

# JACKSON COUNTY PLANNING COMMISSION

## PUBLIC MEETING

January 8, 2015

### MINUTES

MEMBERS PRESENT: Don Greene  
Joel Ockunzzi  
Brad Bennington  
Tom Lavagnino

MEMBERS EXCUSED: Richard Thierolf Jr.

GUESTS PRESENT: Michael Bull, Herb Farber, Josh LeBombard  
Greg Holmes, Bob Hart, Kathleen Donham  
Kendra Louks, Gary Woodring, Keith Cubic  
And 2 additional guests

STAFF PRESENT: Director Kelly Madding  
Ken Skyles, Planner  
Craig Anderson, Planner  
Office Assistant Patricia Guida

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

#### ELECTION OF OFFICERS:

**A motion was made by Commissioner Joel Ockunzzi and seconded by Commissioner Brad Bennington 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>	<u>Absent</u>
Joel Ockunzzi			
Brad Bennington			
Tom Lavagnino			
Don Greene			

**A motion was made by Commissioner Joel Ockunzzi and seconded by Commissioner Tom Lavagnino 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>	<u>Absent</u>
Joel Ockunzzi			
Brad Bennington			
Tom Lavagnino			
Don Greene			

**A motion was made by Commissioner Joel Ockunzzi and seconded by Commissioner Brad Bennington to elect Laura Marshall, Office Assistant as Secretary of the Jackson County Planning Commission for the ensuing year. Vote was as follows:**

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

#### **APPROVAL OF MINUTES:**

The November 20, 2014 meeting minutes will be presented at the next meeting.

A motion was made by Commissioner Joel Ockunzzi and seconded by Commissioner Brad Bennington to approve the December 11, 2014 meeting minutes as corrected. The motion was approved by a unanimous "Aye" vote.

**POTENTIAL BUSINESS FROM THE AUDIENCE: None**

#### **NEW BUSINESS:**

**Public Hearing** – Consideration of an amendment of the Planned Unit Development and Replat of Lots 16-43, 55-64 and 66 and Common Area Lots "B" and "C" of the Auburn Estates PUD, reducing the number of single family residential lots from 38 to 22, eliminating off-street parking in Common Area "B" and converting Common Area "C" from off-street parking to residential use and creating three lots from Lot 66, while maintaining the condominium/townhouse development of 16 attached dwelling units. The subject parcel is zoned White City Urban Residential-30 (WCUR-30). It is located west of Twenty-Fourth Street between Antelope Road and Avenue C, in White City, OR. The property is further described as Township 36 South, Range 1 West, Section 21BC, Tax Lots 3101, 3132-3137, 3139-3142, 3144-3147, and 3149-3174. File 439-14-00067-SUB.

Don Greene read the application summary. Ken Skyles gave a brief staff report and Overhead presentation providing the following:

- Changes to the proposal, as stated by staff in the Memo to the Commissioners, will not be made by the applicant
- Duplicate page 28 is the hearing record that was mailed out by staff
- LDO allows lots smaller than 3,000 sq. ft.
- Dwellings per lot
- Parking
- Dwelling elevations
- Conditions of Approval
- PUD Purpose/Concept and Variances
- Kelly provided information on acres zoned WCUR-30, 15 vacant acres, and 30 + acres already zoned, or can be rezoned
- Private Road & Agreements

Questions and Discussion from the commissioners:

- Density Transition
- Private Road
- Bicycle Striping or lanes

The public hearing was opened at 9:52 a.m. Speakers were:

Herb Farber, Agent: Discussed the proposal and agrees with staff but requests the following:

Clarification of conditions:

- 1) Final Plat section Page 44, #6 – Landscape Plat, prior to final plat – Clarify that the Item is for the Plan, not the construction of the landscape.
- 2) #6A - Lot 65 is not under the ownership of the Applicant, and not part of the project, also #6D.
- 3) Page 46, #12 – Private Road cannot be “Prior to Final Plat”, but “Prior to Final Inspection”. Proposes adding the verbiage of “Prior to Final Inspection”. Staff suggest moving to location of #22 and number accordingly.
- 4) Page 50, Development of Common Space – #25 strike Item A & E. Commission will discuss under deliberations.

Michael Bull, Luke 12:15 LLC: Discussed Item #25 and provided the history of the properties condominium area.

Page 78 of the application provides their phasing plan to closely mirror the original approval. Requests that Lots 90-92 be stricken from A and E and the original owner be required to complete this requirement.

Staff provided clarification of Phases of the original plan and this request. Originally Phase 3 would have included these improvements. Also discussed Fencing in #6A and 6B. Verbiage changes was discussed.

Herb Farber: Item #25, Reeder, Knouff, Thomas LLC. will construct the common areas.

Commissioner Don Greene closed the public hearing at 10:30 a.m. for deliberations:

- Verbiage changes to #6A & B, striking the last line
- Move Item #12 to position #22 and number accordingly
- Item #25, Strike Lots 90 – 92
- Item #24, Add fencing

**A motion was made by Commissioner Brad Bennington and seconded by Commissioner Joel Ockunzzi to admit exhibits 1 – 28 into the record. Vote was as follows:**

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

**A motion was made by Commissioner Brad Bennington and seconded by Commissioner Joel Ockunzzi to approve with amended findings and conditions. Staff was instructed to prepare the Order for Approval of file 439-14-00067-SUB as written. Vote was as follows:**

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

**WORK SESSION – Executive Order 12-07 (Southern Oregon Regional Pilot Program)**

Kelly provided a briefing on the project and the tasks. IP noticing issue for the work session was discussed. The legal requirements were meet. Discussion followed.

