

# JACKSON COUNTY PLANNING COMMISSION

## PUBLIC MEETING

August 9, 2018

### MINUTES

MEMBERS PRESENT: Don Greene  
Richard Thierolf Jr.  
Brad Bennington  
Tom Lavagnino  
Jon Elliott

STAFF PRESENT: Director Ted Zuk  
Planner – Frank Hernandez  
Office Assistant Laura Marshall  
Office Assistant Jessica Powell

The meeting was called to order by Chair Don Greene at 9:05 a.m. The roll was called.

#### APPROVAL OF MINUTES:

A motion was made by Commissioner Tom Lavagnino and seconded by Commissioner Brad Bennington to approve the meeting minutes. The motion was approved by a unanimous “Aye” vote.

**POTENTIAL BUSINESS FROM THE AUDIENCE: None**

**UNFINISHED BUSINESS: None**

#### NEW BUSINESS:

Don Greene gave Admonishment and summary.

**Public Hearing** – File 439-18-00026-SUB, Patrick Huycke, Applicant; Scott Sinner, Agent.

Francisco Hernandez, Gave a brief staff report, Reviewed Roads comments, development standards of White city,  
Key Issues:

- Wetland Mitigation, revised Division of state lands
- Preliminary access plan and hydrant location

Entering into record: Comments from Roads Dept. exhibit #28.  
Read over roads comment #6 and Roads key issues.

- Full Width Right of Way
- Effect of Development on abutting properties

Answered questions from Commissioners. Went over proposed development properties, discussion followed.

Discussed internal road access to lots 2, 3, 4 and 5 through a private road.

Continued Staff's recommendation, discussion followed.

Richard Thierolf brought up fire truck turn around as subdivision developed, discussion followed.

Entered into record: Comment from Kathleen O'Marro, exhibit # 29.  
Briefly read over concerns and comments. Discussion followed.

Richard Thierolf asked question about staff report, page 97, Fire District #3 comment about fire access, water supply and fire district approval. Discussion followed.

Opened to public comment at 9:38am

Scott Sinner: Spoke on roads comments, and road requirements regarding the white city street standards, and how the criteria for the 40ft alternative street standard is met. Their development plans and placement of driveways and curb cuts.  
Answered questions from Commissioners.

Brad Bennington asked about timeframe from when application was submitted to when the Roads department responded. Discussion followed.  
Brought up if this subdivision would be affordable housing. Discussion followed.

Discussed concern from page 98 of record if the homes are going to be single level houses or town houses.  
Spoke on standards of attached housing vs. single family detached housing. Discussion followed.

Don Greene asked about Phasing. Discussion followed.

Question asked about construction time line. Discussion followed

Don Greene asked about adjoining properties develop-ability and private road standards. Discussion followed.

Richard Thierolf asked about tax lot 3160, Discussion followed.

Don Greene asked about Wetlands mitigation and vernal pools, Discussion followed.

Scott Sinner summarized road comments.

Patrick Huycke, spoke on points of road width, page 23 of record referring to final plat approval, adjoining property development, page 28 of record #9 prior to permits, finished.

Recess at 10:43

End recess at 10:48

Planner Francisco Hernandez asked about 40 vs. 45 foot right of way and gave staffs views, ordinances and feasibility of a 40 foot right of way, and recommends that the planning commission establish a finding that explains the position of accepting the 40ft right of way. Discussion followed.

Closed Public comments

**A motion was made by Commissioner Brad Bennington and seconded by Commissioner Richard Thierolf to admit exhibits 1-31 into the record. Vote was as follows:**

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

**A motion was made by Commissioner Brad Bennington and seconded by Commissioner Jon Elliot to approve the Recommendation for Approval. Vote was as follows:**

<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>
Richard Thierolf			
Tom Lavagnino			
Brad Bennington			
Jon Elliott			
Don Greene			

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

**BUSINESS FROM COMMISSION MEMBERS:**

Tom Lavagnino, Public Access viewing issue has been solved.

Brad Bennington, Marijuana Compliance through Code Enforcement, discussion followed.

Don Greene asked about the open Planning Manager position and current planning work load, discussion followed.

Tom Lavagnino, future planning, White City study group, discussion followed.

Jon Elliot, White city planning and development, and developing guidelines.

Richard Thierolf, personal grow sites and enforcement of personal grow sites. Code enforcement considerations and access problems.

Richard Thierolf, Medford urban growth boundary expansion, along with Phoenix, Talent, and Central Point.

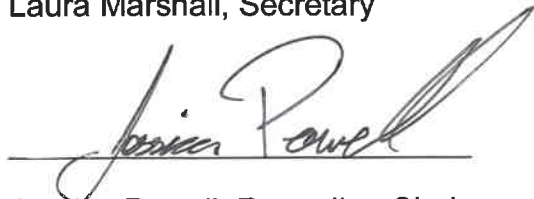
**BUSINESS FROM THE PLANNING DIVISION:**

There being no further business, the meeting was adjourned at 11:39 a.m.

Respectfully submitted,



Laura Marshall, Secretary



Jessica Powell, Recording Clerk

Approved this 13th day of December, 2018. JACKSON  
COUNTY PLANNING COMMISSION



Don Greene, Chair

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