

JACKSON COUNTY PLANNING COMMISSION

PUBLIC MEETING

December 9, 2010

MINUTES

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

MEMBERS EXCUSED:

GUESTS PRESENT: Mark Knox, City of Talent Planning Director
Dick Converse, RVCOG
Michael Cavallaro, RVCOG
Megan LaNier Sarah Vaile
Greg Holmes Mike Montero
Larry Martin Joe Brooks
Duane Venekamp John Graves
Linda Ellebruch Carole Gale
David Whitehurst David Lewin
Michele Bashaw Oceanah D'amore
David Lowry Joanne Haddad
Gary Hall Perry Atkinson

STAFF PRESENT: Director Kelly Madding
Planner Josh LeBombard
Office Assistant Laura Marshall

The meeting was called to order by Chair Don Greene at 6:05 p.m. The roll was called.

APPROVAL OF MINUTES:

A motion was made by Commissioner Richard Thierolf and seconded by Commissioner Tani Wouters to approve the November 18, 2010 meeting minutes. The motion was approved by a unanimous "Aye" vote.

POTENTIAL BUSINESS FROM THE AUDIENCE: None

UNFINISHED BUSINESS:

Continued Public Hearing - Consideration of a Comprehensive Plan Map and Text Amendment and a Land Development Ordinance Zoning Map and Text Amendment to adopt the Greater Bear Creek Valley Regional Problem Solving (RPS) Plan under Oregon Revised Statute (ORS) 197.652-197.658. File No. LRP2009-00010.

Commissioner Don Greene read summary and briefly reviewed the evening's procedure. Josh LeBombard talked about where RPS information can be found, talked about upcoming RPS public hearings then presented a Power Point presentation:

Talent:

- From Public Comments
 - Need to define TA-ROW width and acreage
 - TA-2

Mark Knox, City Talent Planning Director discussed the City of Talent RPS resolution, T1 ROW request for, at the most, 80 feet, TA-2 originally a larger area and reduced. Discussion followed between the Commissioners, staff and Mr. Knox regarding TA-2, mixed use, TA-1, TA-4, buffers, density and population element. Dick Converse, RVCOG, spoke regarding TA-4.

Commissioner Greene opened the public hearing to the public for comments on Talent's RPS resolution:

Carole Gale, 201 West Rapp Road, Talent against inclusion of TA-2; feels a moratorium should be placed on all arable land and farm land should not be developed.

David Whitehurst, 88 Theo Drive, Talent talked about T-2 and voting procedures during Talent's RPS plan process. He is against the inclusion of TA-2.

Michele Bashaw 201 West Rapp Road, Talent opposed to the inclusion of TA-2, talked about cost of destroying farm land.

Oceanah D'amore 405 Talent Avenue, Talent a master gardener who against the inclusion of TA-2 and all other viable farm lands .

Joanne Haddad, 6795 Rapp Lane, Talent talked about keeping farm lands as farm land instead of being developed, against the inclusion of TA-2 and talked about public transit.

Commissioner Thierolf had additional questions for the City of Talent in which Mark Knox, City of Talent responded.

- The importance of keeping TA-2 in Urban Reserve to Talent's overall plan for RPS.
- What is Talent's position about reopening the population element?

Staff gave a brief review of City of Phoenix revised draft plan.

Phoenix:

- From City (via Resolution):
 - Add PH-1-A
 - Eliminate PH-2
 - Add PH-4A and PH-4B
- From Planning Commission:
 - Was the RLRC required to contact property owners
 - What is the County's Ordinance on orchard removal after bankruptcy?
 - Can we get Council's opinion on determining need
- From Public Comments:
 - Questions were raised about the timing of the reinvestment plan
 - Consider removal of the ~30 acre industrial piece currently in UGB.
- From Planning Commission
 - Who would make revised findings for the PH-4a and PH-4B area and who would pay for those changes.
 - Need comments from ODOT and Department of AG regarding the PH-4A and PH-4B proposal
 - Were all of the proposed URAs, including PH-4A & B, considered in the Fern Valley Interchange analysis?
 - What about alternative railroad crossing for access.
- From Public Comments
 - Findings of suitability for the PH-4A and PH-4B area currently in the Draft Plan are contrary to what is being proposed.

Dick Converse, RVCOG reviewed and responded to questions listed on Power Point presentation from staff, gave explanation for the late submittal for the revised findings and talked about density, PH-4, PH-1-A. Discussion followed regarding PH-1-a inclusion and a need for crossing a natural barrier when other areas may be better suited for development that is vacant.

