

CITY COUNCIL MEETING AGENDA

June 15, 2026

6:00 PM

Central Point City Hall, Council Chambers

140 S 3rd St, Central Point, OR

www.centralpointoregon.gov



10. Meeting Called to Order

20. Business

- A. Growth Management & Residential Code Amendment Discussion
Stephanie Powers, Planning Director

30. Adjournment

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

Si necesita traductor en español o servicios de discapacidades (ADA) para asistir a una junta pública de la ciudad por favor llame con 72 hora de anticipación al 541-664-3321 ext. 201.



DEPARTMENT: Planning

MEETING DATE: June 15, 2026

STAFF CONTACT: Stephanie Powers, Planning Director

SUBJECT: Growth Management & Residential Code Amendment Discussion

SUMMARY AND BACKGROUND:

At the April 28 City Council meeting, staff presented an overview of the draft residential code amendments and sought feedback on the proposed regulations. The purpose of the amendments is to adopt gross density standards required by the Regional Plan, expand allowed housing types to include the middle housing required by state law, and modernize development and design standards consistent with state law and Central Point's desire to maintain its small-town feel. One policy issue arose during the discussion: the City's current growth management framework would limit the opportunity for new manufactured dwelling parks in the UGB under current zoning. At the June 15 Study Session, staff will walk through this growth management policy question, present options and implications, and seek direction.

Why we are having this conversation

The residential code amendments are the final step before land in the new Urban Growth Boundary (UGB) becomes eligible for annexation. Once they are complete, landowners in the UGB whose property is contiguous to the city limits may submit applications for annexation and zone map amendments so they can become part of the City and develop to urban standards. Under the City's current growth management framework in the Land Use Element of the Comprehensive Plan, Transit-Oriented Development (TOD) Overlay zones are to be applied to the UGB areas. The difficulty is that the TOD Overlay zones do not permit manufactured dwelling parks, an affordable housing option proposed for the R-2 and R-3 zones under the draft code. There is both demand for this housing type and landowner interest in providing it in the UGB. The question we will explore at the Study Session is how to resolve this tension, by one of two options:

1. Amend the TOD Overlay zones to permit manufactured dwelling parks in the LMR and MMR zones; or
2. Amend the Land Use Element so that the TOD Overlay is no longer the default zoning applied to new UGB residential areas, allowing the equivalent conventional zones (R-2 and R-3, which correspond to LMR and MMR) to be applied instead.

What we will cover

To support a productive discussion, staff will provide a refresher on comprehensive planning and growth management in Oregon and Central Point, explain what the TOD Overlay is and what a manufactured dwelling park is, evaluate the options with their advantages and disadvantages, and discuss which option will best serve Central Point's growth. Staff is seeking feedback and direction to conclude the residential code amendment process and provide a clear policy framework for future zoning in the UGB.

ATTACHMENTS/EXHIBITS:

None