

JACKSON COUNTY PLANNING COMMISSION

PUBLIC MEETING

April 22, 2010

MINUTES

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

GUESTS PRESENT: Bob Hart, Agent
James A. Perry, Property Owner
Kate Jackson, RPS Committee
Mike Arnold, Property Owner
Robert Bluth, Harry & David
Henry Vaninetti, Property Owner
Joe Brooks, Property Owner
Bruce Fjarli, Property Owner
Glenn Archambault, Property Owner
Bruce Spencer
5 other guests

STAFF PRESENT: Kelly Madding, Director
Tracie Nickel, Planner
Craig Anderson, Planner
Patricia Guida, Office Assistant

The meeting was called to order by Chair Don Greene at 9:09 a.m. The roll was called.

APPROVAL OF MINUTES:

A motion was made by Commissioner Tani Wouters and seconded by Commissioner Richard Thierolf to approve the April 8, 2010 meeting minutes. The motion was approved by a unanimous "Aye" vote.

POTENTIAL BUSINESS FROM THE AUDIENCE:

Mike Arnold – Clover Lane, Medford: Presented Community Petition to stay within County jurisdiction vs. annexation to City of Medford.

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.

Tracie Nickel (presenting for Josh LeBombard, planner): Requested that the commission review the exhibits and the Recommendation for Approval prior to voting.

Joel Ockunzzi – Stated concerns with the required paving outside of the AQMA. Discussion followed.

Tani Wouters requested that the Commission table the vote until later in the hearing or to another date for time to review.

Kelly Madding discussed process for continuing forward on the Recommendation, and voting to reverse their already voted on Recommendation of Approval.

Richard Thierolf requested information from County Counsel on not approving their Recommendation for Approval. Kelly to follow up with County Counsel.

Don Greene tabled the vote on the Recommendation for Approval until the May 13, 2010 meeting.

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 Statue (ORS) 197.652-197.658. File No. LRP2009-00010.

Craig Anderson – Discussed Draft Urban Reserve Management Agreement (URMA), transportation issues, Rural Residential Rules, provisions of services tailored by each city and required deed declaration.

Discussion took place among commissioners concerning the following topics:

- Master Planning through the RPS Plan
- Transportation Planning
- Marketability of property with a deed restriction
- Buffer Standards will be addressed within the Land Development Ordinance. There are two areas of buffering; buffering from Resource Lands will be standard and buffering between cities. Resource land needs to be protected at a minimum level under the County's jurisdiction.
- Agricultural Forum being organized to find out the impact of the UGB.

Craig requested that the agenda for May 13 include an invitation to participants (not the cities) to provide presentations prior to hearing from the cities. Commissioners agreed.

The public hearing was declared open at 9:59 AM, speakers were as follows:

Bob Hart, Land Use Consultant: Speaking on behalf of the Perry Family on West Main Street, Medford and the impact of Urban Reserve and Urban Development. Stated concerns of Buffering Standards and owners may seek a Measure 49 claim due the reduction in financial viability of their property.

James Perry, Salem: Owner of the property on Main Street, discussed land use, soil classes of the land, liability of the Griffin Creek flood canal going through the property, the inability to farm as income property, the Community Buffer area between Jacksonville and Medford, requested compensation for inability to use his land or a Measure 49 claim would be pursued.

Discussion followed on attending City of Medford's hearings, lot sizes, zoning and land uses.

Kate Jackson, RPS Policy Committee Member: Spoke about identifying future urban reserve lands, local choices with this plan, long range planning for public works, community buffers and compensation.

Discussion followed on Community Buffers, zoning, lot sizes. Community Buffers will leave the property as is without any new restrictions. Need for Farm policy and Urban lands as buffers for Resource Land.

Mike Arnold, Clover Lane: Requested clarification of restrictions by the Deed Declaration imposed by the URMA. Discussed annexation and the use of land without any new restrictions being placed on them under RPS.

Robert Bluth, Harry and David, South Pacific Hwy: Spoke on concerns of the Community Buffer Designation and the uses of Resource Land within a buffer zone. Requests that the title of buffer zone be removed from these parcels so it doesn't negatively impact the property owner. Discussed a change in the UGB boundary on property on South Stage Road to shift the boundary but not the acreage within the City of Medford's UGB.

Henry Vaninetti, 3502 Britt Ave., Medford: Community Buffer is a regulatory taking and reduces the equity of properties and wants the title removed from his land.

Joe Brooks, 2704 Stearns Lane, Medford: Land was purchased for development and doesn't want the Community Buffer to remove the ability to develop the land.

Kelly Madding discussed the 5 and 10 year reviews and the possibility of the City of Medford to reconsider this land for the UGB.

Bruce Fiarli, 1571 Ross Lane, Medford: Spoke against the overlay of Community Buffer being placed on his property, and the fact that the buffer is only being placed to the west. Questioned why there is no proposed buffer with Central Point and Phoenix. Requested a look be taken at the roads and the future needs for these roads.

Glen Archambault: Spoke on farming, his raising of sheep and what the government has done to farming and property values. Concerned that RPS does not help farming. Discussed the number of animals per acre with and without irrigation.

A motion was made by Commissioner Richard Theiroff and seconded by Commissioner Tani Wouters to continue the public hearing to May 13, 2010 at 9:00 AM. Vote was as follows:

Yes

Don Greene
Richard Thierolf
Joel Ockunzzi
Tani Wouters

No

Abstain

BUSINESS FROM THE BOARD OF COMMISSIONERS:

Kelly Madding: 1) Study of the Land Development Ordinance presented at the joint meeting this morning. The plan will be developed into a Work Program. 2) Agricultural Forum idea presented to the Board of Commissioner. Economy Element work to start up again; DLCD is forming a committee to look at other uses on farm land, this information will help with RPS, Economy Element, and provide input to the State on other uses proposed for this summer and will be led by Josh LeBombard. Tani Wouters pointed out that the audit only looked at certain segments of the LDO that were problematic, not in whole document.

BUSINESS FROM COMMISSION MEMBERS:

Don Greene wants to move forward with the Economy Element along with the RPS proposal. Requested that the commissioner look at the element and choose segments or areas that need to be reviewed. He would like stakeholders and other presenters in a study session format to discuss the issues. Bring ideas to the next meeting and plan to start in June.

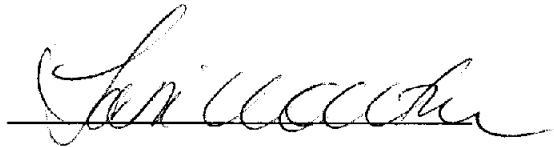
BUSINESS FROM THE PLANNING DIVISION:

Kelly reported on the status of applications in current planning and their work load. Work Program will tentatively be scheduled May 13, 2010 at 8 a.m.

The next regular meeting is scheduled for Thursday, May 13, 2010 at 9:00 a.m.;

There being no further business, the meeting was adjourned at 12:16 p.m.

Respectfully submitted,



Tani Wouters, Secretary



Patricia A. Guida, Recording Clerk

Approved this 13th day of May, 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.