to this congestion.

- (a) Adopting measures that demonstrate allowed land uses are consistent with the planned, function, capacity, and performance standards of the facility.
- (b) Amending the TSP or comprehensive plan to provide transportation facilities, improvements or services adequate to support the proposed land uses consistent with the requirements of this division; such amendments shall include a funding plan or mechanism consistent with section (4) or include an amendment to the transportation finance plan so that the facility, improvement, or service will be provided by the end of the planning period.
- (c) Amending the TSP to modify the planned function, capacity or performance standards of the transportation facility.
- (d) Providing other measures as a condition of development or through a development agreement or similar funding method, including but not limited to transportation system management measures or minor transportation improvements. Local governments shall, as part of the amendment, specify when measures or improvements provided pursuant to this subsection will be provided.
- (e) Providing improvements that would benefit modes other than the significantly affected mode, improvements to facilities other than the significantly affected facility, or improvements at other locations if:
 - (A) The provider of the significantly affected facility provides a written statement that the system-wide benefits are sufficient to balance the significant effect, even though the improvements would not result in consistency for all standards;
 - (B) The providers of facilities being improved at other locations provide written statements of approval; and,
 - (C) The local jurisdictions where facilities are being improved provide written statements of approval.

Finding OAR 660-012-0060(2): As demonstrated in the findings and conclusions for OAR 660-012-0060(1), the proposed zone map change does not significantly affect transportation facilities.

Conclusion OAR 660-012-0060(2): Not applicable.

- (3) Notwithstanding sections(1) and (2) of this rule, a local government may approve an amendment that would significantly affect an existing transportation facility without assuring that the allowed land uses are consistent with the function, capacity, and performance standards of the facility where:
- (a) In the absence of the amendment, planned transportation facilities, improvements and services as set forth in section (4) of this rule would not be adequate to achieve consistency with the identified function, capacity or performance standard for that facility by the end of the planning period identified in the TSP.
 - (b) Development resulting from the amendment will, at a minimum mitigate the impacts of the amendment in a manner that avoids further degradation to the performance of the facility by the time of the development through one or a combination of transportation improvements or measures;
 - (c) The amendment does not involve property located in an interchange area as defined in paragraph (d)(C); and

For affected state highways, ODOT provides a written statement that the proposed funding and timing for the identified mitigation improvements or measures are, at a minimum, sufficient to avoid further degradation to the performance of the affected state highway. However, if a local government provides the appropriate ODOT regional office with written notice of a proposed amendment in a manner that provides ODOT reasonable opportunity to submit a written statement into the record of the local government proceeding, and ODOT does not provide a written statement, then the local government may proceed with applying subsections (a) through (c) of this section.

Finding OAR 660-012-0060(2): As demonstrated in the findings and conclusions for OAR 660-012-0060(1), the proposed zone map change does not significantly affect transportation facilities.

Conclusion OAR 660-012-0060(2): Not applicable.

- (4) Determinations under sections (1) through (3) of this rule shall be coordinated with affected transportation facility and service providers and other affected local governments.
- (a) In determining whether an amendment has a significant effect on an existing or planned transportation facility under subsection (1)(c) of this rule, local governments shall rely on existing transportation facilities and services and on the planned transportation facilities, improvements and services set forth in

subsections (b) and (c) below.

(b) Outside of interstate interchange areas, the following are considered planned facilities, improvements, and services:

- (A) Transportation facilities, improvements or services that are funded for construction or implementation in the Statewide Transportation Improvement Program or a locally or regionally adopted transportation improvement program or capital improvement plan or program of a transportation service provider.
- (B) Transportation facilities, improvements or services that are authorized in a local transportation system plan and for which a funding plan or mechanism is in place or approved. These include, but are not limited to, transportation facilities, improvements or services for which: transportation systems development charge revenues are being collected; a local improvement district or reimbursement district has been established or will be established or will be established prior to development; a development agreement has been adopted; or conditions of approval to fund the improvement have been adopted.
- (C) Transportation facilities, improvements or services in a metropolitan planning organization (MPO) area that are part of the area's federally-approved, financially constrained regional transportation system plan.
- (D) Improvements to state highways that are included as planned improvements in a regional or local transportation system plan or comprehensive plan when ODOT provides a written statement that the improvements are reasonably likely to be provided by the end of the planning period.
- (E) Improvements to regional and local roads, streets or other transportation facilities or services that are included as planned improvements in a regional or local transportation system plan or comprehensive plan when the local government(s) or transportation service provider(s) responsible for the facility, improvement or service provides a written statement that the facility, improvement or service is reasonably likely to be provided by the end of the planning period.

