

JACKSON COUNTY PLANNING COMMISSION

PUBLIC MEETING

July 8, 2010

MINUTES

MEMBERS PRESENT: Joel Ockunzzi
Richard Thierolf Jr.
Tani Wouters

MEMBERS EXCUSED: Don Greene

GUESTS PRESENT: Tom Humphrey, City of Central Point
Don Burt, Planning Manager, City of Central Point
Megan LaNier
Greg Holmes
Tim Higinbotham
Craig Nelson
June Brock
Katy & Duane Mallams
Larry Martin

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

The meeting was called to order by Vice Chair Richard Thierolf at 9:06 a.m. The roll was called.

APPROVAL OF MINUTES:

A motion was made by Commissioner Joel Ockunzzi and seconded by Commissioner Tani Wouter to approve the June 24, 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.

Public Hearing Opened at 9:08

Richard Thierolf read the summary. Josh LeBombard gave staff report and power point presentation of the RPS process overview. Agriculture Forum will be held on Wednesday July 14, 2010 at 6:00 at OSU Extension Service.

Tom Humphrey, Community Development Coordinator, City of Central Point presented a power point presentation (submitted as Exhibit #73), including:

- Explained Support of RPS
- Goals
- Strategic Planning in Central Point
- Development Successes
- Master Planning of Twin Creeks
- Key Considerations

Discussion and questions with commissioners on Density, zoning, Ag issues, small business support and connectivity

- Consistency with Strategic Plan(s)
- Citizen Participation
- Breakdown of proposed land use
- Land Use Distribution
- Summary of Land Need

Discussion followed regarding term "Employment" among commissioners, staff and City of Central Point. Described as a general term for the 50 Year Plan to provide employment in Central Point. Further input and clarification from Don Burt. Tani questioned City of Central Point on why they wanted to be part of RPS, when their current planning process is successful. Also discussed was how resource land is being protected.

Tim Higinbotham, 2744 Taylor Rd; landowner praised City of Central Point on their effort to preserve resource lands, discussed land uses within Central Point UGB areas. Richard questioned on future Ag use of grapes, olives or community gardens. Small scale operations may be profitable but not large scale operations. Josh discussed his work with Agricultural economist from OSU. Viability of an agricultural community discussed. Believes RPS is a positive process for Jackson County.

Craig Nelson, 180 Nadine Lane, Rogue Creamery; impressed with City of Central Points process for growth.

June Brock, 2815 Taylor Road; commended City's work with small business owners, believes growth of RPS into Taylor road will save money

Katie and Duane Mallams, member of PCIC, 2855 Heritage Rd; correction to CP-6A excluded parcel, we requested that all of 6A be excluded not just our parcel. Stated concerns on 100s of acres of Ag lands being turned into residential. Believes, along with DLCD, that resource land should not be included in the Urban Growth Areas. Resource lands need to be protected. Richard discussed population growth and shifting population to Ashland from Central Point. Tani asked if she felt RPS plan will benefit Central Point, infrastructure, fiscal responsibility, water extended to Erickson, PCIC membership and meetings. Feels City should grow to the northwest, PCIC recommended no residential growth west of Grant Road in 2002. Would like to see cities act independently instead of RPS. Asked about what notification was given regarding meetings. Tom Humphrey and Josh replied to question regarding noticing process.

Larry Martin, 2673 Taylor RD, complimented Commissioners on their service, in favor of RPS Plan and states that DLCD has accepted CP-6A into the RPS Plan

Greg Holmes, 1000 Friends of Oregon, acknowledge City of Central Point on their presentation and being ahead of the curve, discussed RRLC lands, disagrees with Mr. Humphrey about Central Point tripling population allocation and their expansion. States all other jurisdictions have other possibilities for growth but Central Point must use RRLC land. Richard discussed RRLC land and population growth projections. Josh spoke about population allocations and Ashland's request for a large piece of the pie. Needs to be tradeoffs to protect Ag lands. Spoke on grapes versus poor soils. Supports the Tolo Rd cherry stem. Direct sales Statewide from farms is about 5 billion dollars, multiplier is 5x's. Richard clarified that they are in favor of CP-1B. Discussed "Gibbon Acres".

Tom Humphrey discussed goals and requests the Commissioners support of their RPS plan.

A motion was made by Commissioner Tani Wouter and seconded by Commissioner Joel Ockunzzi to continue the public hearing to July 22, 2010 at 9 am. Vote was as follows:

Yes

No

Abstain

Joel Ockunzzi

Richard Thierolf Jr.

Tani Wouters

NEW BUSINESS: None

BUSINESS FROM THE BOARD OF COMMISSIONERS: None

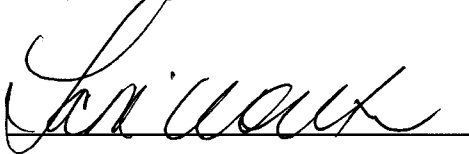
BUSINESS FROM COMMISSION MEMBERS: None

BUSINESS FROM THE PLANNING DIVISION: Kelly discussed hiring of Scott Siegel to review the LDO. He has suggested work tasks for SPR and Application Standards.

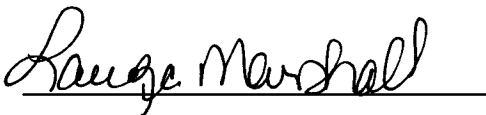
The next regular meeting is scheduled for Thursday, July 22, 2010 at 9:00 a.m.

There being no further business, the meeting was adjourned at 12:43 a.m.

Respectfully submitted,

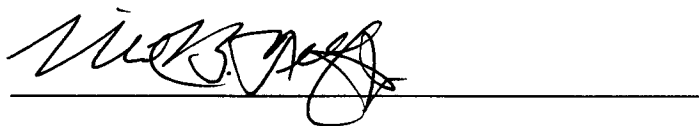


Tani Wouters, Secretary



Laura Marshall, Recording Clerk

Approved this 22nd day of July, 2010.
JACKSON COUNTY PLANNING COMMISSION



Richard Thierolf, Vice 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.