

# JACKSON COUNTY PLANNING COMMISSION

## PUBLIC MEETING

January 23, 2014

### MINUTES

MEMBERS PRESENT: Don Greene  
Joel Ockunzzi  
Richard Thierolf Jr.  
Craig Prewitt

MEMBERS EXCUSED: None

GUESTS PRESENT: Shirley Roberts  
Connie Foland  
Chris Skrepetos  
Tim Fletcher

STAFF PRESENT: Director Kelly Madding  
Planner Craig Anderson  
Office Assistant Laura Marshall

The meeting was called to order by Chair Don Greene at 9:14 a.m. The roll was called.

#### ELECTION OF OFFICERS:

A motion was made by Commissioner Richard and seconded by Commissioner Craig Prewitt to elect Commissioner Don Greene as Chair of the Jackson County Planning Commission for the ensuing year. Vote was as follows:

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

A motion was made by Commissioner Joel Ockunzzi and seconded by Commissioner Craig Prewitt to elect Commissioner Richard Thierolf as Vice Chair of the Jackson County Planning Commission for the ensuing year. Vote was as follows:

<u>Yes</u>	<u>No</u>	<u>Abstain</u>
Don Greene		
Joel Ockunzzi		

**Craig Prewitt**  
**Richard Thierolf Jr.**

**A motion was made by Commissioner Joel Ockunzzi and seconded by Commissioner Don Greene to elect Commissioner Craig Prewitt as Secretary of the Jackson County Planning Commission for the ensuing year.**

Commissioner Richard Thierolf stated that they usually go by seniority and nominated Commissioner Joel Ockunzzi. Commissioner Ockunzzi declined due to running for County Commissioner and other obligations. Nominations closed.

**Vote was as follows:**

**Yes**

**No**

**Abstain**

**Don Greene**  
**Richard Thierolf Jr.**  
**Joel Ockunzzi**  
**Craig Prewitt**

**APPROVAL OF MINUTES:**

**A motion was made by Commissioner Richard Thierolf Jr. and seconded by Commissioner Joel Ockunzzi to approve the October 10, 2013 meeting minutes. The motion was approved by a unanimous "Aye" vote.**

**A motion was made by Commissioner Richard Thierolf Jr. and seconded by Commissioner Joel Ockunzzi to approve the November 14, 2013 meeting minutes with corrections noted. The motion was approved by an "Aye" vote, Commissioner Don Greene was not present at this meeting and abstained from vote.**

Commissioner Craig Prewitt – Page 5 spelling correction. Bases should be basis.

Commissioner Richard Thierolf – corrected page 4 - "Commissioner Thierolf opened public hearing for public comment. Some of the public would like to donate time so others would have more than five minutes. Commissioner's had a procedural question about donating time. Kelly Madding, Planning Director, stated that it is fairly common and it is up to the Planning Commission if they want to allow donating time. Commissioners will allow donation of time." He feels that the Planning Commission should take a look at the practice from now on. If allowed it could open the door to limitless time for comment from non applicants and feels it could be abused. Discussion followed about time donation and reviewing the procedure at a future planning commission meeting.

**A motion was made by Commissioner Craig Prewitt and seconded by Commissioner Joel Ockunzzi to approve the December 19, 2013 meeting minutes. The motion was approved by a unanimous "Aye" vote.**

**A motion was made by Commissioner Joel Ockunzzi and seconded by Commissioner Richard Thierolf Jr. to approve the January 9, 2014 meeting minutes. The motion was approved by a unanimous "Aye" vote.**

**POTENTIAL BUSINESS FROM THE AUDIENCE: None**

**UNFINISHED BUSINESS:**

**Deliberations only** – Pursuant to the adoption of Ordinance No. 2009-7 (ODOT Siskiyou Safety Rest Area) and per LDO 2.6.7(D)(3), the Jackson County Planning Commission will consider a request by ODOT to amend a condition of approval requiring that all land uses be connected to water services provided by the City of Ashland. The project is located on an 18 acre property described as Township 39 South, Range 1 East, Section 24 (right-of-way), located between mileposts 12 and 13 within the Interstate 5 right-of-way (east side), approximately 500 feet south of the City of Ashland Urban Growth Boundary (UGB). File No. LRP2013-00005.

