

JACKSON COUNTY PLANNING COMMISSION

PUBLIC MEETING

February 27, 2014

MINUTES

MEMBERS PRESENT: Don Greene
Joel Ockunzzi
Brad Bennington

MEMBERS EXCUSED: Richard Thierolf Jr.
Craig Prewitt

GUESTS PRESENT: Raul Woerner

STAFF PRESENT: Director Kelly Madding
Planner Kenneth Skyles
Office Assistant Laura Marshall

The meeting was called to order by Chair Don Greene at 9:04 a.m. The roll was called.

APPROVAL OF MINUTES:

A motion was made by Commissioner Joel Ockunzzi and seconded by Commissioner Brad Bennington to approve the February 13, 2014 meeting minutes. The motion was approved by a unanimous "Aye" vote.

POTENTIAL BUSINESS FROM THE AUDIENCE:

None

UNFINISHED BUSINESS:

Continued Public Hearing – Consideration of an application for an 11-lot industrial subdivision on two parcels totaling 17.28 acres, zoned Light Industrial (LI), and located south of Antelope Road at the intersection of Antelope Road and 7th Street Road in White City, OR. The property is further described as Township 36 South, Range 1 West, Section 19B, Tax Lots 3200 and 3201. The application was submitted by Shadow Properties, LLC., PO Box 3187, Central Point, OR, through their agent, CSA Planning LTD, 4497 Brownridge Terrace, Ste 101, Medford, OR. File SUB2013-00066

Commissioner Don Greene called on for staff comments.

Kelly Madding, Planning Director talked about the following topics from the previous hearing:

- List of proposed amendments to conditions of approval submitted at last meeting
- Conditions created for people least familiar with land use and to ensure consistency in staff reports
- Revised conditions of approval and staff report. Applicant has seen revised conditions

Commissioner Greene thanked Kelly for her review, asked staff about new conditions

Kenneth Skyles, Planner talked about page he had give Commissioners regarding Section 7.2.1; lots covered by airport overlay are 1, 2, 3, 10 and 11.

Raul Woerner, CSA Planning, 4497 Brownridge Terrace thanked staff for working with them and making changes/corrections to conditions and have no objections to the revised conditions.

Kenneth Skyles, Planner – previous hearing Applicant requested their findings be adopted by reference. If Commission wants to do that, it should be adopted by references as far as it doesn't conflict with staff findings.

Commissioner Don Greene closed public hearing.

A motion was made by Commissioner Joel Ockunzzi and seconded by Commissioner Brad Bennington to admit exhibits 1 – 33 into the record. Vote was as follows:

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

Commissioner Greene called for deliberations. Commissioner Ockunzzi appreciates the applicant's comments, regrets time it has cost the applicant, offered an apology on behalf of the Commissions the extra time it has taken.

Commissioner Greene asked if the Commissioners had any changes from what Staff has proposed. No changes.

Kelly, Planning Director asked Ken if motion is read verbatim does it include the information to Commission regarding the Denman Wildlife area. It does include.

Commissioner Ockunzzi read motion.

A motion was made by Commissioner Joel Ockunzzi and seconded by Commissioner Brad Bennington to approve the Order for Approval of file SUB2013-00066 as written. Vote was as follows:

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

NEW BUSINESS: None

TRAINING:

Kelly Madding, Planning Director had two training topics to review – Roles & Responsibilities and Planning Commission By-Laws.

Commissioner Greene – for the public’s benefit talked about the following:

- Publics misunderstanding Planning Commissions roll because they don’t have as much latitude as people think
- Here to interpret and enforce the regulations that are in place
- Time for real public involvement should be earlier than when a project comes before the commission and that is when the development of the ordinances.
- Interpretation meets the original intent.

Kelly - the other piece is that we can make the information as understandable as possible, but most of the law that is implemented that is part of the codified ordinance and in the comprehensive plan comes from the state. Cities have more latitude and counties have less latitude due to things the state wants to protect – agriculture, forest and aggregate lands.

Kelly moved onto the training scheduled for the day and reviewed the following categories:

Roles and Responsibilities

- I. Role of the Planning Commissioner
 - o Enabling Legislation – create planning commission
 - o Membership – no more than two voting members in the same profession; removed by the governing body (BOC) for misconduct or nonperformance. Position is voluntary.

- Duties outlined in state statute – recommendations to the BOC.
- Responsibilities
 - 1) Be Fair;
 - 2) Be Efficient;
 - 3) Know your role – issue with Staff talk with Kelly, issue with Kelly talk with County Administrator
 - 4) Educate the public;
 - 5) Be brave;
 - 6) Participate

II. Jackson County Advisory Committees & Policy

- Codified Ordinance
 - Membership
 - Functions
 - Conflict of Interest
 - Authority and Responsibilities
 - Staff Services
 - Making Recommendations/Decisions
 - Disagreement between Commission & Planning Director
 - Hearings
 - Rules of Procedure

Planning Commission By-Laws

- Amended February 22, 2001 and can be amended by the Commission
- Meetings – Annual meeting, Regular meetings and Special meetings (ie: ag forum)
- Election of Officers – Chair, Vice Chair and Secretary
- Tenure of Officers – Serve for 1 year but can serve several years if elected
- Conduct of Business – 1) Authorization (5 members), 2) Quorum (3 or more present), 3) Absence of a Quorum, 4) Order of Business (Agenda), 5) Conduct of Meetings – Discussed the public speaking and time limits; and 6) Voting
- Officers, Staff and Committees – reviewed Committees

- o Attendance – Unexcused Absence, Leave of Absence
- o Amendments – Bylaws can be amended

Commissioner Ockunzzi talked about Commissioners making themselves available for meetings and as long as needed. Commissioner Greene agreed.

Commissioner Greene talked about Minority Reports

Kelly talked about other training she will be presenting at future planning commission meetings.

BUSINESS FROM THE BOARD OF COMMISSIONERS:

None

BUSINESS FROM COMMISSION MEMBERS:

Joel talked about an article in today's paper about Del Rio Vineyards – Planning Department not Planning Commission that was involved in the decision.

BUSINESS FROM THE PLANNING DIVISION:

Kelly – A lot of calls regarding medical marijuana facilities, was part of a subcommittee of the rulemaking of bill 3460. Discussed what the rule covers, when bill takes effect and locations allowed.

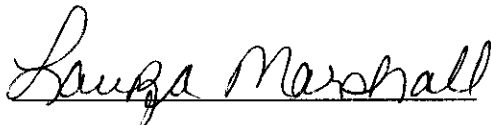
The next regular meeting is scheduled for Thursday, March 13, 2014 at 9:00 a.m;

There being no further business, the meeting was adjourned at 11:02 a.m.

Respectfully submitted,

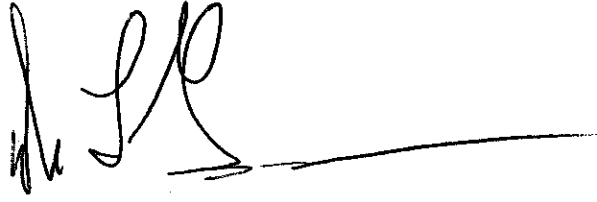


Craig Prewitt, Secretary



Laura Marshall, Recording Clerk

Approved this 24th day of April, 2014.
JACKSON COUNTY PLANNING COMMISSION

A handwritten signature in black ink, appearing to read 'D. Greene', is written above a horizontal line.

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 (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.