

JACKSON COUNTY PLANNING COMMISSION

PUBLIC MEETING

June 24, 2010

MINUTES

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

MEMBERS EXCUSED: None

GUESTS PRESENT:	John Adams	Matt Wattier
	Joe Brooks	Jim Perry
	Nancy Vaughn	Gary Hubler
	Mike Montero	Robert Bluth
	Greg Holmes	Craig Nelson
	Carol Doty	

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

The meeting was called to order by Chair Don Greene at 9:05 a.m. The roll was called.

APPROVAL OF MINUTES:

Commissioner Richard Thierolf asked which is the correct spelling for Sarah Vaile's first name, with an "h" or without. Page 5 of minutes has her name without the "h". Correct spelling is with an "h". Correction to be made.

Commissioner Joel Ockunzzi – What is the issue relative to the site that started 7:30 am and opened to the public that was not noted in the minutes. Did not show as a start time of the meeting?

Discussion followed regarding site visit being referenced under "Unfinished Business", site visit was different item and noticed in previous minutes. No issues with the Recommendation of Approval as written.

A motion was made by Commissioner Tani Wouters and seconded by Commissioner Richard Thierolff to approve the June 10, 2009 meeting minutes as amended. The motion was approved by a unanimous "Aye" vote.

POTENTIAL BUSINESS FROM THE AUDIENCE: None

UNFINISHED BUSINESS:

Recommendation for Approval - Consider an amendment to the Jackson County Comprehensive Plan to re-designate 403.8 acres from Forestry/Open Space to Rural Use land on property located at 4761 South Stage Road adjacent and east of the corporate limits and Urban Growth Boundary of the City of Jacksonville, Oregon. File No. LRP2009-00003.

Commissioner Don Greene asked if there were any issues with the language for the Recommendation for Approval. No changes recommended.

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 briefly spoke regarding the process and complexity of the RPS plan; policies, each individual city; the public hearing is open to the public to speak regarding issues, future hearings will be timed so that the public will not be waiting for issues they may not have any concern with, additional hearings, possibly a few night hearings.

Josh LeBombard, Planner, Review of Draft RPS Plan General Information with postings on JacksonCounty.org/rps and rvcog.org/rps2010,

- 3 volumes to RPS
 - 1 – Text
 - 2 – Appendices, supporting documents
 - 3 – Atas/Maps
- Cities presenting their recommendations
- Chapter 5 to be discussed after City presentations have been completed
- Agriculture Forum scheduled for July 14th @ 6 pm at the OSU Extension Office

Discussion followed amongst the commissioners and staff regarding newspaper articles in which City of Ashland doesn't like the County's projected population growth data, how data was figured, County updated population element around 2006/2007, how revisions and other things that are coming up may be addressed after all cities have made their presentation, cities had the opportunity to talk about their feelings regarding project population, nothing has been completed and changes can/will be done.

John Adams, Long Range Planner, City of Medford, presented City of Medford's RPS Plan recommendation. Gave an overview – 2003 Medford's initial choices were near 9000 acres and shrank down to just under 6300 acres, deduct almost 1900 acres of park land City is proposing 4400 acres in addition to the existing urban growth boundary to accommodate more than a doubling of the current 77,000 persons to 160,000 people. Reviewed each of the growth areas:

1. MD-1; 568 acres at the north end of the urban growth boundary, roadway is spare, current zoning is agriculture, commercial and residential, little or no agriculture value, high infill redevelopment potential due to existing low density development, most likely to accommodate expansion of airport north industrial district. Proposed uses - 25% residential, 69% employment and 11% open space.
2. MD-2; 358 acres, half mile wide parallel to 62 on east side and extends from the northerly limit of urban growth boundary to a point that juts out a half mile east of current urban growth boundary, East Vilas extends into it, zoning mostly EFU, some general commercial and rural residential. Proposed uses – 50% residential, 39% employment and 11% open space.

Discussion followed on why a large area of MD-B, C & D was rejected in favor of more high value farm land when these areas are low value for ag us, have poor soils and services like water/sewer treatment plants and transfer station are closer to these areas, Vilas & Foothill are part of major traffic plan for the bypass around Medford, concerns with methodology that is not equally applied in each area.

