

# JACKSON COUNTY PLANNING COMMISSION

## PUBLIC MEETING

December 13, 2018

### MINUTES

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

MEMBERS EXCUSED: None

GUESTS PRESENT: Bob Fellows and Rachel

STAFF PRESENT: Ted Zuk, Development Services Director  
Kenneth Skyles, Planner  
Alicia Brown, Code Enforcement Supervisor  
Patricia Guida, Office Assistant

The meeting was called to order by Chair Don Greene at 9:10 a.m. The roll was called.

#### APPROVAL OF MINUTES:

**A motion was made by Commissioner Brad Bennington and seconded by Jon Elliott to approve with corrections the August 9, 2018 meeting minutes and approve as written the November 8, 2018 meeting minutes. The motion was approved by an unanimous "Aye" vote.**

#### POTENTIAL BUSINESS FROM THE AUDIENCE: None

**Planning Manager Update** – Ted Zuk gave a brief on the Planning Manager hiring process. It has been upgraded to a Planning Manager IV and will start advertising at the first of the year.

Update: Planning Commission section of the Codified Ordinance will need changes to allow the Jackson County Planning Commission to be appointed as White City Planning Commissioners. Discussion followed.

Future White City Trainings are scheduled for January 10 - Zoning and February 14 – Transportation Connectivity. Jackson County Roads and Fire District 3 will be attending the February 14<sup>th</sup> meeting.

Chapter 4 re-write will be before the Planning Commission in 2019. Angelo planning group was hired, through a grant, their drafts have been reviewed and a rewrite was received in August. Drafts and rewrites continue and the final draft should come before the commission next year.

### **NEW BUSINESS:**

**White City Training** – Ken Skyles, Chapter 12 (White City Urban Unincorporated Community) of the Jackson County Land Development Ordinance.

Chapter 12 PowerPoint Presentation and discussion followed on:

- Subdivisions vs. single lots
- Connectivity – (Add to February 14<sup>th</sup> Meeting with Roads Dept.)
  - Grid system
  - Direct Access
  - Collector & Arterial Streets
- Comprehensive Planning and Zoning Map
- Neighborhood Commercial Uses
- Residential Density – Minimum and Maximums, LDO Table 12.4-1
  - Set Backs
- Dwelling Types
  - Definition for Attached Houses, LDO may not have one
  - Zero Lot Line
  - Single Family Dwellings
  - Attached Ingle Family
  - New Mobile Home Parks – Modular Building
  - Accessory Dwelling Units
- Public Uses in WCUR Zones
- Relocated Housing
- Sports Park overlay - Deed Declaration Requirements
- Special Uses - White City Industrial Zones
- Street Intersections – MOVED to February's Meeting
- Transit Stops
- Vision Clearance for Intersections
- Bicycle and Pedestrian Access
- Private Streets
- Through Access
- Minimized Access Points

- White City Local Street Standards
- Public Facilities
  - Public Sewer & Water
  - Street Lighting
  - OR Fire Code
- Land Use Buffering and Screening
- Fencing, Walls and Hedges
- Landscaping
  - Street Trees
  - General Landscape Standards
  - Xeriscape
- Deferment of Improvements/Security to Ensure Compliance
  - Performance Bond
- Other Sections that may apply to White City
  - Chapter 3.1.4(B)(2); 3.2; 3.5
  - Chapter 6.2 Table; 6.4.4
  - Chapter 7.1.1(K); 7.3.1; 7.3.3(A)
  - Chapter 8.2 Table; 8.6; 8.8; 8.9
  - Chapter 9.2.6(A); 9.2.7; 9.4; 9.5; 9.6
  - Chapter 10 Land Division – 10.3.1 General Approval Criteria; 10.3.2 Approval Criteria; 10.4 Design and Improvement Standards; 10.4.1 Layout & Design; 10.4.2 Utilities; 10.4.3 Roads/Access; 10.4.4 Panhandle or Flag Lot

The next regular meeting is scheduled for Thursday, January 10, 2019 at 9:00 a.m.

There being no further business, the meeting was adjourned at 12:18 p.m.

Respectfully submitted,

Absent

Laura Marshall, Secretary



Patricia Guida, Recording Clerk

Approved this 10<sup>th</sup> day of January, 2019. JACKSON  
COUNTY PLANNING COMMISSION



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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.