

**JACKSON COUNTY PLANNING COMMISSION**

**PUBLIC MEETING**

**November 19, 2009**

**MINUTES**

**MEMBERS PRESENT:** Don Greene  
Joel Ockunzzi  
Richard Thierolf Jr.  
Tani Wouters

**MEMBERS EXCUSED:** None

**GUESTS PRESENT:** Don Rowlett  
Megan Lanier  
Dale Petrsek  
5 other guests

**STAFF PRESENT:** Director Kelly Madding  
Planner Josh LeBombard  
Planner Tracie Nickel  
Office Assistant Lisa Canon

The meeting was called to order by Chair Don Greene at 9:10 a.m. The roll was called.

**APPROVAL OF MINUTES:**

**A motion was made by Commissioner Richard Thierolf and seconded by Commissioner Joel Ockunzzi to approve the October 22, 2009 meeting minutes as corrected. Tani abstained from the vote, the motion was approved by a unanimous "Aye" vote.**

**POTENTIAL BUSINESS FROM THE AUDIENCE:** None

**NEW BUSINESS:**

**Continued Public Hearing** - to consider amendments to the Jackson County Land Development Ordinance (LDO), including substantive changes to Section 3.10, Section 8.7 (Wildfire Safety), Section 9.5.1, Section 9.5.3 (Private Roads), Section 9.5.4 (Emergency Vehicle Access), Section 10.2, Section 10.4, Section 13.3, and the User's Guide to provide more consistent and comprehensive fire safety and development regulations intended to protect the safety and welfare of the Citizens of Jackson County. File No. LRP2004-00014B.

Don Greene read the summary. Josh LeBombard gave the staff report. Points throughout his presentation were:

- 9.5.3 12 residential, commercial, resource or industrial zoned lot cap for private roads.
- 9.5.3(B)(4) Regarding irrigation districts, section was reworded. The commissioners want specific wording to be used concerning irrigation districts.
- 9.5.3(C) Table 9.5-1 Minimum Design Standards. For 2-6 lots changing requirement 12 ft unpaved to 10 ft paved with a 2 ft shoulder.

Dale Petrasek: Spoke about the difference between paved and all surface roads, which can be traveled on in all types of weather.

- 9.5.3(A)(2) Private roads in urban growth boundaries and urban unincorporated communities. Commissioners stated that the section wasn't very clear and should be reworded.
- 9.5.3(E) Maintenance Agreement: wording was added about the use of the example agreement provided.
- 9.5.4 Private Access Easements: Separate requirements for new dwellings (A) and existing dwellings and other structures (B).

Joel: Are the AASHTO (American Association of State Highway and Transportation Officials) numbers relevant to the number of occurrences in Jackson County?

Dale: At 250 ADT (Average Daily Trips) there are more complaints about road maintenance, they think at that point that it should be paved. There is a higher accident rate on gravel roads.

- For clarification "as part of the building permit process" will be added to the second paragraph of 9.5.4 to indicate when it applies.
- 9.5.5(A)(2) Minimum surface width with shoulders, wording will be changed to match Table 9.5-1.
- 9.5.5(A)(8) Turnouts-on single lane access ways only.
- 8.7 Wildfire Safety
- 8.7.1(A) Stricken wording was moved to Exemptions section.
- 8.7.1(C) Roof repair was moved from another section to keep them together.
- Wildfire Hazard Map

Question-and-answer took place between staff and commissioners throughout the presentation.

The public hearing was opened at 10:43. Speakers were:

Don Rowlett: Lives out in Greensprings area, private roads run off of Highway 66.

- Concerned about what will happen if he or someone else on the road divides a lot, which could can the requirements of the private road standards that would apply.
- Does not feel that there should be a paved road requirement for resource areas, a gravel road should be sufficient.
- What happens if there are more than 12 lots on a private road? If it becomes a county road he feels they don't maintain anything in that area already, therefore it would not be maintained either.
- Maintenance Agreement-does not think that it will work to create a new agreement and have all of the neighboring property owners to sign.

Megan Lanier:

- Concerned that the design standards are being doubled up in the LDO in sections 9.5.3 and 9.5.5(A). Staff clarified that there are design standards in both sections, they will add the wording of applicable regarding both standards.
- 9.5.3 (A)(3) Should note that it is not always possible to receive access from BLM.
- Gates section 9.5.3(D) 24 hour emergency access is provided, what does that mean? Staff stated that we will leave that up to the fire district to determine during the Fire Safety Inspection.
- Private Access Easement language - Does it only apply to new dwellings or is it new structures as well? Staff: We differentiated when density is being effected, by new dwellings. Subsection A applies only when new dwellings are added, which would increase the residential density. Subsection B applies if you are building another structure, rebuilding a structure or rebuilding an existing dwelling.
- If an application is filed for a new homesite and it is the 27th residence which will require a type 2 review, will it need to be a separate application or can it be included in the homesite approval application? Staff: As policy we cannot combine them as one application. We review the files concurrently but not as one. They each have their own fees that apply as well.
- Do all of the property owners have to be involved in the maintenance agreement? Staff: We are setting standards for who has to be part of the agreement or how the maintenance is divided.
- Can a variance be done for the 13<sup>th</sup> parcel on a private road? Staff: A variance can be applied for but there are requirements that have to be met and it has to be approved.

Joel: Wants to know that if the land is in a resource zone and is divided for resource uses then the standards do not apply. Staff: That is correct but if the division is for future development then they do apply.