



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

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Salem, OR 97301-2540

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NOTICE OF ADOPTED AMENDMENT

February 21, 2007

TO: Subscribers to Notice of Adopted Plan
or Land Use Regulation Amendments

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: City of Central Point Plan Amendment
DLCD File Number 007-06



The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. A copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: March 6, 2007

This amendment was submitted to DLCD for review 45 days prior to adoption. Pursuant to ORS 197.830 (2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

***NOTE: THE APPEAL DEADLINE IS BASED UPON THE DATE THE DECISION WAS MAILED BY LOCAL GOVERNMENT. A DECISION MAY HAVE BEEN MAILED TO YOU ON A DIFFERENT DATE THAN IT WAS MAILED TO DLCD. AS A RESULT YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE ABOVE DATE SPECIFIED.**

Cc: Gloria Gardiner, DLCD Urban Planning Specialist
John Renz, DLCD Regional Representative
Connie Clune, City of Central Point

<paa> ya/

2 Notice of Adoption

THIS FORM MUST BE MAILED TO DLCD
WITHIN 5 WORKING DAYS AFTER THE FINAL DECISION
PER ORS 197.610, OAR CHAPTER 660 - DIVISION 18

DEPT OF
FEB 15 2007
LAND CONSERVATION
AND DEVELOPMENT
For DLCD Use Only

Jurisdiction: CITY OF CENTRAL POINT Local file number: 07006

Date of Adoption: FEB. 9, 2007 Date Mailed: FEB. 12, 2007

Date original Notice of Proposed Amendment was mailed to DLCD: SEPT. 22, 2006

- Comprehensive Plan Text Amendment
- Land Use Regulation Amendment
- New Land Use Regulation
- Comprehensive Plan Map Amendment
- Zoning Map Amendment
- Other: _____

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".

THE AMENDEMNT IS TO UPDATE TELECOMMUNICATION ANTENNA LOCATION STANDARDS AND PROCEDURES
PARTICULARLY THE USE OF BUILDING WALL AND ROOF-MOUNTED ANTENNAS.

Describe how the adopted amendment differs from the proposed amendment. If it is the same, write "SAME".
If you did not give Notice for the Proposed Amendment, write "N/A".

AN OCCUPANCY NOTIFICATION HAS BEEN ADDED TO THE AMENDMENT. THE NOTICE IS TO STATE THAT
BUILDING ROOF OR WALL-MOUNTED TELECOMMUNICATION ANTENNA HAS BEEN INSTALLED ON THE BUILDING.
NOTIFICATION REQUIREMENT -SECTION 17.60.040(C).

Plan Map Changed from: N/A to: _____

Zone Map Changed from: N/A to: _____

Location: N/A Acres Involved: _____

Specify Density: Previous: N/A New: _____

Applicable Statewide Planning Goals: _____

Was and Exception Adopted? YES NO

DLCD File No.: 007-06(15740)

Did the Department of Land Conservation and Development receive a Notice of Proposed Amendment.....

- Forty-five (45) days prior to first evidentiary hearing? Yes No
If no, do the statewide planning goals apply? Yes No
If no, did Emergency Circumstances require immediate adoption? Yes No

Affected State or Federal Agencies, Local Governments or Special Districts:

Local Contact: CONNIE CLUNE Phone: (541)664-3321 Extension: 293
Address: 140 S THIRD STREET City: CENTRAL POINT, OR
Zip Code + 4: 97502 - Email Address: _____

ADOPTION SUBMITTAL REQUIREMENTS

This form **must be mailed** to DLCD **within 5 working days after the final decision**
per ORS 197.610, OAR Chapter 660 - Division 18.

1. Send this Form and TWO (2) Copies of the Adopted Amendment to:

**ATTENTION: PLAN AMENDMENT SPECIALIST
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
635 CAPITOL STREET NE, SUITE 150
SALEM, OREGON 97301-2540**

2. Submit **TWO (2) copies** the adopted material, if copies are bounded please submit **TWO (2) complete copies** of documents and maps.
3. Please Note: Adopted materials must be sent to DLCD not later than **FIVE (5) working days** following the date of the final decision on the amendment.
4. Submittal of this Notice of Adoption must include the text of the amendment plus adopted findings and supplementary information.
5. The deadline to appeal will not be extended if you submit this notice of adoption within five working days of the final decision. Appeals to LUBA may be filed within **TWENTY-ONE (21) days** of the date, the Notice of Adoption is sent to DLCD.
6. In addition to sending the Notice of Adoption to DLCD, you must notify persons who participated in the local hearing and requested notice of the final decision.
7. **Need More Copies?** You can copy this form on to 8-1/2x11 green paper only; or call the DLCD Office at (503) 373-0050; or Fax your request to:(503) 378-5518; or Email your request to **mara.ulloa@state.or.us** - ATTENTION: PLAN AMENDMENT SPECIALIST.

