

**JACKSON COUNTY PLANNING COMMISSION**

**PUBLIC MEETING**

**December 10, 2009**

MINUTES

MEMBERS PRESENT: Don Greene  
Joel Ockunzzi  
Richard Thierolf Jr.

MEMBERS EXCUSED: Tani Wouters

GUESTS PRESENT: Chuck Root  
Greg Holmes  
Ron Martinson  
Barbara Spiller  
Mike Breeden  
Judy Breeden  
Marco Hansen  
Constance Montanez  
Mike Lanier  
Lowell Smith  
Dale Hanson  
Tim Fletcher  
Priscilla Works  
Joel Works  
Maria Jordan  
Lawrence Worch  
Megan Lanier  
John Renz  
Elizabeth Robinson  
Brent Mitchell  
Matt Ropp  
Roger Howe  
Clark Stevens  
Delores Lisman  
26 other guests

STAFF PRESENT: Director Kelly Madding  
Planner Craig Anderson  
Planner Mike Mattson  
Office Assistant Lisa Canon

The meeting was called to order by Chair Don Greene at 9:07 a.m. The roll was called.

**APPROVAL OF MINUTES:**

**A motion was made by Commissioner Joel Ockunzzi and seconded by Commissioner Richard Thierolf to approve the November 19, 2009 meeting minutes. The motion was approved by a unanimous "Aye" vote.**

**POTENTIAL BUSINESS FROM THE AUDIENCE:** None

**NEW BUSINESS:**

**Public Hearing – Consideration of a proposal to amend the Jackson County Comprehensive Plan** by taking a "reasons" goal exception to Statewide Planning Goal 11, Public Facilities and Services, to allow the connection of specific rural properties within the boundary of the Rogue Valley Sewer Services District to the sewer services provided by that agency; and an amendment of the Jackson County Land Development Ordinance, Area of Special Concern (ASC) 2003-1 Goal 11 Exception Areas, Section 7.2.3(B), consistent with the above proposal. File No. LRP2008-00003.

Don Greene read the summary and spoke briefly about the history of Goal 11 in the county. Craig Anderson gave the staff report and a review of the application. Points were as follows:

- Clarification that it is not required to hook up to the sewer system and that it does not mean that all sewer lines will be extended, it is to make it possible to hook up to the sewer lines and potentially extend lines as needed.
- Review of the maps showing the various factors limiting areas in which septic systems can be installed, including soils, water tables, and shrink/swell soils.
- Current process for property owners to hook up to the sewer system.
- Brief history of RVSS and current location of sewer lines outside of the Urban Growth Boundaries.
- Methodology for determining the eligible parcels.
- Reason exceptions, a range of benefits economically, socially, and reducing health hazards.
- A mistake was discovered in some of the maps and a handful of properties may need to be added to the exception area.

Public hearing was declared open at 9:52 by Don Greene. Speakers were as follows:

Chuck Root-RVSS Manager: Technology option; if someone has a problem they should be able to choose the best option. Goal 11 will do 3 things; first it will give people the choice to connect. Second, waste will be professionally treated. Third, it will keep untreated sewage out of the waterways. Has heard opposition due to the cost, however RVSS has a deferred payment option and will work with customers on payments. Joel: If everyone who was able to hook up did, then what would the remainder of your

capacity be? Chuck: That probably isn't going to happen, we are at 60% now and we will not be at capacity with this proposal.

Greg Holmes, 1000 Friends of Oregon: This is a very large project, though it does not include every property that needs to be included, it will help the majority. He requests that no changes be made to today's proposal or exceptions for individual properties because it makes the project more vulnerable to opposition. Question-and-answer took place between Greg and commissioners.

Barbara Spiller: Supports Goal 11. She has contacted RVSS in the past to try to get hooked up. It seems illogical to have to wait for a septic system to fail before it is an option to hook up to the sewer system. Maintaining a septic system can be very expensive and it would be much more efficient to be able to hook up to sewer, especially if a group of neighbors does it together. Feels it will be beneficial to property values and health reasons.

Marco Hansen: Has land near Rising Sun Farms in Phoenix. A sewer line was located on his property when he purchased it, however was not hooked up. They did not hook up immediately because of the cost. Now they would like to hook up and is in support of this process that would allow it.

Mike Lanier, land use agent: The valley has a very large health hazard because of failing septic systems. It is very expensive for citizens to file for an amendment for a Goal 11 exception, \$11,000 deposit. It is not cost effective and is a lengthy process. Supports the process, but feels that more resource and EFU lands should be eligible. Thinks it should be expanded to include properties that are within 300 feet of existing sewer lines. Kelly: Clarified that he thinks properties that are within 300 feet of existing lines should be included regardless of zoning.

Lowell Smith: Has property on Ross Lane, which was divided by Measure 49. His property is eligible for Goal 11 and would like to be included in the exception area.

Dale Hanson: Representing property owners that own property which borders Eagle Point, not in UGB and is zoned EFU. They are currently experiencing septic failure and there is a sewer line within 200 feet. The lot is not within the proposed exception area, would like to be included.

Tim Fletcher: His property on Madrona Lane seems to fall into the same category as others, EFU zoning, with sewer line nearby. It is not included in the exception area however properties across the street are included.

Priscilla Works: Griffin Creek Advisory Committee leader. She and her neighbors on Syringa Drive do not want to be on the sewer system. Will this proposal affect Sue Kapilla's promise that neighbor won't be forced to hook up to sewer? The commissioners state that it won't be a forced hook up but it has happened in the past.