

JACKSON COUNTY PLANNING COMMISSION

PUBLIC MEETING

November 18, 2010

MINUTES

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

MEMBERS EXCUSED: None

GUESTS PRESENT: Bill Molnar, City of Ashland
Ron Young Leslie Carroll
Chris Hardy Derek Severson
Porter Lombard Megan LaNier
Greg Holmes Mike Montero
Bruce Fjarli Glenn Archambault
Henry Vaninetti Sarah Vaile
Joe Brooks James Perry
Larry Martin Gary Woodring
Joseph Graf Sandra Coyner
Jan Waitt Cate Hartzell
Kindler Stout Deborah Miller

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

The meeting was called to order by Chair Don Greene at 6:07 p.m. The roll was called.

APPROVAL OF MINUTES:

A motion was made by Commissioner Richard Theierolf and seconded by Commissioner Joel Ockunzzi to approve the October 28, 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 announced that the City of Medford would not be presenting at this public hearing and it will be announced at the December 9, 2010 public hearing when they would be presenting. Commissioner Greene asked if anyone would like to speak regarding the City of Medford RPS presentation that may not be at future meeting. No one chose to speak at this time.

Josh LeBombard gave a power point presentation and gave a reviewed City of Ashland's presentation:

- From City (via Resolution)
 - Adjust population allocation to increase AAGR to historic levels.

Kelly Madding, Development Director discussed a letter from Board of Commissioners to the City of Ashland regarding the population element. Josh LeBombard discussed the possibility of opening the population element. Discussion followed about the population element and effect to the RPS plan.

- Apply strategy to increase target densities and promote a healthy mix of land uses. Includes a commitment to the higher density target.
- Plan to provide assurance that the Urban Fringe regulations will stay in affect for the Ashland area
- No jurisdictional transfer of Roads should be included in Plan.
- Reduce amount of high-value farmland
- Indentify a timeline in Plan for the creation of a regional housing strategy
- From Planning Commission:
 - Should Ashland be required to commit
 - Should the Urban Fringe be removed

Bill Molnar, City of Ashland gave a brief review of the City's resolution and talked about the city's request for changing their population allocation. Discussion followed amongst Commissioner's and Mr. Molnar about population element, increasing Ashland's population allocation, safe harbor provisions, mixed use/ pedestrian friendly development, transportation, housing.

Commissioner Greene opened the Public Hearing to the public for comments.

Chris Hardy, 774 "B" Street Ashland owner/partner of Village Farm who has concerns about finding affordable and good quality farm land within the valley and feels more people need to get involved with commitment to the land. Supports City of Ashland's resolution, specifically the removal of excess land starting with the highest quality farm land. Discussion followed regarding what areas Mr. Hardy thought should be removed.

Porter Lombard 2425 East Main, Medford here to speak about Medford's resolution and will try to come back when they present. Talked about his career in horticulture and the fertile lands around Ashland and crops that are grown.

Gary Woodring, 220 W Rapp Rd Talent thanked the Commissioners for the time to speak and recognize the people who worked on the RPS Plan. Feels there are serious flaws within the plan in that it fails to conserve resource and open space lands. Supports Ashland's request for substantial changes the RPS draft plan.

Joseph Graf, 1160 Fern Street, Ashland thanked Commissioners and supports Ashland's resolution and appreciates the effort to correct Ashland's population allocation.

Sandra Coyner 1160 Fern Street, Ashland thanked the Commissioners for the time to speak and had concerns about comments made regarding Chris Hardy's testimony and talked about public transportation. Supports Ashland's resolution especially density and retaining high-value farmland. Feels the population element should be opened for review.

Jan Waitt 147 Manzanita Ashland thanked the Commissioner's for the opportunity to speak and supports Ashland's resolution, especially the density of 7.26.

Cate Hartzell 892 Garden Way, Ashland thanked the Commissioner's for having the night meetings. Supports 1000 Friends submissions to the RPS Plan. Read from written comments and submitted comments (exhibit 139).

Several points:

- Plan for the WHOLE future
- Use Realistic Population Projections
- Honor the spirit of Oregon Land Use law
- Protect Farmland
- Set responsible Density targets
- Regulate build out
- Affordable housing

Kindler Stout, 130 Orange Ave, Ashland thanked the commissioner and supports the City of Ashland's resolution. Would like to see more variety in his neighborhood.

Glenn Archambault familiar with the Ashland area and spoke about the east side of Ashland and farming practices in that area, transportation, density and comments made about not being able to find good farmland.

Deborah Miller, 160 Normal Ave, Ashland would like to see the RPS plan work because it can be a win for the local control advocates, county and state. Supports Ashland's resolution and complimented the City for their work on the resolution. She has concerns about the process in its draft form.

Sarah Vaile, 140 Lincoln Street read from written comments for Mary-Kay Michelsen who supports resolution 2010-21.

A motion was made by Commissioner Joel Ockunzzi and seconded by Commissioner Tani Wouters to continue the public hearing to December 9, 2010 at 6 pm. Vote was as follows:

<u>Yes</u>	<u>No</u>	<u>Abstain</u>
Don Greene		
Joel Ockunzzi		
Richard Thierolf Jr.		
Tani Wouters		

NEW BUSINESS: None

BUSINESS FROM THE BOARD OF COMMISSIONERS: None

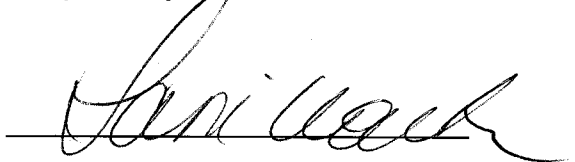
BUSINESS FROM COMMISSION MEMBERS: None

BUSINESS FROM THE PLANNING DIVISION: None

The next regular meeting is scheduled for Thursday, December 9, 2010 at 6:00 p.m;

There being no further business, the meeting was adjourned at 8:39 p.m.

Respectfully submitted,



Tani Wouters, Secretary

Laura Marshall

Laura Marshall, Recording Clerk

Approved this 9th day of December, 2010.
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.