

FILE NO: 439-22-00004-LRP **APPLICANT:** JA CO ADU TEXT AMENDMENT
HEARING DATE: 6/27/2024 **HEARING BODY:** J.C. PLANNING COMMISSION
TIME: 9:00 A.M. **LOCATION:** COURTHOUSE AUDITORIUM, 10 S OAKDALE, MEDFORD, OR.

EXHIBIT SCHEDULE

| EXHIBIT NO. | NATURE OF EXHIBIT |
|--------------------|---|
| 1 PAGE 1 | MEMO FROM STAFF TO THE PLANNING COMMISSION |
| 2 PAGE 2 | JA CO RURAL RESIDENTIAL ZONED TAXLOT MAPS, SUBMITTED BY STAFF |
| 3 PAGE 4 | JA CO HAZARDOUS WILDFIRE AREAS MAP, SUBMITTED BY STAFF |
| 4 PAGE 5 | CRITERIA |
| 5 PAGE 6 | STAFF REPORT, DATED 6/5/2024 |
| 6 PAGE 16 | LDO CHAPTER 6 – USE REGULATIONS |
| 7 PAGE 86 | LDO CHAPTER 13.3 (77) DEFINITION OF ACCESSORY DWELLING UNIT |
| 8 PAGE 87 | ACCESSORY DWELLING UNIT TIMELINE, SUBMITTED BY STAFF |
| 9 PAGE 88 | ORS 90.100, SUBMITTED BY STAFF |
| 10 PAGE 106 | OREGON SENATE BILL 644, SUBMITTED BY STAFF |
| 11 PAGE 109 | ORS 215.495, SUBMITTED BY STAFF |
| 12 PAGE 112 | OREGON SENATE BILL 1533, SUBMITTED BY STAFF |
| 13 PAGE 116 | OREGON SENATE BILL 762, SUBMITTED BY STAFF |
| 14 PAGE 142 | OREGON SENATE BILL 391, SUBMITTED BY STAFF |
| 15 PAGE 145 | OREGON HOUSE BILL 2001, SUBMITTED BY STAFF |
| 16 PAGE 156 | OREGON SENATE BILL 1051, SUBMITTED BY STAFF |
| 17 PAGE 172 | NOTICE OF PUBLIC HEARING |
| 18 PAGE 177 | AFFIDAVID OF PUBLICATION FOR JUNE 12, 2024, ROGUE RIVER PRESS |
| <i>JCPC</i> | <i>Land Use Public Hearing held June 27, 2024</i> |
| 19 PAGE 179 | AGENDA OF JUNE 27, 2024 |
| 20 PAGE 181 | POWERPOINT PRESENTATION SUBMITTED BY STAFF, 6/27/2024 |
| 21 PAGE 189 | RU ZONING MAP SUBMITTED BY RAUL WOERNER, CSA PLANNING LTD |



JACKSON COUNTY

Oregon

A G E N D A

10 SOUTH OAKDALE AVENUE • MEDFORD OR 97501
TEL 541-774-6907 • FAX 541-774-6791

MEETING: JACKSON COUNTY PLANNING COMMISSION

DATE: June 27, 2024

TIME: 9:00 AM

PLACE: Courthouse Auditorium*

| | | | |
|------------|----|--|------------------------|
| 9:00 AM** | 1. | Call to Order | Tom Lavagnino, Chair |
| 9:05 AM** | 2. | PUBLIC HEARING - Consideration of a Text Amendment to the Jackson County Land Development Ordinance amending Chapters 6 & 13 to add Accessory Dwelling Unit Regulations. File No. 439-22-00004-LRP. | Dawn Rittiman, Planner |
| 12:00 PM** | 3. | ADJOURN | |

IF THERE IS A PUBLIC HEARING SCHEDULED DURING THIS MEETING, ORAL TESTIMONY IS LIMITED TO FIVE MINUTES PER PERSON. IF YOU HAVE ADDITIONAL INFORMATION TO GIVE (BEYOND THE FIVE MINUTE LIMIT) YOU ARE ENCOURAGED TO SUBMIT IT IN WRITING.

If an accommodation, auxiliary aid, or service is needed to participate in a County meeting, please contact the Human Resources Office at hr@jacksoncountyor.gov or 541-774-6036 or TTY/TDD 711 or 800 735-2900. Requests made at least 48 hours prior to the meeting, preferably in writing, will assist County staff in providing the accommodation.

* You can also watch the meeting on RVTV Cable Channel 181, which is also streamed live via the County website at https://jacksoncountyor.gov/government/recorded_meetings/index.php.

