

# JACKSON COUNTY PLANNING COMMISSION

## PUBLIC MEETING

March 11, 2010

### MINUTES

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

MEMBERS EXCUSED:

GUESTS PRESENT: Frank Toney  
Clark Stevens  
Mark Bartholomew  
Sue Kupillas  
Megan LaNier  
Greg Holmes  
Larry Martin  
Henry Vaninetti  
Vicki Guarino  
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 Vice Chair Richard Thierolf at 9:10 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 February 25, 2010 meeting minutes as amended. The motion was approved by a unanimous "Aye" vote. Commissioner Richard Thierolf abstained from vote.

**POTENTIAL BUSINESS FROM THE AUDIENCE: None**

**NEW BUSINESS:**

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.

Richard Thierolf read the file summary. Mike Mattson gave the staff report. His report was as follows:

- Review of the applicable criteria
- He read through correspondences from various agencies cited in the staff report regarding the history of the application and property.
- Oregon Department of Fish and Wildlife (ODFW) recommended that the area of special concern be removed from the property.
- Change in Winter Ranges, ODFW's suggestions.
- Recommendations and concerns submitted by Steve Niemela, ODFW
- Transportation System Plan (TSP) – need to demonstrate that adequate transportation planning has been done.
- We are not approving any development plan at this time; that would be done in the future.
- Applicable criteria from the Land Development Ordinance, overview of findings
- Staff recommendation is to remove the parcel from Jackson County's Goal 5 inventory of significant resources based on ODFW's suggestions.
- Overview of responses received from surrounding property owners.

Richard: This looks like it could be in the Lake Creek District not the Grizzly District.

Mike: I did look into it, it is in Grizzly. Richard: It looks like ODFW was not involved from the beginning. Mike: I don't know about that, when they became involved. The original application had been for a subdivision in 1991, it has been going on since then. Discussion took place regarding ODFW's involvement in the application.

Richard Thierolf declared the public hearing open at 9:48 am. Speakers were as follows:

Clark Stevens, agent: He spoke regarding the following points:

- He began by acknowledging exhibit # 12 of the record, a memo regarding the original application. He explained why further information had been submitted and that the documents submitted later is what is to be reviewed.

- The board order included in the application
- ODFW's involvement and position on the application
- Presented a Habitat Map to demonstrate the location of the Wildlife Habitat Area
- TSP- agrees with staff's recommendation
- Response to surrounding property owner's concerns
- Supports staff recommendation for approval
- Joel: Any suggestions on restrictions that are proposed to be put in place? Clark: no we are in agreement with the restrictions.

Sue Kupillas, 1744 E McAndrews Ste H: She recalls wanting to sit down with ODFW to redo the maps because of problems like this. This has always been a problem with their mapping. They did not take care of it in the past because of a lack of staffing to work on it.

Richard: When they were taking testimony for destination resorts people were having the same concerns about the maps.

Frank Toney, 6705 Laurelcrest: Opposed to the removal proposed. He feels that the implications the proposal has needs to be addressed. It would negatively impact wildlife and increase fire danger. He gave the example of the 2009 Roxy Ann fire. Lack of groundwater resources would be more stressed.

Clark Stevens: Rebuttal to the previous comments. Deferring the concerns about the wildlife to ODFW. They are the experts and they say that there is no longer warranted to protect deer and elk in the area. Fire danger- in the future reducing fuel loads by creating private roads, fuelbreaks around structures, he believes will reduce the risk of fire danger in the area. We will need to demonstrate that there is sufficient water to support future development. Also the fire district was given the opportunity to responded, they did not address any concerns.

Public hearing was closed at 10:13 am. Deliberations began among commissioners:

Tani and Joel agree to recommend approval. The recommendations made by ODFW were brought up, if they would be included in the approval. Mike stated that he would include them. Joel stated that he would approve it with or without the conditions. Richard likes the conditions and gave his reasons why.

**A motion was made by Commissioner Joel Ockunzzi and seconded by Commissioner Tani Wouters to accept exhibits 1-34 into the record. The motion was approved by a unanimous "Aye" vote.**

**A motion was made by Commissioner Tani Wouters and seconded by Commissioner Joel Ockunzzi to recommend approval of an application for a Minor Comprehensive Plan and Zoning Map Amendment to remove the subject**