

City of Jackson Planning Commission Special Meeting Summary Meeting Minutes of March 31, 2008

The Planning Commission of the City of Jackson met in the Civic Center Council Chambers, 33 Broadway, Jackson, California. Chairman Sexton called the meeting to order at 6:01 p.m.

COMMISSION MEMBERS PRESENT:

Leticia Sexton Chairman
Dave Butow, Vice Chairman
Walt Hoeser
Terri Works
Kathryn Devlin

CITY STAFF PRESENT:

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

COMMISSION MEMBERS NOT PRESENT:

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.** Jack Georgette wanted to know what percentage of the Property Tax the City receives. City Manager Daly replied that we receive 16% of every tax dollar collected.

Kathy du Bois wanted the current Development Code available on the website. City Planner Peters replied that it was already there.

Thornton Consolo wanted to know why the easement on North Main was brought before the City Council and not the Planning Commission. City Manager Daly answered that public property easements go before the City Council, however they can be referred to the Planning Commission by the City Council.

- 2. Establish Sub-Committee to review General Plan Housing Element Update.** No applications yet, Commissioner Works questioned whether applicants had to be City residents. City Manager Daly replied that they do not, and he would issue another press release. Commission Works offered to contact some of the people serving with her on the Commission for Aging to see if they would be interested.

- 3. General Plan Land Use Element Update Workshop.** Commissioner Butow wanted to clarify that changes can be made to the Land Use Element if we get into the other Elements and find that something should be changed. City Planner Peters replied that the Land Use Element is amendable.

Hazard and Cultural Studies should be done for the City; how would these be financed?

City Planner Peters replied that the General Plan was supposed to be analyzed every year and the documents are dynamic documents and are supposed to change over time. The Planning Commission can create a policy that the General Plan must be reviewed annually, and recommend to the City Council that funding for Cultural and Hazardous studies be investigated.

Childcare policies in the Land Use Element were discussed as well as developer incentives and density bonuses.

Architectural design, mixed use housing, yard sizes, mother-in-law houses, and agricultural buffers were also discussed.

The “Friend’s of Jackson” are circulating a petition for a referendum if the Land Use Element is adopted and there are any differences between the EIR and the Land Use Element.

A joint workshop with the City Council to discuss the Land Use Element was proposed.

- 4. Administrative Reports.** No Reports.

Meeting adjourned by Chairman Sexton at 9:55pm.

Attest:

Karon Knuist, Administrative Clerk

Date Approved: May 19, 2008