

# JACKSON COUNTY PLANNING COMMISSION

## PUBLIC MEETING

June 10, 2010

### MINUTES

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

MEMBERS EXCUSED: None

GUESTS PRESENT:

Raul Woerner	Anne McCandles
Mike Arnold	Kelly Leonard
Amy Stevenson	Paul Wintergreen
Mark Knox	Dick Converse
Barbara Payne	Harry Hershey
Larry Darland	Sue Darland
Mary Ann Case	Larry Crain
Tony Ruberto	Debra Ruberto
Edwin McManus	Greg Holmes
Michele Bashaw	Ken Muller
David Whitehurst	Joanne Haddad
Dixie Loper	Rick Jorgenson
Glenn Archambault	Jimmy MacLeod
Sarah Vaile	

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 9:15 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 May 27, 2009 meeting minutes. The motion was approved by a unanimous "Aye" vote.**

**POTENTIAL BUSINESS FROM THE AUDIENCE: None**

**UNFINISHED BUSINESS:**

**Continued Public Hearing** - 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 Tani Wouters and Don Greene gave a brief summary from the site visit conducted at 7:30 am today which included boundaries of the property, road system, Daisy Creek and Third St, reservoir, overview of cut and fill, vegetation.

Craig Anderson – reviewed letter from City of Jacksonville, memo from staff that were included in packet, fire district annexation.

Public Hearing opened at 9:19 am.

Raul Woerner, CSA Planning – Agent – discussed approval for annexation into Fire District #2, brief discussion of the Coachman Trail, requested conditions from City of Jacksonville, energy element and wildfire hazard risks . Submitted information

Discussion followed amongst between commissioners and agent regarding fritillaria gentneri plant. Public hearing opened to the public at 9:32

Anne McCandless, 1333 Daisy Creek Rd – would like to see development access from South Stage Rd and not use Daisy Creek Rd/Third St. Have gravel fire escape route similar to one on Griffin Creek Road.

Kelly Leonard, 1143 S 3<sup>rd</sup> St. spoke about the fritillaria gentneri flowering plant, moving/relocating endangered plants, disagrees with clustering of homes and development of 3<sup>rd</sup> St., comp plan. Submitted information

Amy Stevenson, City of Jacksonville Planner – spoke regarding cluster development and would like to see homes placed away from South Stage Rd, skyline roofline, Daisy Creek connection possibilities, fire safety issues, fritillaria gentneri regulated by Department of Agriculture not Department of Forestry, it is a endangered species a higher designation.

Paul Wintergreen, City Manager, City of Jacksonville – spoke on fire safety issues, annexation of property within Fire District #2, first responder agreements for emergency response, refinement plan and requested City of Jacksonville be an active participant during development process

Discussion between Commissioners to planner regarding the legal obligations of involving City of Jacksonville in development plan.

Raul Woerner, CSA Planning - rebuttal about preceding speakers – touched on development of Third Street, endangered plant and recovery plan, clustered development preserve open space, access, creation of fire district, storm drainage, City will be involved with development as will other agencies be involved, emergency response, refinement plan of urban growth boundary

**A motion was made by Commissioner Joel Ockunzzi and seconded by Commissioner Tani Wouters to admit exhibits 1 through 44 into the record. Vote was as follows:**

<u>Yes</u>	<u>No</u>	<u>Abstain</u>
Richard Thierolf Jr.		
Joel Ockunzzi		
Tani Wouters		
Don Greene		

Public Hearing closed at 10:15. Discussion followed amongst Commissioner's and staff regarding Don Greene asked for staff's review of their discussion with County Counsel regarding conditions of approval – exactions, mitigation plans, findings for energy and wildlife.

Commission Don Greene called for a 5 minute break at 10:24.

Deliberation began following break regarding energy element and natural hazard element which were not addressed by applicant and might have been addressed if a development plan had been included, rural use, goal 5 wildlife mitigation, ODFW proposed conditions including density, clustering, fund for habitat improvement, fire protection and joint response effort, Rural Use designation development

**A motion was made by Commissioner Joel Ockunzzi and seconded by Commissioner Tani Wouters to approve the Recommendation for Approval of file as written. Vote was as follows:**

<u>Yes</u>	<u>No</u>	<u>Abstain</u>
Don Greene		
Richard Thierolf		
Joel Ockunzzi		
Tani Wouters		

**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.

Josh LeBombard, Planner – Review of RPS Plan, six cities involved, City of Talent presenting today

Mark Knox, City of Talent Planner 110 East Main Street Talent – Presented an overview for the City of Talents RPS plan, linear development – southeast of Talent

Josh LeBombard, Planner – Reviewed exhibits which Commissioners had received in packet and exhibits given prior to this hearing.

