

# Jackson Planning Commission

## Minutes

### Regular Meeting of October 15, 2012

#### COMMISSION MEMBERS PRESENT:

Joe Assereto  
Kathryn Devlin, Vice-Chairman  
Fred Hall

#### CITY STAFF PRESENT:

Susan Peters, City Planner

#### COMMISSION MEMBERS ABSENT:

Walt Hoeser, Chairman  
Dave Butow

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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.

Vice-Chairman Devlin called the meeting to order at 6:30 p.m.

#### 1. Public Matters Not on the Agenda.

Kathy DuBois, Jackson, inquired about the disposition of the Court House and the process for development of the site should it be sold. City Planner Peters briefly described the design review and development process, including demolition review. Ms. DuBois then inquired about the process of rezoning the school property from Professional Office to Public. City Planner Peters responded that she would check with the City Attorney regarding that process. Finally, Ms. DuBois asked about the Extremely Low Income designation in the Housing Element. There was considerable discussion about the income classification and measures which the City was taking to address affordable housing.

#### 2. Approval of Minutes. Minutes from the September 17, 2012 Regular Meeting.

Vice-Chairman Devlin pointed out errors in the voting numbers in each of the motions made at the meeting.

**Moved by Commissioner Assereto, seconded by Vice-Chairman Devlin, and carried by a 2 to 0 vote (Commissioner Hall abstained and Chairman Hoeser and Commissioner Butow absent) to approve the corrected Minutes from the September 17, 2012 Regular Meeting.**

#### 3. Public Hearing - Housing Element Update. Review and consider making recommendation to the City Council.

City Planner Peters reported the City of Jackson General Plan Housing Element was adopted by the City Council on June 14, 2010. The Housing Element of a General Plan is the only element of the seven mandated elements that requires State certification for a jurisdiction to be eligible for grant funding. Upon adoption, staff forwarded the Housing Element to the California Department of Housing and Community Development (HCD) for review and certification. On September 20, 2010, HCD provided an extensive comment letter to the City of Jackson outlining required amendments for the Housing Element to comply

with State housing element law. The required amendments were prepared by staff and approved by the Planning Commission and City Council at a special meeting on April 2, 2012

On July 6, 2012, the City received a second round of comments requiring additional amendments to the Housing Element. Staff addressed those comments and submitted a third preliminary version of the Housing Element to HCD on July 31, 2012. On September 6, 2012 the City received notification that the Housing Element submitted met the statutory requirements and could be certified once the document was adopted by the City Council.

In accordance with Jackson's Municipal Code, the Planning Commission must make a recommendation to amend the Housing Element to the City Council. The Commission's recommendation will be presented to the City Council at their meeting on Monday, October 22, 2012.

Vice-Chairman Devlin asked questions regarding the date of the Census data presented in the document and how the Housing Equivalent Units process is affected by the Housing Element. Additionally, Vice-Chairman Devlin asked about how the overpayment of housing is determined. City Planner Peters described the process of utilizing Census data to determine those numbers.

Commissioner Hall expressed his concerns about being a "bedroom community" and looking like El Dorado Hills and Folsom. He also expressed his concerns about sub-standard housing and large apartment buildings negatively impacting tourism. Commissioner Hall described the need to focus on jobs as opposed to affordable housing.

Vice-Chairman Devlin opened the public hearing.

Mr. Mark Rasmussen from Pacific Gas & Electric introduced himself, but made no comment on the Housing Element.

Hearing no further comments, Vice-Chairman Devlin closed the public hearing and the following motion was made:

**Moved by Commissioner Assereto, seconded by Vice-Chairman Devlin, and carried by a 2 to 1 vote (Commissioner Hall dissenting and Chairman Hoeser and Commissioner Butow absent) to approve a motion to recommend the City Council adopt the Housing Element Update.**

Adjourn 7:15 p.m.

Attest:



Susan M. Peters, City Planner

Date Approved: March 18, 2013