**ALL TIMES ARE APPROXIMATE

Jackson County Planning Commission

File No. 439-22-00004-LRP Exhibit # 19

Offered by: Staff

Date: 6-27-2024 Received by: PC

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439-22-00004-LRP JCPC
RICHARD THIEROLF
2 NORTH OAKDALE AVE
MEDFORD OR 97501

439-22-00004-LRP JCPC
JON ELLIOTT
21 FLORENCE AVENUE
MEDFORD OR 97504

439-22-00004-LRP JCPC
BRAD BENNINGTON
PO BOX 1896
JACKSONVILLE OR 97530

439-22-00004-LRP JCPC
TOM LAVAGNINO, CHAIR
2805 PAYNE RD
MEDFORD OR 97504

439-22-00004-LRP JCPC
SARAH WALLAN DALEY
560 N KEENE WAY DR
MEDFORD OR 97504

439-22-00004-LRP STAFF
TED ZUK, DIRECTOR
DEVELOPMENT SERVICES

439-22-00004-LRP STAFF
ALICIA BROWN, SUPERVISOR
CODE ENFORCEMENT
DEVELOPMENT SERVICES

439-22-00004-LRP
COUNTY COUNSEL
PETER PHILBRICK
COUNTY COUNSEL

439-22-00004-LRP STAFF
LAURA MARSHALL
ROUTER DESK

439-22-00004-LRP BOC
RICK DYER, CHAIR
BOARD OF COMMISSIONERS

439-22-00004-LRP STAFF
DAWN RITTIMAN
PLANNER

439-22-00004-LRP STAFF
KRISTEN MAZE, PLNG MANAGER
DEVELOPMENT SERVICES

Accessory Dwelling Unit (ADU) Text Amendment

File: 439-22-00004-LRP

*Jackson County Planning Commission
June 27, 2024*



Jackson County Planning Commission
File No. 439-22-00004-LRP Exhibit # 20.

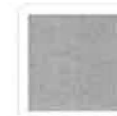
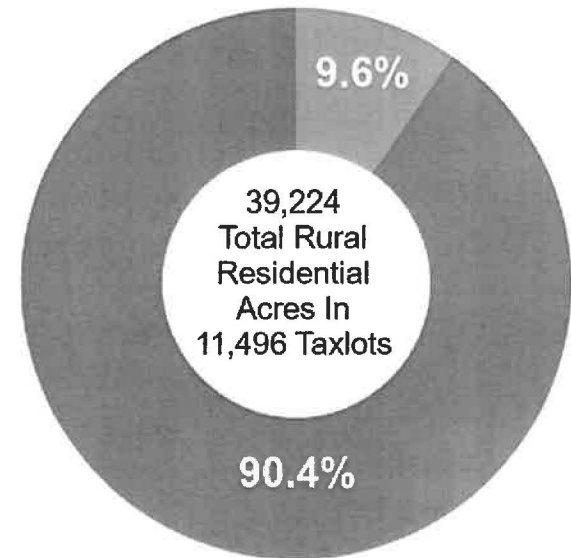
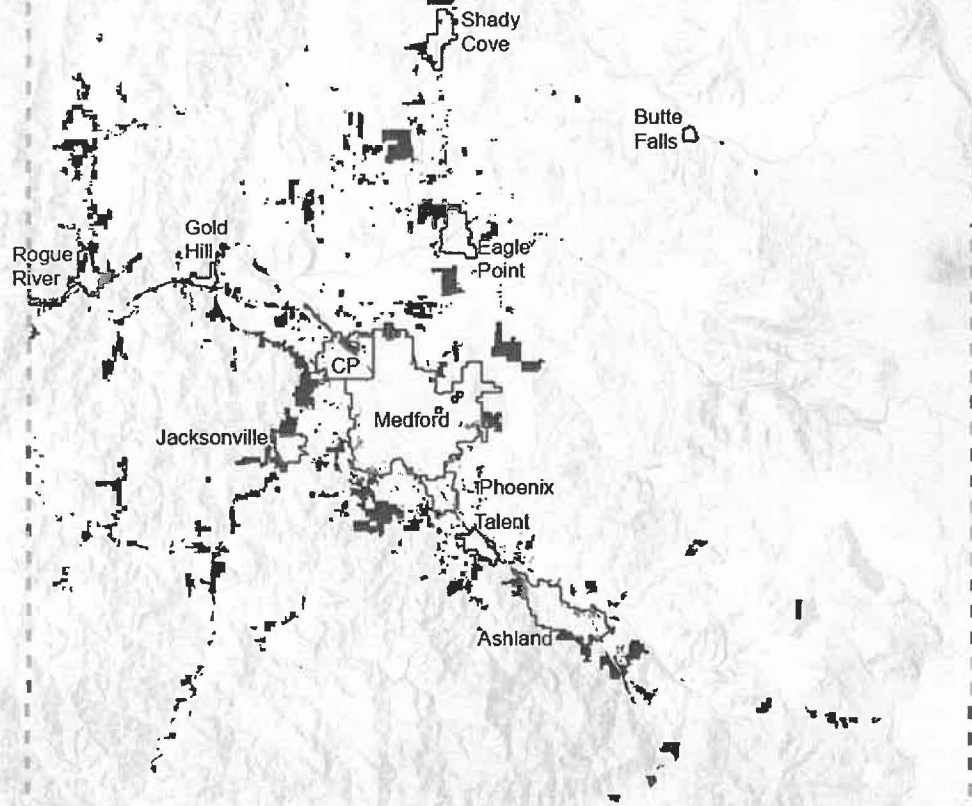
Offered by: Staff
Date: 6-27-2024 Received by: PC

