

JACKSON COUNTY PLANNING COMMISSION

PUBLIC MEETING

April 8, 2010

MINUTES

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

MEMBERS EXCUSED:

GUESTS PRESENT: Clark Stevens
Michael Cavallaro
Henry Vaninetti
John Renz
Mike Montero
Megan LaNier
Glenn Archambault
Greg Holmes
Joe Brooks
8 other guests

STAFF PRESENT: Kelly Madding, Director
Mike Mattson, Planner
Josh LeBombard, Planner
Lisa Canon, Office Assistant

The meeting was called to order by Chair Don Greene at 9:11 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 March 11, 2010 meeting minutes. The motion was approved by a unanimous "Aye" vote.

POTENTIAL BUSINESS FROM THE AUDIENCE:

Linda Ford, 15001 N Applegate Rd: Linda spoke to the commissioners regarding her concerns about the Hill property. She wants the commission to consider changing the LDO so that the loophole that allowed activity will be changed. DLCD sent in a letter requesting that the LDO be changed as well.

Kelly Madding spoke about what the county will be doing to fix the LDO. DLCD feels that the county is interpreting state law incorrectly, so we will be looking into it.

UNFINISHED BUSINESS:

Recommendation for Approval - Consideration of a Minor Comprehensive Plan and Zoning Map Amendment to remove the subject parcel from the Jackson County's Goal 5 inventory of significant resources, Black-tailed Deer and Roosevelt Elk Winter Ranges, and Area of Special Concern (ASC) 90-1, Deer and Elk Habitat, on 123.10 acres described as Township 37 South, Range 1 West, Section 24, tax lot 600, located at 6959 Pine Ridge Drive. John A. & Joanne T. Retzlaff, Owner/Applicant. File No. LRP2009-00006.

Mike Mattson asked the commissioners if they had any changes to the recommendation as it is written. Discussion was as follows:

- Length of driveway wording - Mike: It is a recommendation from ODFW to keep the driveways as short as possible to keep them from interfering with deer.
- TIS Waiver – Mike: It has not been completed yet but it will be done before it goes to the Board of Commissioners.

A motion was made by Commissioner Richard Thierolf and seconded by Commissioner Joel Ockunzzi to approve the Recommendation for Approval of file LRP2009-00006 as written. Vote was as follows:

Yes

No

Abstain

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.

Don gave an overview of what has been happening with RPS and what will be happening in upcoming meetings with the cities giving their presentations. He asked the other commissioners if they had any comments or recommendations for staff.

Discussion took place among commissioners concerning the following topics:

- Chapter 1 on page 1-12, buffering standards and Critical Open Space Areas (COSA); wants to make sure they continue to talk about it, especially with the cities.
- Transportation-Letter from RVT, Transportation Analysis on page 219 of the draft plan
- Master Planning
- Chapter 2 – Employment allocations, concern about level of employment compared to housing.
- Number of acres planned for employment, compared to housing. Employment allocations figures for cities. Central Point employment numbers being incorrect.
- The summary of URA land proposed for employment, page 214-215 of the draft plan.
- Inclusion in the studies of a connection from Hwy 62 to Blackwell Rd; it is outside the RPS boundaries, but it would effect it.
- Draft Plan page 218; Don has proposed language regarding streets and highways when we discuss that section and deliberations.

Josh: We just mailed out a Request for Comments to affected agencies, to get the most up to date information and comments from agencies and we will be presenting those to the commission when they are received.

- Restated that the entire draft plan is available online, gave the websites
- Documents added to the record
 - Comments received from affected agencies
 - Land needs simulator
 - Written testimony
- Review of upcoming meetings, cities
- Citizen comments at city hearings and JCPC
- Chapter 3- Urban Reserve Selection Process
 - Urban Reserve Rule
 - Land Need Determination
 - Goal 14 Locational Factors
 - Preliminary Lands Analysis/Coarse Filter
 - Suitability Lands Analysis/Fine Filter
 - Prioritization of Suitable Lands
 - Selected Urban Reserve Areas
 - Noted that Chrissy and Prescott Parks in Medford are not included in the tables shown, but are included in some of the study areas.
 - Establishment of Urban Reserve Areas
 - Explanation of what it means to be in an Urban Reserve Area
 - Staff will be presenting an Urban Reserve Management Agreement example at the next JCPC meeting
 - Acreage, single family residences

- Urban Reserve Management Agreement
- Rural Residential Rule-1 mile restriction buffer around cities, which restricts lots to be a 10 acre minimum. Staff will present a map showing the areas that would be affected by the elimination of this restriction.
- Urban growth boundary expansions

Discussion took place between commissioners and staff throughout the presentation.