ORDINANCE NO. 1900

AN ORDINANCE AMENDING THE CENTRAL POINT MUNICIPAL
CODE ZONING CHAPTERS 17.08, 17.44 AND 17.60 PERTAINING TO
ANTENNA STANDARDS

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

Section 1. Title 17 of the Central Point Municipal Code is hereby amended to include the following new definitions:

17.08.010 Definitions.

"Antenna" means a device, dish or array used to transmit or receive signals for telecommunication purposes. An antenna is typically mounted on a supporting tower, pole, mast or building.

Building Roof-Mounted Antennas. Any Wireless Communication Facility (WCF) antennas for cellular, Personal Telecommunications Services (PCS) and similar radio services installed on a building roof (see Section 17.60.40).

Building Wall-Mounted Antennas. Any Wireless Communication Facility (WCF) antennas for cellular, Personal Telecommunications Services (PCS) and similar radio services mounted to the roof edge or sidewall elevation of a building or structure (see Section 17.60.40).

Communication Facility Tower (Wireless). A structure, tower, pole or mast solely dedicated to support one or more wireless communications antenna systems. For the purpose of this section, such a support structure will be referred to generically as a "tower". Tower types include:

1. "Guyed tower". A tower that is supported by use of cables (guy wires) that are permanently anchored to the ground.
2. "Lattice tower". A tower characterized by an open framework of lateral cross-members that stabilize the structure.
3. "Monopole". A single, upright pole, engineered to be self-supporting and requiring no guy wires or lateral cross-members.

Stealth or Concealed Design. The design of wireless communications facilities in a manner that camouflages, or conceals, or disguises the facilities as described below:

1. Camouflage. The use of shape, color, and texture to cause an object to appear to become a part of something else, usually a structure, such as a building, wall or roof. "Camouflage" does not mean invisible, but rather appearing as part of or exactly like the structure used as a mount.
2. Concealment. Fully hidden from view. For example, a Wireless Communication Facility (WCF) is concealed when it is completely hidden or contained within a structure, and is compatible with or complements the architectural character of the building, wall, or roof.
3. Disguised. A Wireless Communication Facility (WCF) that has been changed to appear to be something other than what it really is. For example, WCFs are sometimes disguised to appear as trees or flagpoles.

Tower-Mounted Antenna. An antenna or a co-located antenna mounted on a communication facility tower.

Wireless Communication Facility (WCF). A non-staffed facility for the transmission of radio frequency (RF) signals, usually consisting of an equipment shelter, cabinet or other enclosed structure housing electronic equipment; a support structure; and antenna systems or other transmission and reception devices. This includes cellular antennas, satellite dishes, and microwave dishes.

Section 2. Title 17 of the Central Point Municipal Code is hereby amended to delete portions of 17.44.020, 17.44.030 and 17.44.090 pertaining to telecommunications antennas:

17.44.020 Permitted uses.

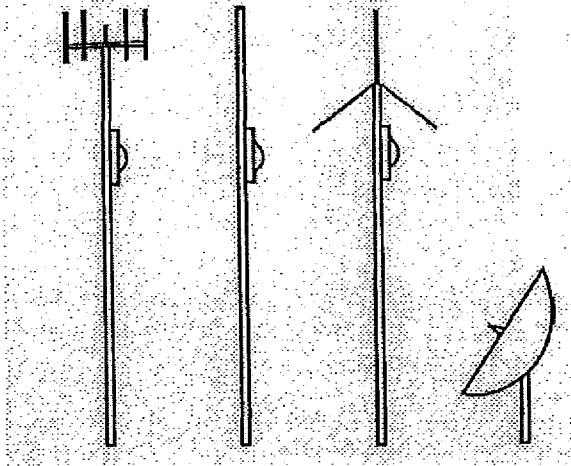
The following uses are permitted in the C-4 district:

~~C. — Telecommunication antenna support structures and other antenna structures that comply with the maximum height regulations described in Chapter 17.44.040.~~

17.44.030 Conditional uses.

~~C. — Telecommunication antenna support structures and other antenna structures that exceed the maximum height regulations described in Section 17.44.040. Said structures are subject to the conditional use permit requirements of Section 17.76.010 and variance requirements of Chapter 17.13 if the requested height of the structure exceeds eighty feet.~~

17.44.090 — Antenna standards. Antenna standards and associated general information are illustrated.



