

JACKSON COUNTY PLANNING COMMISSION

PUBLIC MEETING

February 25, 2010

MINUTES

MEMBERS PRESENT: Don Greene
Joel Ockunzzi
Tani Wouters

MEMBERS EXCUSED: Richard Thierolf Jr.

GUESTS PRESENT: Antone Pedersen
John Renz
Greg Holmes
Bunny Lincoln
4 other guests

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

The meeting was called to order by Chair Don Greene at 9:00 a.m. The roll was called.

ELECTION OF OFFICERS:

A motion was made by Commissioner Joel Ockunzzi and seconded by Commissioner Tani Wouters to elect Don Greene as Chair of the Jackson County Planning Commission for the ensuing year. The motion was approved by a unanimous "Aye" vote.

A motion was made by Commissioner Joel Ockunzzi and seconded by Commissioner Tani Wouters to elect Richard Thierolf as Vice Chair of the Jackson County Planning Commission for the ensuing year. The motion was approved by a unanimous "Aye" vote.

A motion was made by Commissioner Joel Ockunzzi and seconded by Commissioner Don Greene to elect Tani Wouters as Secretary of the Jackson County Planning Commission for the ensuing year. The motion was approved by a unanimous "Aye" vote.

APPROVAL OF MINUTES:

A motion was made by Commissioner Joel Ockunzzi and seconded by Commissioner Tani Wouters to approve the January 28, 2010 meeting minutes as amended. The motion was approved by a unanimous "Aye" vote.

POTENTIAL BUSINESS FROM THE AUDIENCE: None

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.

Don read the file summary. Josh LeBombard gave the staff report, points were as follows:

- The complete Draft RPS Plan is now available
- City planning hearing schedules are available on the RVCOG website
- The cities are holding simultaneous hearings for their specific plans while the planning commission is hear the entire plan
- Tani noted that not all of the cities were listed on the calendar of meetings
- Discussion regarding the websites and information available took place
- The cities want the opportunity to present to the planning commission before the final decision is made
- City presentations will take place late April through June
- Review of Chapter 1 that was presented at the last meeting
- Overview of Chapter 2-Regional Growth Planning
 - Regional population allocation
 - Summarized City Population Growth-Opportunities and Constraints
 - Population Growth 2007-2060
 - Discussion took place regarding the population projections and allocations for the various cities
 - Tani requested that the table Josh created for todays presentation, regarding population allocations, be included in the RPS Plan.
 - Employment in the Greater Bear Creek Valley Urban Growth Boundaries, based on an analysis done by ECONorthwest May 2007
 - Projected regional employment growth
 - Economic advantage factors for each city was summarized
 - Comparison of allocation of employment and population
 - Discussion took place about how White City was included in the plan. Kelly stated that it was included in the county/unincorporated.

Commissioners discussed the land use and opportunities offered in that area, how new employment in the area would affect the city population allocation and urban reserve areas.

- Housing land need-amount of land needed for anticipated population increases.
- Residential need for lower and higher density.
- Employment land need-current Urban Reserve Area (URA) land proposed for employment
- Regional Growth Solutions-RPS Problem Statements:
 - Lack of mechanism for coordinated regional growth planning
 - Loss of valuable farm and forest land caused by urban expansion
 - Loss of community identity.
- Don brought his concerns with Eagle Point, White City, Hwy 62 and the proposed bypass. Josh stated that when Eagle Point gives their presentation, that would be a good time to bring up his concerns. Discussion among commissioners took place. Kelly stated that more information about what is happening with hwy 62 can be presented to the commission in the future. More discussion ensued regarding transportation and economy element planning.

Don opened the public hearing at 10:27, speakers were as follows:

Antone Pederson, 269 Grant Rd, Central Point: He is concerned with the job growth projections. Wants to know where all the growth is going to come from and how people are supposed to pay for all the proposed housing. Cities and county wants to expand which will impact individual land owners, is concerned with the outcome. He is also concerned with need for sewer and water for the proposed expansions. He is also worried with the transportation needs that will come from expansion.

John Renz, DLCD: He spoke about the following topics:

- Ashland's population-They are dissatisfied with the projections. It was agreed that it would be look at in another five years.
- Phoenix-The South Valley Employment Center was decided to be placed in Phoenix, Medford was a possibility. This in their employment allocation.
- White City-It was the county's decision to not separate it. It cannot be incorporated until 2016 because of air quality factors. That is also why less employment is allocated to the area.
- Eagle Point-They were allocated the portion of employment that did not go to Medford did have their South East plan on line.
- Central Point in its description says it has one of the few certified industrial sites. They no long have that site; it was subdivided into parcels too small to be certified.