

# JACKSON COUNTY PLANNING COMMISSION

## PUBLIC MEETING

October 14, 2010

### MINUTES

MEMBERS PRESENT: Don Greene  
Joel Ockunzzi  
Richard Thierolf Jr.

MEMBERS EXCUSED: Tani Wouters

GUESTS PRESENT: Megan LaNier  
Mike Montero  
Dick Converse  
Bunny Lincoln  
Henry Vaninetti  
Michael Cavallaro  
Sarah Vaile  
Joe Brooks  
and several other guests

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

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 Richard Thierolf to approve the September 9, 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 gave a brief review of today's meeting covering Chapter 1 and Chapter 5.

Planner Josh LeBombard reviewed a power point presentation for RPS plan gave a brief review of today's public hearing to present a revised Chapter 5 and proposed changes to Chapter's 1, 3 and Appendix 5. Reviewed future scheduled public meetings and what would be discussed at those public hearings.

Discussion followed amongst the Commissioners and staff regarding the upcoming night hearings and what would be the best time to start, along with coinciding regular scheduled meeting at 9 am. Starting time for the night public hearings scheduled to start at 6pm.

Josh LeBombard gave a power point presentation for Chapter 5 and Proposed Revisions:

- Chapter 1 & Appendix V
  - Community Buffers
  - Community Buffer Strategy
  - Regional Agriculture Buffering Standards
- Chapters 3 & 5
  - Implementation Techniques
  - Performance Indicators
    - Residential Density
    - Mixed use/Pedestrian friendly areas
    - Conceptual Plans
    - Land Division Restrictions
    - Rural Residential Rule
    - Corrective Measures

Discussion throughout staff's presentation regarding community buffers, urban reserves, conservation easements, agricultural buffering standards, density, alternative measures 5 & 6, land division restrictions, transportation and land use plan

Josh presented two letters from the City of Medford to be entered into the record. (Exhibits 115 & 116)

**A motion was made by Commissioner Richard Thierolf and seconded by Commissioner Joel Ockunzzi to admit exhibits 115 and 116 into the record. Vote was as follows:**

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

Commissioner Don Greene opened the Hearing to the public for their comments.

Sarah Vaile, Rogue Advocates, 140 Lincoln St. Ashland thanked the Commissioners for the opportunity to comment on Chapter 5. On behalf of Rogue Advocates renew their request to withdraw all RLRC designated acreage from inclusion of the plan. Brief review of report "Cost of Community Services Studies" prepared by American Farmland Trust. (exhibit 117). Happy with many of the changes to Chapter 5, (increased density, mixed use development), however, feels new residential density, pg 1079 of record, is still too low. Renew request to raise regional residential density to 7 dwelling units per acre as requested by DLC. They also have concerns with corrective measures 5.1. Submitted written comments (exhibit 117).

Discussion followed between the Commissioners, Ms. Vaile and staff regarding goals 2 and 4 and specific statutory language that prohibits including resource lands.

Mike Montero, 4497 Brownridge Terrace, Medford spoke on behalf of Harry and David with regards to Chapter 5, Appendix 1, and spray drift buffer criteria. Harry and David have grave concerns about the alternative identified as alternative "b" use of bamboo for spray drift buffer. Harry and David would like to have section "b" removed in its entirety.

Michael Cavallaro Director RVCOG principle staff person supporting the RLRC and did the research of using bamboo as a barrier. Dense enough to filter out spray drift. Described some of the benefits of using bamboo.

Mike Montero further commented on bamboo buffers and Harry and David's request to have it removed from the appendix.

Joe Brooks 2704 Stearns Way, Medford commented on some of the things he heard during hearing such as community buffers - "takings", Medford URA's, inclusion of low value land and his poor agriculture land due to lack of irrigation.

Discussion followed amongst Planning staff and Commissioners regarding the upcoming night public hearings which pertain to city specific issues.

**A motion was made by Commission Joel Ockunzzi and seconded by Commissioner Richard Thierolf to continue the public hearing to October 28, 2010 at 6 pm. Vote was as follows:**

Yes

No

Abstain

Don Greene

Joel Ockunzzi

Richard Thierolf Jr.

**NEW BUSINESS: None**

**BUSINESS FROM THE BOARD OF COMMISSIONERS:**

Kelly discussed with the Commissioners that the Board remanded back to the Commission the Floodplain Ordinance. Prior to Commissioners recommendation to the Board the State came out with a model ordinance. Some things in the State's model ordinance could be beneficial to the County Ordinance. Gave a brief review of what will occur at the public hearing and the amount of time for reviewing changes. Significant changes from what was approved by the Commissioners. Commissioner Greene asked about the next Private Road and Wildfire Safety with the Board. Next meeting is scheduled for October 27, 2010.

**BUSINESS FROM COMMISSION MEMBERS:**

Commissioner Don Greene discussed his participation on a committee looking at the Urban Fire Interface for the whole County, Senate Bill 360. Also on committee's for 1059, Greenhouse Gasses and on the State Citizen Involvement Committee.

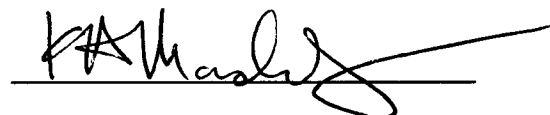
**BUSINESS FROM THE PLANNING DIVISION:**

Confirmed that the Private Road and Wildfire meeting is scheduled for October 27, 2010 at 1:30 pm in the Auditorium.

The next regular meeting is scheduled for Thursday, October 28, 2010 at 9:00 a.m;


There being no further business, the meeting was adjourned at 12:48 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'K Madding', is written over a horizontal line.

Kelly Madding, Planning Director

Tani Wouters, Secretary – Absent

  
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Laura Marshall, Recording Clerk

Approved this 28<sup>th</sup> day of October, 2010.  
JACKSON COUNTY PLANNING COMMISSION

  
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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.