Structures 60 feet or less in height are a permitted use in the C-4, Commercial District.

Application required: Site Plan

Structures 61 feet to 80 feet in height are a conditional use and are subject to recommended conditions of approval.

Applications required: Conditional Use Permit Site Plan

Structures exceeding 81 feet in height are a conditional use contingent upon approval of a variance from the maximum height for the zoning district.

Applications required: Variance

~~Conditional Use Permit Site Plan~~

~~GENERAL INFORMATION:~~

- ~~a) — Antennas and similar structures adjacent to residentially zoned properties are subject to additional setback requirements designed to protect against collapse.~~
- ~~b) — Antennas and similar structures shall be painted an unobtrusive color.~~
- ~~c) — Lighting on the structure is prohibited unless required by the Federal Aircraft Administration.~~
- ~~d) — The City of Central Point encourages co-location of facilities.~~
- ~~e) — Conditional use permit applications for antennas and similar structures may have additional conditions of approval assigned by the City of Central Point to mitigate the visual impact on surrounding properties.~~

Section 3. Title 17 of the Central Point Municipal Code is hereby amended to add sections 17.60.040, 17.60.040.10 and 17.60.040.20 pertaining to telecommunications antennas:

Section 17.60.040 Antenna Standards. The purpose of these regulations is to ensure that antennas continue to serve the needs of the community, while assuring that antennas are regulated in a manner that minimizes visual impacts. The standards regulating the placement of antennas within the City of Central Point are as set forth in this section.

Section 17.60.040.10 Building Roof and Wall-Mounted Antennas. The purpose of these regulations is to ensure that building and wall-mount antennas are regulated in a manner that minimizes visual impacts, complies with the intent of the terms concealed, camouflage and disguised as terms defined in Section 17.08.010, protects neighborhood livability, promotes universal service to all customers and ensures all providers are fairly treated. Roof and wall-mounted antennas, as defined in Section 17.08.10 are allowed per Table 1 subject to the following:

Table 1

| Zoning District | Permitted Use | Conditional Use | Not Permitted |
|-----------------|---------------|-----------------|---------------|
| R-1 | | NA | Not Permitted |
| R-2 | | NA | Not Permitted |
| R-3/HMR | Permitted | NA | |
| Civic | Permitted | NA | |
| C-2 | Permitted | NA | |
| EC/CC | Permitted | NA | |
| C-4 | Permitted | NA | |
| C-5 | Permitted | NA | |
| M-1 | Permitted | NA | |
| M-2 | Permitted | NA | |
| | | | |

A. Building Roof and Wall-Mounted Antennas

- 1. Building Roof-Mounted Antennas.** Antennas installed on a building roof shall be incorporated within or concealed behind existing or new architectural features compatible with and complementary to the building's architectural character so as to not be readily recognizable as an antenna and to be screened from view from the ground level of abutting public streets and adjacent properties. Acceptable types of screening are placement behind the roof parapet, placement behind a screen designed to blend with the existing building, placement within or on the mechanical penthouse or on a roof-mounted building element such as a chimney, exhaust pipe, cupola, bell tower or flagpole.

2. Historic Compatibility. All roof-mount antennas shall comply with the Historic Preservation Overlay Zone, Section 17.70 of this ordinance.
3. Building Wall-Mounted Antennas. Any Wireless Communication Facility (WCF) antennas mounted to the roof edge or sidewall elevation of a building shall be completely covered with the same, or complementing exterior finish and color as the exterior of the building or structure. All wall-mount antennas shall comply with, Section 17.60.100, Projections section of this Chapter.
4. Allowable Height for Antennas Mounted on Building Roofs and Walls. Antennas mounted on building roofs and walls shall not extend more than ten (10) feet above the highest existing architectural feature on the building.