(c) Within interstate interchange areas, the improvements included in (b) (A)-(C) are considered planned facilities, improvements and services, except where:

- (A) ODOT provides a written statement that the proposed funding and timing of mitigation measures are sufficient to avoid a significant adverse impact

on the Interstate Highway system, then local governments may also rely on the improvements identified in paragraphs (b)(D) and (E) of this section; or,

- (B) There is an adopted interchange area management plan, then local government may also rely on the improvements identified in that plan and which are also identified in paragraphs (b)(D) and (E) of this section.

(d) As used in this section and section (3):

- (A) Planned interchange means new interchanges and relocation of existing interchanges that are authorized in an adopted transportation system plan or comprehensive plan;

- (B) Interstate highway means Interstates 5, 82, 84, 105, 205 and 405; and,

- (C) Interstate interchange area means:

- (i) Property within one-quarter mile of the ramp terminal intersection of an existing or planned interchange on an Interstate Highway; or,
 - (ii) The interchange area as defined in the Interchange Area Management Plan adopted as an amendment to the Oregon Highway Plan.

- (e) For purposes of this section, a written statement provided pursuant to paragraphs (b)(D), (b)(E), or (c)(A) provided by ODOT, a local government or transportation facility provider, as appropriate, shall be conclusive in determining whether a transportation facility, improvement or service is a planned transportation facility, improvement or service. In the absence of a written statement, a local government can only rely upon planned transportation facilities, improvements and services identified in paragraphs (b)(A)-(C) to determine whether there is a significant effect that requires application of the remedies in section (2).

Finding OAR 660-012-0060(4): As demonstrated in the findings and conclusions for OAR 660-012-0060(1), the proposed zone map change does not significantly affect transportation facilities.

Conclusion OAR 660-012-0060(4): Not applicable.

- (5) The presence of a transportation facility or improvement shall not be a basis for an exception to allow residential, commercial, institutional, or industrial development on rural lands under this division or OAR 660-004-0022 and 660-004-0028.

Finding OAR 660-012-0060(5): The applications are for the protection of resource lands and promote the efficiency of land uses to manage the conflicts between urban growth and environmental protection. No exceptions are requested as part of the application.

Conclusion OAR 660-012-0060(5): Not applicable.

- (6) If a local government is determining whether proposed land uses would affect or be consistent with planned transportation facilities as provided in sections (1) and (2) using a performance standard based on projected levels of motor vehicle traffic, then the local government shall give full credit for potential reduction in vehicle trips for uses located in mixed-use, pedestrian-friendly centers, and neighborhoods as provided in subsections (a)–(d);
- (a) Absent adopted local standards or detailed information about the vehicle trip reduction benefits of mixed-use, pedestrian-friendly development, local governments shall assume that uses located within a mixed-use, pedestrian-friendly center, or neighborhood, will generate 10 percent fewer daily and peak hour trips than are specified in available published estimates, such as those provided by the Institute of Transportation Engineers (ITE) Trip Generation Manual that do not specifically account for the effects of mixed-use, pedestrian-friendly development. The 10 percent reduction allowed for by this subsection shall be available only if uses that rely solely on auto trips, such as gas stations, car washes, storage facilities, and motels are prohibited;
 - (b) Local governments shall use detailed or local information about the trip reduction benefits of mixed-use, pedestrian-friendly development where such information is available and presented to the local government. Local governments may, based on such information, allow reductions greater than the 10 percent reduction required in subsection (a);
 - (c) Where a local government assumes or estimates lower vehicle trip generation as provided in subsection (a) or (b), it shall ensure through conditions of approval, site plans, or approval standards that subsequent development approvals support the development of a mixed-use, pedestrian-friendly center or neighborhood and provide for on-site bike and pedestrian connectivity and access to transit as provided for in OAR 660-012-0045(3) and (4). The provision of on-site bike and pedestrian connectivity and access to transit may be accomplished through application of acknowledged ordinance provisions which comply with OAR 660-012-0045(3) and (4) or through conditions of approval or

findings adopted with the plan amendment that ensure compliance with these rule requirements at the time of development approval; and

- (d) The purpose of this section is to provide an incentive for the designation and implementation of pedestrian-friendly, mixed-use centers and neighborhoods by lowering the regulatory barriers to plan amendments that accomplish this type of development. The actual trip reduction benefits of mixed-use, pedestrian-friendly development will vary from case to case and may be somewhat higher or lower than presumed pursuant to subsection (a). The commission concludes that this assumption is warranted given general information about the expected effects of mixed-use, pedestrian-friendly development and its intent to encourage changes to plans and development patterns. Nothing in this section is intended to affect the application of provisions in local plans or ordinances that provide for the calculation or assessment of systems development charges or in preparing conformity determinations required under the federal Clean Air Act

Finding OAR 660-012-0060(6): See Finding OAR 660-012-0060(1).

