



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

Fax (503) 378-5518

www.lcd.state.or.us



NOTICE OF ADOPTED AMENDMENT

06/08/2012

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

FROM: Plan Amendment Program Specialist

SUBJECT: City of Central Point Plan Amendment  
DLCD File Number 001-12

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: Thursday, June 21, 2012

This amendment was submitted to DLCD for review 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 Acknowledgment or 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. NO LUBA Notification to the jurisdiction of an appeal by the deadline, this Plan Amendment is acknowledged.

Cc: Tom Humphrey, City of Central Point  
Gordon Howard, DLCD Urban Planning Specialist  
Josh LeBombard, DLCD Regional Representative

<paa> YA



FORM **2**

**DLCD**

# Notice of Adoption

This Form 2 must be mailed to DLCD within **5-Working Days after the Final Ordinance is signed** by the public Official Designated by the jurisdiction and all other requirements of ORS 197.615 and OAR 660-018-000

DATE STAMP	<input type="checkbox"/> In person <input type="checkbox"/> electronic <input type="checkbox"/> mailed
	<b>DEPT OF</b>
	<b>JUN 04 2012</b>
	<b>LAND CONSERVATION AND DEVELOPMENT</b> For Office Use Only

Jurisdiction: **City of Central Point, Oregon**

Local file number: **12011**

Date of Adoption: **May 24, 2012**

Date Mailed: **May 31, 2012**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD?  Yes  No Date: 3/5/2012

Comprehensive Plan Text Amendment

Comprehensive Plan Map Amendment

Land Use Regulation Amendment

Zoning Map Amendment

New Land Use Regulation

Other:

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

Comprehensive Plan Map (Exhibit 1) and concurrent Zone Map (Exhibit 2 change for 7.61 acres within the UGB of Central Point from Neighborhood Convenience to Light Industrial with M-1 Light Industrial zoning. The amendment provides the City's designation to be equivalent to the current Jackson County zoning for the site and complimentary to existing Medford and County designations to the east and across Table Rock Road. Ord. No. 1960

Does the Adoption differ from proposal? Please select one

No

Plan Map Changed from: **Neighborhood Convenience** to: **Light Industrial**

Zone Map Changed from: **C-N, Neighborhood Com** to: **M-1 Industrial**

Location: **T37S 2W 01 CA**

Acres Involved: **7.61**

Specify Density: Previous: **N/A**

New: **N/A**

Applicable statewide planning goals:

<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	10	11	12	13	14	15	16	17	18	19
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Was an Exception Adopted?  YES  NO

Did DLCD receive a Notice of Proposed Amendment...

35-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

DLCD File No. 001-12 (19216) [17065]

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**DLCD file No.** \_\_\_\_\_

Please list all affected State or Federal Agencies, Local Governments or Special Districts:

Jackson County and Jackson County Roads

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Local Contact: **Tom Humphrey**

Phone: **(541) 423-1025** Extension:

Address: **140 S. Third Street**

Fax Number: **541-664-1611**

City: **Central Point OR** Zip: **97502-**

E-mail Address:

**Tom.Humphrey@centralpointoregon.gov**

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### **ADOPTION SUBMITTAL REQUIREMENTS**

**This Form 2 must be received by DLCD no later than 5 working days after the ordinance has been signed by the public official designated by the jurisdiction to sign the approved ordinance(s)**  
per ORS [197.615](#) and [OAR Chapter 660, Division 18](#)

1. This Form 2 must be submitted by local jurisdictions only (not by applicant).
2. When submitting the adopted amendment, please print a completed copy of Form 2 on light **green paper if available**.
3. Send this Form 2 and one complete paper copy (documents and maps) of the adopted amendment to the address below.
4. Submittal of this Notice of Adoption must include the final signed ordinance(s), all supporting finding(s), exhibit(s) and any other supplementary information ([ORS 197.615](#)).
5. Deadline to appeals to LUBA is calculated **twenty-one (21) days** from the receipt (postmark date) by DLCD of the adoption ([ORS 197.830 to 197.845](#)).
6. In addition to sending the Form 2 - Notice of Adoption to DLCD, please also remember to notify persons who participated in the local hearing and requested notice of the final decision. ([ORS 197.615](#)).
7. Submit **one complete paper copy** via United States Postal Service, Common Carrier or Hand Carried to the DLCD Salem Office and stamped with the incoming date stamp.
8. Please mail the adopted amendment packet to:

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

9. **Need More Copies?** Please print forms on **8½ -1/2x11 green paper only if available**. If you have any questions or would like assistance, please contact your DLCD regional representative or contact the DLCD Salem Office at (503) 373-0050 x238 or e-mail [plan.amendments@state.or.us](mailto:plan.amendments@state.or.us).

<http://www.oregon.gov/LCD/forms.shtml>

Updated December 30, 2011

ORDINANCE NO. 1960

AN ORDINANCE AMENDING THE CENTRAL POINT ZONING MAP AND COMPREHENSIVE PLAN MAP IN THE VICINITY OF TABLE ROCK AND BIDDLE ROADS REPLACING 7.61 ACRES OF LAND ZONED C-N, NEIGHBORHOOD COMMERCIAL TO M-1 INDUSTRIAL AND FROM NEIGHBORHOOD CONVENIENCE TO LIGHT INDUSTRIAL IN THE COMPREHENSIVE PLAN (372W01CA, TL 100, 200, 301, 400, 500, 600, 700 & 800)

Recitals:

- A. The City of Central Point (City) is authorized under Oregon Revised Statute (ORS) Chapter 197 to prepare, adopt and revise comprehensive plans and implementing ordinances consistent with the Statewide Land Use Planning Goals.
- B. The City has coordinated its planning efforts with the State in accordance with ORS 197.040(2)(e) and OAR 660-030-0060 to assure compliance with goals and compatibility with City and County Comprehensive Plans.
- C. Pursuant to authority granted by the City Charter and the ORS, the City has determined to amend the Central Point Zoning Map which was originally adopted on August 29, 1980 and has been amended at various times since.
- D. Pursuant to the requirements set forth in CPMC Chapter 17.10.100 Amendments – Purpose and Chapter 17.96.010, Procedure, the City has initiated the amendments and conducted the following duly advertised public hearings to consider the proposed amendments:
  - a) Planning Commission hearing on May 1, 2012
  - b) City Council hearings on May 10 and May 24, 2012.

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

Section 1. Based upon all the information received, the City Council adopts the findings of fact and conclusions of law set forth in the City staff report; determines that changing community conditions, needs and desires justify the amendments and hereby adopts the changes entirely.

Section 2. The City Comprehensive Plan map is hereby amended as set forth in Exhibit 1 which is attached hereto and by this reference incorporated herein.

Section 3. The City zoning map is hereby amended as set forth in Exhibit 2 which is attached hereto and by this reference incorporated herein.

Section 4. The City Manager is directed to conduct post acknowledgement procedures defined in ORS 197.610 et seq. upon adoption of the changes to the zoning and Comprehensive Plan maps.

Passed by the Council and signed by me in authentication of its passage this  
30<sup>th</sup> day of May, 2012.