Jackson County Planning Commission

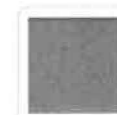
- Senate Bill 1051: Effective 08/15/2017- Requires the County to allow ADU's within Urban Growth Boundaries.
- House Bill 2001: Effective 08/08/2019- Defines ADU and allows "Reasonable Local Regulations Relating to Siting and Design".
- Senate Bill 391: Effective 06/23/2021 allows ADUs on Rural Residential zoned properties located outside of UGBs and outside of Urban Reserves. Contains development standards and required Fire Mapping by tying the bill to Senate Bill 762;
- Senate Bill 762: Effective 07/19/2021 added Building and Fire Code standards to ADUs and required Statewide Wildfire Risk Map;
- Senate Bill 1533: Effective 06/03/2022 requires ADUs to comply with Defensible Space Standards;
- ORS 215.495: Effective 06/03/2022 mirrors Senate Bill 1533;
- Senate Bill 644: Effective 05/08/2023 Decoupled ADUs from Statewide Wildfire Risk Map.

Jackson County Rural Residential Zoned Taxlots

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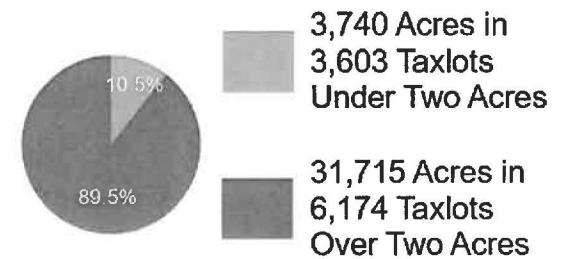


3,769 Acres In 1,719
Taxlots Inside Urban
Growth and Urban
Reserve Area Boundaries



35,455 Acres In 9,777
Taxlots Outside Urban
Growth and Urban
Reserve Area Boundaries

Taxlots Outside Urban Growth and Urban Reserve Area Boundaries



This map is based on a digital database compiled by Jackson County from a variety of sources. Jackson County cannot accept responsibility for errors, omissions, or positional accuracy. There are no warranties, express or implied.
Date: 12/2023

Jackson County Planning Commission

Standards for an Accessory Dwelling Unit (ADU) inside an Urban Growth Boundary:

