

EXHIBIT #3
BEFORE THE JACKSON COUNTY PLANNING COMMISSION
STATE OF OREGON, COUNTY OF JACKSON

IN THE MATTER OF AMENDMENTS)
UPDATING THE JACKSON COUNTY)
COMPREHENSIVE PLAN CITIZEN)
INVOLVEMENT ELEMENT.) **RECOMMENDATION FOR APPROVAL**
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RECOMMENDATION FOR APPROVAL:

The Jackson County Planning Commission recommends the Jackson County Board of Commissioners amend the Jackson County Comprehensive Plan Citizen Involvement Element as shown in **Exhibit A**, attached.

SECTION 1. FINDINGS OF FACT

- 1.1 Pursuant to the Oregon Statewide Planning Goals (Oregon Administrative Rules 660-015-00001) and Oregon Revised Statutes (ORS) Chapter 197 and 215, the Jackson County Comprehensive Plan Citizen Involvement Element Chapter was adopted in 1980 by the Jackson County Board of Commissioners, Ordinance 80-17 and acknowledged by the Oregon Land Conservation and Development Commission (LCDC) as being in compliance with the Oregon Statewide Land Use Planning Goals on May 16, 1983, through Compliance Acknowledgment Order 83-ACK-93.
- 1.2 The Jackson County Board of Commissioners initiated an update to the Citizen Involvement Element of the County's Comprehensive Plan by assigning the Planning Commission to this task in late 2003.
- 1.3 On November 17, 2005, the Planning Commission closed its public hearing on the update to the Citizen Involvement Element and deliberated to a decision. At that meeting, the Planning Commission voted unanimously to recommend adopting the proposed amendments to the Citizen Involvement Element (Exhibit A) to the Board of Commissioners.

SECTION 2. PROCEDURAL FINDINGS

Post-acknowledgment amendments to local plans and implementing ordinances are subject to the procedural requirements of ORS 197.610-615. Further, OAR 660, Division 18 (Plan and Land Use Regulation Amendment Review Rule) is directly applicable to these amendments. The Planning Commission finds the procedural requirements of the aforementioned statute and administrative rule have been met based on the facts presented below. Where factual conflicts arose, the Planning Commission has resolved them consistent with these findings.

- 2.1 Jackson County Board of Commissioners initiated an update to the Citizen Involvement

Element of the County's Comprehensive Plan by assigning the Planning Commission, in its role as Citizen Involvement Committee (CIC), to this task in late 2003.

- 2.2 In 2004, the Planning Commission formed a workgroup of interested County residents to offer suggestions for updating the plan. The citizen workgroup met through the Summer of 2004 to draft recommendations to the Planning Commission on how best to update the plan element.
- 2.3 On September 9, 2004, the Planning Commission reviewed the recommendations of the citizen workgroup for updating the plan element and directed staff to draft a recommendation for review and further discussion by the Planning Commission at a later meeting.
- 2.4 The Planning Commission continued their discussion of the update to the Citizen Involvement Element at the regularly scheduled public meetings throughout 2005. On October 27, 2005 a public hearing was held to receive public testimony on the proposed amendments to the Citizen Involvement Element of the Comprehensive Plan.
- 2.5 On November 17, 2005, the Planning Commission closed the public hearing, deliberated and subsequently voted unanimously to forward a recommendation to adopt the update to the Citizen Involvement Element of the Comprehensive Plan to the Board of Commissioners (Exhibit A).

SECTION 3. CONCLUSIONS OF LAW

Findings for approval must be based on substantial evidence in the record demonstrating the proposed amendments comply with all applicable approval criteria. The Jackson County Comprehensive Plan and its implementing ordinances (of which the Land Development Ordinance is the most important) are acknowledged by the State of Oregon as being in compliance with the Statewide Planning Goals. Therefore, amendments to these documents must comply with any applicable local procedural requirements and retain or improve the existing level of goal compliance. Statewide Planning Goal 1 is specifically applicable to these proposed amendments associated with Periodic Review.

Based on the evidence and arguments presented, the Planning Commission concludes the following with respect to these amendments:

- 3.1 **The amendments comply with ORS 197.610-615 (post-acknowledgment plan amendments):**
 - 3.1.1 File LRP2004-00001 was initiated by the County and is legislative in nature, thus exempting it from the processing time lines of ORS 215.427.
 - 3.1.2 A properly noticed Jackson County Planning Commission public hearing was held on October 27, 2005. The hearing was continued to November 17, 2005 to receive additional public testimony. Oral and written responses are included in the record of the public hearing.
 - 3.1.3 The Planning Commission closed the public hearing on November 17, 2005, deliberated, and voted unanimously to recommend approval of the amendments to the Citizen Involvement Element of the Comprehensive Plan (File No. LRP2004-00001) to the Board of County Commissioners.

SECTION 4. SUMMARY CONCLUSIONS

Based on the evidence and arguments included in the record, the Planning Commission concludes that:

- 4.1 Proper public notice was given.
- 4.2 The amendments proposed in File LRP2004-0001 are in compliance with and implement Oregon land use laws.
- 4.3 The proposed amendments will bring the Comprehensive Plan more into compliance with Statewide Planning Goal 1: Citizen Involvement, related Oregon Administrative Rules and other relevant laws.

SECTION 4. RECOMMENDATION

The Jackson County Planning Commission recommends the Board of Commissioners:

- 1. Adopt the proposed amendments to the Citizen Involvement Element of the Comprehensive Plan, attached hereto **as Exhibit A.**

This recommendation for APPROVAL adopted this _____ day of _____, 2005 at Medford, Oregon.

JACKSON COUNTY PLANNING COMMISSION

(Vote: Y=Yes; N=No; A=Abstain)

Reeve Hennion, Chair

Don Greene, Vice-Chair

Byron Williams, Commissioner

Richard B. Thierolf, Jr., Commissioner

Elizabeth Fugas, Commissioner

ATTEST:

Heather Couch, Secretary