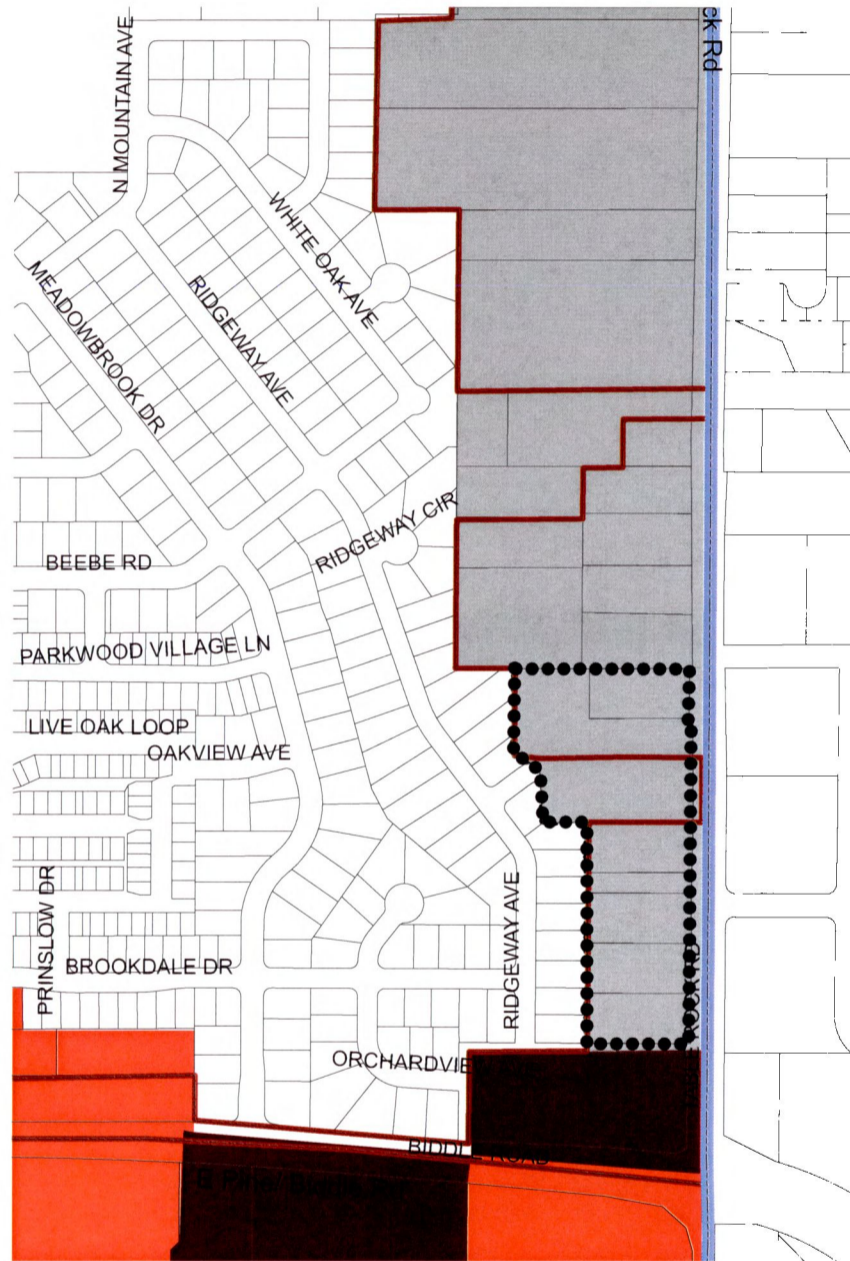
  
\_\_\_\_\_  
Mayor Hank Williams

ATTEST:








  
\_\_\_\_\_  
City Recorder



Exhibit 1

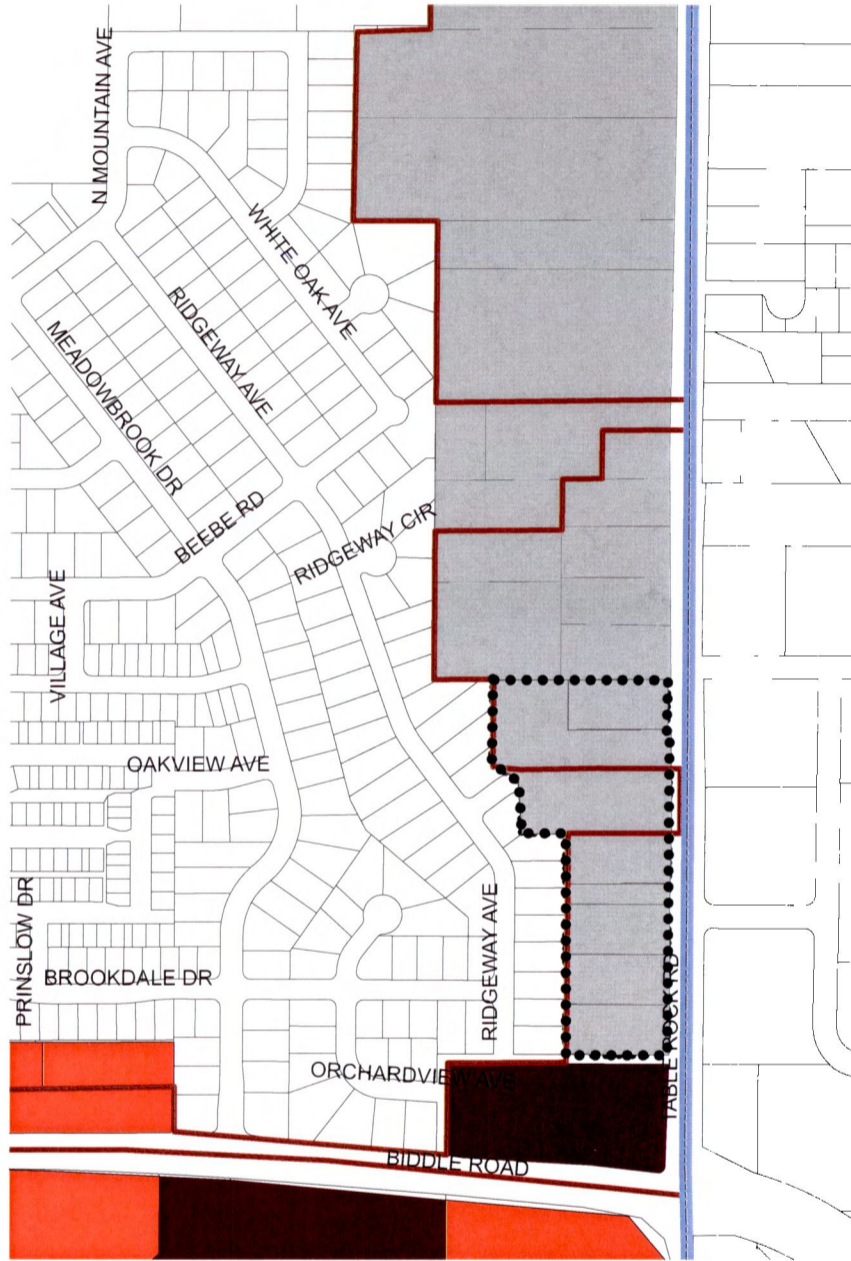


Legend







-  Amendment Area
-  Urban Growth Boundary
-  City Limits
-  Tourist and Office Professional
-  General Commercial
-  Light Industrial
-  Comprehensive Plan

Central Point

Comprehensive Plan Land Use



Legend

-  Amendment Area
-  Urban Growth Boundary
-  Central Point City Limits
- Central Point Zoning**
-  C-4 = Tourist and Office
-  C-5 = Thoroughfare Commercial
-  M-1 = Industrial

**Central Point**  
**Zoning Districts**



**STAFF REPORT**  
**May 24, 2012**

**ITEM:**

Second Reading of an Ordinance to Consider Comprehensive Plan (map) and Municipal Code Zoning (map) Amendments from C-N, Neighborhood Commercial to M-1, Light Industrial for 7.61 acres on Table Rock Road north of Pine Street/Biddle Road in the Central Point Urban Growth Boundary.

**Applicant: City of Central Point**

**STAFF SOURCE:**

Tom Humphrey AICP, Community Development Director

**BACKGROUND:**

The Community Development Department has had conversations with property owners along Table Rock Road regarding the C-N, Neighborhood Commercial zoning in which their properties are located. These property owners believe that the nature of their light manufacturing businesses *don't fit* in this land use designation and zoning category. Their businesses involve light manufacturing which is not allowed in the C-N zoning district.

In one case, a new business would like to move to Central Point and develop vacant land along Table Rock Road that is already in the city limits. The zoning prevents him from doing so. In another case, the manufacturing business already exists outside city limits (UGB) in a county industrial zone and there is no incentive for the property owner to annex knowing that the property would be out of compliance once he does.

**DISCUSSION:**

The majority of the land west of Table Rock Road between Vilas and Pine/Biddle Roads is already designated for industrial use in the County and the City of Central Point. The same is true east of Table Rock Road in the County and the City of Medford. There is no incentive for industrial property owners and manufacturing businesses to annex to the city if the city and county land uses are inconsistent.

Public hearings and input from the State and local agencies have supported the City's move to make the aforementioned changes. The Citizens Advisory Committee and the Planning Commission supported this proposal and recommended that the Council approve the amendments. Findings of fact and conclusions of law have been made to support this amendment. The findings have been based on Oregon State Planning Goals and the City's municipal code.

**ISSUES:**

No significant issues have surfaced relative to this proposal.

**ATTACHMENTS:**

Attachment A: Ordinance No. \_\_\_ Amending the Central Point Zoning Map and Comprehensive Plan Map in the Vicinity of Table Rock and Biddle Roads

**ACTION:**

Conduct a second reading of an Ordinance to amend the Comprehensive Plan (map) and municipal code, zoning (map) to from commercial land use designations and zoning to light manufacturing ones along Table Rock Road.

**RECOMMENDATION:**

Approve an ordinance to amend the Comprehensive Plan (map) and municipal code, zoning (map) from commercial land use designations and zoning to light manufacturing ones along Table Rock Road.





STAFF REPORT  
May 10, 2012

**ITEM:**

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A Public Hearing and First Reading of an Ordinance to Consider Comprehensive Plan (map) and Municipal Code Zoning (map) Amendments from C-N, Neighborhood Commercial to M-1, Light Industrial for 7.61 acres on Table Rock Road north of Pine Street/Biddle Road in the Central Point Urban Growth Boundary. **Applicant: City of Central Point**

**STAFF SOURCE:**

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Tom Humphrey AICP, Community Development Director

**BACKGROUND:**

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The Community Development Department has had conversations with property owners along Table Rock Road regarding the C-N, Neighborhood Commercial zoning in which their properties are located. These property owners believe that the nature of their light manufacturing businesses *don't fit* in this land use designation and zoning category. Their businesses involve light manufacturing which is not allowed in the C-N zoning district.

In one case, a new business would like to move to Central Point and develop vacant land along Table Rock Road that is already in the city limits. The zoning prevents him from doing so. In another case, the manufacturing business already exists outside city limits (UGB) in a county industrial zone and there is no incentive for the property owner to annex knowing that the property would be out of compliance once he does.