Craig Anderson provided a briefing and the criteria for the 3 proposed maps: Maps were shown. Analyst used:

**Rural Use Methodology Map (Task 6) - RU Criteria**

- Urban or Urbanizable lands
- Public and Tax Exempt Lands
- Non resource
- Class I-IV soils
- Forest Productivity > 50 cu ft
- Deer and Elk Winter Range
- 10 + acres - Minimum 10 acre lot size = 16,588 acres/355 lots = 1,448 new lots with maximum division

**Regional Methodology Map (Task 5)**, restricts eligibility for those outside of the rings.

- Distances of 1 mile, 2 mile and 3 miles from communities
- Tax lot level analysis
- May cause the current RU zoning/criteria to be replaced

**Soils Map**

- Distances of 1 mile, 2 mile and 3 miles from communities
- Mapping Soils

Discussion followed on:

- 1) Population Density of the three counties

Requests for Public Comment, the following spoke:

Tonya Mora: Concerned about the lack of information available to the public and timeline requirements.

Gary Woodring, 220 W. Rapp Rd, Talent: Concerns that the process is going to subdivide the county. Requests that there needs to be a public hearing and the maps be publicized in the paper.

Kendra Louks, 2830 Payne Road: Discussed the EFU land surrounding her property, macro trends, global warming/climate change/drought/food production, taking too much agricultural lands is difficult to reclaim. Request the commission proceed with caution in changing zoning.

Greg Holmes, 1000 Friends of Oregon: Intimately involve with both Jackson and Josephine Counties. Discussed being disappointed in the public hearing process, the website is out dated, current data isn't posted, notice to the public is lacking, suggests the wide scale public involvement is inadequate. The following content was discussed:

- Inappropriately zoned lands & The Problem Statement
- Proposals to the State needs to meet the intent of the Executive Order 12-07

- Goals/Rule Changes
- RU outcome has always been able to make changes legislatively
- If there's no Regional outcome, there is still the possibility to make local changes through the legislative process
- Property by Property analysis needs to be applied

Questions from the commissioners. Discussion followed on:

- 1) NRCS Maps / Mis-zoned lands – Rural Use
- 2) Caring Capacity
- 3) Soil Scientist
- 4) Public Involvement

Bob Hart, Land Use Planning Consultant: Has concerns with the following:

- Big Look/Political Procedure
- Small Farms in Southern Oregon
- Mis-zoned parcels
- RU Concept hasn't worked
- Relook at the Exc. Order 12-07 and look at the facts of SO OR
- Public input is needed, but the process is very technical
- Class IV with no irrigation should be looked at and taken out

Questions from the commissioners to Josh LeBombard;

- 1) Executive Order vs. the Problem Statement
  - a) The Problem Statement was produced very early on, but the vision isn't far off
- 2) Change in Clarification/Definition of Non-Resource Land and Forest Land
- 3) Public Access to material – Site is very outdated; Discussion followed with staff input
- 4) Caring Capacity Analysis/Criteria

Questions for staff:

- Public Hearing/Meeting – Staff advised that it would be up to the Commission to decide how they want to proceed. Public comment/hearings being held after Task 5.
- RU vs. Regional Approach

Don G. believe there should be an evening open house to school the public, once the approach has been chosen. The approach should be made in the next month or two.

Don G. requests a report from staff in a month and another hearing should be scheduled at that time. Having an open house might be a better forum for the public.

Keith Cubic, Douglas County: The sooner Jackson County decides on their process the better. This will allow Douglas and Josephine Counties to move forward.

**BUSINESS FROM THE BOARD OF COMMISSIONERS: None**

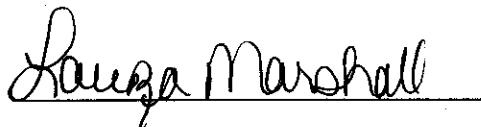
**BUSINESS FROM COMMISSION MEMBERS:** Don thanked Tom Lavagnino for joining the commission.

**BUSINESS FROM THE PLANNING DIVISION: None**

The next regular meeting is scheduled for Thursday, January 22, 2015 at 9:00 a.m;

There being no further business, the meeting was adjourned at 12:58 p.m.

Respectfully submitted,

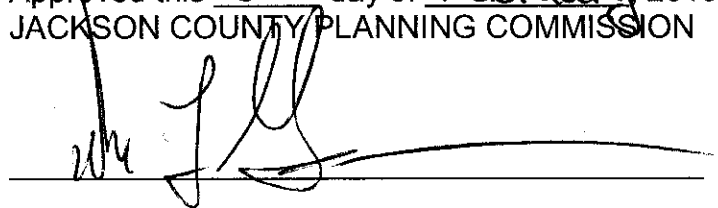


Laura Marshall, Secretary



Patricia A. Guida, Recording Clerk

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



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.