

Jackson Planning Commission

Minutes

Regular Meeting of January 22, 2013

COMMISSION MEMBERS PRESENT:

Kathryn Devlin, Vice-Chairman
Walt Hoeser, Chairman
Fred Hall
Paul Molinelli, Jr.
George White

CITY STAFF PRESENT:

Susan Peters, City Planner
Gisele Cangelosi, City Clerk

COMMISSION MEMBERS ABSENT:

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.

Chairman Hoeser called the meeting to order at 6:30 p.m.

Chairman Hoeser introduced new Planning Commissioners Paul Molinelli, Jr. and George White.

Chairman Hoeser requested a moment of silence for Planning Commissioner Dave Butow.

1. Public Matters Not on the Agenda.

None.

2. Election of Chairman and Vice-Chairman.

Moved by Commissioner Hall, seconded by Commissioner Molinelli, and unanimously carried to reappoint Walter Hoeser as Chairman.

Moved by Chairman Hoeser, seconded by Commissioner Molinelli, and unanimously carried to reappoint Kathryn Devlin as Vice-Chairman.

For the record: Action minutes provide the necessary documentation of Planning Commission actions and audio recordings are retained for those desiring more detail on particular agenda item discussion. These audio recordings provide an accurate and comprehensive backup of Planning Commission deliberations and citizen discussion.

3. ACTC Public Workshop Circulation Improvement Program and Transportation Impact Fee Update.

City Planner Peters reported last year the City began working with and the Amador County Transportation Commission (ACTC) staff on an update of the City's Circulation Improvement Program. This project is intended to create a comprehensive program to plan, prioritize, and fund various transportation capital

improvement projects including multi-modal and street-scape improvements, as well as relevant transit service enhancements. The program is intended to result in a prioritized funding strategy and an update the City's nexus plan and local traffic mitigation impact fee program, a major revenue source for these improvements.

Utilizing a grant from Caltrans, the City and ACTC hired Omni-Means, Ltd. to prepare the Circulation Improvement program. The draft has been presented at two workshops. The first was at the September 17, 2012 Planning Commission meeting and the second was an independent workshop conducted on November 29, 2012.

The Planning Commissioners were provided a copy of the Power Point presentation prepared by Ornni-Means which provides additional information regarding the Circulation Improvement Program and transportation impact fee update. Mr. Peacock (ACTC) will be making the Power Point presentation and the consultants from Ornni-Means will be present to explain updates to the proposed plan and answer questions regarding the details of each project.

The purpose of tonight's meeting is to review each of the proposed transportation capital improvement projects, take public comment, and make a recommendation to the City Council. The City Council will review the Planning Commission's recommendation at a public hearing at their February 11, 2013 meeting.

Neil Peacock, ACTC, was present to provide an overview presentation regarding the Traffic Circulation Improvement Program and Traffic Mitigation Fee Update. He stated the purpose this presentation is to review the progress of the plan to date and obtain feedback from the Planning Commission regarding the types of improvements proposed. Mr. Peacock stated he would accept Planning Commission comments and the public are also invited to comment. He requested the public utilize the sign in sheet and if more information is needed they can contact him at ACTC.

Chairman Hoeser opened the public discussion: The following individuals provided concerns regarding the Circulation Improvement Program and Transportation Impact Fee Update: Bob Devlin, Rux Oneto, Mike Kirkle, Mike Hewitt, Tracey Towner, Dan Stojanovich and Dennis Tollett. Hearing no further comments from the public, Chairman Hoeser closed the public discussion.

City Manager Daly stated there are a lot of concepts looked at by City staff, ACTC and Omni-Means – however there is nothing concrete yet these are only for consideration.

After considerable discussion among the Planning Commission and staff the following motion was made:

Moved by Commissioner Molinelli, seconded by Vice-Chairman Devlin, and unanimously carried to approve the proposed Circulation Improvement Program and Transportation Impact Fee Update, except for the following:

1. **No roundabouts on State Highway SR49/88 Intersections and Mission Boulevard.**
2. **No Cross Connection thru Oro De Amador - Jackson Local Collectors:**
 - a. **Section A "Surian Way"**
 - b. **Segment B: "Oro De Amador Park Drive"**
 - c. **Segment C: "Gold City Parkway"**

They also approved staff recommendation to forward the Circulation Improvement Program and Transportation Impact Fee Update with exceptions noted to the City Council for consideration at their February 11 meeting.