**DISCUSSION:**

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The majority of the land west of Table Rock Road between Vilas and Pine/Biddle Roads is already designated for industrial use in the County and the City of Central Point. The same is true east of Table Rock Road in the County and the City of Medford. There is no incentive for industrial property owners and manufacturing businesses to annex to the city if the city and county land uses are inconsistent.

The C-N, Neighborhood Commercial zoning category was really intended for use in predominantly residential settings to accommodate convenience markets such as Fair City Market at 10<sup>th</sup> and 3<sup>rd</sup> Streets or the stores and Dave's Market at Hopkins and Bursell Roads. Central Point East subdivision once contemplated access to Table Rock Road. A convenience shopping area and zoning might have made sense in the past however this is no longer the case.

Changing the zoning from C-N to M-1 require both a Comprehensive Plan (map) amendment and a zoning (map) change. Initiating this process will engage other property owners who have not yet come forward to express their opinions. Public hearings and input from the State of Oregon will either confirm or discourage the City from pursuing the amendments. CPMC Section 17.96.020(B) grants the City Council the authority to initiate a Comprehensive Plan Amendment and corresponding zone changes upon their resolution of intent. The Council passed such a resolution in February.

Both the Citizens Advisory Committee and the Planning Commission supported this proposal and recommended that the Council approve the amendments. One property owner expressed concern about the future of their home which is in a *legal non-conforming status* whether in the county or if annexed to the City. Their concerns were addressed by the Planning Commission. Other property owners who responded prior to the meeting were in favor of changes. The findings of fact in the Planning Commission Report have been modified to reflect public hearing noticing and citizen input.

**ISSUES:**

No significant issues have surfaced relative to this proposal. The Oregon Department of Transportation (ODOT) determined that the proposal will *not* adversely impact the states' transportation facility and that the proposed land use actions *do not trigger* ODOT's review. Jackson County Roads has no objections to the changes and they acknowledge that the City's proposed zoning is equivalent to the County's existing zoning along Table Rock Road. The Department of Land Conservation and Development (DLCD) chose not to comment on the amendment.

In order to make a recommendation to the City Council, the Planning Commission must make findings either in favor or against the proposed amendment. These findings are based on Oregon State Planning Goals 1-14 and are included in the Planning Commission report (Attachment A).

**ATTACHMENTS:**

Attachment A: Planning Commission Staff Report dated May 1, 2012

Attachment B: Planning Commission Resolution No. 786

Attachment C: Ordinance No. \_\_\_ Amending Comprehensive Plan (Map) and Municipal Code Zoning (Map)

**ACTION:**

Conduct a public hearing and move ordinance to a second reading or decide against an amendment of the Comprehensive Plan (map) and municipal code, zoning (map) to from commercial land use designations and zoning to light manufacturing ones along Table Rock Road.

**RECOMMENDATION:**

Conduct a public hearing and move ordinance to a second reading of amendment of the Comprehensive Plan (map) and municipal code, zoning (map) from commercial land use designations and zoning to light manufacturing ones along Table Rock Road.

**FINDINGS OF FACT  
AND  
CONCLUSIONS OF LAW  
File No: 12011**

**INTRODUCTION**

Consideration of a Comprehensive Plan map and Municipal Code land use district (zoning) map amendment from the plan designation of Neighborhood Convenience to Light Industrial and a zoning district change from C-N, Neighborhood Commercial to M-1, Industrial for 7.61 acres on Table Rock Road north of Pine Street/Biddle Road in the Central Point Urban Growth Boundary.

These findings are prepared in four (4) parts to address the statewide planning goals, the applicable elements of City's Comprehensive Plan, public facilities and the Transportation Planning Rule as required by CPMC 17.05.500, 17.10.200 and 17.96.

**CPMC LEGISLATIVE AMENDMENT**

**17.10.200 Legislative amendments.**

*Legislative amendments are policy decisions made by city council. They are reviewed using the Type IV procedure in Section 17.05.500 and shall conform to the statewide planning goals, the Central Point comprehensive plan, the Central Point zoning ordinance and the transportation planning rule provisions in Section 17.10.600, as applicable.*

**Finding:** By Resolution Number 1325 the Central Point City Council initiated a comprehensive plan map and zoning map amendment for 7.61 acres located along Table Rock Road as illustrated by Attachment A-1. The subject properties are within the Urban Growth Boundary for Central Point and are as follows:

**Table Rock Road Comprehensive Plan Amendment**

<b>UGB: CN to M-1</b>				
<b>MAP TAX LOT</b>	<b>ACCOUNT</b>	<b>ACRES</b>	<b>UGB /CITY</b>	<b>SITEADD</b>
372W01CA500	10592296	0.33	UGB	TABLE ROCK RD
372W01CA600	10195388	0.81	UGB	4335 TABLE ROCK RD
372W01CA700	10195396	0.81	UGB	4299 TABLE ROCK RD
372W01CA800	10195400	0.81	UGB	4297 TABLE ROCK RD
372W01CA301	10926224	1.52	CITY	TABLE ROCK RD
372W01CA400	10195370	0.81	UGB	4375 TABLE ROCK RD
372W01CA100	10195361	0.81	UGB	4495 TABLE ROCK RD
372W01CA200	10755793	1.71	UGB	4445 TABLE ROCK RD

**Finding:** The proposal is a comprehensive plan and land use district (zoning map) amendment for the 7.61 acres from the plan designation of Neighborhood Convenience to Light Industrial and is submitted for review as a Legislative amendment using the Type IV procedure in conformance with Section 17.10.200.

**Conclusion:** The comprehensive plan map and zoning district map amendment is reviewed as a Type IV, Legislative decision.

**17.05.500 Type IV procedure (legislative).**

*G. Decision-Making Criteria. The recommendation by the planning commission and the decision by the city council shall be based on the following factors:*

- 1. Whether the request is consistent with the applicable statewide planning goals;*
- 2. Whether the request is consistent with the comprehensive plan; and*
- 3. If the proposed legislative change is particular to a particular site, the property and affected area is presently provided with adequate public facilities, services and transportation networks to support the use, or such facilities, services and transportation networks are planned to be provided concurrently with the development of the property.*

**PART 1 STATEWIDE PLANNING GOALS:**

**17.05.500 G. 1.** *Whether the request is consistent with the applicable statewide 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 proposed amendment does not enhance, or detract, from citizen participation in the City's planning process. A duly noticed public hearing before the Planning Commission was conducted on May 1, 2012 to review the proposed amendment.

**Finding, Goal 1:** A duly noticed public hearing before the City Council is scheduled for May 10, 2012 to review the proposed amendment.

**Conclusion, Goal 1:** Consistent.

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

**Finding Goal 2:** The proposed comprehensive plan map and zoning map amendment for 7.61 acres is in accordance with CPMC Section 17.10.200 and therefore does not modify or otherwise affect the City's planning process as set forth in the Comprehensive Plan.

**Conclusion Goal 2:** Not applicable.

**Goal 3. AGRICULTURAL LANDS** - *To preserve and maintain agricultural lands.*

**Finding Goal 3:** The proposed zone change 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 proposed zone change 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 proposed amendment does not involve, or otherwise affect lands designated as natural, scenic, or historic resources.

**Conclusion Goal 5:** Not applicable.

**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 proposed 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 proposed comprehensive plan map and zoning map amendment does not involve, or otherwise affect regulations protecting the citizens of Central Point from natural hazards. Mike Ono, Certified Floodplain Manager, City of Central Point, reviewed the subject site finding, according to the DFIRM, that the site is located in a Flood Zone X Unshaded. The Flood Zone X Unshaded is a low to moderate risk flood hazard and is not subject to the requirements established by CPMC 8.24. The subject site is not located in a regulatory floodplain area.

**Conclusion Goal 7:** Consistent.

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

**Finding Goal 8:** The proposed 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 proposed comprehensive plan map and zoning map amendment does not alter the City's provision for adequate economic opportunities. The City's Comprehensive Plan Land Use Map currently designates the property as Neighborhood Convenience and is zoned by Jackson County as Light Industrial. Light manufacturing businesses are located on three (3) of the properties with an interest in expanding to an adjacent vacant parcel. The proposed amendment will provide plan/land use district consistency between the County and City thereby encouraging economic enhancement of the project area.

**Conclusion Goal 9:** Consistent.

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

**Finding Goal 10:** The proposed amendment does not involve, or otherwise affect the City's provision for the housing needs of the city.

**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:** The proposed comprehensive plan map and zoning map amendment does not involve, or otherwise affect the City's provision of timely, orderly and efficient public facilities and services. The proposal does not cause an increase in the demand for public facilities and services not already available within the Table Rock Road area. The project site has existing public facilities available to serve the existing and future light manufacturing businesses.

**Conclusion Goal 11:** Consistent.

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

**Finding Goal 12:** Table Rock Road is classified as a county major arterial and truck route as identified in the City's Transportation System Plan, 2008 (TSP). Additional, Central Point Freight Routes as identified in Rogue Valley Metropolitan Planning Region Freight Study (2006) include Table Rock Road.