DR [2]1

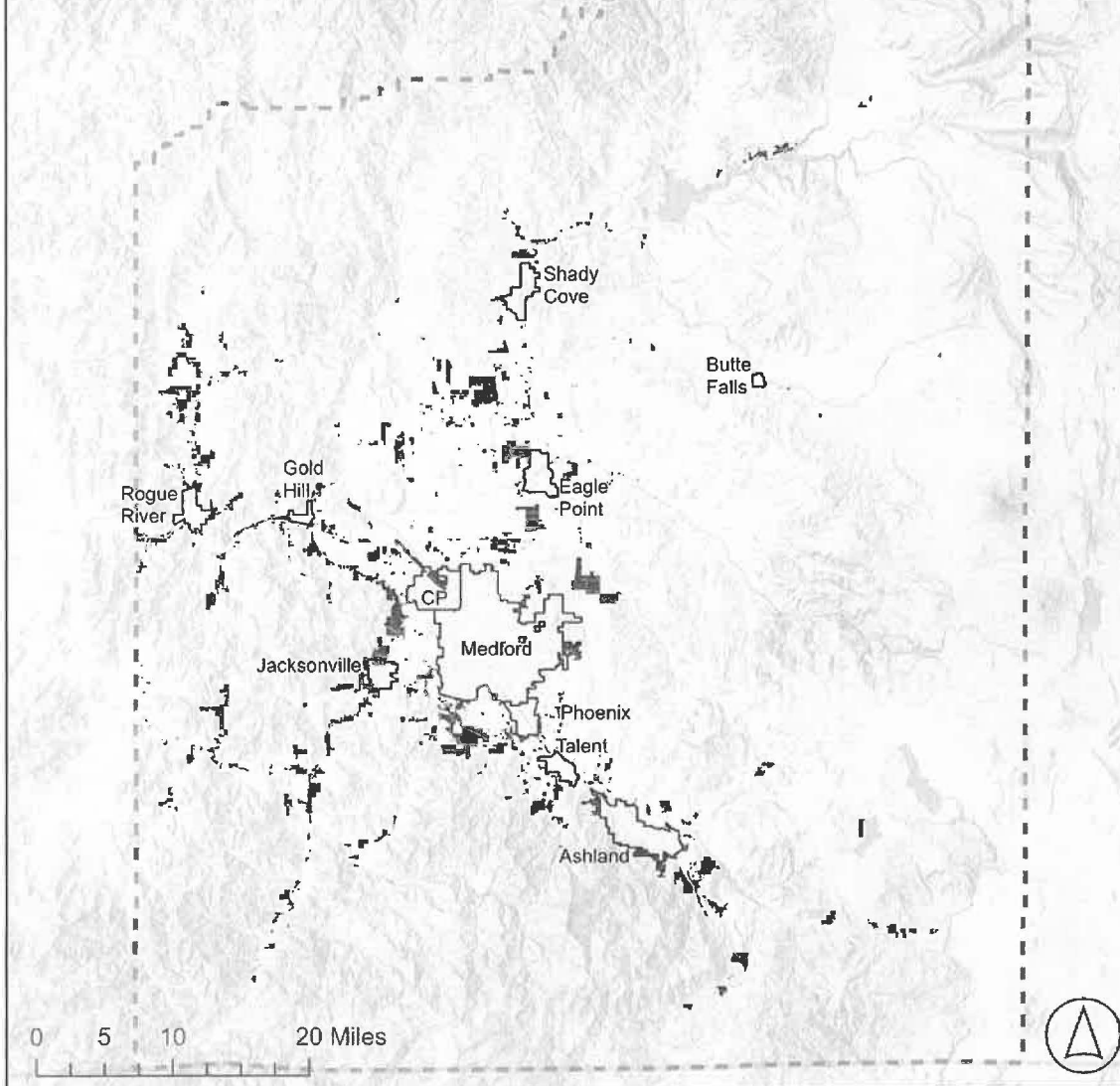
- Will be located on a parcel zoned for single-family dwelling;
- At least one existing single-family dwelling exists on the parcel;
- 900 square foot maximum for the ADU;
- ADU must be located no farther than 100' from the existing dwelling;
- All applicable setbacks apply;
- All building and fire codes shall be met;
- Accessory Structures to the ADU are not permitted.

Slide 4

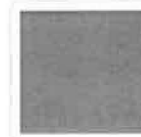
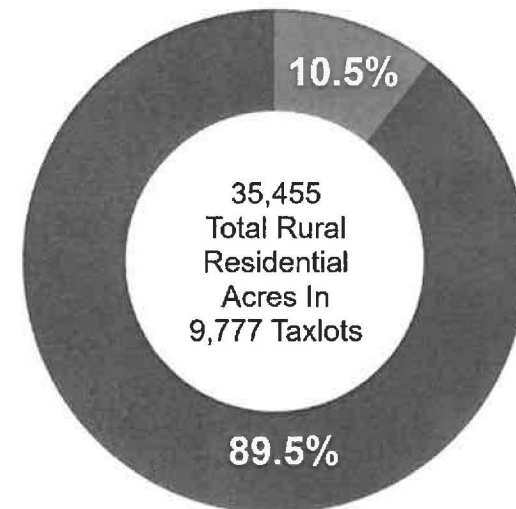
DR [2]1 Dawn Rittiman, 06/25/2024

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Jackson County Rural Residential Zoned Taxlots