Commissioner Don Greene read file summary and asked staff if they had any comments. Craig Anderson stated that he did not have a staff presentation and had created a Hearing Checklist for the Commissioners to go by.

**A motion was made by Commissioner Craig Prewitt and seconded by Commissioner Joel Ockunzzi to admit exhibits 1 – 49 into the record. Vote was as follows:**

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

Commissioner Don Greene called for identification of conflicts of interest and/or ex parte communications. No conflicts and/or ex parte for all commissioners present.

Commissioner Don Greene called for deliberations. The following topics were talked about:

- Illegal issues brought up about where we are in standing, jurisdiction, ability to modify criteria and if the ordinance is being followed correctly.

- Modification of condition 27 - Criteria 2.6.7(D)(3). Craig Anderson, Planning staff clarified what criteria states and what procedure is required to modify the condition.
- Staff Recommended Condition of Approval. Discussion followed regarding
  - Plantings not living more than three years
  - Irrigation of plants
  - Procedural and jurisdictional objections
    - Suggested Motion prepared by Staff and proposed changes to the motion. Proposed motion read as follows. "Based on the evidence and testimony and on the presumption that County Counsel's jurisdictional and conditional recommendations are proper, I move to recommend that the Board of Commissioners support a request to amend a condition of approval requiring that all land uses be connected to water services provided by the City of Ashland. I further recommend that staff's proposed condition of approval be supported with changes as previously noted. File No. LRP2013-00005."

**A motion was read and made by Commissioner Craig Prewitt and seconded by Commissioner Joel Ockunzzi to approve the Recommendation for Approval of file LRP2013-00005 as written. Vote was as follows:**

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

**NEW BUSINESS:** None

**BUSINESS FROM THE BOARD OF COMMISSIONERS:**

Kelly Madding announced that a new Jackson County Planning Commissioner, Brad Bennington, will be appointed on January 29<sup>th</sup> at the BOC meeting. He will be present at the next JCPC public hearing. Commissioner Don Greene and Commissioner Joel Ockunzzi have talked to or know Mr. Bennington and look forward to having him on the Planning Commission.

**BUSINESS FROM COMMISSION MEMBERS:**

Commissioner Richard Thierolf asked when the next scheduled planning commission meeting is scheduled. Next meeting scheduled for February 13, 2014, subdivision in White City. Discussion followed about lack of White City Planning Commissioners.

**BUSINESS FROM THE PLANNING DIVISION:**

Kelly Madding, Planning Director talked about the new Commissioner and possibly having Planning Commission training, have some work sessions during regular meeting and review by-laws.

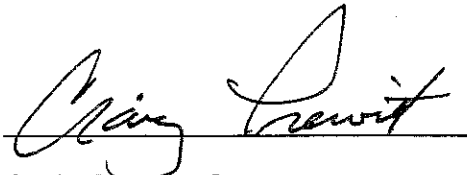
Commissioner Joel Ockunzzi asked about City of Medford meeting regarding 900 +/- acres for potential rezoning and asked Kelly if she could speak as to how it falls into the RPS process so the general public can understand. Kelly spoke broadly about the process because it is a City of Medford issue. Discussion followed. Kelly will check on farm deferral assessment.

Kelly asked if the Commissioners would be interested in some training. The Commissioners are all in agreement that training would be good.

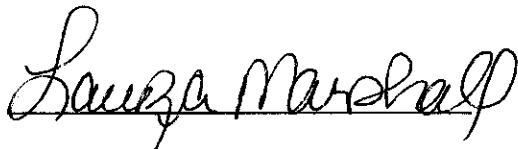
The next regular meeting is scheduled for Thursday, February 13, 2014 at 9:00 a.m;

There being no further business, the meeting was adjourned at 10.25 a.m.

Respectfully submitted,

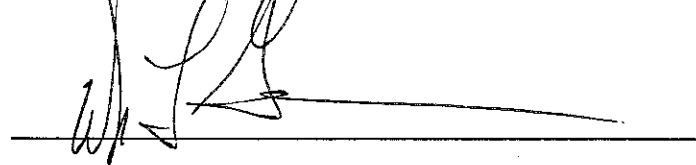


Craig Prewitt, Secretary



Laura Marshall, Recording Clerk

Approved this 13th day of February, 2014.  
JACKSON COUNTY PLANNING COMMISSION



Don Greene – Chair

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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.