

JACKSON COUNTY PLANNING COMMISSION

PUBLIC MEETING

May 27, 2010

MINUTES

MEMBERS PRESENT: Don Greene
Joel Ockunzzi
Tani Wouters

MEMBERS EXCUSED: Richard Thierolf Jr.

GUESTS PRESENT: Raul Woerner

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 9:08 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 13, 2010 meeting minutes. The motion was approved by a unanimous "Aye" vote.

POTENTIAL BUSINESS FROM THE AUDIENCE: None

NEW BUSINESS:

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.

Craig Anderson, Planner – Staff review of staff's decision, presented maps to orient commissioners and public where subject parcel is located relative to Jacksonville, aerial with outlined properties, zoning, Goal 5 protected area, winter range area, comp plan designation, access, ORS 197.298, Goal 3 and City of Jacksonville requested some additional conditions of approval

This is not a request for zoning map amendment; underlying zoning will remain woodland resource and open space reserve, request for comp plan designation change from resource forestry open space land to non-resource rural use.

Discussion took place among commissioners and staff concerning the following topics

- Surrounding zone designations
- Methane station
- Soils Report
- Goal 5 area of property
- Percentage of property disturbed
- Potential development impacts – traffic, wildlife, fire and police
- Possibility of future zone change and time limit
- Jacksonville Urban Reserves
- Concerns with findings and conclusions provided by Agent
- Energy conservation element
- Rural Use analysis
- ODFW mitigation measures and their proposed conditions

Commissioner Don Greene requested a five minute break at 9:50.

Public Hearing declared opened at 10:02

Raul Woerner, CSA Planning . – Speaking on behalf of South Stage Landfill Inc., gave a brief history of landfill. Discussed the layout of property, soils, goals 3, 4 and 5. Reviewed the history of the application concerning forest rating, soil classes, keep focus on goal 3 and 4, no irrigation water rights, not suitable to agriculture, energy element, traffic impact and comp plan chapter 1

Questions from the commissioners concerning development, septic approval, density of individual lots, methane collection

Kelly Leonard, 1143 S. 3rd St., land owner –has concerns regarding wildlife corridor, impact of changes to topography, more traffic on Third Street/Daisy Creek, affect to wells and designation of land

Clare Wendt, 570 G St, land owner – thanked commissioners for their service, has concerns regarding clustering, traffic, sewer service, retain current zone and wildlife. Does not support application. Submitted her written testimony

Ken Snoke, 1503 S. 3rd St, property owner, concerns with map change, misc area, traffic, wells, soils

Neil Smith, 645 Powderhorn Drive, property owner, concerns with narrow lots -4501, 4601 and 901, Coachman trail. Submitted information

Amy Stevenson, City of Jacksonville Planner, - new planner and has not had a chance to read through the record, requests a continuation on behalf of City of Jacksonville. Concerns regarding several issues:

- Impact without a development plan
- Map designation – no. 4 (be met), 2c, 2d
- Fire response
- Commented on her letter dated 5-17-2010
- Traffic analysis – improvements be made by developer
- Open space

Linda Meyers 230 Wells Fargo Dr., property owner, is a member of city council but speaking as a citizen, has concerns regarding density and development

Alberta Zajack, 1125 S. 3rd St, property owner, concerned with traffic, have the commissioners seen the land,

Glenn Archambault, 4307 Royal Crest, question to planner regarding wildlife, commented that deer and elk are not an endangered species and are a nuisance to agriculture.

Commissioner Don Greene requested a five minute break at 11:24.

Raul Woerner, Rebuttal understands City of Jacksonvilles request for continuation. Application has been going on for a while and city representative was present at that time. Will be submitting a written rebuttal at a later date. General response to public testimony, Emergency access - a solution not a problem, septic systems, drainage, water service hookup, use of property in the past. Potential for farm use

Discussion took place between commissioners and staff throughout the presentation.