Commissioner Tani Wouter commented about the trip budget overlay zone. Development Services Director Kelly Madding asked that Tani submit information she referenced into the record. Commissioner Wouters will submit the information.

Commissioner Greene opened the public hearing to the public for comments regarding the City of Phoenix's RPS resolution:

John Graves, 1975 Houston Road, Phoenix an independent orchard owner who relies on the Packing companies to prepare his produce for sale. He is in favor of excluding PH-2 and including PH-4

Mike Montero, 4497 Brownridge Terrace represents Associated Fruit. Spoke about including PH-4 and its meeting the criteria for inclusion, commented on inclusion of PH-1a and access to property in the UGB.

Linda Ellebruch, 2475 Houston Road, Phoenix asking for PH-2 to be removed from RPS plan.

David Lewen, 1612 Pacific Lane, Phoenix commented on the use of the land west of the railroad tracks for the development of the employment center, PH-3, PH-4 and interchange.

Megan LaNier, Richard Stevens & Associates represents Freeland who supports the inclusion of PH-5 inclusion and would like to review information submitted at the public hearing for future comments.

Dave Lowery, Associated Fruit commented on his request for the inclusion of PH-4 and the economic impact, has issues with RLRC.

Gary Hall, 2391 Terri Drive, Medford one of the owners of Arrowhead Ranch who supports the inclusion of PH-5, commented on the traffic on North Phoenix Road.

Duane Venekamp, 3012 Marigold Lane, Medford questioning the buffer zone for PH-5 and if it will be on Arrowhead Ranch property or his property. Does not want buffer zone on his property.

Perry Atkinson 3743 Westover Blvd, Central Point owner of the upper corner of PH-5 approximately 25 acres and supports the inclusion of PH-5 and not being excluded in favor of other areas.

Dave Freel talked about his support of the inclusion of PH-5 and does not agree with someone saying that his property, which has been approved for inclusion should be removed for one that was not included.

A motion was made by Commission Richard Thierolf and seconded by Commissioner Joel Ockunzzi to continue the public hearing to January 27, 2011 at 6 pm. Vote was as follows:

Yes
Don Greene

No

Abstain

Joel Ockunzzi
Richard Thierolf Jr.
Tani Wouters

NEW BUSINESS: None

BUSINESS FROM THE BOARD OF COMMISSIONERS: None

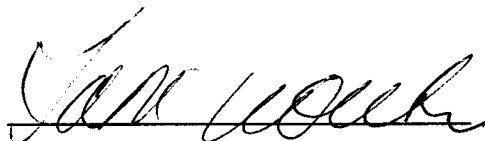
BUSINESS FROM COMMISSION MEMBERS: None

BUSINESS FROM THE PLANNING DIVISION: None

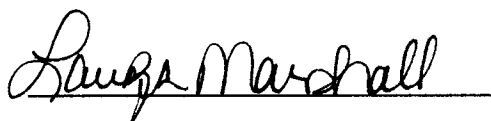
The next regular meeting is scheduled for Thursday, January 27, 2011 at 6:00 p.m;

There being no further business, the meeting was adjourned at 9:37 p.m.

Respectfully submitted,

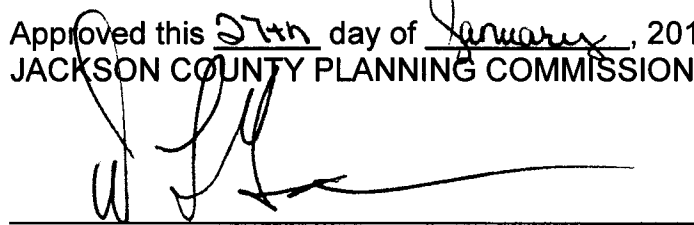


Tani Wouters, Secretary



Laura Marshall, Recording Clerk

Approved this 27th day of January, 2011.
JACKSON COUNTY PLANNING COMMISSION



Don Greene, Chair

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You may order the CD by phone (774 6907; Jackson County residents outside of Medford's local calling area use 1 800 452 5021 x.6907) or you may FAX your order to (541) 774 6791. Please allow seven (7) working days.

When you place your order, please indicate that you need a CD of a Jackson County Planning Commission Public Hearing, the date of the public hearing, the file number that relates to the public hearing, your name and your daytime telephone number. You will be notified when the CD is ready to pick up at the Zoning Counter in Room 100 of the County Offices, 10 South Oakdale. It will be your responsibility to pay for the CD when it is picked up.