

**Jackson Planning Commission
Minutes
Regular Meeting of April 20, 2015**

COMMISSION MEMBERS PRESENT:

Walt Hoeser, Chairman
Paul Molinelli, Jr., Vice-Chairman
George White

CITY STAFF PRESENT:

Susan Peters, City Planner
Gisele Wurzbarger, City Clerk

COMMISSION MEMBERS ABSENT:

Fred Hall
Bob Stimpson

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. Actions minutes 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.

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

1. Public Matters Not on the Agenda.

None.

2. Approval of Minutes.

a. Minutes from the November 17, 2014 meeting.

Moved by Vice-Chairman Molinelli, seconded by Commissioner White and carried by a 3 to 0 vote (Commissioner Hall and Commissioner Stimpson were absent) to approve the Planning Commission Minutes from November 17, 2014 as presented. Motion passed with the following vote:

AYES: Hoeser, Molinelli, White

NOES: None

ABSENT: Hall, Stimpson

ABSTAIN: None

3. Amador County Jail Expansion Tree Removal, 700 Court Street.

City Planner Peters reported the County of Amador has applied for grant funding for expansion of the existing jail facilities, including additional parking, located at 700 Court Street. To facilitate the expansion, 26 trees of various varieties ranging in size from 4 to 30 inches DBH (Diameter at Breast Height), will need to be removed for the jail with an additional 11 trees, 10 to 36 inches DBH, potentially needing to be removed for the new parking area.

Development Code, Article III, Section 17.40.070(8) requires Planning Commission approval for removal of trees greater than 8" DBH. Additionally, Section 17.40.070(A) requires replacement of 3: 1

for trees removed with a 16" DBH or greater. Of the 37 trees proposed to be removed, 35 are over 8" DBH and 20 are 16" or greater. There are two oak trees to be removed, 24 and 16" DBH.

Should the Planning Commission choose to approve the tree removal request the following conditions of approval are recommended:

1. The County shall submit a landscape plan in accordance with Development Code, Article III, Section 17.40.070 which requires replacement at a minimum of three to one ratio. Oak trees shall be replaced with similar species of oak.
2. Trees to be preserved are to be protected with field fencing as specified in Development Code, Article III, Section 17.40.030(8).

Should the Planning Commission choose to approve removal of the trees, the Commission shall find that the removal is consistent with Development Code, Article III, Section 17.40.070 Landscape Planning Ordinance.

The Planning Commission should review the proposed tree removal request from the County of Amador and adopt a resolution approving or denying the removal of the trees located 700 Court Street.

John Hopkins, Amador County, GSA was present to hear comments or considerations for the project.

Chairman Hoeser opened the public discussion. Hearing no further comment from the public, Chairman Hoeser closed the public discussion.

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

Moved by Vice-Chairman Molinelli, seconded by Commissioner White and carried by a 3 to 0 vote (Commissioner Hall and Commissioner Stimpson were absent) to approve approves requested tree removal pursuant to the Development Code, Article III, Chapter 17.40 - Landscape Standards based on the Findings in this report with the following conditions:

1. All trees to be saved shall be appropriately fenced and any tree maintenance shall be performed by a qualified arborist.
2. At a minimum, the indigenous trees greater than 16 inches DBH shall be replace at a ratio of three to one. Oak trees shall be replaced with similar species of oak.

Motion passed with the following vote:

AYES: Hoeser, Molinelli, White
NOES: None
ABSENT: Hall, Stimpson
ABSTAIN: None

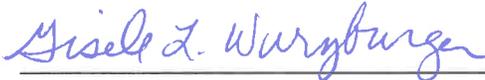
4. Administrative Reports.

City Planner Peters reported on the following:

1. General Plan Housing Element Update will be on the May 18, 2015 Planning Commission Agenda for review and consideration.
2. Jackson View has submitted 6 building permits.

Adjourn 6:52 p.m.

Attest:



Gisele L. Wurzburger, City Clerk

Date Approved: May 18, 2015