Conclusion OAR 660-012-0060(6): Not applicable.

- (7) Amendments to acknowledged comprehensive plans and land use regulations that meet all of the criteria listed in subsections (a)–(c) shall include an amendment to the comprehensive plan, transportation system plan, the adoption of a local street plan, access management plan, future street plan, or other binding local transportation plan to provide for on-site alignment of streets or accessways with existing and planned arterial, collector, and local streets surrounding the site as necessary to implement the requirements in OAR 660-012-0020(2)(b) and 660-012-0045(3):

- (a) The plan or land use regulation amendment results in designation of two or more acres of land for commercial use;
- (b) The local government has not adopted a TSP or local street plan that complies with OAR 660-012-0020(2)(b) or, in the Portland Metropolitan Area, has not complied with Metro’s requirement for street connectivity as contained in Title 1, Section 3.08.110 of the Regional Transportation Functional Plan; and
- (c) The proposed amendment would significantly affect a transportation facility as provided in section (1).

Finding OAR 660-012-0060(7): The proposed amendments are legislative in nature, shaping policy and apply to resource lands throughout the City and are not specific to a specific subject property. The Transportation System Plan for the City of Central Point was acknowledged in 2008. As demonstrated in the findings and conclusions for

OAR 660-012-0060(1), the proposed amendments do not significantly affect transportation facilities.

Conclusion OAR 660-012-0060(7): Not applicable.

(8) A “mixed-use, pedestrian-friendly center or neighborhood” for the purposes of this rule, means:

(d) Any one of the following:

- i. An existing central business district or downtown;
- ii. An area designated as a central city, regional center, town center, or main street in the Portland Metro 2040 Regional Growth Concept;
- iii. An area designated in an acknowledged comprehensive plan as a transit-oriented development or a pedestrian district; or
- iv. An area designated as a special transportation area as provided for in the Oregon Highway Plan.

(e) An area other than those listed in subsection (a) which includes or is planned to include the following characteristics:

(A) A concentration of a variety of land uses in a well-defined area, including the following:

- (i) Medium to high density residential development (12 or more units per acre);
- (ii) Offices or office buildings;
- (iii) Retail stores and services;
- (iv) Restaurants; and
- (v) Public open space or private open space that is available for public use, such as a park or plaza.

(B) Generally include civic or cultural uses;

(C) A core commercial area where multi-story buildings are permitted;

(D) Buildings and building entrances oriented to streets;

- (E) Street connections and crossings that make the center safe and conveniently accessible from adjacent areas;
- (F) A network of streets and, where appropriate, accessways and major driveways that make it attractive and highly convenient for people to walk between uses within the center or neighborhood, including streets and major driveways within the center with wide sidewalks and other features, including pedestrian-oriented street crossings, street trees, pedestrian-scale lighting and on-street parking;
- (G) One or more transit stops (in urban areas with fixed route transit service); and
- (H) Limit or do not allow low-intensity or land extensive uses, such as most industrial uses, automobile sales and services, and drive-through services.

Finding OAR 660-012-0060(8): *The proposed amendments are legislative in nature, shaping policy and apply to resource lands throughout the City and are not directed to a specific subject property or type of development.*

Conclusion OAR 660-012-0060(8): *Not applicable.*

(9) Notwithstanding section (1) of this rule, a local government may find that an amendment to a zoning map does not significantly affect an existing or planned facility if all of the following requirements are met:

- (a) The proposed zoning is consistent with the existing comprehensive plan map designation and the amendment does not change the comprehensive plan map;
- (b) The local government has an acknowledged TSP and the proposed zoning is consistent with the TSP; and,
- (c) The area subject to the zoning map amendment was not exempted from this rule at the time of an urban growth boundary amendment as permitted in OAR 660-024-0020(1)(d), or the area was exempted from this rule but the local government has a subsequently acknowledged TSP amendment that accounted for urbanization of the area.

Finding OAR 660-012-0060(9): *The proposed amendments add resource areas to the Environmental Overlay in the Land Use Element and establish standards for properties that have identified resource areas; however, the amendments do not*

amend or otherwise alter the underlying zoning of property affected by the comprehensive plan and map amendments.

Conclusion OAR 660-012-0060(9)(c): Not applicable.