**Finding:** The TSP, Chapter 11 *Truck Freight System* and the associated policies recognize the official freight route system and the necessity for cooperation with the RVMPO, Jackson County, and ODOT to enhance freight movement. The TSP incorporated regional and local transportation plans to maintain consistency and compliance with the Oregon Transportation Rule.

**Conclusion Goal 12:** Consistent.

**GOAL 13 ENERGY** - *To conserve energy.*

**Finding Goal 13:** The proposed 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 project site is within the Urban Growth Boundary (UGB) for the City of Central Point with Tax Lot 301 in the city limits. The proposed 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 proposed 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 proposed 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 proposed 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 proposed 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 proposal does not involve, or otherwise affect marine resources and marine ecological functions.

**Conclusion Goal 19:** Not applicable.

## **PART 2 CITY OF CENTRAL POINT COMPREHENSIVE PLAN**

**17.05.500 (G) (2)** *The request is consistent with the Central Point comprehensive plan;*

**Finding:** As stated in the above finding, the properties involved in this proposal are within the UGB of Central Point.

**Finding:** The Comprehensive Plan Land Use Element Chapter 12 identifies lands along Table Rock Road as an area for light industrial uses. The Plan states that ‘the intent is to encourage a transitional redevelopment of this area to a functional area of light industrial uses’.

**Finding:** The current Plan designation is described in the Land Use Element as a category that would provide for small convenience shopping within residential neighborhoods. The project area is not listed as an inventoried convenience center location (page XII-15).

**Finding:** The City of Central Point Transportation System Plan 2030 (TSP) replaces Chapter XI, Circulation/Transportation of the Comprehensive Plan. The TSP 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.

**Conclusion:** Consistent

## **PART 3 PUBLIC FACILITIES**

**17.05.500 (G) (3).** *If the proposed legislative change is particular to a particular site, the property and affected area is presently provided with adequate public facilities, services and transportation networks to support the use, or such facilities, services and transportation networks are planned to be provided concurrently with the development of the property.*

**Finding:** Public facilities, services and transportation network are in place and are sufficient to serve the project site.

**Conclusion:** Consistent

#### **PART 4 TRANSPORTATION PLANNING RULE**

##### **17.10.600 Transportation planning rule compliance.**

**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 proposed amendment does not modify any existing land use regulations. The proposed change will not cause any changes to the functional classification of any existing or planned transportation facilities.

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

**Finding 660-012-0060(1)(b):** The proposed amendment does not modify any existing land use regulations. The proposed change will not cause a change to standards implementing the City's transportation system.

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

**Finding 660-012-0060(1)(c)(A):** The proposed amendment will not cause an increase in land uses that would result in levels of travel or access that would be inconsistent with the City's or County's functional street classification system for existing and planned transportation facilities.

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

**Finding 660-012-0060(1)(c)(B):** The proposed amendment 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 affect.

**Finding 660-012-0060(1)(c)(C):** The proposed change 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 affect.

**17.05.900 Traffic impact analysis.**

*A. When a Traffic Impact Analysis is Required. The city shall require a traffic impact analysis (TIA) as part of an application for development, a change in use, or a change in access in the following situations:*

- 2. If the application does not include residential development, a TIA shall be required when a land use application involves one or more of the following actions:*
  - a. A change in zoning or a plan amendment designation;*
  - b. Any proposed development or land use action that a road authority, including the city, Jackson County or ODOT, states may have operational or safety concerns along its facility(ies);*
  - c. An increase in site traffic volume generation by two hundred fifty average daily trips (ADT) or more;*
  - d. An increase in peak hour volume of a particular movement to and from the State highway by twenty percent or more;*
  - e. An increase in use of adjacent streets by vehicles exceeding twenty thousand pounds gross vehicle weight by ten vehicles or more per day;*
  - f. The location of the access driveway does not meet minimum sight distance requirements, as determined by the city engineer, or is located where vehicles entering or leaving the property are restricted, or such vehicles queue or hesitate on the state highway, creating a safety hazard in the discretion of the community development director; or*

*g. A change in internal traffic patterns that, in the discretion of the community development director, may cause safety problems, such as back-up onto a street or greater potential for traffic accidents.*

**Finding:** For comprehensive plan map and zoning map amendments 17.05.900(A)(2) provide actions that either individually or collectively determine the need for Traffic Impact Analysis (TIA). Of the seven factors only one is present for this amendment, (A)(2)(a).

**Finding:** The Oregon Department of Transportation (ODOT) in a letter dated April 12, 2012, determined that the project will not adversely impact the transportation facility; therefore does not trigger their review under the Transportation Planning Rule (ORA 660-012-0000) or the Access Management Rule OAR 734-051-0045).

**Finding:** Sufficient traffic planning has previously been completed by the June 2007 City of Central Point Transportation System Plan, the City of Central Point Transportation System Plan, 2008 and the 2009-2034 Regional Transportation Plan, 2009. The recommendations of these plans have been incorporated in the City's standards and applied to the proposed amendment.

**Conclusion:** Sufficient traffic information is available for the project area and a TIA is not warranted.

#### **CPMC COMPREHENSIVE LAND-USE PLAN AMENDMENT**

##### ***17.96.020 Initiation of amendments.***

*Amendment may be initiated by:*

*B. Resolution of intention by the city council;*

**Finding:** By Resolution Number 1325 the Central Point City Council initiated a comprehensive plan map and zoning map amendment for 7.61 acres located along Table Rock Road.

**Conclusion:** Consistent

##### ***17.96.040 Schedule of public hearings.***

*All proposals for amendment to the comprehensive plan, including major revisions and minor changes, shall be scheduled for public hearing before the citizens advisory committee, the city's planning commission and the city council, on dates to be scheduled by the city council by resolution, which dates may be set by the resolution of intent. The applications and review thereof shall conform to the provisions of Chapter 17.05 of this code and all applicable laws of the state.*

**Finding:** On April 10, 2012 the City of Central Point Citizens Advisory Committee (CAC) heard the application for the proposed amendment. The CAC voted to forward a

favorable recommendation to the Planning Commission as evidenced by the submitted minutes.

**Finding:** On May 1, 2012 the City of Central Point Planning Commission scheduled a duly noticed public hearing as provided by CPMC 17.05.500.

**Finding:** Notice of the proposed amendment was delivered to the Department of Land Conservation and Development on March 5, 2012.

**Finding:** By Resolution 786 the City of Central Point Planning Commission recommends and sends forward to the City Council of the proposed amendment.

**Conclusion:** Consistent

**Summary Conclusion:** As proposed, the comprehensive plan and land use district (zoning map) amendment for the 7.61 acres is in conformance with the acknowledged Comprehensive Plan, Transportation System Plan and Central Point Municipal Code.

PLANNING COMMISSION RESOLUTION NO. 786

**A RESOLUTION RECOMMENDING APPROVAL OF AN AMENDMENT TO THE  
CENTRAL POINT COMPREHENSIVE PLAN (MAP) AND THE MUNICIPAL CODE  
ZONING (MAP) CHANGING 7.61 ACRES OF LAND DESIGNATED C-N,  
NEIGHBORHOOD COMMERCIAL TO M-1, LIGHT INDUSTRIAL  
ON TABLE ROCK ROAD**

Applicant: City of Central Point; Agent: Tom Humphrey, Community Development Department  
(372W01CA, Tax Lots; 100, 200, 301,400, 500, 600, 700 & 800)  
File No. 12011

WHEREAS, on May 1, 2012 the City of Central Point Planning Commission, in accordance with Section 17.05.500 of the City of Central Point Municipal Code, initiated a Type IV Legislative change to the City's Comprehensive Plan (map) and the Municipal Code Zoning (map) for 7.61 acres on eight tax lots from C-N, Neighborhood Commercial to M-1, Light Industrial; and

WHEREAS, the amendment has been prepared in compliance with OAR 660-15, the Oregon state adopted rules governing land use planning and with Oregon Statewide Planning Goals and guidelines #1 - 14; and


WHEREAS, on May 1, 2012, the Central Point Planning Commission conducted a duly-noticed public hearing at which time it reviewed the City staff report and heard testimony and comments on the Comprehensive Plan and Zoning Code Amendments;

NOW, THEREFORE, BE IT RESOLVED, that the City of Central Point Planning Commission by the Resolution No. 786 does hereby accept, and forward to the City Council, the Comprehensive Plan (map) and Zoning Code (map) amendments as set forth in attached Exhibit "A" for final consideration and adoption.

PASSED by the Planning Commission and signed by me in authentication of its passage this 1st day of May, 2012

  
\_\_\_\_\_  
Planning Commission Chair

ATTEST:

  
\_\_\_\_\_  
City Representative

Approved by me this 1st day of May, 2012.

  
\_\_\_\_\_  
Planning Commission Chair

Planning Commission Resolution No. 786 (05/01/2012)

STAFF REPORT  
May 1, 2012**ITEM:**

A Public Hearing to Consider Comprehensive Plan (map) and Municipal Code Zoning (map) Amendments from C-N, Neighborhood Commercial to M-1, Light Industrial for 7.61 acres on Table Rock Road north of Pine Street/Biddle Road in the Central Point Urban Growth Boundary. **Applicant:** City of Central Point

**STAFF SOURCE:**

Tom Humphrey AICP, Community Development Director

**BACKGROUND:**

The Community Development Department has had conversations with property owners along Table Rock Road regarding the C-N, Neighborhood Commercial zoning in which their properties are located. These property owners believe that the nature of their light manufacturing businesses *don't fit* in this land use designation and zoning category. Their businesses involve light manufacturing which is not allowed in the C-N zoning district.

