

**JACKSON COUNTY PLANNING COMMISSION
PUBLIC MEETING**

MAY 28, 2009

MINUTES

MEMBERS PRESENT: Chair Reeve Hennion, Vice Chair Don Greene, and Commissioners Richard Thierolf Jr., Tani Wouters and Joel Ockunzzi.

MEMBERS EXCUSED: None.

GUESTS PRESENT: Stan Alexander
Dan O'Connor
Clark Stevens
Megan Lanier
Raul Woerner
Tom Lowell
Greg Kleinberg
Dennis Donahue
Walter Fitzgerald
Don Rowlett
3 other guests

STAFF PRESENT: Director Kelly Madding, Planners Josh LeBombard and Tracie Nickel and Office Assistant Lisa Canon.

The meeting was called to order by Chair Reeve Hennion at 9:06 a.m. The roll was called.

APPROVAL OF MINUTES:

A motion was made by Commissioner Don Greene and seconded by Commissioner Tani Wouters to approve the April 9, 2009 and May 14, 2009 meeting minutes. The motion was approved by a unanimous "Aye" vote.

POTENTIAL BUSINESS FROM THE AUDIENCE: None

NEW BUSINESS:

Reeve acknowledged that we needed to postpone the 2 orders until Kelly Madding was able to be present.

BUSINESS FROM COMMISSION MEMBERS: Tani spoke about last night's CCI meeting. They are working on their work program for the year and she gave an update

on the progress.

10 Minute recess at 9:10 to start the Public Hearing at 9:20 as written on the agenda.

Resume at 9:20.

1) ORDER recommending to the Jackson County Board of Commissioners the 2009 Jackson County Planning Commission Work Program.

Kelly Madding spoke about the Work Program and the proposed order. Discussion took place between staff and commissioners.

A motion was made by Commissioner Joel Ockunzzi and seconded by Commissioner Richard Thierolf to approve the order regarding the 2009 Jackson County Planning Commission Work Program to the Jackson County Board of Commissioners. The vote was as follows:

<u>Yes</u>	<u>No</u>	<u>Abstain</u>
Don Greene		
Richard Thierolf		
Tani Wouters		
Joel Ockunzzi		
Reeve Hennion		

2) ORDER initiating a Comprehensive Plan amendment for an area-wide Goal 11 exception.

Kelly Madding spoke about the plan amendment and how it would effect the community, specifically those on septic systems being able to hook up to sewer. Question and answer took place between staff and commissioners. Concerns were raised regarding the wording of the order about who would be able to hook up to sewer and the types of septic systems, clarification discussion took place.

A motion was made by Commissioner Richard Thierolf and seconded by Commissioner Don Greene to initiate a Comprehensive Plan amendment for an area-wide Goal 11 exception.

<u>Yes</u>	<u>No</u>	<u>Abstain</u>
Don Greene		
Richard Thierolf		
Tani Wouters		
Joel Ockunzzi		
Reeve Hennion		

1) PUBLIC HEARING - Continued consideration of amendments to the Jackson County Land Development Ordinance (LDO), including substantive changes to Section 8.7 (Wildfire Safety), Section 9.5.3 (Private Roads) and Section 9.5.4 (Emergency Vehicle Access), to improve intergovernmental coordination and clarify standards. File No. LRP2004-00014B.

Reeve read the application summary. He requested staff give an update and overview of how today's proceedings will go.

Tracie Nickel gave a review of the history of the file. She went over the documents they were given today that will be discussed during the staff presentation.

Josh LeBombard spoke regarding what direction staff would like the file to take now. Staff needs to know if the commission recommends to proceed with Private Roads and Wildfire Safety as one item or separately as discussed in the past.

Discussion took place between staff and commissioners, including:

- Clarification of past recommendations

Reeve proposed reviewing Wildfire and Emergency first, in another hearing. The commission would finish that portion and then continue with Private roads.

Reeve asked to opposition from audience; speakers were.

Tom Lowell, citizen: Asked that they not be final approved separately, rather all at once in case there are changes needed.

Don Rowlett, citizen: Spoke about the impact on individuals property. Specifically how it would effect those with rural properties, that do not have fire districts. He asked that the commissioners consider the impact that this will have on the community and would like the 3 topics be split and be approved all at once.

Question and answer took place between commissioners and Don, clarifying what issues he is specifically concerned about and what he would like changed.

Dennis Donahue, citizen: Would like to have a packet of the information on the file. Staff spoke on how public would be able to get copies. It was agreed that staff would put information on the county website for the public to view.

Walt Fitzgerald, citizen: Spoke about the impact this would have on the rural property owners, especially the cost.

Megan Lanier: Recommended keeping the 3 topics together for review referring to Dale Petrasiks' recommendation.