

JACKSON COUNTY PLANNING COMMISSION

PUBLIC MEETING

November 8, 2018

MINUTES

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

MEMBERS EXCUSED: Brad Bennington

GUESTS PRESENT: Craig Anderson, Planner
Charles Bennett, Planner
Alicia Brown, Code Enforcement Supervisor
Tracie Nickel, Planner
Kenneth Skyles, Planner

STAFF PRESENT: Ted Zuk, Development Services Director
Patricia Guida, Office Assistant

The meeting was called to order by Chair Don Greene at 9:07 a.m. The roll was called.

APPROVAL OF MINUTES:

The August 9, 2018 minutes will be presented at the next meeting.

POTENTIAL BUSINESS FROM THE AUDIENCE: None

Agenda Overview – Ted Zuk

Code Enforcement Statistics:

2015 total of 605 Code Cases

2016 total cases 795 cases, 352 were marijuana related

2017 total cases 1150, 450 were marijuana related

2018 total cases 1105, 275 marijuana related

Discussion followed Hemp vs. Cannabis, housing concerns that remain after farming has stopped, processing, extraction methods and allowable locations.

Marijuana Issues Update – Alicia Brown, Code Enforcement Supervisor

PowerPoint Presentation given on Marijuana Enforcement in Jackson County

What Do We Do -

- o Increased staffing

- Working in conjunction with Building and Planning
- Complaint Driven
- Compliance

Marijuana Production – Land Development Ordinance

What We Enforce – Land Development Ordinance

- Marijuana related Activities We Regulate
- Unpermitted Construction, Electrical, Building codes, Processing equipment

What We Can't Enforce

- Odor
- Noise
- Increased Traffic
- Criminal Activity
- Industrial Hemp – Chap. 3.13

When Violations Occur – Code Enforcement Fines (8% of cases go to hearing)

The Numbers

- Current Tracking Methods

Marijuana Land Use - Community Livability

- Cargo Containers
- Fencing
- RV & Structures
- Greenhouse Lighting

Questions followed on: Water, water transportation, Board of Commissioners revisiting marijuana ordinances, Marijuana Advisory Committee, fines paying for code enforcement – fines fluctuates and makes up approximately 13% of the code enforcement budget, and liens.

Board of Commissioners/Planning Commission Joint Meeting – Ted Zuk

Spoke on Jackson County Codified Ordinances - Chapter 12.22, Section 12.22.07. Section 12.22.08 Citizen Advisory Committee no longer exists, the planning commission is now the Citizen Advisory Committee, LDO Chapter 2.3 – White City Planning Commission has being covered by the Jackson Planning Commission and a Board Order will be needed per County Counsel, LDO and Codified Ordinance process to eliminate the White City Planning Commission.

Strategic Work Plan – Ted Zuk

- **White City Training December 13, 2018 - Ken Skyles**
White City Overview handout for the December Meeting
Planned Development

Commercial Zoned – Site Plan Reviews
White City overview maps

Two study sessions will be needed to cover the issues

- **White City Roads Interconnectivity - Craig Anderson**
White City TSP map displayed and transportation projects discussed (3 – Tiers)
Tier 1 Projects
 - R62 - Table Rock Rd @ Antelope Rd widening to 4 lanes
 - R69 – Foothill Road extension from Corey Rd to Atlantic Ave.
 - I24 – Safety Round about at Hwy 140 and Foothill Road
 - Hwy 62 widening between Hwy 140 and Antelope Road

Tier 2 – 3 Projects

- R71 – R78 are unlikely to be built in the next 10-15 years

Road Development with the Housing Development – Ken Skyles

Discussion followed on:

Parcelization

Governing LDO sections

TSP/Roads Dept. Restrictions – flexibility of standards

Development Standards – restricting other parcels

- **SORPP Rural Use Amendments/Affordable Housing Concept Plan – Craig Anderson**
Rural Use Plan: Resource Land to Non-Resource land, 16,000 – 18,000 acres were considered in the original plan. Resource lands and the Comp. Plan will be the first phase to be looked at, Phase II will be parcel size, clustering, fire and access issues. It will be on an individual basis not a large re-zoning project.

Rural Use minimum parcel size is 20 acres, what is being looked at is 5-10 acres density with clustering

- **LDO Chapter 3 and 4 - Resource Chapter Rewrites – Tabled to December meeting.** Tracie passed out a handout to be reviewed.

- **Central Point and Phoenix City UGB – Ted Zuk**

Ted has talked to the City of Phoenix and it should be submitted around June, Central Point is looking at March/April submittal. A joint meeting is proposed.

- **Stream Remapping Project**

Planning Manager Update – Ted Zuk gave a brief on the interview process, candidates and that it may go back out for applications.

The next regular meeting is scheduled for Thursday, December 13, 2018 at 9:00 a.m.;

There being no further business, the meeting was adjourned at 12:08 p.m.

Respectfully submitted,

absent

Laura Marshall, Secretary

Patricia A. Guida

Patricia Guida, Recording Clerk

Approved this 13th day of December 2018.

JACKSON COUNTY PLANNING COMMISSION

Don Greene

Don Greene, Chair

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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.