

JACKSON COUNTY PLANNING COMMISSION

PUBLIC MEETING

December 9, 2010

MINUTES

MEMBERS PRESENT: Don Greene
Joel Ockunzzi
Tani Wouters

MEMBERS EXCUSED: Richard Thierolf

GUESTS PRESENT: Janell Stradtner, ODOT
Clark Stevens
Delores Lisman
Michele Brown Riding
Linda Ford
Nancy Fleishman
2 addition guests

STAFF PRESENT: Director Kelly Madding
Planner Mike Mattson
Office Assistant Patricia Guida

The meeting was called to order by Chair Don Greene at 9:08 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 November 18, 2010 meeting minutes. The motion was approved by a unanimous "Aye" vote.

POTENTIAL BUSINESS FROM THE AUDIENCE:

UNFINISHED BUSINESS:

Public Hearing - Consideration of a Remand from the Board of Commissioners of a Text Amendment to the Land Development Ordinance to revise the Floodplain Overlay, Section 7.1.2, in order to meet the National Flood Insurance Program (NFIP) requirements for floodplain management in Jackson County. The amendment also revises Sections 10.4.1 (F) (Floodplain Areas) and 13.3(100) (Definitions, Flood or Flooding) to coincide with changes to Section 7.1.2. These revisions

could affect properties located within the FEMA mapped floodplain on the Flood Insurance Rate Maps (FIRM) for Jackson County. File No. LRP2008-00009.

Mike Mattson, - Reviewed Exhibit W, page 213 of the record.

- 7.2.3(A)(6) – 2008 Oregon Residential Specialty Codes, Engineer reports discussed.
- 7.2.4(C) – Application requirements, Floodplain Development Permits, Building permits and start of construction, and National Flood Insurance Program language.
- 7.2.10(A)(2) Floodway Development
- 7.2.10(F), 7.2.11(C), 7.2.12(C) Surveyor's & Engineer's Determinations – "Or deny" struck from the language.
- 7.2.12 Zones Without Base Flood Elevations
- 7.2.13(B)(2) Building Design and Construction Standards
- 7.2.13(B)(5)(b) Substantial Improvements
- 7.2.13(F) Fencing – Photos of collapsible fencing (Virginia Fence) in the record as Exhibit T. Discussion followed on taking the "1foot spacing" on barbed wire fencing language back to the State for further review on the practicality of the spacing.
- 7.2.13(I) Critical Facility
- 7.2.13(L) Aggregate Removal

Discussion followed.

Public Hearing was opened at 9:55 a.m.

Michele Brown Riding, N. Applegate Rd. – Concerned on the "Islands" language omitted from Section 7.1.2(F)(8) of the LDO (Exhibit CC). Discussion followed. Missing language is an omission and staff will locate and insert back into the proposal.

Linda Ford, N. Applegate Rd. – Concerns on the omitted language on Islands (Exhibit DD). Removal of this language goes against the "Statement of Purpose" for protecting human life, health and property.

Nancy Fleischman, N. Applegate Rd. – Concerns on the proposed language and review types (Exhibit CC). Sited LUBA cases involving Jackson County and the need for Type 2 reviews to allow public input.

Delores Lisman, Applegate Rd. – Supports ODOT's attempts to reduce their review type to Type 1 for bridge repairs. Presented Type 1 and Type 2 review language, discussed requirements of No Rise Certifications, quoted the responsibilities placed on the

Floodplain Administrator and the verbs used throughout the proposed LDO to describe those duties (Exhibit FF).

Discussion on the intent of the term "Community" used by Ms. Lisman and FEMA. If Jackson County does not have a published definition on a term, we would then refer to the dictionary for the definition.

Janell Stradtner, ODOT, Roseburg - Proposes language for a Type 2 Review in reference for replacement bridges or culverts in order for them to be processed as a Type 1 Review (Exhibit GG). Questioned on why this wouldn't also apply to property owners with the same proposals.

Section 7.2.6 (Exhibit Page 178) – ODOT would like to have the term "Including bridges" struck from the language. Planning Commissioners agree with the request, but staff advised that this language is from FEMA and will check with them on this proposal.

Section 7.2.12(B)(1) (Exhibit Page 184) – Would like an exception for bridge supports. Storage of equipment in the Floodway discussed. Staff states that "Flood Season" could be used with dates of November 1 – April 1 to allow equipment to be stored there during the off season.

Discussion on new information requested from staff for the next hearing; Building Permits 180 Day Limit, FEMA language on Section 7.2.6, Islands, one foot spacing of barbed wire fencing, how to proceed and scheduling a continued hearing..

Janell Stadtner, ODOT – City of Gresham has language on Bridges and Transportation Projects that may be useful.

Public Hearing continued to January 27, 2011 at 9 a.m. Submissions to the record should be submitted by January 17, 2011 so it can be included in the record and be distributed prior to the hearing.

A motion was made by Commission Tani Wouters and seconded by Commissioner Joel Ockunzzi to continue the public hearing to January 27, 2011 at 9 am. Vote was as follows:

Yes
Don Greene
Joel Ockunzzi
Tani Wouters

No

Abstain

NEW BUSINESS:

BUSINESS FROM THE BOARD OF COMMISSIONERS: None

BUSINESS FROM COMMISSION MEMBERS: None

BUSINESS FROM THE PLANNING DIVISION: Kelly Madding advised of the new exhibit passed out today for the 6 p.m. RSP Public Hearing for this evening.

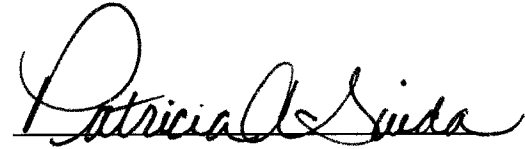
The next regular meeting is scheduled for Thursday, January 27, 2011 at 9:00 a.m.

There being no further business, the meeting was adjourned at 11:23 a.m.

Respectfully submitted,

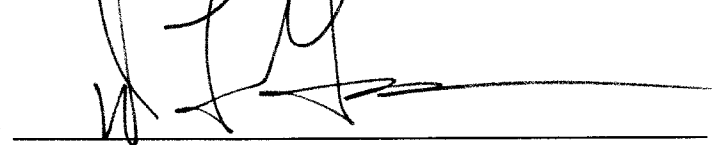


Tani Wouters, Secretary



Patricia Guida, Recording Clerk

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



Don Greene, Chair

Note: An audio CD of this public hearing can be ordered and purchased from Development Services for a nominal fee. In order to listen to the CD, you will need access to a computer with an internet connection to download (free of charge) the program for the CD.

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.