

**JACKSON COUNTY PLANNING COMMISSION
PUBLIC MEETING**

August 27, 2009

MINUTES

MEMBERS PRESENT: Vice Chair Don Greene
Joel Ockunzzi
Tani Wouters

MEMBERS EXCUSED: Richard Thierolf Jr.
Chair Reeve Hennion

GUESTS PRESENT: Don Rowlett
Megan Lanier
Dale Petrsek
Hugh Holden, FD #3
Tom Lowell
2 other guests

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

The meeting was called to order by Vice Chair Don Greene at 9:12 a.m. The roll was called.

APPROVAL OF MINUTES:

A motion was made by Commissioner Joel Ockunzzi and seconded by Commissioner Tani Wouters to approve the July 9 and July 23, 2009 meeting minutes. The motion was approved by a unanimous "Aye" vote.

<u>Yes</u>	<u>No</u>	<u>Abstain</u>
Don Greene		
Joel Ockunzzi		
Tani Wouters		

POTENTIAL BUSINESS FROM THE AUDIENCE: None

UNFINISHED BUSINESS:

Continued Public Hearing - Continued consideration of amendments to the Jackson County Land Development Ordinance including substantive changes to Section 8.7 (Wildfire Safety), Section 9.5.3 (Private Roads) and Section 9.5.4 (Emergency Vehicle). Focus during this meeting will be on Section 9.5.4 Emergency Vehicle Access. File no. LRP2004-00014B

Josh LeBombard gave the staff report. Discussed the current status of the file and what will be happening in today's hearing.

- Accessory Structures: Staff did research after last hearing and found that state law prevents structures in forest zones from being exempt. Siting Standards for Dwellings and Structures in Forest Zones: OAR 660. "maintain a fuel-free break area surrounding all structures." It does not differentiate between habitable and non habitable structures. Anything that needs a building permit needs to meet the requirements.
- Wording "pre-existing roads" was replaced with "private access easement" throughout 8.7.
- 9.5 Access Design Standards
 - Josh gave a background on the history of this section
 - Discussion took place between commissioners and staff regarding previously proposed changes and how they effect destination resorts.
 - 9.5.1 Applicability: Changes to differentiate between pre-existing roads, private roads and driveways.
 - 9.5.4 Private Access Easement: New section created for pre-existing.
 - New and existing structures located on existing private access easements.
 - A) 250 Average Daily Trips (ADT)-The crash rate increases on non-paved roads with 250 ADT. Private Access Easements with less than 250 ADT needs to meet prior Emergency Vehicle Standards, essentially Driveway standards. Over 250 ADT must submit a safety analysis to determine the level of improvements necessary.
 - B) Existing dwellings and structures must meet the Minimum Access Design Standards of Section 9.5.5.
 - C) Maintenance Agreement: Should the county require a formal maintenance agreement for properties on Private Access Easements? Each individual property owner have a maintenance agreement with the county rather than what is stated in the User's guide.
 - Commissioners:
 - Don't want anything more restrictive from the state law
 - Defer to state law
 - Should wait to hear from the public and discuss this matter later

- Most of these requirements are less than what states law requires. They want to make the process easier for people not more difficult.
- 9.5.5 Minimum Access Design Standards: changed from Emergency Vehicle Access.
 - (A)(2) Should be 55 feet rather than the proposed 150 in the draft.
 - Question regarding the all-weather surface, staff stated it was a definition in the LDO.
 - Weight capacity: changed to be consistent with the fire code. Discussion took place regarding the requirement and liability if failure of road occurs.
 - Grade: To be consistent with fire code. If the grade is over 10% the fire district will determine what level of improvements are needed.
 - Curve Radius: Changed from 55 to 48 feet. From a study done in Josephine County for the minimum. Sentence regarding public roads was removed; the county roads department is responsible for those requirements.
 - Turn-arounds: within 150 of any structure subject to this section.
 - Bridges and Culverts: Section changed to meet fire code and to differentiate between new and existing bridges. Existing bridges less than 10 feet wide would need to be approved by the fire district. Carrying capacity report will be required for new bridges, existing bridges are exempt unless the fire district determines that one is needed, during the fire safety inspection. Signs stating the carrying capacity shall be posted at each end of the bridge.
 - (B) Exception to Access Requirements:
 - Non-habitable structures less than 400 sq ft, not located within a forest zoning district. Deed declaration is required regarding the inherent risks and liability associated with access.
 - Section 2 was removed which exempted all areas outside of Fire Districts that cannot be annexed.
- 13.3 Terms Defined:
 - Driveway-“parcel” changed to “unit of land”
 - Roads definitions were reorganized, but not reworded. Definition of “Private Access easement” added.
- 10.2 Applicability and Jurisdiction: changed to be consistent with proposed changes.
- 10.4.3 Roads Access: Removed Subsections C & D because it is already stated in previous sections.
- User’s Guide: 4.3 Maintenance Agreement, to be consistent with changes if it is agreed to add the requirement.

Discussion between staff and commissioners took place throughout the presentation. The public hearing was declared open at 10:55. Speakers were: