JACKSON COUNTY PLANNING BOARD

MINUTES

Date: September 8, 2016								
Time Begin: 6:00 pm								
Time End: 7:51 pm								
Location: Jackson County Department on Aging, Heritage Room								
Members	**Present**	**Absent**		**Present**	**Absent**		**Present**	**Absent**
Scott Baker	X		Kent Moore		X	Steven Johannessen	X	
Kirk Stephens	X		Bonnie Claxton	X		Scott Ogle	X	
Burt Kornegay		X	Ken Brown	X		Julie Painter	X	
Vickey Wade	X		Dickie Woodard	X				

Others Present:
Michael Poston, Planning Director
John Jeleniewski, Land Use Administrator
Heather Baker, County Attorney
Vicki Greene, Jackson County Commissioner
Caroline Edmonds, Planner 1

Call to Order and Quorum Check
Scott Baker called the meeting to order at 6:00 p.m. and a quorum was present.

Approval of the Agenda
Ken Brown made a motion to approve the agenda. Scott Ogle seconded the motion and the motion passed unanimously.

Approval of the Minutes
Vickey Wade requested an addition to the minutes concerning a statement made on August 15, 2016 by Van Stayton, Solitude Developer, in which he said he plans to leave trees on the western side of the ridge of his development, therefore a 360 degree view will not occur. This statement is documented in the August 15th minutes.
Bonnie Claxton made a motion to approve the minutes with the addition. Steven Johannessen seconded the motion and the motion passed unanimously.

Public Comment
County Commissioner, Vicki Greene, spoke to the board about her interest in maintaining the environment and balancing development, not only as an elected public official, but as a citizen. She thanked the board for their service to the county.

Old Business: Wireless Communications Ordinance
The board received copies of the Wireless Communications Ordinance proposed amendments, shown in red strike-through and underlined formatting. Mike Poston went over the proposed amendments in a memo, highlighting the changes in the following sections:

- Section 30-21 (d), (d) and (e)
- Section 30-22 (a), (c), (g), and (h)-(m)
- Section 30-23 (b)(3)(a)(b), (b)(3)(iii), (b)(5), (c)(2)(b), and (c)(6)

The proposed amendments are meant to exempt emergency management towers from the approval processes, remove the ability to resubmit the same or substantially similar applications within a year of

denial, shift responsibility into a more reasonable arrangement, remove redundancies and inconveniences in the approval processes, reposition standards to be organized in the same section, and make several clarifications within the ordinance.

Heather Baker explained the significance of the recommendation list in Section 30-22 (a)(1). The list provides guidance to applicants regarding the county's preferences, and the amendments would make the process more efficient. Ken Brown said he knows some wireless companies who are reluctant to put up new towers or boosters because of the troublesome process in the ordinance. In reference to Section 30-22(a), he thinks a detailed explanation would be sufficient.

Mike Poston explained the amendments to Section 30-22(g), regarding setback requirements. This change requires the setbacks to follow the wireless structure's engineered fall zone plus 10%. Amendments to Section 30-22(h)-(m) include re-arranging standards to be in the same section.

Section 30-23 (b)(3)(iii) gives the findings related to diminution of adjacent property value to an opposing party. Section 30-23 (b)(5) removes the ability to resubmit the same or similar application within a year of original application denial. Section 30-23 (c)(2)(b) and (c)(6) gives the Board of Adjustment the ability to hear appeals of staff reviews, instead of the Planning Board.

Modifications the Planning Board made to the proposed amendments include the following corrections:

- A correction to a typo concerning detailed explanation and documentation in Section 30-22(a)(2)
- A correction regarding a scheduled hearing on the application by the Board of Commissioners in Section 30-23(b)(3)(a)
- A correction to a typo regarding application requirements in Section 30-23(b)(3)(b)(3)
- A correction to a typo regarding the denial of an application in Section 30-23(d)(2)(b)(2)

The Planning Board can approve the amendments, along with the corrections made, and a consistency statement at the next meeting in October. Planning staff will make the desired corrections to the amendments, and if any board members catch anything later on they can email staff to make those changes.

Planning Updates

Mike Poston updated the board on the two in-progress comp plans, the Jackson County Comprehensive Land Use Plan and the Comprehensive Transportation Plan. He gave a brief history of the county's land use planning past and highlighted the different areas of the comp plan in progress.

In an update on the Solitude development project, Scott Baker gave a recap of the last Planning Board meeting with Van Stayton and Victor Lofquist. There was discussion amongst the board on the approval process, the future of the project, and improving the Mountain and Hillside Development Ordinance. Mike Poston explained that creating definitions first, like that of "adjacent valley floor", and constructing GIS maps of protected mountain ridges after those definitions are established, will help solve issues that may arise with projects like this in the future.

Adjournment

With no further business to discuss, Chairman Scott Baker adjourned the meeting at 7:51 p.m.

Submitted by:

Shelby LeQuire Cook,
Administrative Assistant - Planning

Approved by:

Scott Baker, Chairman