B. Site Plan Review.

All roof-mounted and wall-mounted antennas shall require Site Plan Review.

A Site Plan Review of the application for a building permit shall be an administrative Type II procedure and comply with Section 17.05.300 of this ordinance. In some circumstances, a Type II application may be referred by staff to a Type III procedure when unusual features or circumstances of the site, building or improvement could result in an adverse impact on the building, neighborhood or adjacent properties.

When such a referral is made, the application shall be processed as a Type III application, including the requirements for a hearing, notice of decision as provided by Section 17.05.400 and shall comply with Chapter 17.72 of this ordinance.

C. Notification.

Contemporaneously with any installation of building roof or wall-mounted antennas, written notice in the form of a sign at least 8" by 12" in size shall be affixed to the building in a conspicuous place, which place shall be approved in advance by the City Planning Department.

Section 17.60.040.20 Tower-Mounted Antennas. Tower-Mounted standards shall comply with the following standards:

A. Tower-mounted antennas are allowed per Table 2.

Table 2 Tower-Mounted Antenna

| Zoning District | Permitted Use | Conditional Use | Not Permitted |
|-----------------|---------------|-----------------|---------------|
| R-1 | | | Not Permitted |
| R-2 | | | Not Permitted |
| R-3 | | | Not Permitted |
| C-2 | | | Not Permitted |
| C-4 | | Conditional Use | |
| C-5 | | Conditional Use | |
| M-1 | | Conditional Use | |
| M-2 | | Conditional Use | |
| C-4 TOD Overlay | | | Not Permitted |
| C-5 TOD Overlay | | | Not Permitted |
| TOD District | | | Not Permitted |

~~B. Tower-mounted antennas exceeding eight-one (81) feet in height are a conditional use contingent upon approval of a variance from the maximum height for the zoning district.~~

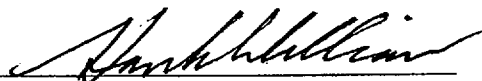
B. Tower-mounted antenna, single. Single tower mounted antennas are subject to the following general requirements:

- a. When adjacent to residentially zoned properties additional tower setback may be required to protect against collapse;
- b. Towers and tower-mounted antennas shall be painted an unobtrusive color;
- c. Lighting on towers shall be prohibited unless required by the Federal Aviation Administration; and
- d. Conditional use permit applications may have additional conditions imposed to mitigate the visual impact of the tower and tower-mounted antennas on surrounding properties.

C. Tower-mounted antennas, co-located. Co-located antennas are subject to the following requirements:

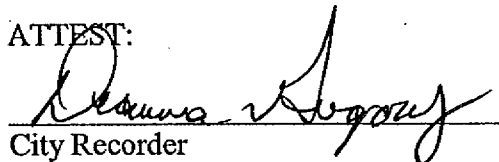
- a. Shall be reviewed subject the Site Plan Review provisions of Section 17.60.40.10 (B);
- b. Shall be mounted in a configuration similar to or less obtrusive than antennas already exiting on the tower.

Passed by the City Council and signed by me in authentication of its passage this
8th day of February, 2007.



Mayor Hank Williams

ATTEST:


City Recorder

Approved by me this 9th day of February, 2007.



Mayor Hank Williams

**FINDINGS OF FACT
AND
CONCLUSIONS OF LAW**

In the Matter of the
Consideration of Text Amendment:
Section 17.08.010 Definitions,
Chapter 17.44 C-4, Tourist and Office-Professional District,
Chapter 17.60 General Regulations
Central Point Municipal Code

I. Introduction

The proposed amendment is relevant to three chapters of the CPMC and is presented in the three respective parts; definitions, C-4, Tourist and Office-Professional District, and General Regulations. The six (6) new definitions to Section 17.08.010 pertain to telecommunication antennas, mounts and the terms used to define concealed or stealth relating to building mounted antennas as used in the antenna standards of General Regulations (Chapter 17.60.40). Previous sections of the C-4, Tourist and Office-Professional District governing antennas have been deleted and are now incorporated in General Regulations (Chapter 17.60, Section 17.60.40). The standards for regulating the location of telecommunication antennas have been updated with revisions to the General Regulations Chapter 17.60.