The public hearing was declared open at 11:20, speakers were as follows:

Henry Vaninetti: Property is being designated as a community buffer; prevents him from being able to develop his land. Suggests that the people affected as he is should be compensated. Feels that it is unjust that some people are benefitting from this and that others who have kept up their farmland as he has are being punished for it.

Discussion took place with commissioners, regarding his situation and what he would like to have happen. Tani suggested that he reads chapter 5 and comes back to testify when the commission is discussion that chapter.

Glenn Archambault: Speaking on behalf of farmers in the valley. Feels that most people in the valley don't want to live near farmland, that it takes away from their property values. Discussed the current situation in Klamath County with irrigation rights and wildlife concerns. Talked about how difficult it is to farm in the valley, dealing with wildlife, restrictions in place by the state, land use processes of the county.

Mike Montero: Spoke about issues regarding development and transportation planning. Discussion took place with commissioners regarding groups he is involved with and transportation and land use issues. He discussed Eagle Point's growth, concerns about Highway 62, and sustainability.

John Renz: Spoke about the following:

- Employment-Doesn't feel that the commission needs to be too concerned about the numbers. They were looked at in detail to determine the numbers and the land allocated.
- Transportation-This is not a transportation plan. It includes an analysis of that it might do to transportation. However it is important to know what to do to plan for transportation needs.
- Resource Lands Review Committee-looked at historic and current farm use, soil types. They did not look at whether the land was well managed or not.
- What if in an Urban reserve someone filed a rural use application? If they showed that is not resource land then the restrictions in place would no longer

apply to the property, however we are skeptical that any application like that could succeed.

- Urban fringe/urban reserves
- UGB expansions that are not into urban reserves
- COSAs
- Density-was not considered with density to go out into the urban reserve areas. Increased density would support transportation systems.

Discussion took place with commissioners throughout.

Joe Brooks, 2704 Stearns Way: His property is included in the community buffer area. His plan was to eventually develop his land when the city grew out to it, but now he will not be able to do that. Discussion took place with commissioners and staff regarding the buffer between Medford and Jacksonville, even though Jacksonville is not a participant, his land zoning and farm use.

A motion was made by Commissioner Tani Wouters and seconded by Commissioner Richard Thierolf to continue the public hearing to April 22, 2010 at 9:00 am. Vote was as follows:

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

BUSINESS FROM THE BOARD OF COMMISSIONERS:

Kelly: Will be scheduling a joint session with the Board of Commissioners to discuss the Work Program. It will be before the next meeting, April 22nd. They have closed the public hearing for Goal 11 and will start deliberations.

BUSINESS FROM COMMISSION MEMBERS:

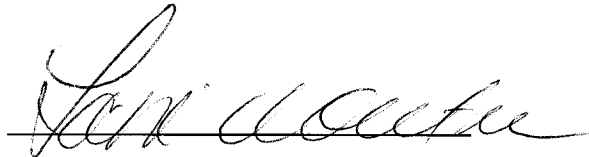
Don has information from CIC that he will bring up at the next meeting, ideas of how to make Goal 1 work better. Discussion took place regarding lack of involvement in CCI and their effectiveness in being able to complete tasks without being overrun by other governing bodies.

BUSINESS FROM THE PLANNING DIVISION: None

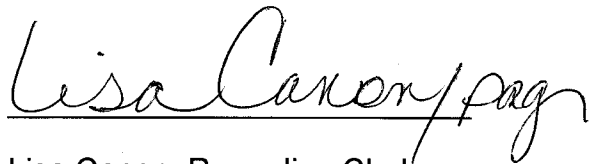
The next regular meeting is scheduled for Thursday, April 22, 2010 at 9:00 a.m;

There being no further business, the meeting was adjourned at 12:23 p.m.

Respectfully submitted,

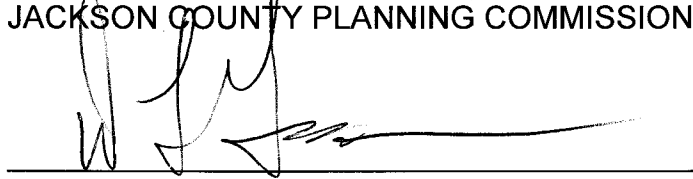


Tani Wouters, Secretary



Lisa Canon, Recording Clerk

Approved this 22 day of April, 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.