

JACKSON COUNTY PLANNING COMMISSION

PUBLIC MEETING

October 28, 2010

MINUTES

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

MEMBERS EXCUSED:

GUESTS PRESENT: Bunny Lincoln, City of Eagle Point
Tom Humphrey, City of Central Point
Megan LaNier Greg Holmes
James Perry Glenn Archambault
Sarah Vaile Mike Montero
Joe Brooks Matt Ropp
Larry Martin Adam McCarthy
Craig Nelson Bruce Fjarli
Doug McGeary Kathleen Donham
Tim Higinbotham

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

The meeting was called to order by Chair Don Greene at 6:04 p.m. Commissioner Don Greene welcomed everyone giving a brief history and the importance of the RPS plan. Gave a brief review of how the night's meeting would be conducted. The roll was called.

APPROVAL OF MINUTES:

A motion was made by Commissioner Richard Thierolf and seconded by Commissioner Joel Ockunzzi to approve the October 14, 2010 meeting minutes. The motion was approved by a unanimous "Aye" vote.

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 Greene read summary. Josh LeBombard stated where information concerning the RPS plan can be located and reviewed the Remaining RPS Schedule for public hearings. Josh gave a brief review of comments/questions regarding the City of Eagle Point's request. No comments/questions to review at this time.

Commissioner Greene asked the other commissioners if they had any questions. Commissioner Ockunzzi asked about request for any lands being removed from Eagle Point's proposal. Josh responded.

Bunny Lincoln, representative for the City of Eagle Point thanked the Commissioners for the opportunity to speak. Talked about:

- The seriousness of the RPS plan
- Eagle Point's population growth in the last ten years
- Only change to their proposal was to remove the EP-2 area
- Increase of density from 4 to 5.7 units per acre
- Need for transit
- Very supportive of leaving large parcels of land (40 acres) in the urban reserve area
- How much they support of the RPS plan.

Discussion followed regarding the following topics:

- City of Eagle Point's decision not to expand into the RLRC lands
- Biggest benefit Eagle Point has to gain from the RPS project
- Percentage of remaining 800 acres that are over 40 acres in size
- Transportation plan.

Commissioner Greene asked if anyone would like to speak about City of Eagle Point's RPS plan. No comments from the public.

Commissioner Greene – 3 basic goals RPS plan was to meet:

- Manage future regional growth for the greater public good
- Conserve resource and open space lands for their important economic, cultural and livability benefits
- Recognize and emphasize individual identity, unique features, and relative competitive advantages and disadvantages of each community within the Region

Josh LeBombard gave a brief review of comments/questions regarding the City of Central Point:

From City (via Resolution)

- No comments/questions from Commissioners
- Include tax lot 36-2W-34D-230 within CP-4D. This is UR-1 zoned property; no need for RLRC to review
- Correct Figure 2.10

From Public Comments:

- CP-6A should be removed
- Should have allocated population to other cities in region

Tom Humphrey, Community Development Director, City of Central Point, thanked the commissioner's for their consideration their RPS plan. Discussed

- Central Point's rapid growth
- Summary of Land Need
- Open House Comments
- Proposed addition and deletions
- Importance of larger tax lots.

Questions and discussion followed regarding:

- Conceptual planning for large parcels
- Conservation easement for RLRC lands outside URA
- Fact sheet Cost of Community Services Studies
- Unequal distribution of certain land uses

Larry Martin, 2673 Taylor Rd spoke about RLRC group evaluating land designated by the cities, the amount of RLRC land within Central Point's URA proposed areas, inclusion of CP-6A.

Glenn Archambault, spoke about Central Point being the only place that has support industries and businesses in the county geared toward agriculture needs. Discussion followed.

Matt Ropp, Land Use Consultant 10 S Bartlett St Ste 203, Medford representing owners of property described as 36-2W-33A tax lots 100 and 200 situated south of the Seven Oaks block which has been excluded. Owners would like to have their property included within Central Point's Urban Reserve area for purpose of interchange use. Submitted written comments. Discussion followed.

Adam McCarthy 4030 Rock Way, thanked the Commissioner's for their time. He asked Commissioners to reconsider the potential growth requirements that Central Point has asked for the next 50 years. Spoke about the importance of farm land and talked about Goal 2. Submitted his written comments.

Tim Higibotham 2744 Taylor Rd has 40 years experience in agriculture. Commended the City of Central and other cities for their work in the RPS plan. Talked about the proposed inclusion of the CP-6A area and exception lands. Discussion followed.

Commissioner Don Greene made an announcement that the City of Medford RPS review was going to be continued to November 18 at 6:00 pm.

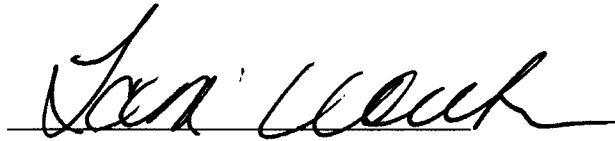
A motion was made by Commission Tani Wouters and seconded by Commissioner Joel Ockunzzi to continue the public hearing to November 18, 2010 at 6 pm. Vote was as follows:

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

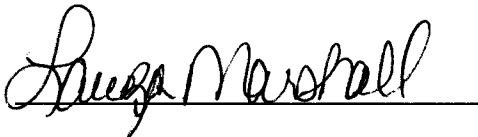
The next regular meeting is scheduled for Thursday, November 18, 2010 at 6:00 p.m;

There being no further business, the meeting was adjourned at 8:40 p.m.

Respectfully submitted,



Tani Wouters, Secretary



Laura Marshall, Recording Clerk

Approved this 18th day of November, 2010.
JACKSON COUNTY PLANNING COMMISSION



Don Greene, Chair

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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.