

JACKSON COUNTY PLANNING COMMISSION

PUBLIC MEETING

January 14, 2010

MINUTES

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

MEMBERS EXCUSED: None

GUESTS PRESENT: Mike LaNier
Megan LaNier
John Renz
Lavar Hansen
Martha Ashizawa
Lawrence Worch
15 others

STAFF PRESENT: Kelly Madding, Director
Mike Mattson, Planner
Craig Anderson, Planner
Lisa Canon, Office Assistant

The meeting was called to order by Chair Don Greene at 9:03 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 December 10, 2009 meeting minutes. The motion was approved by a unanimous "Aye" vote.

BUSINESS FROM THE AUDIENCE: None

CONTINUED DELIBERATION:

Consideration of a Text Amendment to the Land Development Ordinance to revise the Floodplain Overlay, Section 7.1.2, in order to meet the National Flood Insurance Program (NFIP) requirements for floodplain management in Jackson County. This revision could affect properties located within the FEMA mapped floodplain on the Flood Insurance Rate Maps (FIRM) for Jackson County. File No. LRP2008-00009.

Don read the application summary.

Mike Mattson's discussion points included:

- 7.1.2(B)(2)(f) Temporary use of Recreation Vehicle exception was removed, it is no longer an exception according to FEMA and it is listed in another section of the LDO.
- Subdivisions and partition language was changed as suggested, he verified with the commissioners that it was written as they recommended.
- He will be speaking to FEMA about some of the changes in language that are proposed.
- Mike stated that he has a Recommendation of Approval written out and distributed them to the Commissioners.

Don noted that a lot of deliberating has taken place throughout the public hearings and asked if anyone else had anything to add or discuss further. Discussion was as follows:

Tani: Is it ok to do the recommendation prior to FEMA's approval of the letter that Mike spoke about? Mike stated that it was ok and that he already spoken to FEMA about that.

Tani: What happens if FEMA doesn't approve the letter? Mike: We would suggest changes to the BOC.

A motion was made by Commissioner Joel Ockunzzi and seconded by Commissioner Tani Wouters to recommend that the Board of Commissioners approve this ordinance as it has been altered, file LRP2008-00009. Vote was as follows:

Yes

**Richard Thierolf
Joel Ockunzzi
Tani Wouters
Don Greene**

No

Abstain

CONTINUED PUBLIC HEARING:

Consideration of a proposal to amend the Jackson County Comprehensive Plan by taking a "reasons" goal exception to Statewide Planning Goal 11, Public Facilities and Services, to allow the connection of specific rural properties within the boundary of the Rogue Valley Sewer Services District to the sewer services provided by that agency; and an amendment of the Jackson County Land Development Ordinance, Area of Special Concern (ASC) 2003-1 Goal 11 Exception Areas, Section 7.2.3(B) and the procedures of Section 3.6 consistent with the above proposal. File No. LRP2008-00003.

Don read the file summary. Craig gave a review of what has been done since the last public hearing. Points were as follows:

- Revisions to Exceptions Taxlots - 13 properties were left out of the original exception area, staff recommends including those properties along with 22 others listed in the memo.
- Recommended LDO Revisions - Reviewed the sections that would be effected by this proposal
- A review of the process that took place to determine what properties to include in the exception area.

Don opened the public hearing at 9:30. Speakers were:

Lavar Hansen: Understands that Eagle Point is not included in the exception areas. He explained the current situation with his property, failing septic, and resource zoned property. He spoke about the process he would have to go through to hook up to the sewer system.

Discussion took place with Commissioners and staff.

Craig: Stated that Eagle Point is outside of the RVSS service area and that is why that area is not included in the proposal. They likely have a separate contract for Eagle Point; he would have to check with them.

RVSS stated that the sewer line only serve within the city limits, any outside the city are not in use.

Tani: Is it possible to extend the exception area?

Kelly: If the Commission wants that to be looked into we can discuss that with RVSS.

Martha Ashizawa: Submitted written testimony regarding her property.

Mike LaNier: Submitted a packet with information about clients that are not included in the exception area. He discussed an alternative map that was prepared by the staff and wants the commissioners to consider using it. He thinks that EFU zoned properties should be reconsidered for inclusion.

Megan LaNier: First checked with Craig if a specific property was included in the additional exception taxlots, which it was. Regarding vacant EFU lands, believes that vacant lots should be included as well. It would be beneficial when someone is going through the homesite approval process to have the option to hook up to sewer.

Lawrence Worch: He is sympathetic with all the individual pleas but he knows that first Goal 11 needs to be passed. He urges the commissioners to pass it and to get the processing moving.