In one case, a new business would like to move to Central Point and develop vacant land along Table Rock Road that is already in the city limits. The zoning prevents him from doing so. In another case, the manufacturing business already exists outside city limits (UGB) in a county industrial zone and there is no incentive for the property owner to annex knowing that the property would be out of compliance once he does.

**DISCUSSION:**

The majority of the land west of Table Rock Road between Vilas and Pine/Biddle Roads is already designated for industrial use in the County and the City of Central Point. The same is true east of Table Rock Road in the County and the City of Medford. There is no incentive for industrial property owners and manufacturing businesses to annex to the city if the city and county land uses are inconsistent.

The C-N, Neighborhood Commercial zoning category was really intended for use in predominantly residential settings to accommodate convenience markets such as Fair City Market at 10<sup>th</sup> and 3<sup>rd</sup> Streets or the stores and Dave's Market at Hopkins and Bursell Roads. Central Point East subdivision once contemplated access to Table Rock Road. A convenience shopping area and zoning might have made sense in the past however this is no longer the case.

Changing the zoning from C-N to M-1 require both a Comprehensive Plan (map) amendment and a zoning (map) change. Initiating this process will engage other property owners who have not yet come forward to express their opinions. Public hearings and input from the State of Oregon will either confirm or discourage the City from pursuing the amendments. CPMC Section 17.96.020(B) grants the City Council the authority to initiate a Comprehensive Plan Amendment and corresponding zone changes upon their resolution of intent. The Council passed such a resolution in February (see Attachment B).

**ISSUES:**

No significant issues have surfaced relative to this proposal. The Oregon Department of Transportation (ODOT) determined that the proposal will *not* adversely impact the states' transportation facility and that the proposed land use actions *do not trigger* ODOT's review. Jackson County Roads has no objections to the changes and they acknowledge that the City's proposed zoning is equivalent to the County's existing zoning along Table Rock Road. The Department of Land Conservation and Development (DLCD) chose not to comment on the amendment (refer to Attachment C).

The City has heard from property owners who are affected by the proposed amendment and also from some neighbors. The owners and neighbors who have responded have all been in favor of the change.

In order to make a recommendation to the City Council, the Planning Commission must make findings either in favor or against the proposed amendment. These findings are based on Oregon State Planning Goals 1-14 and are included in this report as Attachment D.

**ATTACHMENTS:**

Attachment A: Comprehensive Plan Map(s)  
Attachment B: Resolution of Intent  
Attachment C: Letters from Affected Agencies  
Attachment D: Findings of Fact and Conclusions of Law  
Attachment E: Planning Commission Resolution

**ACTION:**

Conduct a public hearing and recommend for or against an amendment of the Comprehensive Plan (map) and municipal code, zoning (map) to from commercial land use designations and zoning to light manufacturing ones along Table Rock Road.

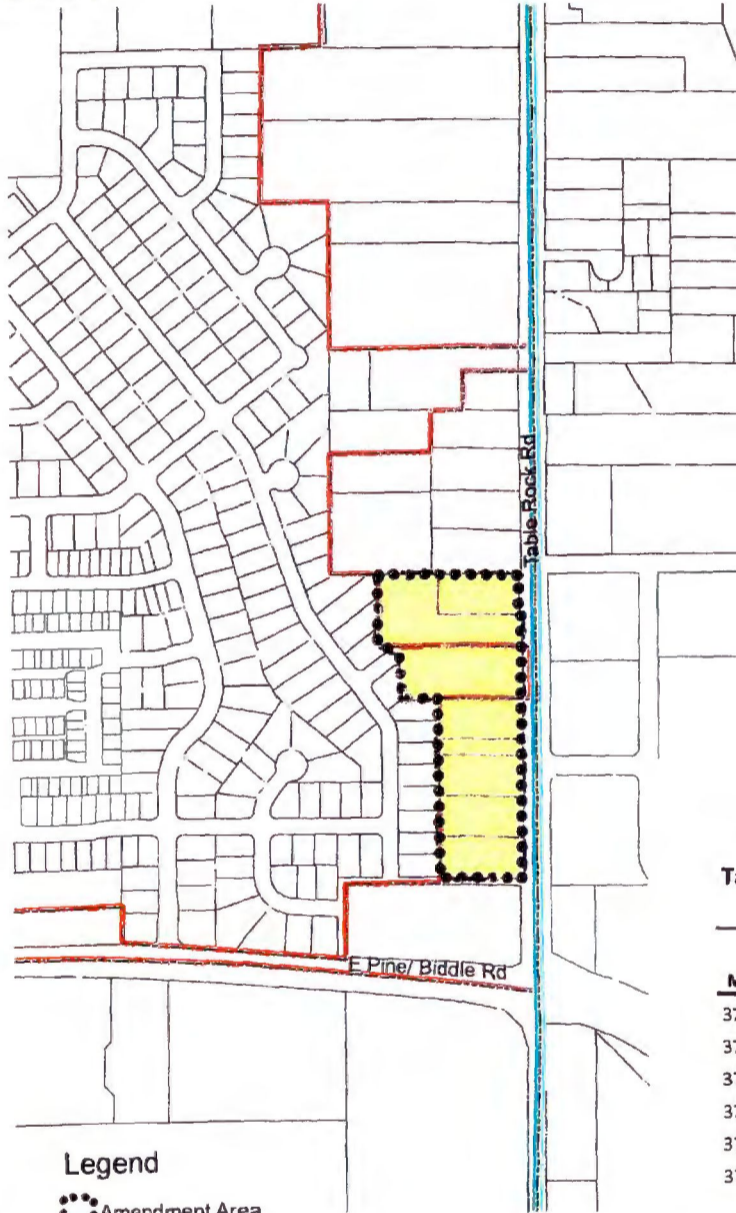
**RECOMMENDATION:**

Conduct a public hearing and recommend amendment of the Comprehensive Plan (map) and municipal code, zoning (map) from commercial land use designations and zoning to light manufacturing ones along Table Rock Road.





**ATTACHMENT A-1**

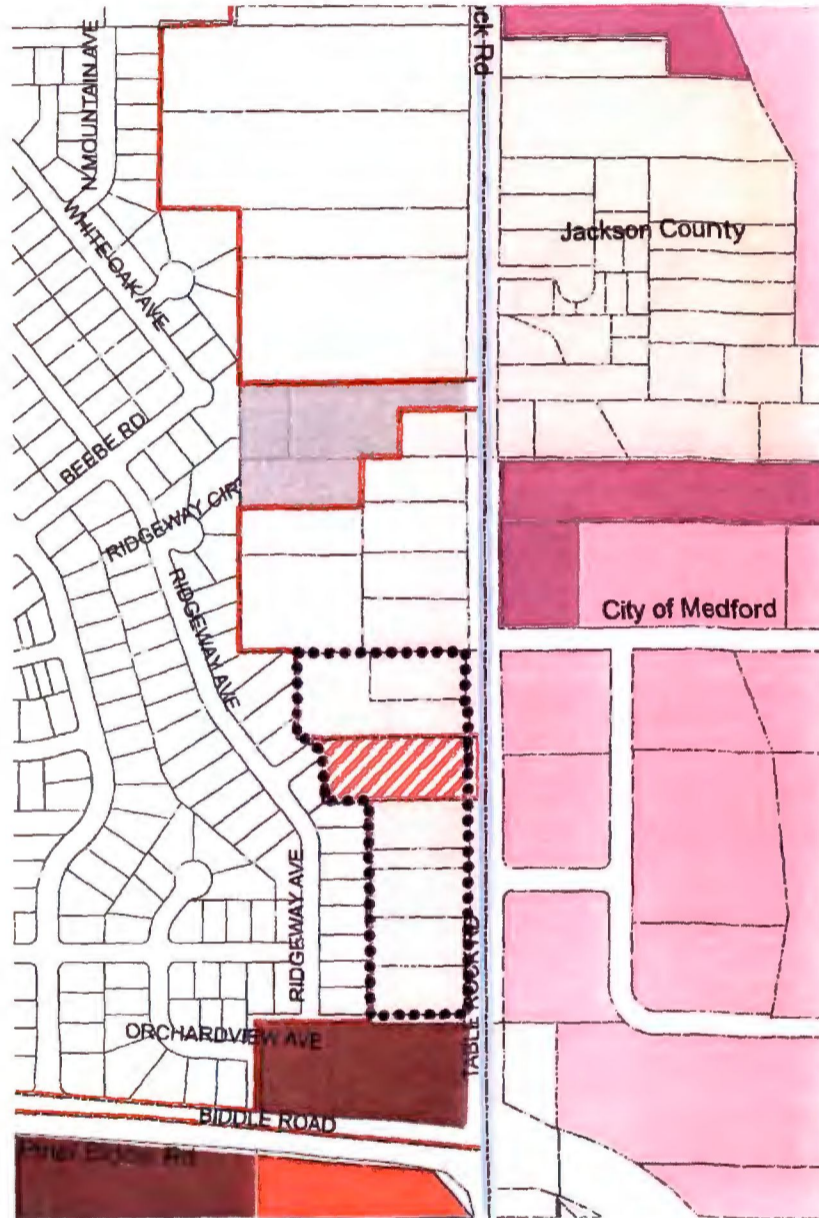


- Legend**
- Amendment Area
  - Proposed Amendment
  - Urban Growth Boundary
  - Central Point City Limits

