

# **City of Jackson Planning Commission**

## **Summary Meeting Minutes of September 17, 2007**

The Planning Commission of the City of Jackson met in the Civic Center Council Chambers, 33 Broadway, Jackson, California. Chairman Works called the meeting to order at 6:00 p.m..

**COMMISSION MEMBERS PRESENT:**

Dave Butow, Vice Chairman  
Walt Hoeser  
Letitia Sexton  
Terri Works, Chairman  
Wayne Garibaldi

**CITY STAFF PRESENT:**

Mike Daly, City Manager  
Susan Peters, City Planner  
Karon Knuist, Administrative Clerk

Note: The Staff Report Packet prepared for the Planning Commission is hereby incorporated into these minutes by reference as though set forth in full. Any Staff Report, recommended findings, mitigation measures, conditions, or recommendations which are referred to by Commissioners in their action motions on project decisions, which are contained in the Staff Reports, are part of these minutes. Any written materials, petitions, packets or comments received at the hearing also become part of these minutes. The recording tapes of this meeting are hereby incorporated into these minutes by reference and are stored in the City of Jackson Planning Department.

### **Pledge of Allegiance**

1. **Public Matters Not on the Agenda.** Kathy duBois does not understand the way the City Council makes their decisions. She feels that the Planning Commission spends time on each issue and that the public hearings are open discussions and that public input is valued. However, Ms. DuBois feels that the City Council does not listen to the public.

Thornton Consolo understood that the City's street names were supposed to be historical, and wanted to know when the proposed street names were submitted and reviewed by the city planner.

2. **Approval of Minutes** - Regular Planning Commission Meeting of June 18, 2007.

**MOTION: Commissioner Butow made a motion to approve the Regular Planning Commission Meeting Minutes of June 18, 2007, seconded by Commissioner Garibaldi. Motion was passed with all in favor, Commissioner Hoeser abstaining because he was not on the Commission at the time.**

3. **Public Hearing – Home Depot Draft Environmental Impact Report** Chairman Works reminded the Commissioners and the audience that the purpose of the public hearing is to receive comments on the adequacy of the Draft EIR only. Comments from the public hearing along with written comments received by October 1, 2007 will be reviewed by Pacific Municipal Consultants (PMC) the DEIR consultants and addressed in the Final Environmental

Impact Report (FEIR). Upon completion of the FEIR the project will be placed on the Planning Commission Agenda for recommendation to the City Council.

Ben Ritchie of PMC presented an overview of the Draft EIR process, where we are in the process now and the next steps in the process.

Chairman Works opened the public hearing.

Bill Condrashoff found huge discrepancies in the EIR regarding the total trip generation, and the projected Home Depot trips.

Charlie Reams felt that the market analysis should be redone and the DEIR does not take into consideration the fact that Lowe's is located in the county. Mr. Reams pointed out that housing and building permits are down significantly from this time last year, and will most likely not improve in the near future, and feels that the county is not big enough to sustain any retail operation of this size.

Kathy Allen felt that the DEIR glossed over the arsenic issue, water samples should be taken in the spring and there was no sinkhole report done on the mine area.

Chris Ragapani thinks the economic section needs to be redone taking into account the current economic climate and the fact that the sales tax revenue will be shared with Lowe's.

Thornton Consolo expressed his concern that North Main Street is inadequate for heavy equipment and wants to know how much it will cost the city to repair the damage done to the streets and homes on North Main Street. Mr. Consolo is also concerned that there is not enough room for a left turn lane to access the proposed site for Home Depot, and that there should be a shoulder on each side. Mr. Consolo also pointed out that the numbers used are old and need to be redone.

Frank Axe expressed concern over arsenic exposure. The site is already contaminated and needs to be addressed, but we also need to be concerned about the arsenic during construction, during grading the arsenic will be released into the air.

Judy Jebian is concerned about urban decay and the economic impact on businesses of a like kind. Ms. Jebian also pointed out the impact on residential areas that were not addressed in the DEIR – falling housing prices in the areas surrounding the Home Depot site, etc. Ms. Jebian also feels that because of the size of the historical homes in the area, the scale of the store is inappropriate.

Jill North questioned how utilities would be brought to the site. She also wanted to know how workers and equipment were going to access the project site. If there were to be blasting, there may be the possibility of a landslide because all of the underground tunnels and caves have not been taken into consideration. Ms. North wanted to know if there was going to be a second access road and what the location would be. If heavy equipment were to be taken down Main

Street it would likely cause structural and other damage to the old historical homes. Ms. North also pointed out that if 35 acres of percolating ground were to be replaced by 35 acres of asphalt, it would cause huge flooding issues, which were not addressed in the DEIR. Ms. North also feels that the seasonal wetlands should be evaluated in the spring when the water levels are high and not during the summer.

Chris Wright said that the Foothill Conservancy would be willing to offer economic development workshops.

Lynette Lipp is concerned that the library, schools and homes in the area will be drastically affected by the noise during building and during store operation – forklifts, delivery trucks etc.

Ken Berry believes that the traffic model was based on traffic off of Mission Blvd. using one of the alternative sites.

Susan Bragstad of the Kennedy Mine Board said that the Kennedy Mine site was not addressed in the EIR, and the affect of Home Depot on the mine site and the amphitheater. Drainage and retention ponds were not addressed.

Chairman Works closed the public hearing and asked for comments from the Planning Commissioners.

Commissioner Butow felt that the economic analysis was flawed because some of the data was from 1990 and other years. Commissioner Butow was concerned because the alternate location was sketchy and wanted to know if the landowner had been contacted.

Commissioner Sexton is concerned about the lack of workforce housing, urban decay, displaced retail, and empty buildings in Jackson. Commissioner Sexton asked for clarification on the placement of the 2<sup>nd</sup> access road, and the size and location of the detention ponds.

Commissioner Hoeser complimented the public on being so well informed, and was interested in alternate sites.

Commissioner Garibaldi would like summary conclusion documents in addition to the other documents.

Chairman Works expressed her concern about the Economic section. Chairman Works also expressed concern about the drainage issue and where storm runoff would go. She felt that the parking lot should be designed with pervious pavement and the drainage issue should be addressed from the beginning. Another concern was that the large area of the roof would create a “heat island” causing more air conditioning usage. Chairman Works was also concerned that PMC used incorrect or outdated numbers in their calculations and the estimates they presented in the DEIR are incorrect.

Chairman Works presented an article referencing a trend of store downsizing by large companies such as Home Depot, Lowes, Walmart etc.

4. **Administrative Reports.** City Planner Peters indicated to the Commissioners that there might be a Special Meeting called in the future to go over the findings and Public Comments of the General Plan EIR.

Meeting adjourned by Chairman Works at 8:15p.m.

Attest:

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Karon Knuist, Administrative Clerk

Date Approved: November 19, 2007