3. MD-3; 961 acres mostly west of Foothill and south of Coker Butte, zoned mostly EFU with portions of rural residential. Proposed uses – 65% residential, 19% employment and 16% open space. Western MD-3 is suitable for intensive & efficient development for anticipated Delta Water TOD to the west, portion east of Foothill hilly but may still support a mixed range of residential density and some commercial.

Discussion followed regarding western portion of MD-3 and Prescott Park

4. MD-4; 276 acres completely surrounded by Medford Urban Growth Boundary with Foothill Rd. on the west side, Hillcrest Rd. along the south edge and McAndrews partially along the northern edge, zoned EFU. Proposed uses – 63% residential, 22% employment and 15% open space. Inclusion into Medford's Urban Reserve allowed through ORS 660-21 Section 30 sub 3a.

Discussion followed regarding MD-4 as an important part of our agriculture base, several negatives for including property into Urban Reserve, new

plantings show area is still used for agriculture purposes, owners will have the choice whether they want to be included into the Urban Growth Boundary expansion, City of Medford's agricultural overlay, transfer of water rights, soil class

5. MD-5; 1728 acres on the southeast edge of Urban Growth Boundary in the vicinity of North Phoenix Rd, Coal Mine Rd and Barnett Rd., zoning mostly EFU with small blocks of Rural Residential. Proposed uses – 56% residential, 25% employment and 19% open space. Would include extension of South Stage Rd over I-5 to N. Phoenix Rd, east west connector linking to Hwy 99 and possible future interchange. No part of MD-5 is considered part of the commercial agriculture base

Discussion followed regarding area not being a part of the commercial base, area where Medford and Phoenix coming together

6. MD-6; 143 acres, South Stage Rd to the south and Hwy 99 to the east, zoning is EFU, Rural Residential and Light Industrial. Proposed use – 100% employment, due to proximity of Hwy 99 and South Stage Rd. Recommended amendment to area to be discussed later.
7. MD-7; 308 acres, South Stage along southern edge, Kings Hwy to the west and Garfield St to the north, zoning is EFU. Proposed uses – MD-7n 100% employment, MD-7mid 49% residential, 29% employment and 22% open space, MD-7s 31% residential, 36% employment and 13% open space. Flat area ideal for extension of streets and high density residential and employment uses.

Discussion followed regarding identified RLRC lands in the area, new South Medford High School, negotiation with DLCD allowed inclusion of some MD-7 land, buffering, inclusion of high value commercial agriculture lands versus land that was not, pressure from DLCD to take a look at agriculture areas potentially slated for Urban Reserves, touched on density transfer

8. MD-8; 56 acres, South Stage to the south, Orchard Home Dr to the west and Columbus on the east, zoning is EFU and Rural Residential. Proposed uses – 49% residential, 22% employment and 29% open space. Land is also flat and good for extension of streets and high density residential.
9. MD-9; northern and southern together make up 111 acres, Steward Ave, Orchard home, Finley Ln and Main St are in the vicinity, zoning is EFU and rural residential. Proposed uses – 73% residential, 9% employment and 18% open space. Chosen primarily to facilitate urban infill.
10. MD-P; Two sections that consist of 1877 acres, zoning is Open Space Reserve on Prescott Park and EFU on Chrissy Park. Proposed uses – 100% open space. City owns both properties and is constrained to use as open space. Medford

would like control over parklands. Inclusion into Urban Growth boundary is a comprehensive plan goal

Discussion followed regarding whether area was included or eliminated when figuring density calculations. They are not figured in density.

Amendments proposed and approved by City of Medford

1. Harry & David proposed to exchange 90 acres of EFU for other EFU land.
 - a. Medford City Council approved the request and recommends it to the county as an amendment to MD-6.
 - i. Revised Condition of Approval – Property Line Adjustment between tax lot 100 and tax lot 5500
2. Haya Enterprises - 20 acres East of N. Phoenix Rd. Adjacent to MD-5. Medford City Council approved request and recommends to the County as an amendment to MD-5.

