

Jackson Planning Commission
Minutes
Regular Meeting of April 20, 2009

COMMISSION MEMBERS PRESENT:

Dave Butow, Vice-Chairman
Kathryn Devlin
Walt Hoeser
Darek Selman
Leticia Sexton, Chairman

CITY STAFF PRESENT:

Susan Peters, City Planner
Mike Daly, City Manager
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 Sexton called the meeting to order at 6:00 p.m.

1. Public Matters Not on the Agenda.

None.

2. Approval of Minutes. Minutes from the March 16, March 30 and April 6, 2009 meetings.

Moved by Commissioner Hoeser, seconded by Commissioner Butow, and carried unanimously carried to approve the Minutes of the March 16, 2009 meeting as amended.

Moved by Commissioner Hoeser, seconded by Commissioner Butow, and carried unanimously carried to approve the Minutes of the March 30, 2009 meeting as presented.

Moved by Commissioner Hoeser, seconded by Commissioner Butow, and carried unanimously carried to approve the Minutes of the April 6, 2009 meeting as presented.

3. Public Hearing – Notice of Intent to Develop.

City Planner Peters reported in January 2009 the City Council reviewed the Planning Commission's recommendation for a 2009 allocation of 150 Housing Equivalent Units (HEUs). After taking public comment the City Council accepted the Planning Commission's recommendation and set the allocation at 150 HEUs. Tonight's action was to review the Notice of Intent to Develop and make a recommendation to the City Council regarding award allocations of no more than 150 HEUs based on the specific criteria established in the Resource Constraints and Priority Allocation Policy. It was noted for the record, the applicant was not present.

The following Notice of Intent to Develop was received by the March 31, 2009 deadline:

- Westbend – Fuller Family Partnership – a maximum of 400 single and multi family residences on 227 acres. Only requesting 150 HEUs this year for Phase 1. Future phases will require the allocation of additional HEUs. Located on the north side of French Bar Road in the south west portion of the City of Jackson. In city limits.

Chairman Sexton opened the public hearing. The following individuals spoke against awarding allocations 150 HEUs for 2009: Judy Jebian, Kathy duBois, Joan Bailey and Jack Georgette. Hearing no further comments from the public, Chairman Sexton closed the public hearing.

City Planner Peters reiterated an allocation of HEUs does not mean that the project has been approved; it just gives them the right to submit an application. In accordance with the Resource Constraints and Priority Allocation Policy the City Council must review the Planning Commission recommendations and awards allocations by May 31. This item could be deferred to the May 18 meeting and forwarded to the City Council for consideration at their May 26 meeting.

After considerable discussion among the Planning Commission and staff, it was recommended that Commissioners Devlin and Butow, City Manager Daly and City Planner Peters scheduled a meeting with the Fuller Family Partnership to discuss the Planning Commission’s concerns regarding smart growth, their phasing plan and the school site. This item was deferred to the next Planning Commission meeting.

4. Draft Development Code.

The Planning Commission and staff performed a comprehensive review of Article VI and VII. Staff was directed to incorporate the revisions provided. The Building and Engineering staff are still reviewing Article V – Subdivisions and will provide comments to the Planning Commission in the near future. Staff will be contacting Joyce Stone, Manager Amador Child Care Counsel to obtain input on Section 17.58.080 - Child Day Care Facilities.

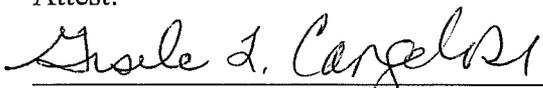
Kathy duBois, Jackson, requested the Planning Commission take into consideration her suggested changes to Article II and Article III.

5. Administrative Reports.

Judy Jebian inquired when the Housing Element would be presented to the Planning Commission. City Planner Peters states the Housing Element Committee was supposed to meet in April to discuss the Housing Surveys and staff should have the Draft Housing Element ready for the Planning Commission’s review at the May Planning Commission meeting.

Adjourn 8:28 p.m.

Attest:



Gisele L. Cangelosi, City Clerk

Date Approved: May 18, 2009