

# JACKSON COUNTY PLANNING COMMISSION

## PUBLIC MEETING

September 11, 2014

### MINUTES

MEMBERS PRESENT: Don Greene  
Richard Thierolf Jr.  
Craig Prewitt  
Brad Bennington

MEMBERS EXCUSED: Joel Ockunzzi

GUESTS PRESENT: Henry Vaninetti, Larry Martin, Greg Holmes,  
Clyde Brock, Tom Humphrey, David Ford,  
John Adams, Bianca Petrou, Bruce Schulz, Mike  
Upston

STAFF PRESENT: Director Kelly Madding  
Planner Sandy Brown  
Office Assistant Laura Marshall

The meeting was called to order by Chair Don Greene at 9:12 a.m. The roll was called.

Commissioner Greene asked for a moment of silence in remembrance of the tragedy on 9/11/2001

Kelly Madding, Planning Director introduced Sandy Brown, Development Services newest planner.

### APPROVAL OF MINUTES:

**The August 28, 2014 meeting minutes will be presented at the next meeting.**

**POTENTIAL BUSINESS FROM THE AUDIENCE: None**

### NEW BUSINESS:

Consideration of amendments to the Jackson County Comprehensive Plan Text consistent with the August 12, 2014 recommendations of the Agricultural Task Force to revise the Agricultural Element adopted by Ordinance 2001-27. Proposed amendments include several additional policies pertaining to irrigation as well as additional text explaining the Regional Plan process and the purpose and goals of the Agricultural Task

Force. File No. LRP2013-00004.

Commissioner Greene read admonishment and asked fellow Commissioners if they had any conflict of interest. No conflict of interest. Commissioner Greene called on staff for their presentation.

Sandy Brown, JC Planner, gave a power point presentation and reviewed the proposed changes. The following topics discussed:

- Brief review of Project Description, Background, Task Force Purpose, Task Force Focus & Task Force Draft Policy Recommendations
- Reviewed Applicable Approval Criteria:
  - LDO Section 3.7 – Amendments to the Comprehensive Plan or Zoning Maps
    - 3.7.3 (B) – Regulations for Major Text Amendments
  - Chapter 5, Section 2.8 – Collaboration with affected irrigation districts
  - Chapter 5, Section 2.22 – include findings, policies, implementation strategies, & mitigation measures to offset impacts on the ability to irrigate ag lands.
  - Oregon Statewide Planning Goals: Goal 3 Agricultural Land – Preserve and maintain ag lands.
- Reviewed Summary of Proposed Amendments
  - Proposed Amendment: Finding 5. County & Cities will include affected irrigation districts when adding URAs or portions of URA.
    - Commissioner Thierolf wanted to know how the irrigation districts had been left out. Kelly Madding, Planning Director responded.
    - New Implementation Strategy was added
    - New Mitigation Measures were added
  - Proposed Amendment: Finding 6 – Three new policies were added
    - 6.1 – County to support projects such as WISE Concept & local district piping projects
    - 6.2 – County to support strategies for irrigation districts which include in-stream leasing, quit claims, exits & in-stream transfers
    - 6:3 – County to pursue other innovative strategies to ensure viability of local irrigation districts
  - Proposed Amendment: Finding 7 – support establishment of mitigation measures to continue viability of irrigation districts. Discussion followed regarding water right in-stream leasing/transfer and conceptual plan.
  - Proposed Amendment: Finding 8 – County and City periodic evaluation regulations governing URA/UGB related transition & subsequent development
- Staff recommends approval of proposed text amendments to Agriculture Lands Element.

Commissioner Greene asked if there are any members of the Ag Task Force present

that would be speaking.

Commissioner Greene opened the public hearing.

Tom Humphrey, Community Development Director for City of Central Point 140 S 3<sup>rd</sup> St., Central Point – appointed Ag Task Force Chair. He commended county staff for their work on the proposed changes, talked about other aspects that occurred during Ag Task Force meeting, plan amendment and responded to questions from Commissioner's during staff's presentation. Supports staff's recommendation for approval. Discussion followed regarding mitigation and urbanization.

Larry Martin, 2673 Taylor Rd, Central Point – Ag Task Force member – talked about diversity of the Ag Task Force members and public representation input – supports recommendation for approval.

Greg Holmes, 1000 Friends of Oregon, Vice Chair of Ag Task Force, supports recommendation of approval. Talked about urbanization, monitoring. Answered questions from the Commissioner's.

John Adams, City of Medford Planning Dept. – here to observe process and keep apprised of things and supports recommendation.

**A motion was made by Commissioner Brad Bennington and seconded by Commissioner Craig Prewitt to admit exhibits 1 – 9 into the record. Vote was as follows:**

<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>
Richard Thierolf Jr.			Joel Ockunzzi
Craig Prewitt			
Brad Bennington			
Don Greene			

Commissioner Greene closed public hearing. Commission will take a 10 minute break. Commissioner Greene called meeting back to order and thanked the Ag Task Force and Staff for their work.

Commissioner Greene called for deliberation of file. Commissioners all agreed that the Task Force and Staff did a great job working together on the policies and changes. Commissioners all agreed and support recommendation.

**A motion was made by Commissioner Craig Prewitt and seconded by Commissioner Brad Bennington to approve the Recommendation for Approval of file LRP2013-00004 as written. Vote was as follows:**

<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>
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**Richard Thierolf**

**Joel Ockunzzi**

**Craig Prewitt  
Brad Bennington  
Don Greene**

**BUSINESS FROM THE BOARD OF COMMISSIONERS:**

None

**BUSINESS FROM COMMISSION MEMBERS:**

None

**BUSINESS FROM THE PLANNING DIVISION:**

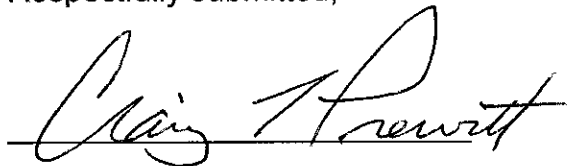
Kelly talked about Central Point Urban Growth boundary expansion –things that need to happen:

- Recommendation of Approval for LRP2013-00004
- Interchange Area management Plan for Exit 35 be adopted - coming to Planning Commission in October.
- November 20, 2014 joint meeting with City of Central Point at 6:00 pm – joint hearing on UGB Expansion & UGB Management Agreement.
- Subsequent expansion from Combined Transport.

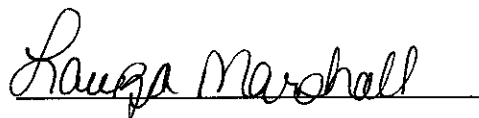
The next regular meeting is scheduled for Thursday, September 25, 2014 at 9:00 a.m;

There being no further business, the meeting was adjourned at 11:07 a.m.

Respectfully submitted,



Craig Prewitt, Secretary



Laura Marshall, Recording Clerk

Approved this 25th day of September, 2014.  
JACKSON COUNTY PLANNING COMMISSION



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Don Greene, Chair

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You may order the CD by phone (541-774 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.