(10) Notwithstanding sections (1) and (2) of this rule, a local government may amend a functional plan, a comprehensive plan or a land use regulation without applying performance standards related to motor vehicle traffic congestion (e.g. volume to capacity ratio or V/C), delay or travel time if the amendment meets the requirements of subsection (a) of this section. This section does not exempt a proposed amendment from other transportation performance standards or policies that may apply including, but not limited to, safety for all modes, network connectivity for all modes (e.g. sidewalks, bicycle lanes) and accessibility for freight vehicles of a size and frequency required by the development.

(a) A proposed amendment qualifies for this section if it:

- (A) Is a map or text amendment affecting only land entirely within a multimodal mixed-use area (MMA); and
- (B) Is consistent with the definition of an MMA and consistent with the function of the MMA as described in the findings designating the MMA.

(b) For the purpose of this rule, “multimodal mixed-use area” or “MMA” means an area:

- (A) With a boundary adopted by a local government as provided in subsection (d) or (e) of this section and that has been acknowledged;
- (B) Entirely within an urban growth boundary;
- (C) With adopted plans and development regulations that allow the uses listed in paragraphs (8)(b)(A) through (C) of this rule and that require new development to be consistent with the characteristics listed in paragraphs (8)(b)(D) through (H) of this rule;
- (D) With land use regulations that do not require the provision of off-street parking, or regulations that require lower levels of off-street parking than required in other areas and allow flexibility to meet the parking requirements (e.g. count on-street parking, allow long-term leases, allow shared parking); and
- (E) Located in one or more of the categories below:

- (i) At least one-quarter mile from any ramp terminal intersection of existing or planned interchanges;
 - (ii) Within the area of an adopted Interchange Area Management Plan (IAMP) and consistent with the IAMP; or
 - (iii) Within one-quarter mile of a ramp terminal intersection of an existing or planned interchange if the mainline facility provider has provided written concurrence with the MMA designation as provided in subsection (c) of this section.
- (c) When a mainline facility provider reviews an MMA designation as provided in subparagraph (b)(E)(iii) of this section, the provider must consider the factors listed in paragraph (A) of this subsection.
 - (A) The potential for operational or safety effects to the interchange area and the mainline highway, specifically considering:
 - (i) Whether the interchange area has a crash rate that is higher than the statewide crash rate for similar facilities;
 - (ii) Whether the interchange area is in the top ten percent of locations identified by the safety priority index system (SPIS) developed by ODOT; and
 - (iii) Whether existing or potential future traffic queues on the interchange exit ramps extend onto the mainline highway or the portion of the ramp needed to safely accommodate deceleration.
 - (B) If there are operational or safety effects as described in paragraph (A) of this subsection, the effects may be addressed by an agreement between the local government and the facility provider regarding traffic management plans favoring traffic movements away from the interchange, particularly those facilitating clearing traffic queues on the interchange exit ramps.
- (d) A local government may designate an MMA by adopting an amendment to the comprehensive plan or land use regulations to delineate the boundary following an existing zone, multiple existing zones, an urban renewal area, other existing boundary, or establishing a new boundary. The designation must be accompanied by findings showing how the area meets the definition of an MMA. Designation of an MMA is not subject to the requirements in sections (1) and (2) of this rule.

- (e) A local government may designate an MMA on an area where comprehensive plan map designations or land use regulations do not meet the definition, if all of the other elements meet the definition, by concurrently adopting comprehensive plan or land use regulation amendments necessary to meet the definition. Such amendments are not subject to performance standards related to motor vehicle traffic congestion, delay or travel time.

Finding OAR 660-012-0060(10): The proposed amendments are legislative in nature, shaping policy and apply to resource lands throughout the City and are not directed to a specific subject property or type of development.

Conclusion OAR 660-012-0060(10): Not applicable.

- (11) A local government may approve an amendment with partial mitigation as provided in section (2) of this rule if the amendment complies with subsection (a) of this section, the amendment meets the balancing test in subsection (b) of this section, and the local government coordinates as provided in subsection (c) of this section.

- (a) The amendment must meet paragraphs (A) and (B) of this subsection.

- (A) Create direct benefits in terms of industrial or traded-sector jobs created or retained by limiting uses to industrial or traded-sector industries.

- (B) Not allow retail uses, except limited retail incidental to industrial or traded sector development, not to exceed five percent of the net developable area.

- (C) For the purpose of this section:

- (i) “Industrial” means employment activities generating income from the production, handling, or distribution of goods including, but not limited to, manufacturing, assembly, fabrication, processing, storage, logistics, warehousing, importation, distribution and transshipment, and research and development.