**Table Rock Road Comprehensive Plan Amendment  
UGB: CN to M-1**

MAP TAX LOT	ACCOUNT	ACRES	UGB /CITY	SITE ADDRESS
372W01CA500	10592296	0.33	UGB	TABLE ROCK RD
372W01CA600	10195388	0.81	UGB	4335 TABLE ROCK RD
372W01CA700	10195396	0.81	UGB	4299 TABLE ROCK RD
372W01CA800	10195400	0.81	UGB	4297 TABLE ROCK RD
372W01CA301	10926224	1.52	CITY	TABLE ROCK RD
372W01CA400	10195370	0.81	UGB	4375 TABLE ROCK RD
372W01CA100	10195361	0.81	UGB	4495 TABLE ROCK RD
372W01CA200	10755793	1.71	UGB	4445 TABLE ROCK RD
Total Acres		7.61		

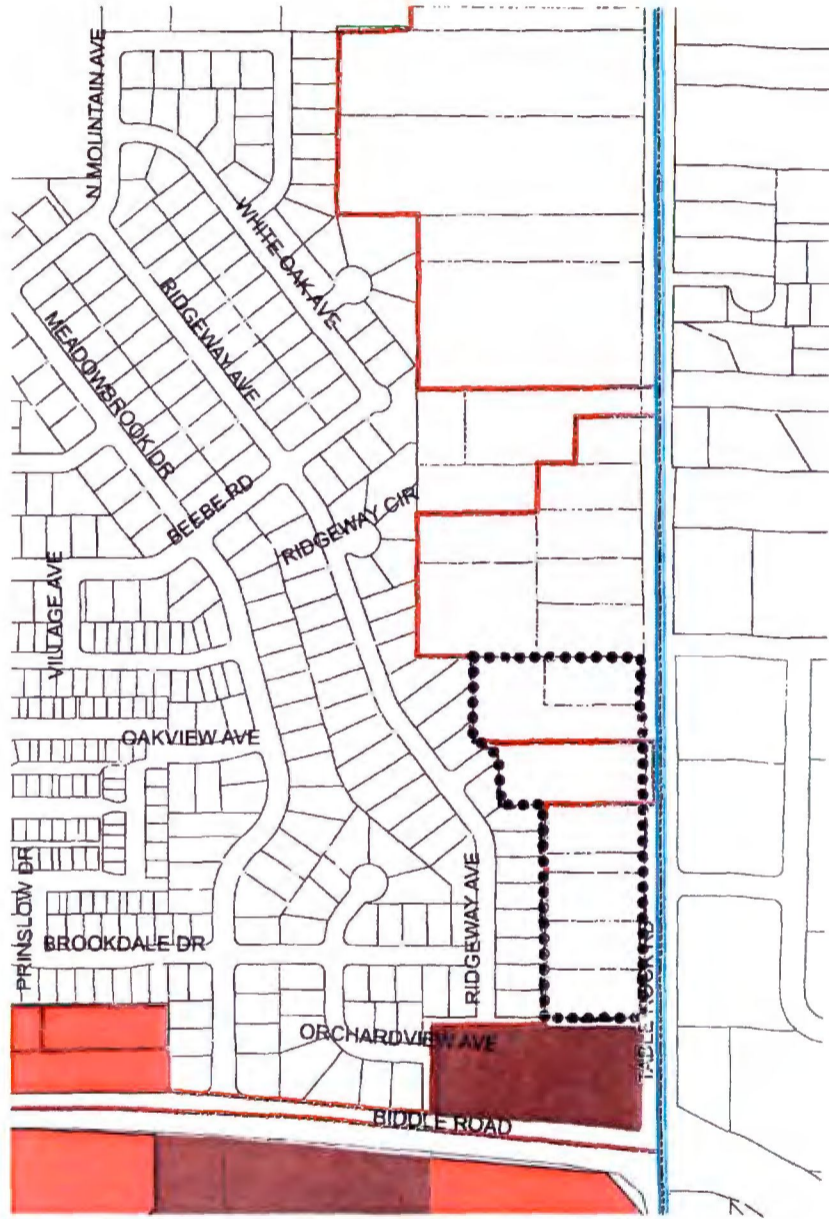
**Central Point  
Proposed Plan Amendment**









Legend

- |                       |                             |                        |
|-----------------------|-----------------------------|------------------------|
| Amendment Area        | <b>Central Point</b>        | <b>City of Medford</b> |
| Urban Growth Boundary | CN Neighborhood Commercial  | Light Industrial       |
| City Limits           | C-4 Tourist and Office      | General Industrial     |
|                       | C-5 Thoroughfare Commercial | <b>Jackson County</b>  |
|                       | M-1 Industrial              | Light Industrial       |

Current Zoning Districts



Legend

- |   |   |
|---|---|
|  Amendment Area            | <b>Zone</b>   |
|  Urban Growth Boundary     |  C-4 = Tourist and Office      |
|  Central Point City Limits |  C-5 = Thoroughfare Commercial |
|   |  M-1 = Light Industrial        |

Central Point

ATTACHMENT "B"

RESOLUTION NO. 1325

**A RESOLUTION DECLARING THE CITY COUNCIL'S INTENTION TO AMEND THE CENTRAL POINT COMPREHENSIVE PLAN (MAP) AND CENTRAL POINT MUNICIPAL CODE (MAP) TO MODIFY COMMERCIAL LAND USE DESIGNATIONS AND ZONING ALONG TABLE ROCK ROAD IN THE CITY OF CENTRAL POINT**

**RECITALS:**

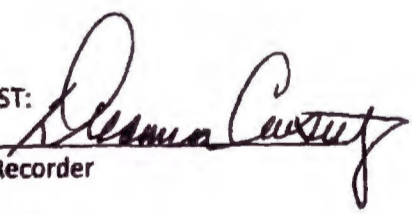
- A. An amendment of the Central Point Comprehensive Plan and corresponding sections of the municipal code may be initiated by adoption of a resolution of intention by the City Council per CPMC, Section 17.96.020(B).
- B. The City Council has reason to believe that some commercial plan designations and zoning is inappropriate for the Table Rock Road Corridor and that a change in the designations and zoning will be more compatible with County land uses and adjacent land uses in the City of Medford.
- C. The City Council has reason to believe that changes in comprehensive plan designations and zoning will encourage properties, now in the urban growth boundary, to annex to the city of Central Point.
- D. The City Council determines that it is in the City's economic interest and that the public necessity, convenience and general welfare require such amendment.

The City of Central Point resolves:

**Section 1:** It is the intention of the City Council to amend the Central Point Comprehensive Plan (map) and Central Point Municipal Code Zoning (map) to modify commercial land use designations and zoning along Table Rock Road.

Passed by the Council and signed by me in authentication of its passage this 9<sup>th</sup> day of February, 2012.

  
Mayor Hank Williams

ATTEST:   
City Recorder

Resolution No. 1325  
02092012



**Oregon**

John A. Kitzhaber, M.D., Governor

**Department of Transportation**

District 8 - Headquarters  
100 Antelope Rd.  
White City, OR 97503  
Phone: (541) 774-6299  
Fax: (541) 774-6349

ATTACHMENT "C-1"

April 12, 2012

City of Central Point, OR  
Attn: Tom Humphrey  
140 S. Third Street  
Central Point, OR 97502

**Re: Comprehensive Plan Map and Zoning Map Amendment (File No. 12011).**

Dear Mr. Humphrey,

Thank you for the opportunity to comment on the consideration of a Comprehensive Plan Map and concurrent Zone Map change for the 7.61 acres within the UGB of Central Point from Neighborhood Convenience to Light Industrial with M-1 Industrial Zoning.

ODOT has reviewed the land use application and determined this proposal will not adversely impact the state's transportation facility; therefore, these proposed land use actions do not trigger ODOT's review under the Transportation Planning Rule (OAR 660-012-0000), or Access Management Rule under (OAR 734-051-0000). We have no further comment on this matter.

Please enter this letter into the public record for the proposed project and send me a copy of the City's final decision. Please feel free to contact me at (541) 774-6399 if you have any additional comments or concerns.

Respectfully,

  
Ian K. Horlacher  
Development Review Planner

Cc: RVDRT



# JACKSON COUNTY

## Roads

Roads  
Engineering

Russ Logue  
Construction Manager

200 Antelope Road  
White City, OR 97503  
Phone: (541) 774-6255  
Fax: (541) 774-6886  
logue@jacksoncounty.org  
www.jacksoncounty.org

April 9, 2012

ATTACHMENT "C-2"

Attention: Tom Humphrey  
City of Central Point Planning  
140 South Third Street  
Central Point, OR 97502

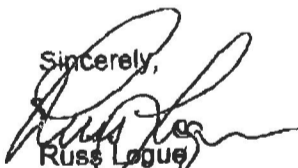
RE: Comprehensive Plan Map and Zoning Map Amendment.  
Planning File: 12011.