A motion was made by Commissioner Tani Wouters and seconded by Commissioner Joel Ockunzzi to continue the public hearing to June 10, 2010 at 9 a.m. with a site visit/work study session at 7:30 a.m. Vote was as follows:

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

Commissioner Don Greene stated that the commissioners would be taking a 20 minute lunch break beginning at 12:30.

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.

Josh LeBombard, Planner – Entire RPS plan is available online, went over when Cities would be giving their presentations and turned over presentation to the City of Eagle Point

Dave Hessel, City Manager, City of Eagle Point – presented RPS plan, employment analysis, willing to accept growth, transportation system connectivity map, Hwy 62 Bypass concept, EP RPS Public Process, Reso. 2010-18 JACO Adoption Recommendation.

Bunny Lincoln, Planner City of Eagle Point – presented RSP plan, a lot of area around, 1978 urban growth boundary, encourage growth, division 21, goal 14, population growth, have joined FD #3, RVSS, parks, existing development patterns, agricultural lands by soil capability class, EP study area, EP/White City Boundary separation (1247 acres), agricultural buffering, RPS plan performance indicators

Regional Growth Planning Analysis

- Population Allocation
- Housing and Employment
- Regional Transportation

EP Urban Reserve Selection Criteria

- Avoid wetlands to greatest extent possible
- Exclude 100 year flood zones
- Avoid natural constraints to greatest extent possible
 - Vernal pools
 - Excessive slopes/topography
- No UR boundaries splitting existing parcel
- Contiguous to available public facilities
- Ease of transportation access
- Optimize urban form

Don Greene thanked Eagle Point for their detailed presentation.

Commissioner Don Greene requested a five minute break at 2:40.

Public Hearing declared open at 2:48

Adam McCarthy, 4030 Rock Way, Central Point, Property Owner, - commented on economic indicators, soils, different agriculture crops in the valley and amount of lands being used for agriculture production

Sarah Valle, Rogue Advocates, 140 Lincoln St Ashland, - commented on focus on preserving farm land, resource lands, transportation issue, agricultural lands around Eagle Point, 2007 ag sales \$79 million

Craig Nelson, 180 Nadine St, Central Point, Rogue Creamery, - dairy producer would like to see some kind of agriculture reserve and buffer zones, urban growth

Glenn Archambault, 4307 Royal Crest – commented on Eagle Points RSP presentation, the lack of conflict between agriculture and non agriculture people in EP area unlike other areas of the county, supporter of all type agriculture – small or large acres,

Discussion took place between commissioners and staff throughout the presentation.

Commissioner Don Greene couple of notes to staff regarding Chapter 5 corridor density, Hwy 62, conceptual planning.

Commissioner Tani Wouters would like to hear more from landowners regarding suitable lands and protection of agriculture lands

A motion was made by Commissioner Joel Ockunzzi and seconded by Commissioner Tani Wouters to continue the public hearing to June 10, 2010 at 9 a.m. Vote was as follows:

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

Public hearing closed at 3:53

BUSINESS FROM THE BOARD OF COMMISSIONERS: None

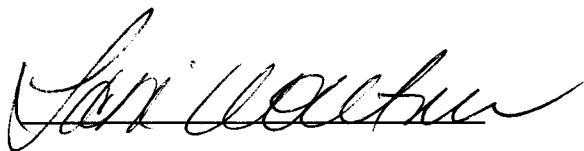
BUSINESS FROM COMMISSION MEMBERS: None

BUSINESS FROM THE PLANNING DIVISION: None

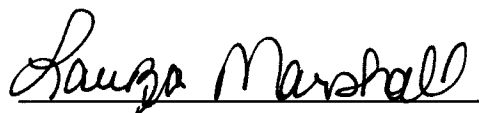
The next regular meeting is scheduled for Thursday June 10, 2010 at 9:00 a.m;

There being no further business, the meeting was adjourned at 3.53 a.m.

Respectfully submitted,



Tani Wouters, Secretary



Laura Marshall, Recording Clerk

Approved this _____ day of _____, 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.