4. Workshop – Implementation of the Resource Constraints and Priority Allocation Policy.

In December 2004 the City Council adopted the Resource Constraints and Priority Allocation Policy per the Planning Commission's recommendation. The policy is the City's growth management program designed to control growth at a rate that can be supported by the infrastructure and service demand created by new housing units. A copy of the ordinance is attached for your review.

Since its adoption the Planning Commission and City Council implemented the ordinance by establishing annual Housing Equivalent Units (HEUs) as follows:

- 2005 116 HEUs- Three developments, Stonecreek, Jackson Hills and the Shealor Trust Property, received the HUE allocations.
- 2006 zero HEUs- This was due to the uncertainty regarding the disposition of the discharge permit for the City's wastewater treatment plant, questions about will serve letters from the Amador Water Agency due to the transmission project litigation, and the lack of community consensus regarding transportation improvement options. Subsequently, no Notices of intent to Develop were accepted.
- 2007 106 HEUs- This was based on the remaining sewer capacity of 318 HEUs divided by the three years the Council believed it may take to address the sewer constraint issue. On May 29, 2007 the City Council reviewed the Notices of intent to Develop and awarded 86 HEUs to St. Patrick Park by St. Patrick's Catholic Church and 20 HEUs to Creekside at Jackson by Reynen & Bardis.
- 2008 zero HEUs- The zero allocation was due to a desire to see the impacts of previously approved allocation projects since none had been built and occupied.
- 2009 150 HEUs- An additional 80 HEUs was awarded to the Fuller Family Partnership (previously the Reynen & Bardis project) for a total of 100 HEUs for the proposed subdivision.
- 2010 140 HEUs- No Notices of intent to Develop were received.
- 2011 150 HEUs- No Notices of intent to Develop were received.

In 2012 the City Council, on recommendation of the Planning Commission, and because of the lack of development applications, suspended the Housing Equivalent Unit Allocation and Notice of Intent to Develop requirement. The suspension allowed a developer to submit a subdivision application at any time during 2012. None were received.

Additionally, In 2012 the City Council extended the HEU allocations for the three projects that still help them (Shealor Trust Property, Fuller Family Partnership, and St. Patrick's Church) but made it clear that these additional one year extensions would be the last extension of time for these specific projects. As of December 31, 2012, these projects no longer have an HEU allocation. To develop, these projects would need to start the process over again.

Because there has been no interest for any new subdivision developments in the City, staff is recommending that the Planning Commission again recommend that the City Council suspend the Housing Equivalent Unit Allocation and Notice of intent to Develop requirement. This would allow a developer to submit a subdivision application anytime during the year. Applications would still be required to comply with the design criteria outlined in the Resource Constraints and Priority Allocation Ordinance and would be

processed in accordance with the Subdivision Map Act and the California Environmental Quality Act- both of which require Planning Commission review and approval.

Chairman Hoeser opened the public discussion: Judy Jebian spoke her concern regarding the Implementation of the Resource Constraints and Priority Allocation Policy. Hearing no further comments from the public, Chairman Hoeser closed the public discussion.

After considerable discussion among the Planning Commission and staff and the following motion was made:

Moved by Vice-Chairman Devlin, and seconded Commissioner Molinelli by to recommend to the City Council the suspension of the Housing Equivalent Unit Allocation and Notice of Intent to Develop requirement for 2013.

5. Administrative Reports. This section is to provide staff and Commissioners an opportunity to present oral status reports on issues. No action is expected to be taken by the Planning Commission.

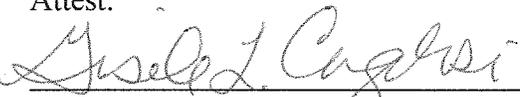
City Manager Daly reported the Certification of the Final Environmental Impact Report for the City of Jackson Wastewater Treatment Plant Improvement Project will be presented at the February 11th meeting.

Vice-Chairman Devlin reported she would not at the February meeting.

City Planner Peters reported she received a letter from California Department regarding final approval of the City of Jackson's 2007-2014 Housing Element.

Adjourn 8:45 p.m.

Attest:



Gisele L. Cangelosi, City Clerk

Date Approved: March 18, 2013