Dear Tom:

Thank you for the opportunity to comment on the request for a Comprehensive Plan Map and concurrent Zone Map change for the 7.61 acres within the UGB of Central Point from Neighborhood Convenience to Light Industrial with M-1 Industrial zoning. The proposal provides the City's designation to be equivalent to the current Jackson County Industrial zoning for the site. The change is complimentary to existing Medford and County designations to the east and across Table Rock Road. Jackson County Roads has no comment.

If you have any questions or need further information feel free to call me at 774-6255.

Sincerely,



Russ Logue  
Construction Manager

## ATTACHMENT "C-3"

**Connie Clune**

---

**From:** LeBombard, Josh [josh.lebombard@state.or.us]  
**Sent:** Wednesday, April 11, 2012 12:08 PM  
**To:** Connie Clune  
**Subject:** RE: Table Rock Rd Plan Amendment

Connie,  
Thanks for the check-in on this proposal. I do not plan on making comments on this at this time.

Cheers,  
Josh

**Josh LeBombard** | Southern Oregon Regional Representative  
Community Services Division  
Oregon Dept. of Land Conservation and Development  
Southern Oregon Regional Solution Center  
c/o Jobs Council, Southern Oregon University  
673 Market Street | Medford, OR 97504  
Cell: (541) 414-7932  
[josh.lebombard@state.or.us](mailto:josh.lebombard@state.or.us) | [www.oregon.gov/LCD](http://www.oregon.gov/LCD)

**From:** Connie Clune [<mailto:Connie.Clune@centralpointoregon.gov>]  
**Sent:** Friday, April 06, 2012 12:17 PM  
**To:** LeBombard, Josh  
**Cc:** Tom Humphrey  
**Subject:** Table Rock Rd Plan Amendment

Josh,  
I am checking to see if you have all the information needed to review the City's proposed plan and zoning map amendment for property along Table Rock Rd (copy of DLCD notice attached). Please let me know if you need anything additional.  
Thank you,

Connie Clune, Community Planner  
Community Development Department  
City of Central Point  
140 South Third Street  
Central Point, OR 97502  
Desk: 541-423-1048  
Fax: 541-664-2598  
[www.centralpointoregon.gov](http://www.centralpointoregon.gov)



ATTACHMENT "C-4"



## ROGUE VALLEY SEWER SERVICES

Location: 138 West Vilas Road, Central Point, OR - Mailing Address: P.O. Box 3130, Central Point, OR 97502-0005  
Tel. (541) 664-6300, Fax (541) 664-7171 www.RVSS.us

April 16, 2012

Tom Humphrey  
City of Central Point Planning Department  
155 South Second Street  
Central Point, Oregon 97502

**Re: Comprehensive Plan Map and Zoning Map Amendment, File #12011**

Tom,

Sanitary sewer capacity exists for the proposed zoning change from Neighborhood Convenience to Light Industrial with M-1 Industrial zoning. Please be advised, M-1 sewer flows can vary depending on the specific user, exact impacts to the sanitary sewer will be assessed on an individual basis.

Feel free to call me if you have any questions regarding my comments

Sincerely,

Wade Denny,

PE

Wade Denny, P.E.

District Engineer

Digitally signed by Wade Denny, PE  
DN: cn=Wade Denny, PE, o=Rogue  
Valley Sewer Services, ou=District  
Engineer, email=wadenny@rvss.us, c=US  
Date: 2012.04.17 09:33:13 -0700



## ATTACHMENT "C.5"

**Connie Clune**

---

**From:** Mike Ono  
**Sent:** Wednesday, April 25, 2012 10:31 AM  
**To:** Connie Clune  
**Subject:** RE: Table Rock Road properties Floodplain review

This is Correct.

Mike Ono, GIS / Engineering Tech II  
Public Works Department  
City of Central Point  
140 South Third Street  
Central Point, OR 97502  
Desk: 541-664-3321 (x243)  
Fax: 541-664-6384  
[www.centralpointoregon.gov](http://www.centralpointoregon.gov)



**From:** Connie Clune  
**Sent:** Wednesday, April 25, 2012 10:30 AM  
**To:** Mike Ono  
**Subject:** Table Rock Road properties Floodplain review

Mike  
Would you concur with this statement:

The proposed comprehensive plan map and zoning map amendment does not involve, or otherwise affect regulations protecting the citizens of Central Point from natural hazards. Mike Ono, CFM, City of Central Point review of the subject site found, according to the DFIRM, the site is located in a Flood Zone X Unshaded, which is a low to moderate risk flood hazard and is not subject to the requirements established by CPMC 8.24. The subject site is not located in a regulatory floodplain area.

Connie Clune, Community Planner  
Community Development Department  
City of Central Point  
140 South Third Street  
Central Point, OR 97502  
Desk: 541-423-1048  
Fax: 541-664-2598  
[www.centralpointoregon.gov](http://www.centralpointoregon.gov)

ATTACHMENT "C-6"

**Tom Humphrey**

---

**From:** Marcy Black [BlackMA@jacksoncounty.org]  
**Sent:** Monday, April 09, 2012 10:20 AM  
**To:** Tom Humphrey  
**Subject:** File Number/Project Name - 12011 Comp Plan Map and Zoning Map Amendment

Tom:

The airport has no comments or conditions for the zoning change.

Thank you.

**FINDINGS OF FACT  
AND  
CONCLUSIONS OF LAW  
File No: 12011**

**INTRODUCTION**

Consideration of a Comprehensive Plan map and Municipal Code land use district (zoning) map amendment from the plan designation of Neighborhood Convenience to Light Industrial and a zoning district change from C-N, Neighborhood Commercial to M-1, Industrial for 7.61 acres on Table Rock Road north of Pine Street/Biddle Road in the Central Point Urban Growth Boundary.

These findings are prepared in four (4) parts to address the statewide planning goals, the applicable elements of City's Comprehensive Plan, public facilities and the Transportation Planning Rule as required by CPMC 17.05.500, 17.10.200 and 17.96.

**CPMC LEGISLATIVE AMENDMENT**

**17.10.200 Legislative amendments.**

*Legislative amendments are policy decisions made by city council. They are reviewed using the Type IV procedure in Section 17.05.500 and shall conform to the statewide planning goals, the Central Point comprehensive plan, the Central Point zoning ordinance and the transportation planning rule provisions in Section 17.10.600, as applicable.*

**Finding:** By Resolution Number 1325 the Central Point City Council initiated a comprehensive plan map and zoning map amendment for 7.61 acres located along Table Rock Road as illustrated by Attachment A-1. The subject properties are within the Urban Growth Boundary for Central Point and are as follows:

**Table Rock Road Comprehensive Plan Amendment**

UGB: CN to M-1				
MAP TAX LOT	ACCOUNT	ACRES	UGB /CITY	SITEADD
372W01CA500	10592296	0.33	UGB	TABLE ROCK RD
372W01CA600	10195388	0.81	UGB	4335 TABLE ROCK RD
372W01CA700	10195396	0.81	UGB	4299 TABLE ROCK RD
372W01CA800	10195400	0.81	UGB	4297 TABLE ROCK RD
372W01CA301	10926224	1.52	CITY	TABLE ROCK RD
372W01CA400	10195370	0.81	UGB	4375 TABLE ROCK RD
372W01CA100	10195361	0.81	UGB	4495 TABLE ROCK RD
372W01CA200	10755793	1.71	UGB	4445 TABLE ROCK RD

**Finding:** The proposal is a comprehensive plan and land use district (zoning map) amendment for the 7.61 acres from the plan designation of Neighborhood Convenience to Light Industrial and is submitted for review as a Legislative amendment using the Type IV procedure in conformance with Section 17.10.200.

**Conclusion:** The comprehensive plan map and zoning district map amendment is reviewed as a Type IV, Legislative decision.

**17.05.500 Type IV procedure (legislative).**

*G. Decision-Making Criteria. The recommendation by the planning commission and the decision by the city council shall be based on the following factors:*

- 1. Whether the request is consistent with the applicable statewide planning goals;*
- 2. Whether the request is consistent with the comprehensive plan; and*
- 3. If the proposed legislative change is particular to a particular site, the property and affected area is presently provided with adequate public facilities, services and transportation networks to support the use, or such facilities, services and transportation networks are planned to be provided concurrently with the development of the property.*

**PART 1 STATEWIDE PLANNING GOALS:**

**17.05.500 G. 1.** *Whether the request is consistent with the applicable statewide 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 proposed amendment does not enhance, or detract, from citizen participation in the City's planning process. A duly noticed public hearing is scheduled for May 1, 2012 to review the proposed amendment.

**Conclusion, Goal 1:** Consistent.

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

**Finding Goal 2:** The proposed comprehensive plan map and zoning map amendment for 7.61 acres is in accordance with CPMC Section 17.10.200 and therefore does not modify or otherwise affect the City's planning process as set forth in the Comprehensive Plan.

