

# JACKSON COUNTY PLANNING COMMISSION

## PUBLIC MEETING

September 9, 2010

### MINUTES

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

MEMBERS EXCUSED:

GUESTS PRESENT: Mallory Rahe Extension Community Economist, OSU  
Megan LaNier Megan Fehrman  
Mike Montero Greg Holmes  
Sarah Vaile Kate Jackson  
Glenn Archambault Tom Johnston  
Ron Roth James Perry  
Lee Johnson

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

The meeting was called to order by Chair Don Greene at 9:04 a.m. The roll was called.

#### APPROVAL OF MINUTES:

**A motion was made by Commissioner Tani Wouter and seconded by Commissioner Richard Thierolf Jr. to approve the August 12, 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 Don Greene read summary and spoke briefly about the RPS process.

Josh LeBombard gave a power point presentation and brief review of what will be presented at today's public hearing and future public hearings.

Mallory Rahe Extension Community Economist, OSU gave a power point presentation regarding the agriculture economy in Jackson County:

- Classifying Agriculture
- Measuring Agriculture
- Data Sources
- Evaluating Data

Multiple questions and discussion ensued throughout presentation amongst Commissioners, staff and Ms Rahe regarding information being presented including agriculture production and employment.

Commissioner Greene opened the meeting to the public for comments on the economic presentation.

Glenn Archambault, 4307 Royal Crest commented on presentation specifically about the importance of agricultural production and value of the farm land to the landowner.

Mike Montero, 4497 Brownridge Terrace complimented Ms Rahe on her presentation. Commented on large agriculture companies and small farmers' contributions to the economy and the RPS Plan proposed Urban Reserve areas. Discussion between Commissioners and Mr. Montero followed regarding proposed Urban Reserve lands, future of pear farms, loss of irrigation rights, access to capital and preservation of agriculture lands.

Tom Johnston, 4690 Pioneer Rd commented on lack of the county and media informing the public about what is at stake with the RPS plan and what the future holds for local farmers.

Megan Fehrman, 7000 Little Applegate Rd, Friends of Family Farmers read from written comments and spoke about agriculture farms impact on the local economy, number of new farmers looking to start farms and growing produce to keep in the county and not import so much. Discussion followed.

Ron Roth, landowner spoke on RPS proposed land and the affect it would have on local agriculture, what he would like to produce on his land that would benefit the local economy and individual farms. Discussion followed.

James Perry spoke about comments made regarding land that has been pear orchards being turned into organic farms. This is not feasible due to chemicals that have been used in the past and do not diminish with time.

Commissioner Don Greene called for the public hearing to come back to order after the lunch break. He gave a brief review about what is going to be covered in today's hearing. Josh LeBombard, planner, reviewed memo regarding "Summary of RPS Questions and Comments" he had prepared and covered proposed items to be covered at the remaining public hearings.

Discussion followed touching on the following concerns/questions from Commissioners:

- Public comment time limits
- Issues to be presented to individual Cities
- County Counsel's opinion on land swap
- Jacksonville opt out and possibility of appeal
- Responsibility for roads within the Urban Reserve area. Kelly addressed the issue of Jurisdictional Transfer.
- Concerns with what will be presented in the Executive summary. Josh addressed what he is proposing when preparing the executive summary
- Not more restrictive than State law
- Population Allocations

Commissioner Greene asked for public comments. No public comments

**A motion was made by Commission Joel Ocunzzi and seconded by Commissioner Tani Wouters to continue the public hearing to September 23, 2010 at 9 am. 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:**

Kelly informed the Commissioners about new changes to the floodplain ordinance if the Planning Commission wants to review the new information. Discussed having day meetings on the same days that night meetings have been scheduled. Discussion ensued about when to have both day and night meetings, all Commissioners agreed to hold day and night meetings.

**BUSINESS FROM COMMISSION MEMBERS:**

Commissioner Greene had 2 items to discuss:

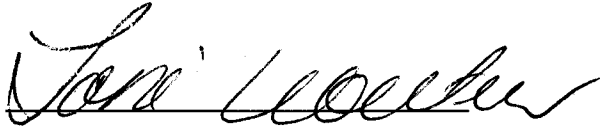
- From State Citizen Involvement Committee –Metro Area Urban Reserve rule – formal complaint from a group of citizens about the citizen involvement process used in Washington County to LCDC.
- Is a member of a rule making committee for Senate Bill 1059 – Greenhouse Gas reductions in the transportation sector for the five metropolitan areas.

**BUSINESS FROM THE PLANNING DIVISION: None**

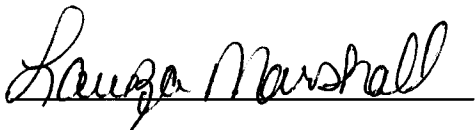
The next regular meeting is scheduled for Thursday, September 23, 2010 at 9:00 a.m;

There being no further business, the meeting was adjourned at 2.14 p.m.

Respectfully submitted,



Tani Wouters, Secretary



Laura Marshall, Recording Clerk

Approved this 14th day of October, 2010.  
JACKSON COUNTY PLANNING COMMISSION

  
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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.