

Jackson Planning Commission

Minutes

Special Meeting of April 16, 2012

COMMISSION MEMBERS PRESENT:

Joe Assereto
Kathryn Devlin, Vice-Chairman
Dave Butow
Fred Hall
Walt Hoeser, Chairman

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 5:30 p.m.

1. Public Matters Not on the Agenda.

None.

2. Approval of Minutes. Minutes from the January 30, 2012 Special Meeting and April 2, 2012 Special Meeting.

Moved by Vice-Chairman Devlin, seconded by Commissioner Butow, and carried by a 3 to 2 vote (Chairman Hoeser and Commissioner Hall abstained) to approve the Minutes of the January 30, 2012 Special Meeting and April 2, 2012 meeting as amended.

3. Work Plan to Complete General Plan Element Updates. Discuss and provide direction to staff. City Planner Peters reported with the completion of the amendments to the Housing Element of the General Plan, it's time to move on to updating the remaining required elements and consider adding optional elements. The following is a list of the seven State mandated elements of the General Plan and their date of last update or amendment:

- Land Use – November 10, 2008
- Circulation – November 10, 2008
- Housing – April 2, 2012
- Open Space & Conservation – 1987 (technically two separate elements)
- Noise – 1987
- Safety -1981

The Planning Commission was provided a portion of the State's General Plan Guidelines pertaining to the mandatory elements in need of updating. These guidelines will be helpful in ensuring that our updates are

consistent with State law. While the requirements look daunting, there is actually little that needs to be changed from the existing elements. To minimize time and expense to the City, staff is proposing that the remaining elements be prepared concurrently, and that they be kept very simple.

California State law also allows a jurisdiction to establish additional optional elements. Examples of these elements include; air quality, economic/fiscal development, community design, flood management, and energy. An optional element that has been discussed at previous Planning Commission meetings has been a historic preservation element. Attached is the City of Grass Valley General Plan Historical Element. While there is little planning budget for optional elements, the Planning Commission may want to consider preparing a simple Historical Element similar to the City of Grass Valley.

The objective of tonight's meeting is to provide direction to staff regarding the process for updating the remaining mandatory elements of the General Plan and consider Planning Commission preparation of optional elements. City Planner Peters proposed staff writes all four of the mandated and present to the Commission. However, the Planning Commissioner and or public could write other examples of elements to save staff time.

Commissioner Butow stated he would take the lead on the Historic Element and staff agreed to provide examples for other jurisdictions. Vice-Chairman Devlin stated she would help edit the documents.

After considerable discussion among the Planning Commission and staff, staff was directed to draft the remaining mandatory elements of the General Plan and update the complete General Plan with the previously adopted elements.

4. Administrative Reports.

Commissioner Butow stated for the record he recused himself in error at the January 30, 2012 meeting regarding the 215 Court Street - Demolition Permit. This would have saved a whole lot of angst and problems. Commissioners only have to recuse themselves when there is an economic interest in the item being discussed, which he does not have at this time. He stated if the Commissioners have any doubt regarding conflict of interest they can call the FPPC.

City Planner Peters also noted the City Attorney is available for this type of determination.

Chairman Hoeser requested a status updated on the Amador-Tuolumne Community Action Agency Regarding "Sutter Family Homes" Project on Argonaut Drive near Sutter Street. City Planner Peters stated the Amador-Tuolumne Community Action Agency (A-TCAA) has a partially funded project in the City which needs CDBG funds for the project to come to fruition therefore the Housing Element had to be adopted prior to submitting any applications for Community Development Block Grant (CDBG).

Adjourn 6:05 p.m.

Attest:



Gisele L. Cangelosi, City Clerk

Date Approved: July 16, 2012