These findings address the proposed text amendments specifically presented in Attachment "B", Amendment and generally identified as follows (~~strike through~~ for deletions and ***bold italic*** for additions):

- **Definitions Section 17.08.010**
- **Chapter 17.44 C-4, Tourist and Office Professional District**
- **Chapter 17.60 General Regulations**

II. Authority

CPMC 17.10.100 establishes provisions for the Planning Commission to make a recommendation to the City Council relative to modifications to the text of Chapter 17 as deemed necessary to respond to changing community conditions and desires, to correct mistakes, or to address changes in law. Section 17.05.500 classifies this Amendment as a Type IV legislative land use procedure. In accordance with CPMC 17.05.500, 17.10.100, and 17.10.600 consideration of this Amendment has complied with the procedural requirements for a Class IV legislative action, including demonstrated compliance with the Statewide Planning Goals, the Central Point Comprehensive Plan, the Central Point Zoning Ordinance, and the Transportation Planning Rule.

These amendments are legislative in nature and are not applicable to a specific property and therefore is exempt from Section 17.05.500(G)(3) requiring a demonstration of adequacy of public facilities. The following findings have been prepared in accordance with Section 17.05.500 addressing:

1. State Wide Planning Goals;
2. City of Central Point Comprehensive Plan;
3. City of Central Point Zoning Ordinance; and
4. The State Transportation Planning Rule

III. State Wide Planning Goals

The proposed amendment has been reviewed for compliance with the nineteen (19) Statewide Planning Goals. Based on the following findings it is concluded that the amendment is consistent with the State Wide Planning Goals.

GOAL 1. CITIZEN INVOLVEMENT - To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.

Finding, Goal 1: The amendment does not detract from citizen participation in the City's planning process. The amendment provides additional definitions, procedures and standards for telecommunication antennas to the City's Zoning Ordinance, thereby serving the policies and goals of the City as expressed in the Comprehensive Plan. The conditional use permit of tower-mounted antennas will provide citizens the opportunity to participate in a public hearing before the City Planning Commission and appeal process. Moreover, with the involvement of the Planning Commission, this amendment allowed opportunities for citizen involvement.

Conclusion, Goal 1: Consistent.

GOAL 2. LAND USE PLANNING - To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.

Finding, Goal 2: The amendment does not modify, or otherwise affect, the City's land use process or policy framework as presented in the Comprehensive Plan. The amendment serves to add additional definitions, standards and procedures to the City's

Zoning Ordinance, thereby serving to clarify the current policies and goals of the City as expressed in the Comprehensive Plan.

Conclusion, Goal 2: Consistent.

GOAL 3. AGRICULTURAL LANDS - To preserve and maintain agricultural lands.

Finding, Goal 3: The amendment does not involve, or otherwise affect lands designated for agricultural use.

Conclusion, Goal 3: Not applicable.

GOAL 4. FOREST LANDS - To conserve forest lands by maintaining the forest land base and to protect the state's forest economy by making possible economically efficient forest practices that assure the continuous growing and harvesting of forest tree species as the leading use on forest land consistent with sound management of soil, air, water, and fish and wildlife resources and to provide for recreational opportunities and agriculture.

Finding, Goal 4: The amendment does not involve, or otherwise affect lands designated for forest use.

Conclusion, Goal 4: Not applicable.

GOAL 5. OPEN SPACE, SCENIC AND HISTORIC AREAS, AND NATURAL RESOURCES - To protect natural resources and conserve scenic and historic areas and open spaces.

Finding, Goal 5: The amendment specifies that building-roof and building wall-mounted antennas will comply with the Historic Preservation Overlay Zone of the CPMC. The impact of building roof and wall-mounted antennas on any inventoried Goal 5 resource would be evaluated during the site plan review process. The amendment does not involve, or otherwise affect lands designated as scenic or natural resources.

Conclusion, Goal 5: Consistent.

GOAL 6. AIR, WATER, AND LAND RESOURCES QUALITY - To maintain and improve the quality of the air, water and land resources of the state.

Finding, Goal 6: The amendment does not involve, or otherwise affect regulations managing the quality of air, water and land resources.

Conclusion, Goal 6: Not applicable.

GOAL 7. AREAS SUBJECT TO NATURAL HAZARDS AND DISASTERS - To protect people and property from natural hazards.