Taxlots Outside Urban Growth Boundaries and Urban Reserve Areas



3,740 Acres in
3,603 Taxlots
Under Two Acres



31,715 Acres in
6,174 Taxlots
Over Two Acres

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Date: 12/2023

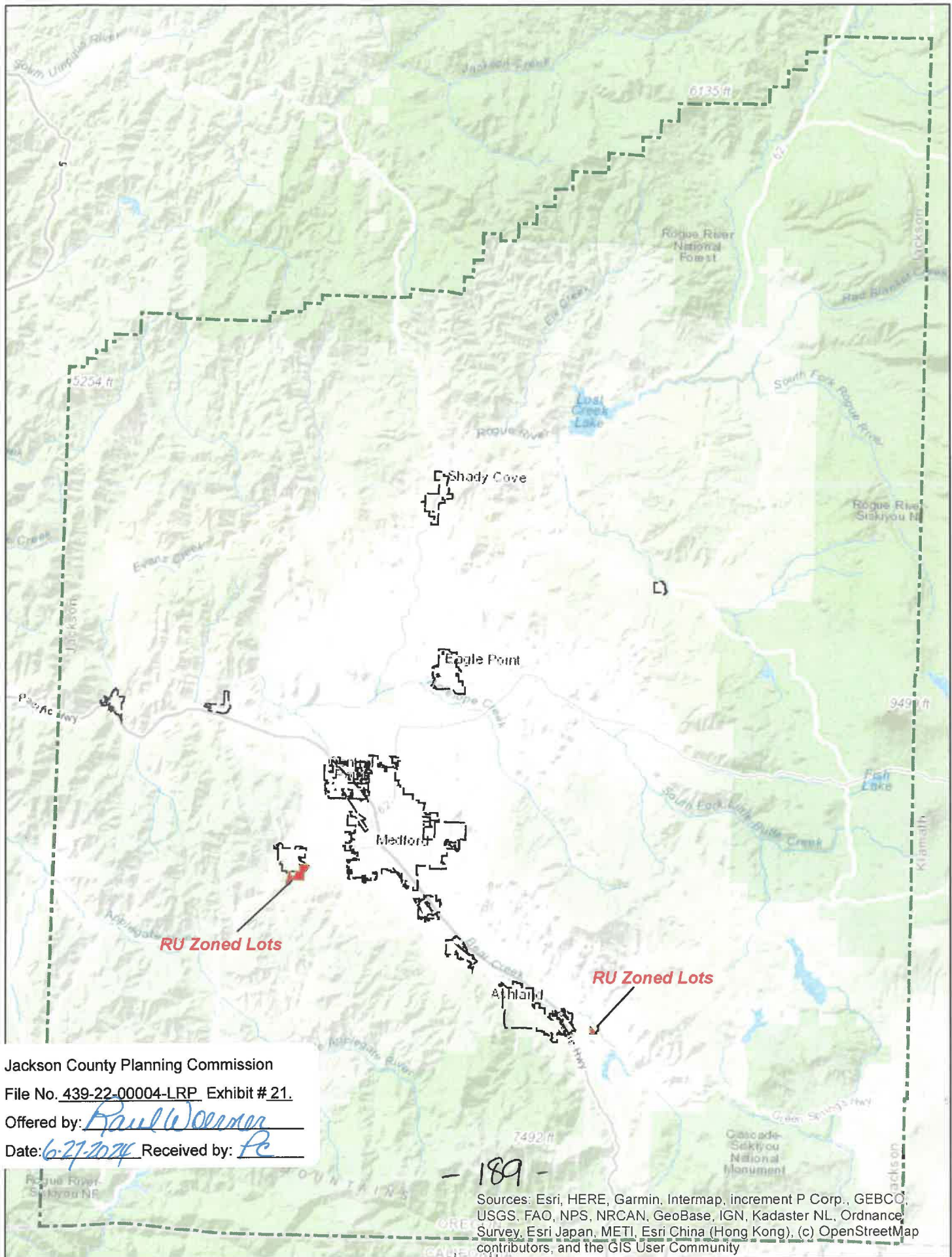
Jackson County Planning Commission

Standards:

- The parcel is 2.0 or more acres in size;
- Only 1 detached single-family dwelling is sited on the parcel;
- Only 1 accessory dwelling unit (ADU) is permitted;
- The ADU cannot exceed 900 square feet in size;
- The ADU shall be located no farther than 100' from the existing dwelling;
- The ADU shall comply with all applicable setbacks;
- The ADU has adequate access for fire fighting equipment, safe evacuation, and staged evacuation areas;
- A deed declaration that stipulates the accessory dwelling unit and the detached single-family dwelling cannot be used for vacation occupancy shall be recorded.

Jackson County Planning Commission

Planning Staff recommends that the Jackson County Planning Commission recommend approval of the Text Amendments to Jackson County Land Development Ordinance 6 & 13 to the Board of Commissioners.



Jackson County Planning Commission

File No. 439-22-00004-LRP Exhibit # 21.

Offered by: Paul Woerner

Date: 6-27-2024 Received by: PC

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Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community