

JACKSON COUNTY PLANNING COMMISSION

PUBLIC MEETING

May 13, 2010

MINUTES

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

MEMBERS EXCUSED:

GUESTS PRESENT: Frank Hammond, County Counsel
Don Rowlett, Property Owner
Megan LaNier, Land Use Consultant
James Perry, Property Owner
Henry Vaninetti
Glenn Archambault
Robert Bluth, Harry & David
Larry Martin, Property Owner

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

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 Richard Thierolf and seconded by Commissioner Joel Ockunzzi to approve the April 22, 2009 meeting minutes. The motion was approved by a unanimous "Aye" vote.

POTENTIAL BUSINESS FROM THE AUDIENCE:

John Renz, Southern Oregon representative, DLCD, announced his retirement at the end of May 2010.

Don Greene thanked Mr. Renz for 8 years of service and his advocacy for the County.

UNFINISHED BUSINESS:

Recommendation for Approval - Consideration of amendments to the Jackson County Land Development Ordinance (LDO), including substantive changes to Section 3.10, Section 8.7 (Wildfire Safety), Section 9.5.1, Section 9.5.3 (Private Roads), Section 9.5.4 (Emergency Vehicle Access), Section 10.2, Section 10.4, Section 13.3, and the User's Guide to provide more consistent and comprehensive fire safety and development regulations intended to protect the safety and welfare of the Citizens of Jackson County. File No. LRP2004-00014B.

Don Greene – Gave a brief history of record and the Recommendation for Approval voted on approximately two months ago. Each commissioner has received a copy of the Final Order to review for any differences from what had been approved previously.

The Commissioners revisited issues of All-Weather road surfaces, a user's guide and notifications to new property owners prior to purchase of affected properties. Commissioners Thierolf, Wouters and Ockunzzi expressed reservations to these areas of their recommended approval and questioned their ability to make changes in the future.

Frank Hammond, County Counsel – Mr. Hammond reminded the Commissioners that the only issue today is whether what was voted on is what is before you and not whether there are changes that are needed or should have been done in the past. Essentially, it is too late to change an opinion or vote on this matter, as a vote has been passed to recommend this issue to the Board of Commissioners.

Josh advised the Commissioners that staff made no changes to their recommendation and reminded them that there will be a ballot measure to notice every citizen in the County prior to the Board of Commissioners deliberate a decision.

The Commissioners expressed appreciation for Staff's long hard work on this issue.

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 –

Josh LeBombard – gave Power Point presentation.

- Confusion over Community Buffers in the Draft RPS Plan
Discussion followed on properties that were excluded and no additional overlays, 10 year review of plan.

Presentation from Frank Hammond – Overview of Takings

Proposed changes from staff – 1) remove community buffer from volume 3 atlas. 2) Change name from community buffer to “Target Future Transfer Development Area”. 3)

Commissioners request County Counsel to return for specifics on “Takings”.

- Propose Clarifying Changes
- Hear from Affected Agencies

Presentation from Lisa Cortez – ODOT – Supports Goal 2. Stated MPO modeling & TSP will need to be done. Discussion followed on model failure and major arterial areas.

Presentation from Paige Townsend – RVTB – Basic principles of Transit

- Long Range Plan
- District Boundary Assessment – Conceptual Planning for URA transit should be handled through RPS, not RVTB.

Discussion followed with Commissioners on included areas, funding, annual ridership growth, nodal development, future and existing transportation corridors.

Presentation from John Renz, DLCD- RSP is not a transportation plan.

Discussion followed with Commissioners on “Takings”, development around farm land, Committed Exceptions.

Public Hearing Opened at 12:26

Megan LaNier, Richard Stevens & Associates – Commented on City of Medford RPS Hearing, preservation or buffering of lands verbiage, Chapter 5.

James Perry, West Main Landowner – commented on his property and issue with “community buffer”, conservation easements, no profit made since 1975, run-off from flood irrigation caused high water table

Henry Vaninetti, 3502 Britt Ave., Medford – Disagreed with comments made by County Counsel, flaws with RPS not considering properties on the west side, financial hardship, RPS stands on its own merit.

Commissioners requested that Planning staff to look at and report back at a future time on what was looked at on the west side or how it was excluded.

Josh LeBombard – would like to wait until City of Medford has given their presentation.

Glenn Archambault, Jackson County resident – Commented on “Taking” and its affect to properties in rural areas.

Robert Bluth, Bear Creek - commented about “buffer”.

Larry Martin, 2673 Taylor Rd., Central Point – agrees that RPS buffer should go away, critical open area, encouraged Commissioners to keep an open mind.

A motion was made by Commission Don Greene and seconded by Commissioner Tani Wouter to continue the public hearing to May 27, 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:

BUSINESS FROM THE BOARD OF COMMISSIONERS:

Kelly Madding stated that, in a joint session with the Planning Commissioners and the Board of Commissioners, an agreement was reached regarding the Work Program’s priorities. Also, last week, the BOC signed a letter to the Director of the DLCD to express interest in the DLCD’s pursuit of rule-making around House Bill 2229, which is Big Look and allows Counties to remap areas that they feel were originally mapped or zoned in error.

BUSINESS FROM COMMISSION MEMBERS:

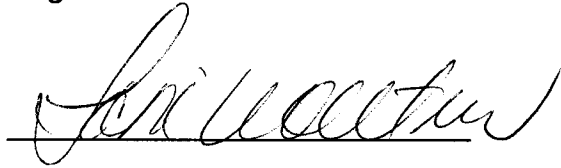
Commissioner Thierolf expressed concern about misinformation being talked about regarding RPS by public entities and hopes that people will base their own opinions based on facts presented and not by hearsay.

BUSINESS FROM THE PLANNING DIVISION: None

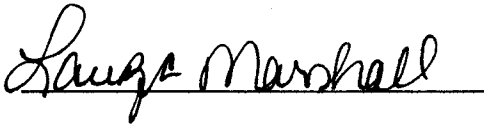
The next regular meeting is scheduled for Thursday, May 27, 2010 at 9:00 a.m;

There being no further business, the meeting was adjourned at 1:07 p.m

Respectfully submitted,

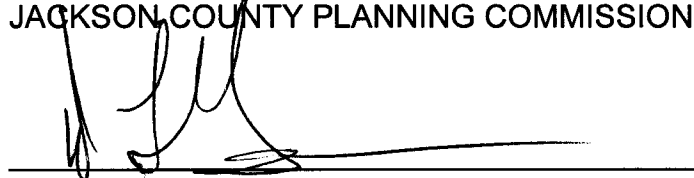


Tani Wouters, Secretary



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.