

# JACKSON COUNTY PLANNING COMMISSION

## PUBLIC MEETING

February 12, 2015

### MINUTES

MEMBERS PRESENT: Don Greene  
Richard Thierolf Jr.  
Joel Ockunzzi  
Brad Bennington  
Tom Lavagnino

MEMBERS EXCUSED:

GUESTS PRESENT: Dan O'Connor  
Ron Horton  
Larry Martin

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

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 Richard Thierolf Jr. and seconded by Commissioner Brad Bennington to approve the November 20, 2014 meeting minutes. The motion was approved by a unanimous "Aye" vote.**

**A motion was made by Commissioner Tom Lavagnino and seconded by Brad Bennington to approve the January 8, 2015 meeting minutes. The motion was approved by a unanimous "Aye" vote. Commissioner Richard Thierolf abstained.**

**POTENTIAL BUSINESS FROM THE AUDIENCE: None**

#### NEW BUSINESS:

**Public Hearing** – Consideration of an application for a Comprehensive Plan Map Amendment for an exception to Statewide Planning Goal 11 to allow the connection of an RVSS sewer line and to add the subject property to Area of Special Concern (ASC) 2003-

1, Goal 11 Exception Areas, on a 22.84 acre property described as Township 36 South, Range 2 West, Section 26, Tax Lot 2002 and located at 5591 Upton Road. Ronald and Christine Horton, Owners. File 439-14-00031-LRP.

Commissioner Greene read summary and admonishment. Asked the Commissioner's if they have any ex-parte contact or conflict of interest. All Commissioners said no ex-parte or conflict of interest.

Craig Anderson, Jackson County Planner – gave a brief review of application along with a power point presentation. The following topics were discussed and answered questions from Commissioners:

- Maps showing subject parcel location, Goal 11 Exception Areas map, zoning map w/RVSS lines and aerial map w/buildings.
- Property has homesite approval for a farm dwelling, DEQ denied septic system, the only other option is a sewage lagoon, if, denied Goal 11 exception.
- Applicable Criteria
  - Oregon Administrative Rules – Reasons Goal Exception Criteria – refers to Goal 11- prohibits connection to sewer lines on EFU lands.
  - Staff adopted applicant's findings verbatim with the exception of the conclusive finding that sewage lagoon represent a public health hazard.
  - Sewer line located on the northern property edge.
  - Statewide Planning Goals – Goals 1-14
  - JC Land Development Ordinance – Sections 3.7.3(C)

Commissioner Greene opened the public hearing and called on Dan O'Connor for Applicant's presentation.

Dan O'Connor, 823 Alder Creek Dr., Agent for Application – reviewed reasons for application and has talked with necessary agencies prior to submitting the application and all criteria have been met. He has done research and talked about how sewage lagoons are a health hazard, were they would have to locate lagoon due to floodplain on property, Aerosol transmissible pathogens created from sewage lagoon, requirements for bio solid treatments, lagoons. Answered questions from the Commissioners regarding:

- prior owner not applying for Goal 11
- cost to owner for hooking into the sewer lines
- Agriculture use of property

Commissioner Greene asked if anyone else would like to speak. No one else wanted to speak. Commissioner Greene closed the public record.

**A motion was made by Commissioner Joel Ockunzzi and seconded by Commissioner Richard Thierolf Jr. to admit exhibits 1 – 20 into the record. Vote was as follows:**

**Yes                                      No                                      Abstain                                      Absent**

**Richard Thierolf Jr.  
Joel Ockunzzi  
Brad Bennington  
Tom Lavagnino  
Don Greene**

Commissioner Greene closed public hearing and called for deliberations.

**A motion was made by Commissioner Brad Bennington and seconded by Commissioner Richard Thierolf Jr. to approve the Recommendation for Approval of file 439-14-00031-LRP as written. Vote was as follows:**

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

**2015 WORK PROGRAM:**

Kelly Madding, Planning Director presented the 2015 Work Program for Current and Comp Planning.

- Reviewed the process of the Work Program for the new Commissioner's
- Priorities
  - Items subject to statutory timelines; can be costly for the county if timelines are not met.
  - Legislative Items initiated by the BoC/JCPC – Work Task Examples:
    - Update the Land Development Ordinance
    - Southern Oregon Regional Pilot Program – would like to have most of it completed by end of June.
    - Agriculture Task Force
      - 7 Recommendations discussed at great length.

Larry Martin, 2673 Taylor Rd., Central Point – member of Ag Task Force and talked about the recommendations, mainly the Farmbudsman position. Recommendation 5 – Conservation Easements – was the only item that there was a definite disagreement amongst the Task Force Group and compromised on the recommendation. His pick for priority of the recommendations would be #4 – revisions to the LDO.

- Amendment to the Citizen Involvement Committee making the Planning Commission the CCI
- Amendments to the Detached Living Space provisions
- Quasi-Judicial applications sought by RPS participation jurisdictions

- Legislative Items Required by Federal, State or other Statutory requirements – update Transportation System Plan, headed by Mike Kuntz, Roads Department
- Quasi-judicial applications w/significant positive economic impact to region
- Legislative Items necessary to improve the Functioning of the Long Range Plan or Land Development Ordinances in JC – DLS Amendment & Code Update
- Quasi-judicial applications affecting JC owned properties – JC Expo, Recreational Vehicle Park.
- Quasi-judicial applications with health or safety implication – Certain Goal 11 exceptions
- Quasi-judicial applications that risk the loss of significant federal or state financing if not processed in a timely fashion
- All other quasi-judicial applications submitted by private citizens
- Comprehensive Planning Work Load Constraints

Kelly asked the Commissioners if they had a thought about the Ag Task Force priorities. #4 and #7 seem most important to the Commissioners.

**BUSINESS FROM THE BOARD OF COMMISSIONERS:**

Kelly talked about the February 26<sup>th</sup> meeting – marijuana facilities ordinance – BoC had asked staff to present ordinance before bringing it to the Planning Commission. Discussion followed regarding medical and recreational marijuana.

**BUSINESS FROM COMMISSION MEMBERS:**

Commissioner Thierolf has heard Ashland is considering ODOT Visitor Center which may not succeed and wanted to know what effect it could have on County. Kelly does not want to discuss at this time due to not knowing what will happen. She did talk about potable water from City of Ashland.

**BUSINESS FROM THE PLANNING DIVISION:**

Kelly discussed upcoming Planning Commission meetings on February 26<sup>th</sup>, a regular JCPC meeting and the joint Planning Commission meeting with Central Point on March 5<sup>th</sup> at 6 p.m. in Central Point Council Chambers.

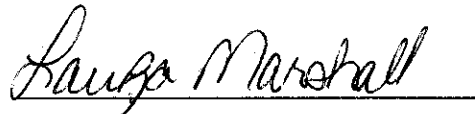
The next regular meeting is scheduled for Thursday, February 26, 2015 at 9:00 a.m;

There being no further business, the meeting was adjourned at 12:02 p.m.

Respectfully submitted,




Laura Marshall, Secretary



Laura Marshall, Recording Clerk

Approved this 12th day of March, 2015.  
JACKSON COUNTY PLANNING COMMISSION



Don Greene, Chair

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