

**Jackson Planning Commission
Minutes
Regular Meeting of March 20, 2006**

COMMISSION MEMBERS PRESENT:

Dave Butow,
Warren Carleton, Vice-Chair
Wayne Garibaldi, Chairman
Terri Works

CITY STAFF PRESENT:

Susan Peters, City Planner
Candy Collins, Accounting Assistant

COMMISSION MEMBERS ABSENT:

Rosemary Faulkner

CITY STAFF ABSENT:

Michael Daly

Chairman Works called the meeting to order at 6:00 p.m.

1. Public Matters Not on the Agenda.

Whitney Smith addressed his concern that he felt there has been an oversight in regards to his property having access to the City's infrastructure and acquiring the City's utility services. Mr. Smith also stated that he was under the belief that the City approved his annexation and he would have access from the back of his property onto the City's existing streets.

Clerk instructed to put matter on the agenda for Planning Commission Meeting of April 17, 2006 at 6:00 p.m.

Robert Devlin shared his research and documents in regards to our rapidly growing transit problem and what he proposed to be some alternatives to the problem. Mr. Devlin also stated that he would be attending other meetings in the County to share his research with.

City Planner Peters and the Commissioners encouraged Mr. Devlin to continue to share his proposals and to participate with the new facilitator being hired to move the Highway 88 Corridor Study along.

2. Approval of Minutes of December 19, 2005 and January 21, 2006

Moved by Commissioner Butow, seconded by Vice-Chairman Carleton (Commissioner Garibaldi abstained) and carried by a 4-0 vote to approve the minutes of December 19, 2005.

Moved by Commissioner Butow, seconded by Vice-Chairman Carleton and unanimously carried to approve the minutes of January 17, 2006.

3. Public Hearing – Revocation of Condition Use Permit Gerald & Anna Chaix, 406 Pitt Street, APN 020-273-001.

City Planner Peters read the following report:

Discussion

June 2005, the Planning Commission adopted Resolution No. 2005-09 (attached) approving a Conditional Use Permit for Gerald and Anna Chaix to operate a museum at 406 Pitt Street. Per a Condition of Approval, the Use Permit was reviewed on February 21, 2006. Due to concerns expressed by neighbors the Chaix's decided to terminate use of the residence for a museum.

The purpose of this hearing is to revoke the Conditional Use Permit.

Action

It is recommended that the Planning Commission adopt a resolution to revoke Conditional Use Permit 2005-02 for Gerald and Anna Chaix.

Moved by Commissioner Garibaldi, seconded by Vice-Chairman Carleton and unanimously carried to approve the Revocation of Condition Use Permit Gerald & Anna Chaix, 406 Pitt Street, APN 020-273-001.

4. Planning Commission Interpretation – Condominium Conversion Ordinance.

City Planner Peters read the following report:

Discussion

April 26, 2004, per a recommendation of the Planning Commission, the City Council adopted a Condominium Development and Condominium Conversions Ordinance. For condominium conversions the Ordinance requires a housing study be performed to determine the vacancy factor within the City. Condominium conversions require a minimum vacancy factor of seven percent.

Due to a pending condominium conversion application, the City of Jackson is in the process of studying the rental housing market. The question has come up as to whether vacant rentals designated for low-income housing qualify as vacant for purposes of housing those displaced by a conversion.

Action

Provide an interpretation of the Condominium Development and Condominium Conversions Ordinance regarding whether vacant rentals designated for low-income housing qualify as vacant for purposes of housing those displaced by a conversion.

City Planner Peters and the Commissioners discussed in great detail their opinions that affordable housing should not be included in determining the vacancy factor for the purposes of housing those displaced by a conversion. They also discussed the fact that there should be some way for the people to be able to appeal the application results. The Commissioners in most part felt that the estimated 7% of vacancy ratio is adequate.

City Planner Peters stated that she would bring back a modification of this ordinance and make it part of the City Development Code Update.

5. **ADMINISTRATIVE REPORTS.**

City Planner Peters announced the following:

The City Council upheld the Planning Commission's recommendation with regards to the establishment of HEUs at 0 (zero) for 2006.

Bob Hix appealed the Planning Commissioner's denial of the PUD for his 3-story 32-foot structure on South Avenue. It was set before the City Council on March 13, 2006, pulled by Mr. Hix and reset by Mr. Hix for March 27, 2006.

Staff at the City has not heard from Jackson Hills since the HEUs were set at 0 (zero). Jackson Hills had had an additional waste water study done to see the feasibility of the golf course and how it would work with NPDES and was suppose to meet with the City Staff week before last. Jackson Hills cancelled.

Commissioner Butow shared information on obtaining a grant to help fund our City in its goal to do a survey of the historical and archeological areas for the entire city.

City Planner Peters and Commissioners discussed in great detail the advantages of having this done. They also agreed that since there is not enough time to get the grant for 2006, they would work on next years grant.

Clerk was instructed to put matter on the agenda for Planning Commission Meeting of April 17, 2006 at 6:00 p.m.

Adjourned: 7:15 p.m.

Attest:

Candy Collins, Accounting Services II

Date Approved: May 15, 2006