Finding, Goal 7: The amendment does not involve, or otherwise affect regulations protecting the citizens of Central Point from natural hazards.

Conclusion, Goal 7: Not applicable.

GOAL 8. RECREATION NEEDS - *To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.*

Finding, Goal 8: The amendment does not involve, or otherwise affect the City's provision of necessary recreational facilities.

Conclusion, Goal 8: Not applicable.

GOAL 9. ECONOMY OF THE STATE - *To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.*

Finding, Goal 9: The amendment provides antenna location standards to support the growing need and advancing technology in wireless communications. The standards regulating the placement of antennas within the City of Central Point support communications services necessary for economic development. The standards will provide a broader range of options for wireless service providers to furnish services in the central city area. The introduction of these standards does not reduce, or otherwise prohibit commercial activities in the City beyond what is already allowed. The amendment complies with current economic policies and goals of the City as expressed in the Comprehensive Plan.

Conclusion, Goal 9: Consistent.

GOAL 10. HOUSING - *To provide for the housing needs of citizens of the state.*

Finding, Goal 10: The amendment applies to building roofs and walls in the high density multiple-family residential districts of the City and does not adversely affect the City's current housing policies.

Conclusion, Goal 10: Consistent.

GOAL 11. PUBLIC FACILITIES AND SERVICES - *To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.*

Finding, Goal 11: Communication services are necessary to support an urban community. The amendment provides antenna standards that contribute to the efficient arrangement of services by allowing them to locate within the areas necessary to provide service in a timely, orderly and efficient manner.

Conclusion, Goal 11: Consistent.

GOAL 12. TRANSPORTATION - *To provide and encourage a safe, convenient and economic transportation system.*

Finding, Goal 12: The amendment does not change, or otherwise affect the City's provision of safe, convenient, and economic transportation.

Conclusion, Goal 12: Not applicable.

GOAL 13. ENERGY - *To conserve energy.*

Finding, Goal 13: The amendment does not involve, or otherwise affect development standards or regulations that address conservation of energy.

Conclusion, Goal 13: Not applicable.

GOAL 14. URBANIZATION - *To provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.*

Finding, Goal 14: The amendment does not involve, or otherwise affect regulations addressing and regulating the transition from rural to urban lands.

Conclusion, Goal 14: Not applicable.

GOAL 15. WILLAMETTE GREENWAY - *To protect, conserve, enhance and maintain the natural, scenic, historical, agricultural, economic and recreational qualities of lands along the Willamette River as the Willamette River Greenway.*

Finding, Goal 15: The amendment does not involve, or otherwise affect the Willamette River or Willamette River Greenway.

Conclusion, Goal 15: Not applicable.

GOAL 16. ESTUARINE RESOURCES - *To recognize and protect the unique environmental, economic, and social values of each estuary and associated wetlands; and To protect, maintain, where appropriate develop, and where appropriate restore the long-term environmental, economic, and social values, diversity and benefits of Oregon's estuaries.*

Finding, Goal 16: The amendment does not involve, or otherwise affect estuaries and associated wetlands.

Conclusion, Goal 16: Not applicable.

GOAL 17. COASTAL SHORELANDS - *To conserve, protect, where appropriate, develop and where appropriate restore the resources and benefits of all coastal shorelands, recognizing their value for protection and maintenance of water quality, fish and wildlife habitat, water-dependent uses, economic resources and recreation and aesthetics. The management of these shoreland areas shall be compatible with the characteristics of the adjacent coastal waters; and To reduce the hazard to human life and property, and the adverse effects upon water quality and fish and wildlife habitat, resulting from the use and enjoyment of Oregon's coastal shorelands.*

Finding, Goal 17: The amendment does not involve, or otherwise affect coastal shorelands.

Conclusion, Goal 17: Not applicable.

GOAL 18. BEACHES AND DUNES - *To conserve, protect, where appropriate develop, and where appropriate restore the resources and benefits of coastal beach and dune areas; and To reduce the hazard to human life and property from natural or man-induced actions associated with these areas.*

Finding, Goal 18: The amendment does not involve, or otherwise affect coastal beach or dune areas.

Conclusion, Goal 18: Not applicable.

GOAL 19. OCEAN RESOURCES - *To conserve marine resources and ecological functions for the purpose of providing long-term ecological, economic, and social value and benefits to future generations.*

Finding, Goal 19: The City of Central Point is not adjacent to, or near the ocean. The amendment does not involve, or otherwise affect marine resources and marine ecological functions.

