

JACKSON COUNTY PLANNING BOARD

MINUTES

Date: November 10, 2022								
Time Begin: 6:01 p.m.								
Time End: 7:05 p.m.								
Location: Department on Aging, Heritage Room								
Members	Present	Absent		Present	Absent		Present	Absent
Emily Moss	X		Brad Waldrop		X	Thomas Taulbee	X	
Sandy Davis	X		Mark Letson	X		Ken Brown	X	
Brian Barwatt	X		Ollin Dunford		X	<i>Vacant</i>		
Kirk Shufelt		X	Joyce Cooper	X				

Staff Present:

Michael Poston- Planning Director
 John Jeleniewski- Senior Planner
 Anna Harkins- Planner I
 Heather Baker- County Attorney
 Allison Kelley- Administrative Assistant III

Call to Order and Quorum Check

Chairman Mark Letson called the meeting to order at 6:02 p.m. and a quorum was present.

Approval of the Agenda

Thomas Taulbee made a motion to approve the agenda as written. Brian Barwatt seconded the motion, and it carried unanimously.

Approval of the Minutes

Brian Barwatt made a motion to approve October 20, 2022 minutes. Thomas Taulbee seconded the motion, and it carried unanimously.

Public Comment

There were no public comments.

New Business

a) UDO: Campground Standards Discussion

Mr. Poston stated he wanted to circle back around to the campground standards, which was introduced and discussed at the previous meeting. He stated they want to ensure the standards are equitable to the majority of people. He stated they did receive some feedback and concerns from the last meeting from Mr. Shufelt regarding the impact on the lower income population and becoming a “tent city.” Mr. Poston stated they went back to review the proposed standards and he believes most of the feedback was not necessarily related to the people that are looking to establish campgrounds, and “tent cities” are typically in public spaces. In addition, he stated this ordinance would not necessarily speak about that as it is designed for those that are looking to establish a campground and manage the issues that have come up on other campgrounds in the county. Mr. Poston stated as a recap the reason why the Board is discussing these standards are because of issues and concerns from the development services departments about campgrounds becoming more predominate along with issues that have occurred in the county.

Mr. Poston stated the standards that are required for larger campsites would be required to provide some facilities on site such as a bathhouse and laundry facility. He stated these requirements are a direct relation to the housing market and we see campgrounds are not being used as temporary housing, and are becoming housing that is more permanent. Jackson County has a lot of creeks and rivers, and sometimes will see campers in those creeks and rivers because they have no other alternative. In addition, he stated for larger campgrounds he feels it is appropriate to have some facilities available there, especially if they are going to be bringing in a larger number of people. Mr. Poston stated currently they are not trying to propose a time limit as some areas have regulations that say campers can only be there seven consecutive days, which can become an enforcement nightmare. In addition, he stated they recognize that some people may look at that as more permanent housing and not temporary, although campgrounds typically are temporary. He asked the Board to provide any feedback or if there are any concerns with the standards to reach out to the department. This concept will need to be also presented in a work session meeting with the Board of Commissioners.

Mr. Letson inquired how they determined the number to differentiate level one and level two. Mr. Poston stated they borrowed the concept from the Manufactured Home Ordinance that breaks down the number of units into three levels. In addition, he stated they have a density standard of 15 units per acre that they also applied from the Manufactured Home Ordinance. Mr. Poston stated this number could be adjusted if the Board wants to consider increasing or decreasing the density number. In addition, he stated if these new regulations do come into existence once they are applied, they would have a better understanding if they need to come back before the Board for amendments. These standards have been vetted through the following departments: Permitting & Code Enforcement, Environmental Health, and 911 Addressing.

Mr. Poston stated the Board would be having a December meeting for a major subdivision review that is 100 lots or more, and they would need to look at a future meeting to schedule to call for a public hearing for these standards.

b) UDO: Wireless Communication Discussion

Mr. Poston stated he discussed the current wireless communications facility regulations that we have here in Jackson County at the October meeting. He stated staff has been working on some language as wireless communications, broadband and how do we improve our infrastructure are being constantly discussed in Jackson County. He stated they would look at our policies about how we approve and regulate this type of infrastructure, especially with wireless communications facilities. Staff is currently working on this draft to make sure that the ordinance structure is as current as can be, along with addressing concerns, but also balances the need for these facilities. Mr. Poston stated they would be looking at different process types to move away from the quasi-judicial hearing process as the last five tower hearings the Board of Commissioners have heard there has been no public attend or even adjacent property owners from the proposed tower. Most of the phone calls the Planning Department receives are to ask when their signal would improved after the tower is installed. In addition, he stated they are dealing with a much different perception of cell tower technology and the impacts of cell towers than when they first started developing the ordinance. Mr. Poston stated they are looking to switch over this approval process as an administrative function, meaning the department would review these applications in-house, and all of the technical standards would remain the same. In addition, regarding tower height they are not proposing anything over 200 feet as the FAA requires lighting of the tower, which could become problematic as it would create more of a visual impact to your neighbors and surrounding areas at night. The ordinance still would exempt public service and public safety fiber towers for emergency communications.

Sandy Davis inquired what was the environmental impact of these towers. John Jeleniewski stated at both the federal level and state level there are environmental studies that are required. This process is for local approval of issuance of a permit; however, the applicant would

continue to move beyond this approval to obtain approval through other agencies. In addition, he stated there are Historical Studies and Endangered Species Studies in the area that may be required to show when seeking approval at the federal or state level.

Thomas Taulbee inquired why the ordinance requires towers not exceed 200 feet. Mr. Jeleniewski stated depending on the topographic features the tower it would need to be above the tree line. In that case, now our ordinance requires collocate capability, which allows for multiple providers on the same tower and separation is required which is where the 200 feet would help with allowing more collocates versus more towers, which is what they are promoting. Mr. Poston stated they did mirror the Mountain and Hillside Development Ordinance that defines regulations on the protected ridges in the county, and there is language that discusses standards for tower height on protected ridges.

Adjournment

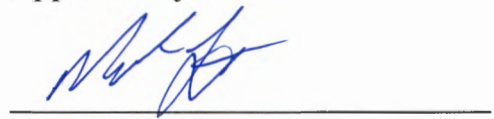
With no further business, Thomas Taulbee made a motion to adjourn. Ken Brown seconded the motion and the meeting adjourned at 6:29 p.m.

Submitted by:



Allison Kelley
Administrative Assistant – Planning

Approved by:



Mark Letson
Planning Board Chairman