

**Jackson Planning Commission**  
**Minutes**  
**Regular Meeting of July 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  
Gisele Cangelosi, City Clerk

**COMMISSION MEMBERS ABSENT:**

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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.**

Kathy duBois, Jackson, referred to a New York Times article regarding a national building code, which is the key for getting our greenhouse gas emissions and energy consumption under control. She felt the City should update the building code to include energy saving requirements for new construction. Commissioner Devlin requested a copy of this article.

Chairman Sexton stated the Jackson Rancheria Recovery Center located at 975 Broadway is going to rapid ruin and is a concern of the neighborhood. City Planner Peters stated she would ask Building Official White to provide an update for the next meeting.

**2. Approval of Minutes.** Minutes from the May 18, June 1, and June 15, 2009 meetings. Chairman Sexton noted for the record she was not absent at the June 15, 2009 meeting and requested the Minutes be amended to reflect she was present.

**Moved by Commissioner Butow, seconded by Commissioner Devlin, and unanimously carried to approve the Minutes of the May 18, 2009 meeting as presented.**

**Moved by Commissioner Butow, seconded by Commissioner Hoeser, and unanimously carried to approve the Minutes of the June 1, 2009 meeting as presented.**

**Moved by Commissioner Devlin, seconded by Commissioner Selman, and unanimously carried to approve the Minutes of the June 15, 2009 meeting as amended.**

### **3. Planning Commission Interpretation.**

City Planner Peters reported the staff reviewed the applicant's request to utilize the parsonage at the Jackson United Methodist Church at 130 Church Street for a professional office. Because of the unique nature, the request was forwarded to the Planning Commission for interpretation. The General Plan Land Use designation and existing zoning of the site is Public (P) According to the Land Use Element, Public is defined as "lands with public or quasi-public uses such as schools, hospitals, churches, and County offices." The existing zoning code does not address Public and Institutional uses. The Planning Commission reviewed the issue at their June 15, 2009 meeting and continued the item pending City Attorney review. Because the existing zoning does not disallow the proposed use, the City Attorney believes the Jackson United Methodist Church may proceed with the proposed plans to utilize the parsonage for a professional office assuming all other zoning requirements (parking, etc.) can be met. City Planner Peters stated no further action was required on this matter.

Chairman Sexton opened the public discussion. Judy Jebian was present to voice her concern regarding the historic aspect, ADA and mixed use in the neighborhood. Hearing no further comments from the public, Chairman Sexton closed the public discussion.

### **4. City of Jackson Water Needs Forecast Presentation.**

Gene Mancebo, AWA, Manager of Engineering and Planning, stated tonight's presentation was regarding the City of Jackson Water Needs Forecast which is based on the City of Jackson's adopted General Plan and proposed Sphere of Influence.

The following approaches were discussed:

1. AWA to confirm the projected water needs forecast for areas within the City of Jackson, and the proposed Sphere of Influence based on City planning documents.
2. AWA will meet future long-term water needs through a balanced multifaceted portfolio, which include wastewater reclamation, water conservation and new water supply projects.

The following steps in the process were discussed:

1. Present results of long-term needs to AWA Board of Directors.
2. Work with land use agencies to develop timing for water needs.
3. Develop and prioritize water (conservation, reclamation or new supply) project list, including timing, yield and cost for meeting forecasted demands in Amador County.

Chairman Sexton opened the public discussion. Judy Jebian was present to voice her concern regarding City of Jackson Water Needs Forecast. Hearing no further comments from the public, Chairman Sexton closed the public discussion.

Bill Condrashoff, AWA, stated timing is very important and that the City needs to determine its long-term water needs and the AWA will then determine how to provide the water. He reiterated the three tiered approach discussed tonight is conceptual.

Gene Mancebo stated the AWA looks forward to the City participating in this process. He inquired if the Planning Commission concurs and accepts this presentation so that AWA can solidify the numbers for a presentation to the City Council. City Planner Peters stated the

numbers specified in the presentation are the assumptions from General Plan Land Use Element's Environment Impact Report, which was certified by the City Council.

It was the consensus of the Planning Commission to conceptually accept the City of Jackson Water Needs Forecast presentation.

### **5. Draft Development Code.**

City Planner Peters reported the Planning Commission at the June 15, 2009 meeting, moved to recommend that the City Council adopt the proposed Development Code. The City Council held a workshop on July 13 2009 to review the Development Code and the Planning Commission's recommendation. At that workshop staff brought to the City Council's attention an issue regarding Section 17.32.090(C) dealing with resale of owner occupied affordable housing units. Specifically, the section allows for the seller of a designated affordable housing unit the ability to recover the cost of improvements made to the property. The concern of staff is that this may ultimately affect the affordability of the residence. The City Council reviewed the issue and directed staff to place the item on the Planning Commission's agenda for a recommendation.

City Planner Peters discussed the following option for consideration:

1. Leaving the section as is, whereby the owner may recoup all capital improvement costs.
2. Disallowing recovery of capital improvements costs.
3. Allowing for a percentage of the capital improvement costs to be recovered.

Chairman Sexton opened the public discussion. Judy Jebian requested the Planning Commission protect affordable housing because median income standards are easily inflated. Hearing no further comments from the public, Chairman Sexton closed the public discussion.

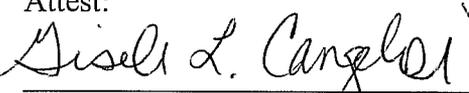
**Moved by Vice-Chairman Butow, seconded by Commissioner Hoeser, and carried unanimously chose option 3, Allowing Capital Improvements Costs to be recovered up to the percent change in the Area Median Income during the seller's ownership of the home and to forward the Final Draft Development Code as amended to the City Council for adoption.**

### **6. Administrative Reports.**

City Planner Peters stated the Architectural Regulations Committee has requested staff to schedule a joint workshop with the City Council and Planning Commission for August 17, 2009 at 6:00 p.m. The presentation/workshop is to discuss the recommendation and guidelines proposed for architectural review for the City.

Adjourn 8:15 p.m.

Attest:

  
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Gisele L. Cangelosi, City Clerk

Date Approved: August 17, 2009