Dick Converse, RVCOG – In depth review of Talents RPS plan

- What Needs to be Solved
- Public Involvement
- Final Review
- Solutions
  - Goal 1 – Manage future regional growth for the greater public good
    - Population allocation
  - Goal 2 - Conserve resource and open space lands for their important economic, cultural, and livability benefits:
    - Course Filter
    - Fine Filter – Reasons for Rejection
  - Goal 3 - Recognize and emphasize the individual identity, unique features, and relative competitive advantages and disadvantages of each community within the region
    - Resulting Densities
    - Growth Area 2060 Densities

Discussion amongst Commissioners, Staff and City of Talent representatives throughout the presentation regarding soils, people per square mile, transit, density figures and open space

Break for a 20 minute lunch @ 12:12 pm. Public Hearing resumed at 12:40 pm

Commissioner Don Greene announced that this is a continued public hearing and will be continued for future dates and that the public will be able to speak at any public hearing regardless of which city is presenting.

Public hearing opened at 12:42 pm.

Edwin McManus, 544 Tulipan St, Talent – property owner in favor of drafted RPS plan, supports open space.

Greg Holmes, 1000 Friends of Oregon – referred to the information he submitted after packets had gone out. Commented on City of Talent areas TA-2. Support taking community buffer concept off maps.

Generic issues for each city

- What the need is
- Un-built part
- Transportation plan

Discussion occurred between Commissioners, staff and Mr. Holmes throughout Mr. Holmes presentation regarding TA-4 and TA-5, community buffer areas, exception areas, regional density, and population

Michelle Bouchard, 201 W Rapp Rd, Talent, property owner commented on properties having class two soils, wants to keep farm land farm land, preserve farm land for future expansions. Supporter of resolution 2

David Whitehurst, 88 Theo Drive, Talent, property owner commented on proposed TA-2, supported TA-2 that was not approved.

Joann Haddad, 6795 Rapp Lane, Talent, speaking on behalf of herself, her partner and several other property owners regarding City of Talent TA-2 area who are opposed to being included into the urban reserve area, does not feel Talent needs TA-2 area for their housing needs. Asks the Commissioners to endorse the smaller TA-2 resolution instead of the approved TA-2 area.

Glenn Archambault, cover technical – east side of valley, Fern Valley Rd and Valley View, limitation of irrigation water in the Rogue Valley, properties within the urban reserve cannot farm.

Jimmy Rogue Advocates, PO Box 443, Williams, spoke on letter he had submitted, density.

Sarah Vaile, Rogue Advocates, Direct sales from the county, agriculture represents 10 percent of Oregon's gross domestic product, encourages commissioners to have specific times for RPS to start.

**A motion was made by Commissioner Tani Wouters and seconded by Commissioner Richard Thierolf to continue the Public Hearing to June 24, 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 Madding – ODOT rest area remanded back to county from LUBA. Go through a goal exception for water

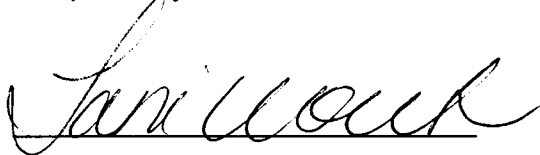
**BUSINESS FROM COMMISSION MEMBERS:** Tani – CCI pamphlet – could information be presented at hearings, brochures be available. Possibility of night meetings

**BUSINESS FROM THE PLANNING DIVISION:** Kelly – Agriculture forum, July 14, 2010 at 6:00 pm.

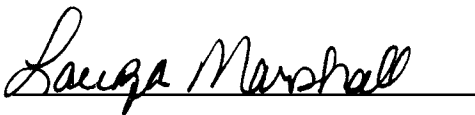
The next regular meeting is scheduled for Thursday, June 24, 2010 at 9:00 a.m;

There being no further business, the meeting was adjourned at 3:07 p.m.

Respectfully submitted,

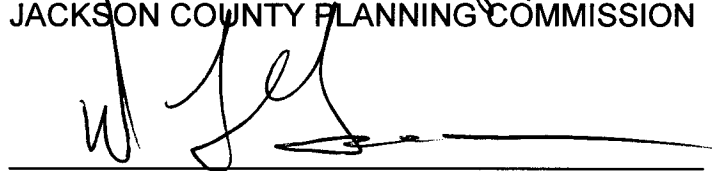


Tani Wouters, Secretary



Laura Marshall, Recording Clerk

Approved this 24th day of June, 2010.  
JACKSON COUNTY PLANNING COMMISSION



Don Greene, 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.