Performance Indicators – Recommend a few changes, proposed amendments found in Chapter 5. City is recommending adoption of RPS plan with noted changes to MD-5 and MD-6 and recommended amendments to Performance Indicators.

Discussion followed about amount of acreage in the UGB that is or is not developed, most is developed. Density transfer from the URAs to the existing city growth boundary or into the entire city.

Commissioner Don Greene called for a five minute break at 10:35.

Public Hearing opened for public comment 10:46. Announced that the County will be asking the Cities to give a presentation on what their Goal 1 citizen involvement process.

Matt Wattier, 1301 East Main St, Medford concerns with the Roxy Ann Hillcrest Orchard inclusion to the Urban Reserve. Submitted written testimony

Joe Brooks, 2704 Stearns Way, Medford – concerns with the amount of EFU lands being included, community buffer, does not feel MD-4 area should be included. Would like to have his 18 acres included and area like Roxy Ann Vineyard left out so it will not be turned into a subdivision. Submitted written testimony

Discussion with Commissioners regarding soils on his property and critical open space/community buffer, Medford's methodology for inclusion of properties, transportation and water rights.

Jim Perry, 3368 Country Club Dr, Salem – Owns property on the west side of Medford. Commented on his desire to have his property included in the Medford Urban Reserve area. Property at one time was an orchard; soil survey shows soil is unsuitable for agriculture use. Would like to see the buffer overlay removed. Submitted written testimony.

John Adams, City of Medford – Buffer area will be removed from the map. Discussion followed regarding the buffer overlay and exception process.

Nancy Vaughn, 1014 Old Stage Rd, Central Point – grows pears, grass hay and pasture for cattle. Has a concern that loosing farmland to development we also lose the infrastructure that supports agriculture production. Submitted written testimony

Gary Hubler, 1841 Surry Dr, - concerns with amount of agriculture lane being included into the Urban Reserve, issues with higher water bills, property taxes etc.

Mike Montero, 4497 Brownridge Terrace – supporter of City of Medford's RPS process. Commented on the many open meetings regarding the RPS plan.

Robert Bluth, Representative for Harry & David Company – commented on Harry & David's request for exchange of lands, Westside buffer

Commissioner Don Greene called for a five minute break. Break at 12:18 . Public comment continued at 12:30

Greg Holmes, 1000 Friends of Oregon – has submitted written testimony prior to hearing, commented on testimony given today regarding buffering, applying criteria evenly, MD-2, MD-4, MD-6 should be modified so that portion of building is not in both areas, disagrees with Mr. Adams comment about density

Craig Nelson, 180 Nadine, Central Point, - Rogue Creamery manager commented on MD-4, viable vs non viable lands.

Carol Dot

y, comments about MD-4, air quality, doubling of population/vehicles, density needs to be addressed more.

A motion was made by Commission Richard Thierolf and seconded by Commissioner Joel Ockunzzi to continue the Public Hearing to July 8, 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: None

BUSINESS FROM COMMISSION MEMBERS: None

BUSINESS FROM THE PLANNING DIVISION: None

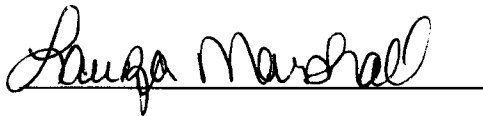
The next regular meeting is scheduled for Thursday, July 8, 2010 at 9:00 a.m;

There being no further business, the meeting was adjourned at 1:12 p.m.

Respectfully submitted,

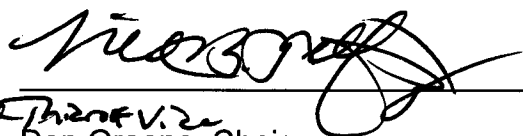


Tani Wouters, Secretary



Laura Marshall, Recording Clerk

Approved this 8th day of July, 2010.
JACKSON COUNTY PLANNING COMMISSION



Richard Thornevize
Don Greene, Chair

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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.