Conclusion, Goal 19: Not applicable.

IV. Comprehensive Plan Compliance

The City's Comprehensive Plan is comprised of nine (9) elements and two-hundred and three (203) policies. The text amendment has been reviewed against each element and supporting policies of the Comprehensive Plan and presented in these findings. Based on the following findings it is concluded that the amendment is consistent with the Comprehensive Plan.

ELEMENT 1. Planning Area - This element describes the City's general need for land based on projected population growth. This element of the Comprehensive Plan addresses Statewide Planning Goal 14, Urbanization.

No policies are listed for this element of the Comprehensive Plan.

Finding, Element 1: The amendment does not affect the existing or future planning area of the City.

Conclusion, Element 1: Not applicable.

ELEMENT 2. Land Distribution - This element provides an inventory of land use by category and condition, including a projection of land use needs by category.

No policies are listed for this element of the Comprehensive Plan.

Finding, Element 2: The amendment does not affect the distribution of lands, or the use of land within the jurisdiction of the City. The amendment defines certain terms and establishes standards for the location of telecommunication antennas.

Conclusion, Element 2: Not applicable.

ELEMENT 3. Environmental Factors - This element describes the environmental factors that influence existing and projected land use on the Comprehensive Plan Land Use Map. This element of the Comprehensive Plan addresses Statewide Planning Goal 3 (Agricultural Lands), Goal 5 (Open Space, Scenic, and Historic Areas and Natural Resources), Goal 6 (Air, Water and Land Resources), Goal 7 (Areas Subject to Natural Disasters and Hazards), and Goal 13 (Energy Conservation).

A total of seventy-one (71) policies are listed for this element of the Comprehensive Plan.

Finding, Element 3: The amendment has been reviewed against all policies of Element 3 with the determination that:

Agricultural Lands: The amendment does not affect the existing or future designation and use of agricultural lands.

Open Spaces, Scenic, and Historic Areas and Natural Resources: The amendment provides for recognition of the City's Historic Overlay zone. The amendment does not affect, or impact, lands designated as open space, scenic, or natural resource lands. The amendment does not delete site standards or development regulations intended for the protection of the environment.

Air, Water and Land Resources: The amendment does not affect the City's ability to maintain and improve the quality of air, water, and land resources within the City.

Areas Subject to Natural Disasters and Hazards: The amendment does not modify, or otherwise inhibit the City's ability to protect life and property from natural disasters and hazards.

Energy Conservation: The amendment does not modify, or otherwise affect the City's current or future ability to regulate development standards intended to conserve energy resources.

Conclusion, Element 3: The amendment is consistent with Element No.3.

***ELEMENT 4. Transportation Land** - This element provides an inventory of the City's existing transportation system, including street standards. This element of the Comprehensive Plan addresses Statewide Planning Goal 12, Transportation.*

A total of thirty-seven (37) policies are listed for this element of the Comprehensive Plan.

Finding, Element 4: The amendment does not affect the City's ability to plan and maintain a safe, convenient and economic transportation system.

Conclusion, Element 4: Not applicable.

***ELEMENT 5. Commercial Land** - This element provides an inventory and needs projection for commercial lands and sets forth the City's goals and policies for attainment of identified commercial growth objectives. This element of the Comprehensive Plan addresses Statewide Planning Goal No. 9, Economy of the State.*

A total of four (4) policies are listed for this element of the Comprehensive Plan.

Finding, Element 5: The amendment provides definitions and standards for telecommunication antennas to be sited in the City. The amendment does not affect the City's ability to provide for commercial growth.

Conclusion, Element 5: The amendment is consistent with Element No. 5.

***ELEMENT 6. Industrial Land** - This element provides an inventory and needs projection for industrial lands and sets forth the City's goals and policies for attainment of identified industrial growth objectives. This element of the Comprehensive*

Plan addresses Statewide Planning Goal 9, Economy of the State. A total of thirty-two (32) policies are listed for this element of the Comprehensive Plan.

Finding, Element 6: The amendment does not affect the use and availability of industrially planned or zoned lands.

Conclusion, Element 6: Not applicable.

