

# JACKSON COUNTY PLANNING COMMISSION

## PUBLIC MEETING

August 12, 2010

### MINUTES

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

MEMBERS EXCUSED:

GUESTS PRESENT: Bill Molnar, Ashland Community Dev. Director  
Derek Severson, Associate Planner, City of Ashland  
John Stromberg, Mayor, City of Ashland  
Jane Hunnicutt Glenn Archambault  
Megan LaNier Greg Holmes  
Glenn Archambault Mike Montero  
Linda Ellebruch Sarah Vaile  
Kathleen Donham Jeff Golden  
Carol Doty Mike Faught

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:

Commissioner Richard Thierolf made a suggestion to include the wording "he has" in front of the statement "issues with inclusion of PH4-A and PH4-B" found in Greg Holmes testimony.

**A motion was made by Commissioner Joel Ocunzzi and seconded by Commissioner Richard Thierolf to approve the July 22, 2010 meeting minutes as amended. 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 spoke briefly about Agricultural Forum.

Josh LeBombard, planner gave a brief staff report and power point presentation of the RPS process review, reviewed the upcoming RPS hearing dates and tentative night meeting dates, gave a review of the Agriculture Forum Meeting from July 14, 2010 and discussed an additional Agriculture Forum being scheduled, which does not have a specific date at this time.

Discussion amongst Commissioners and staff regarding scheduled hearing dates, flexibility of proposed night meetings and the additional Agriculture Forum meeting.

Commissioner Don Greene opened the meeting to people who had attended the Agriculture Forum to give their comments and thoughts.

Stella Jane Hunnicutt, 2473 Butte Falls Hwy, Eagle Point spoke about raising rabbits for food and uses rabbit manure for permaculture gardens. Talked about future development of lands

Glenn Archambault attended Agriculture Forum; spoke about lack of representation from businesses that deal with farm equipment. Feels young people going into farming need a helping hand and acceptance of all type of farming and would like to see a wide range of people present to hear all sides.

Commissioner Don Greene

John Stromberg, Mayor of Ashland presented City of Ashland's proposed RPS resolution. Discussed 6 Points of their RPS plan:

- Ashland's growth rate
- Density
- Transportation
- Buffer zone
- County Maintained Roads within Ashland
- Housing

Derek Severson, Associate Planner City of Ashland presented a power point presentation for City of Ashland's RPS plan (submitted as exhibit 104)

- Public Involvement
- Growth Opportunities
- Growth Constraints

Discussion amongst Commissioners, staff and City of Ashland representatives followed regarding different wage type jobs being created in Ashland. Derek referred to Bill Molnar, Community Development Director for assistance. Mr. Molnar stated largest being retail service, highest paying jobs are in healthcare/medical and light manufacturing. Mayor John Stromberg also provided some input on wage type jobs.

- Course Study Area
- City Decision on URA's

Bill Molnar, Community Development Director provided additional information on potential growth areas, future population growth, residential growth and reviewed the population growth rate and density.

- Population Allocation

Mike Faught, Public Works Director City of Ashland spoke about jurisdictional transportation, infrastructures and transfer of county owned roads within City of Ashland and maintenance costs of roads

Questions from Commissioners regarding conditional use about maintenance cost, conditional use permits for Accessory dwelling units, density, height restriction and Urban Fringe. Bill Moyer, City of Ashland responded to each question. Mayor John Stromberg had additional comments.

Jane Hunnicutt aka Stella Jane spoke about multi level buildings that would have parking, gardens, and housing and use of solar power.

Mike Montero, 4497 Brownridge Terrace discussed jurisdictional transfers, least cost planning and possible other monetary transportation venues. Suggested that the County and each affected city enter into development of a comprehensive strategy to deal with problem of transportation.

Greg Holmes, 1000 Friends of Oregon spoke on affordable housing, population increase and implications for the Economy.

Sarah Vaile, 140 Lincoln Street, Ashland supports City of Ashland's resolution. Spoke on comments she previously submitted regarding removal of all high value farm land from RPS plan

Glenn Archambault spoke about Ashland's resolution

Kathleen Donham supports Ashland's resolution and spoke about small farm programs

Jeff Golden, 925 Oak St. Ashland commented on jurisdictional responsibility

Carol Doty, 118 Genessee St supports Ashland's proposal and spoke about cost of living/transportation.

Commissioner Don Greene asked if land in Ashland looked at by the RLRC committee? Kelly addressed. If Ashland is allocated more population where do they see it coming from? Josh responded.

**A motion was made by Commission Tani Wouters and seconded by Commissioner Richard Thierolf to continue the public hearing to August 26, 2010 at 9 am. Vote was as follows:**

Yes

No

Abstain

Don Greene

Joel Ockunzzi

Richard Thierolf Jr.

Tani Wouters

**NEW BUSINESS:** None

**BUSINESS FROM THE BOARD OF COMMISSIONERS:**

Kelly informed the Commissioners that the BoC unanimously followed the JCPC recommendation regarding the rural landuse decision for South Stage Landfill.

**BUSINESS FROM COMMISSION MEMBERS:** none

**BUSINESS FROM THE PLANNING DIVISION:**

Kelly discussed ongoing work with Scott Siegel on LDO portion dealing with Site Plan Review and an update on the floodplain maps review.

The next regular meeting is scheduled for Thursday, August 26, 2010 at 9:00 a.m;

There being no further business, the meeting was adjourned at 12:21 p.m.

Respectfully submitted,



Tani Wouters, Secretary



Laura Marshall, Recording Clerk

Approved this 9th day of September, 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.