**Conclusion Goal 2:** Not applicable.

**Goal 3. AGRICULTURAL LANDS** - *To preserve and maintain agricultural lands.*

**Finding Goal 3:** The proposed zone change 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 proposed zone change 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 proposed amendment does not involve, or otherwise affect lands designated as natural, scenic, or historic resources.

**Conclusion Goal 5:** Not applicable.

**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 proposed 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 proposed comprehensive plan map and zoning map amendment does not involve, or otherwise affect regulations protecting the citizens of Central Point from natural hazards. Mike Ono, Certified Floodplain Manager, City of Central Point, reviewed the subject site finding, according to the DFIRM, that the site is located in a Flood Zone X Unshaded. The Flood Zone X Unshaded is a low to

moderate risk flood hazard and is not subject to the requirements established by CPMC 8.24. The subject site is not located in a regulatory floodplain area.

**Conclusion Goal 7:** Consistent.

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

**Finding Goal 8:** The proposed 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 proposed comprehensive plan map and zoning map amendment does not alter the City's provision for adequate economic opportunities. The City's Comprehensive Plan Land Use Map currently designates the property as Neighborhood Convenience and is zoned by Jackson County as Light Industrial. Light manufacturing businesses are located on three (3) of the properties with an interest in expanding to an adjacent vacant parcel. The proposed amendment will provide plan/land use district consistency between the County and City thereby encouraging economic enhancement of the project area.

**Conclusion Goal 9:** Consistent.

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

**Finding Goal 10:** The proposed amendment does not involve, or otherwise affect the City's provision for the housing needs of the city.

**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:** The proposed comprehensive plan map and zoning map amendment does not involve, or otherwise affect the City's provision of timely, orderly and efficient public facilities and services. The proposal does not cause an increase in the demand for public facilities and services not already available within

the Table Rock Road area. The project site has existing public facilities available to serve the existing and future light manufacturing businesses.

**Conclusion Goal 11:** Consistent.

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

**Finding Goal 12:** Table Rock Road is classified as a county major arterial and truck route as identified in the City's Transportation System Plan, 2008 (TSP). Additional, Central Point Freight Routes as identified in Rogue Valley Metropolitan Planning Region Freight Study (2006) include Table Rock Road.

**Finding:** The TSP, Chapter 11 *Truck Freight System* and the associated policies recognize the official freight route system and the necessity for cooperation with the RVMPO, Jackson County, and ODOT to enhance freight movement. The TSP incorporated regional and local transportation plans to maintain consistency and compliance with the Oregon Transportation Rule.

**Conclusion Goal 12:** Consistent.

**GOAL 13 ENERGY** - *To conserve energy.*

**Finding Goal 13:** The proposed 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 project site is within the Urban Growth Boundary (UGB) for the City of Central Point with Tax Lot 301 in the city limits. The proposed 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 proposed 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 proposed 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 proposed 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 proposed 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 proposal does not involve, or otherwise affect marine resources and marine ecological functions.

**Conclusion Goal 19:** Not applicable.

## **PART 2 CITY OF CENTRAL POINT COMPREHENSIVE PLAN**

**17.05.500 (G) (2)** *The request is consistent with the Central Point comprehensive plan;*

**Finding:** As stated in the above finding, the properties involved in this proposal are within the UGB of Central Point.

**Finding:** The Comprehensive Plan Land Use Element Chapter 12 identifies lands along Table Rock Road as an area for light industrial uses. The Plan states that 'the intent is to encourage a transitional redevelopment of this area to a functional area of light industrial uses'.

**Finding:** The current Plan designation is described in the Land Use Element as a category that would provide for small convenience shopping within residential neighborhoods. The project area is not listed as an inventoried convenience center location (page XII-15).

**Finding:** The City of Central Point Transportation System Plan 2030 (TSP) replaces Chapter XI, Circulation/Transportation of the Comprehensive Plan. The TSP 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.

**Conclusion:** Consistent

## **PART 3 PUBLIC FACILITIES**

**17.05.500 (G) (3).** *If the proposed legislative change is particular to a particular site, the property and affected area is presently provided with adequate public facilities, services and transportation networks to support the use, or such facilities, services and transportation networks are planned to be provided concurrently with the development of the property.*

**Finding:** Public facilities, services and transportation network are in place and are sufficient to serve the project site.

**Conclusion:** Consistent

## **PART 4 TRANSPORTATION PLANNING RULE**

**17.10.600** **Transportation planning rule compliance.**

**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 proposed amendment does not modify any existing land use regulations. The proposed change will not cause any changes to the functional classification of any existing or planned transportation facilities.

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

**Finding 660-012-0060(1)(b):** The proposed amendment does not modify any existing land use regulations. The proposed change will not cause a change to standards implementing the City's transportation system.

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

**Finding 660-012-0060(1)(c)(A):** The proposed amendment will not cause an increase in land uses that would result in levels of travel or access that would be inconsistent with the City's or County's functional street classification system for existing and planned transportation facilities.

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

**Finding 660-012-0060(1)(c)(B):** The proposed amendment 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 affect.

**Finding 660-012-0060(1)(c)(C):** The proposed change 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 affect.

**17.05.900 Traffic impact analysis.**

*A. When a Traffic Impact Analysis is Required. The city shall require a traffic impact analysis (TIA) as part of an application for development, a change in use, or a change in access in the following situations:*

- 2. If the application does not include residential development, a TIA shall be required when a land use application involves one or more of the following actions:*
  - a. A change in zoning or a plan amendment designation;*
  - b. Any proposed development or land use action that a road authority, including the city, Jackson County or ODOT, states may have operational or safety concerns along its facility(ies);*
  - c. An increase in site traffic volume generation by two hundred fifty average daily trips (ADT) or more;*
  - d. An increase in peak hour volume of a particular movement to and from the State highway by twenty percent or more;*
  - e. An increase in use of adjacent streets by vehicles exceeding twenty thousand pounds gross vehicle weight by ten vehicles or more per day;*
  - f. The location of the access driveway does not meet minimum sight distance requirements, as determined by the city engineer, or is located where vehicles entering or leaving the property are restricted, or such vehicles queue or hesitate on the state highway, creating a safety hazard in the discretion of the community development director; or*
  - g. A change in internal traffic patterns that, in the discretion of the community development director, may cause safety problems, such as back-up onto a street or greater potential for traffic accidents.*

**Finding:** For comprehensive plan map and zoning map amendments 17.05.900(A)(2) provide actions that either individually or collectively determine the need for Traffic Impact Analysis (TIA). Of the seven factors only one is present for this amendment, (A)(2)(a).

**Finding:** The Oregon Department of Transportation (ODOT) in a letter dated April 12, 2012, determined that the project will not adversely impact the transportation facility; therefore does not trigger their review under the Transportation Planning Rule (ORA 660-012-0000) or the Access Management Rule OAR 734-051-0045).

**Finding:** Sufficient traffic planning has previously been completed by the June 2007 City of Central Point Transportation System Plan, the City of Central Point Transportation System Plan, 2008 and the 2009-2034 Regional Transportation Plan, 2009. The recommendations of these plans have been incorporated in the City's standards and applied to the proposed amendment.

**Conclusion:** Sufficient traffic information is available for the project area and a TIA is not warranted.

#### **CPMC COMPREHENSIVE LAND-USE PLAN AMENDMENT**

##### **17.96.020 Initiation of amendments.**

*Amendment may be initiated by:*

*B. Resolution of intention by the city council;*

**Finding:** By Resolution Number 1325 the Central Point City Council initiated a comprehensive plan map and zoning map amendment for 7.61 acres located along Table Rock Road.

**Conclusion:** Consistent

##### **17.96.040 Schedule of public hearings.**

*All proposals for amendment to the comprehensive plan, including major revisions and minor changes, shall be scheduled for public hearing before the citizens advisory committee, the city's planning commission and the city council, on dates to be scheduled by the city council by resolution, which dates may be set by the resolution of intent. The applications and review thereof shall conform to the provisions of Chapter 17.05 of this code and all applicable laws of the state.*

**Finding:** On April 10, 2012 the City of Central Point Citizens Advisory Committee (CAC) heard the application for the proposed amendment. The CAC voted to forward a favorable recommendation to the Planning Commission as evidenced by the submitted minutes.

**Finding:** On May 1, 2012 the City of Central Point Planning Commission scheduled a duly noticed public hearing as provided by CPMC 17.05.500.

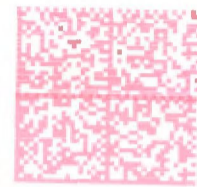
**Finding:** Notice of the proposed amendment was delivered to the Department of Land Conservation and Development on March 5, 2012.

**Conclusion:** Consistent

**Summary Conclusion:** As proposed, the comprehensive plan and land use district (zoning map) amendment for the 7.61 acres is in conformance with the acknowledged Comprehensive Plan, Transportation System Plan and Central Point Municipal Code.

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City of Central Point  
140 S. Third Street  
Central Point, OR 97502



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LAND CONSERVATION  
AND DEVELOPMENT

Attn: Plan Amendment Specialist  
Dept. of Land Conservation & Dev.  
635 Capitol St NE, Suite 150  
Salem, OR 97301-2540