ELEMENT 7. Housing Land - *This element provides an inventory and needs projection for residential lands and sets forth the City's goals and policies for attainment of identified residential growth objectives. This element of the Comprehensive Plan addresses Statewide Planning Goal 10, Housing.*

A total of twenty-nine (29) policies are listed for this element of the Comprehensive Plan.

Finding, Element 7: The amendment does not affect the inventory or use of residential lands.

Conclusion, Element 7: The amendment is consistent with Element 7.

ELEMENT 8. Amenity Land - *This element provides an inventory of, and describes the recreational, scenic, public spaces and places, and historic resources and assets of the City. This element of the Comprehensive Plan addresses Statewide Planning Goal 5, Open Spaces, Scenic, and Historic Areas, and Natural Resources.*

A total of thirty (30) policies are listed for this element of the Comprehensive Plan.

Finding, Element 8: The amendment does not affect the use and availability of recreational, scenic, public spaces and places, and historic resources and assets of the City.

Conclusion, Element 8: Not applicable.

ELEMENT 9. Implementation - *This element describes the public involvement process and the planning documents, regulations, and agreements, involved in the implementation and maintenance of the Comprehensive Plan. This element of the Comprehensive Plan addresses Statewide Planning Goal 1, Citizen Involvement. There are no specific policies accompanying this element.*

Finding, Element 9: The amendment does not affect the City's public involvement process and the planning documents, regulations, and agreements, involved in the implementation of the Comprehensive Plan. The amendment has followed all procedural requirements of Section 17.05.500 and Section 17.10.100 of the CPMC.

Conclusion, Element 9: The amendment is consistent with Element 9.

V. City of Central Point Zoning Ordinance

Finding: The amendment introduces new definitions and locations standards for telecommunication antennas to the CPMC as necessary and appropriate. Adoption of the amendment does not conflict with any other terms or provisions of the CPMC.

Conclusion: Consistent.

VI. State Transportation Planning Rule

Section 660-012-0060(1) Where an amendment to a functional plan, an acknowledged comprehensive plan, or a land use regulation would significantly affect an existing or planned transportation facility, the local government shall put in place measures as provided in section (2) of this rule to assure that allowed land uses are consistent with the identified function, capacity, and performance standards (e.g. level of service, volume to capacity ratio, etc.) of the facility. 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;
- b) Change standards implementing a functional classification system; or
- c) As measured at the end of the planning period identified in the adopted transportation system plan:
 - (A) Allow types or levels of land uses that would result in levels of travel or access that are inconsistent with the functional classification of an existing or planned transportation facility;
 - (B) Reduce the performance of an existing or planned transportation facility below the minimum acceptable performance standard identified in the TSP or comprehensive plan; or
 - (C) Worsen the performance of an existing or planned transportation facility that is otherwise projected to perform below the minimum acceptable performance standard identified in the TSP or comprehensive plan.

Finding 660-012-0060(1)(a): The amendment is a modification to an existing land use regulation, the Zoning Ordinance. The amendment serves to introduce new definitions, location standards for telecommunication antennas and therefore will not modify, or otherwise significantly affect, or change any existing or planned transportation facilities within the City.

Conclusion 660-012-0060(1)(a): No significant effect.

Finding 660-012-0060(1)(b): The amendment introduces new definitions and standards that serve to specify the location of telecommunication antennas and does not change standards implementing a functional classification system.

Conclusion 660-012-0060(1)(b): No significant effect.

Finding 660-012-0060(1)(c)(A): The amendment introduces new definitions and standards that serve to specify the location of telecommunication antennas and does not cause an increase in the types or levels of land uses that would result in levels or access inconsistent with the City's functional classification of existing or planned transportation facilities.

Conclusion 660-012-0060(1)(c)(A): No significant effect.

Finding 660-012-0060(1)(c)(B): The amendment introduces new definitions and standards that serve to specify the location of telecommunication antennas and will not cause a reduction in the performance of any existing or planned transportation facilities below the minimum acceptable performance standard identified in the TSP or comprehensive plan.

Conclusion 660-012-0060(1)(c)(B): No significant effect.

Finding 660-012-0060(1)(c)(C): The amendment will not cause the worsening of an existing or planned transportation facility that is otherwise projected to perform below the minimum acceptable performance standard identified in the TSP or comprehensive plan.

Conclusion 660-012-0060(1)(c)(C): No significant effect.