

JACKSON COUNTY PLANNING COMMISSION

PUBLIC MEETING

July 22, 2010

MINUTES

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

MEMBERS EXCUSED: None

GUESTS PRESENT: Dick Converse, RVCOG
Michael Cavallaro, Director RVCOG
Micki Summerhays, Phoenix PC Chair
Diana Nelson Carlos DeBritto
David Lewin John Graves
Megan LaNier Mike Montero
Greg Holmes Salvador Valasco
David Lowry Gina Lee
Mark Freeborn Larry Bailin
Robbie Girzzle Kathy Balero
Luis Balero Megan Fehrman
Sarah Vaile Doug Lowry
Larry Giardina Dave Lobb
Chris Mattix Linda Ellebruch

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 Joel Ockunzzi and seconded by Commissioner Tani Wouters to approve the July 8, 2010 meeting minutes. The motion was approved by a unanimous "Aye" vote. Commissioner Don Greene was not present at the July 8, 2010 meeting abstained from voting.

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.

Don Greene read the summary. Josh LeBombard gave staff report and power point presentation of the RPS process review and gave a summary about the Agriculture Forum held July 14, 2010 at OSU Extension Service. A second Agriculture Forum will be scheduled, no date at this time.

Dick Converse, RVCOG; presented a power point presentation (submitted as Exhibit #83) including:

- What needs to be Solved
- Public Involvement
- Final Review
- Solutions
 - Population Allocation
 - Coarse Filter
 - Fine Filter
 - Growth Areas in Draft Plan
 - Recommended Adjustments

Discussion followed regarding land swap for PH-1a, PH-2, PH-4A and PH-4B, Michael Cavallaro, Director RVCOG, gave further input.

Mickie Summerhays, Chairman, City of Phoenix Planning Commission commended Dick Converse on his presentation. Asked the Commissioners not to look at this as a Phoenix issue, this is something that is smart planning for the region. Spoke regarding wetlands mitigation, swap of PH-2 for PH-4A and PH-4B. Copy of map submitted (Exhibit #84).

Discussion amongst the Commissioners and Ms. Summerhays ensued regarding areas which need mitigation, industrial in Ph-4, PH-4A & 4B being suitable for employment, development of PH-4A & 4B.

Carlos DeBritto, Mayor City of Phoenix deferred to other speakers and will do a wrap up after testimony has been given.

Diana Nelson, 100 Walnut Place, Phoenix City Council Member speaking on behalf of the City Council. Talked about the wetlands, some questions raised by other council members, citizens input, agrees with Planning Commissions plan to remove PH-2, increased traffic on 4th Street and near schools, PH4-A and PH4-B, fire coverage.

David Lewin, Vice Chair Phoenix Planning Commission, 1612 Pacific Lane spoke about bringing in properties into the reserve area, preserving viable farm land, buffers and traffic issues.

David Lowry, CEO Associated Fruit, 4100 Payne Rd encourages Commissioners to remove PH-2 and replace with PH4-A and PH4-B and the economic impact if these lands are not included. Submitted Jackson County Pear Industry Analysis. (Submitted as Exhibit # 85).

John Graves, 1975 Houston Rd, Phoenix independent orchard owner spoke regarding possible closure of Associated Fruit packing plant and its impact on privately owned orchards. Supports removal of PH-2 and including PH-4A, PH-4B and PH-1A

Mike Montero, representing Associated Fruit supports inclusion of PH-4A and PH-4B, spoke more particularly about inclusion PH-1A.

Salvador Valasco, 157 Sharon Dr, Phoenix Spray Manager for Associated Fruit supports inclusion of PH-4A and PH-4B

Gina Lee, 1230 Rochelle Ct, Quality Assurance and food safety for Associated Fruit; supports inclusion of PH-4A and PH-4B.

Mark Freeborn, 2211 Houston Rd, Phoenix landowner would like to see PH-2 excluded from the RPS Plan

Larry Bailin, 201 Fern Valley Rd driver for associated fruit urges Commissioners to keep an open mind about City of Phoenix RPS proposal.

Robbie Grizzle, 6493 Colver Rd, Talent also urges open mind about City of Phoenix RPS proposal

Kathy Bolero, 5828 Colver Rd, Talent supports Associated Fruits request for inclusion into Urban Reserve and encourages inclusion of PH-4A and PH-4B.

Luis Bolero, 5828 Colver Rd, Talent supports inclusion of PH-4A and PH-4B

David Lobb, 103 Pine St, Phoenix works for Associated Fruit, spoke about economics and supports City of Phoenix RPS proposal

Chris Mattix, 113 S "C" St, Phoenix supports City of Phoenix RPS proposal

Greg Holmes, 1000 Friends of Oregon. Commended City of Phoenix on their process even though he does not agree with everything. Spoke about comments previously submitted to City of Phoenix, Supports inclusion of PH3, PH5, removal of PH-2, he has issues with inclusion of PH-4A and PH-4B. Signification problems with the proposal.

Linda Ellebruch, 2475 Houston Rd, Phoenix supports taking removal of PH-2 and supports PH-1a or Mr. Montero's idea about going over the tracks.

Doug Lowry, 1050 Holton Rd, Talent, 4th generation pear farmer, supports inclusion for PH-4A and PH-4B.

Larry Giardina, 3825 Calhoun Rd, Medford lives south of PH-2. Spoke about soil classes in different proposed RPS areas.

Carlos DeBritto, Mayor City of Phoenix 158 Meadow View Dr thanked Dick Converse for his assistance at the last minute. Supports City of Phoenix's RPS plan

Don Greene – questions to be answered at a later date: who will make findings for PH-4A and PH-4B, suitability requirements, Counties Ordinance about pear removals, large mix of employment land versus residential land, population allocation, alternative road to PH-1, impact on interchange.

A motion was made by Commissioner Tani Wouters and seconded by Commissioner Richard Thierolf to continue the public hearing to August 12, 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: None

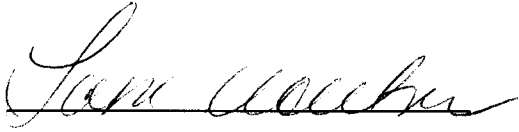
BUSINESS FROM COMMISSION MEMBERS: None

BUSINESS FROM THE PLANNING DIVISION: Kelly spoke regarding staff's recommendations for Siegel

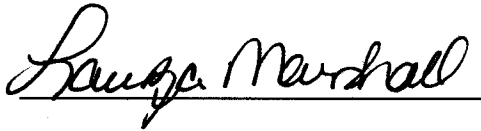
The next regular meeting is scheduled for Thursday, August 12, 2010 at 9:00 a.m;

There being no further business, the meeting was adjourned at 12:22 p.m.

Respectfully submitted,

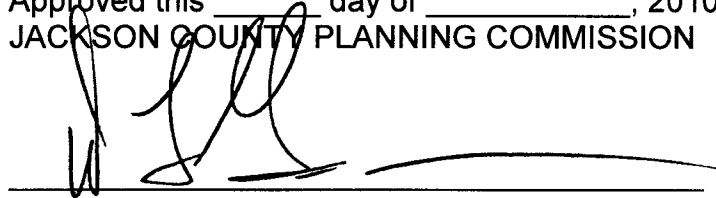


Tani Wouters, Secretary



Laura Marshall, Recording Clerk

Approved this _____ day of _____, 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.