Jackson Planning Commission
Minutes
Regular Meeting of January 19, 2016

COMMISSION MEMBERS PRESENT:
Walt Hoeser, Chairman
Fred Hall
Paul Molinelli, Jr., Vice-Chairman
Bob Stimpson
George White

CITY STAFF PRESENT:
Susan Peters, City Planner

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. 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. Minutes from the November 16, 2015 meeting.

Moved by Commissioner Molinelli, seconded by Commissioner Stimpson and carried by a 5 to 0 vote to approve the Planning Commission Minutes from November 16, 2015, as presented. Motion passed with the following vote:

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

3. Housing Equivalent Unit Availability and Allocation Criteria.
City Planner Peters reported in December 2004 the City Council adopted the Resource Constraints and Priority Allocation Policy per the Planning Commission's recommendation. The policy is the City's growth management program designed to control growth at a rate that can be supported by the infrastructure and service demand created by new housing units. A copy of the ordinance is attached foryour review.

Since its adoption the Planning Commission and City Council implemented the ordinance by establishing annual Housing Equivalent Units (HEUs) as follows:

- 2005 116 HEUs - Three developments, Stonecreek, Jackson Hills and the Shealor Trust Property, received the HUE allocations.
- 2006 zero HEUs -This was due to the uncertainty regarding the disposition of the discharge permit for the City's wastewater treatment plant, questions about will serve letters from the Amador Water Agency due to the transmission project litigation, and the lack of community consensus regarding transportation improvement options. Subsequently, no Notices of Intent to Develop were accepted.
- 2007 106 HEUs - This was based on the remaining sewer capacity of 318 HEUs divided by the three years the Council believed it may take to address the sewer constraint issue. On May 29, 2007 the City Council reviewed the Notices of Intent to Develop and awarded 86 HEUs to St. Patrick Park by St. Patrick's Catholic Church and 20 HEUs to Creekside at Jackson by Reynen & Bardis.
- 2008 zero HEUs - The zero allocation was due to a desire to see the impacts of previously approved allocation projects since none had been built and occupied.
- 2009 150 HEUs -An additional 80 HEUs was awarded to the Fuller Family Partnership (previously the Reynen & Bardis project) for a total of 100 HEUs for the proposed subdivision.
- 2010 140 HEUs –No Notices ofIntent to Develop were received.
- 2011 150 HEUs –No Notices of Intent to Develop were received.

In 2012, 2013, 2014 and 2015 the City Council, on recommendation of the Planning Commission, and because of the lack of development applications, suspended the Housing Equivalent Unit Allocation and Notice of Intent to Develop requirement. The suspension allowed a developer to submit a subdivision application at any time during those years. None were received.

Because there has been no interest for any new subdivision developments in the City, staff is recommending that the Planning Commission again recommend that the City Council suspend the Housing Equivalent Unit Allocation and Notice of Intent to Develop requirement. This would allow a developer to submit a subdivision application anytime during the year.
Applications would still be required to comply with the design criteria outlined in the Resource Constraints and Priority Allocation Ordinance and would be processed in accordance with the Subdivision Map Act and the California Environmental Quality Act – both of which require Planning Commission review and approval.

It is recommended that the Planning Commission review the information in this memorandum and the recommendation of staff to suspend the Housing Equivalent Unit Allocation and Notice of Intent to Develop requirement and make a recommendation to the City Council.

Moved by Commissioner Hall, seconded by Commissioner Molinelli and carried by a 5 to 0 vote to recommend to the City Council suspension of the Housing Equivalent Unit Allocation and Notice of Intent to Develop requirement for 2016. Motion passed with the following vote:

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

4. City of Jackson Draft Energy Action Plan – Progress Update.
On February 17, 2015, with the recommendation of the Planning Commission, the City Council approved the City of Jackson Energy Action Plan (EAP). The Jackson Energy Action Plan is a roadmap for expanding energy-efficiency and renewable-energy efforts already underway in the City of Jackson and is helping the City to achieve the State mandated reduction of greenhouse gas em1ss10ns.

Attached is a summary of the goals and strategies from the EAP to improve the energy efficiency of existing and future buildings in the City, reduction costs associated with energy consumption, and reducing the carbon intensity of the City's energy sources. Also attached is a memorandum from Nicholas Martin with the Sierra Business Council (SBC) which outlines the accomplishments of the City towards achieving those goals.

The City of Jackson has made significant progress on implementation of the EAP. Staff will continue to work with SBC to achieve all of the goals outlined in the plan.

This item is informational -no action is required by the Planning Commission.

5. Election of Chairman and Vice-Chairman.

Moved by Commissioner Hoeser, seconded by Commissioner Stimpson, and unanimously carried to appoint Paul Molinelli as Chairman.

Moved by Chairman Molinelli, seconded by Commissioner Stimpson, and unanimously carried to appoint Walt Hoeser as Vice-Chairman.

6. Administrative Reports.

City Planner Peters reported on the Jackson Rancheria Development Corporation Annexation.

Adjourn 7:00 p.m.

Attest:

Susan M. Peters, City Planner

Date Approved: May 16, 2016