- (ii) “Traded-sector” means industries in which member firms sell their goods or services into markets for which national or international competition exists.

- (b) A local government may accept partial mitigation only if the local government determines that the benefits outweigh the negative effects on local transportation facilities and the local government receives from the provider of any transportation facility that would be significantly affected written concurrence that the benefits outweigh the negative effects on their transportation facilities. If the

amendment significantly affects a state highway, then ODOT must coordinate with the Oregon Business Development Department regarding the economic and job creation benefits of the proposed amendment as defined in subsection (a) of this section. The requirement to obtain concurrence from a provider is satisfied if the local government provides notice as required by subsection (c) of this section and the provider does not respond in writing (either concurring or non-concurring) within 45 days.

- (c) A local government that proposes to use this section must coordinate with Oregon Business Development Department, Department of Land Conservation and Development, area commission on transportation, metropolitan planning organization, and transportation providers and local governments directly impacted by the proposal to allow opportunities for comments on whether the proposed amendment meets the definition of economic development, how it would affect transportation facilities and the adequacy of proposed mitigation. Informal consultation is encouraged throughout the process starting with pre-application meetings. Coordination has the meaning given in ORS 197.015 and Goal 2 and must include notice at least 45 days before the first evidentiary hearing. Notice must include the following:
 - (A) Proposed amendment.
 - (B) Proposed mitigating actions from section (2) of this rule.
 - (C) Analysis and projections of the extent to which the proposed amendment in combination with proposed mitigating actions would fall short of being consistent with the performance standards of transportation facilities.
 - (D) Findings showing how the proposed amendment meets the requirements of subsection (a) of this section.
 - (E) Findings showing that the benefits of the proposed amendment outweigh the negative effects on transportation facilities

Finding OAR 660-012-0060(10): *The proposed amendments are legislative in nature, shaping policy and apply to resource lands throughout the City and are not directed to a specific subject property or type of development. As demonstrated in the findings and conclusions for OAR 660-012-0060(1), the proposed amendments do not significantly affect transportation facilities, the functional plan will not change and mitigation is not required.*

Conclusion OAR 660-012-0060(10): *Not applicable.*

PART 4 – CONCLUSION

As evidenced in findings and conclusions provided in Part 3, the proposed Comprehensive Plan and zone text amendment is consistent with applicable standards and criteria in the Central Point Municipal Code, including the Statewide Planning Goals (where applicable), Comprehensive Plan, and Statewide Transportation Planning Rule.

PLANNING COMMISSION RESOLUTION NO. 941

**A RESOLUTION FORWARDING A FAVORABLE RECOMMENDATION FOR
MAJOR AMENDMENTS TO CENTRAL POINT MUNICIPAL CODE
TITLE 17 (ZONING) TO ESTABLISH ENVIRONMENTAL OVERLAY STANDARDS**

FILE NO. ZC-26002

Applicant: City of Central Point

WHEREAS, the proposed code amendments include a new Environmental Overlay chapter (CPMC 17.66) that establishes regulations for resource protection measures and development standards in environmentally sensitive areas; and

WHEREAS, the Environmental Overlay chapter is consistent with the Environmental Management Element and the Environmental Overlay in the Land Use Element; and

WHEREAS, on February 17, 2026 the City of Central Point Citizen's Advisory Committee considered and approved Resolution 2026-1 forwarding a favorable recommendation to the approve the proposed amendments; and

WHEREAS, the Planning Commission finds that the above referenced code amendments comply with the approval criteria set forth in CPMC 17.10, including the Statewide Planning Goals, Comprehensive Plan and Transportation Planning Rule as evidenced by the Planning Department Findings of Fact and Conclusions of Law in the Staff Report dated March 3, 2026 (Exhibit A) including all attachments therein.

NOW, THEREFORE, BE IT RESOLVED, that

Section 1: It is the intent of the City of Central Point Planning Commission to amend Title 17 (Zoning) of the Central Point Municipal Code in order to establishing Environmental Overlay standards that implement criteria for resource protection and development in environmentally sensitive areas.

Section 2: The City of Central Point Planning Commission hereby forwards a favorable recommendation to the City Council to approve the amendments in File No. ZC-26002 as set forth the Planning Department Staff Report (Exhibit A), including the Planning Department Findings of Fact and Conclusions of Law, and all attachments therein.

Section 3: This decision is based upon the Planning Department Staff Report dated March 3, 2026, attached hereto as Exhibit A, including all attachments therein.

PASSED by the Planning Commission and signed by me in authentication of its passage this 3rd day of March 2026.

Planning Commission Chair

ATTEST:

City Representative