

**City of Jackson Planning Commission
Summary Minutes
Special Meeting of May 7, 2007**

The Planning Commission of the City of Jackson met in the Civic Center Council Chambers, 33 Broadway, Jackson, California. Chairman Works called the meeting to order at 6:01 p.m..

COMMISSION MEMBERS PRESENT:

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

CITY STAFF PRESENT:

Mike Daly, City Manager
Susan Peters, City Planner
Carlyn Drivdahl, Assistant City Attorney
Karon Knuist, Administrative Clerk

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.

Pledge of Allegiance

1. **Public Matters Not on the Agenda:** Chairman Works opened the floor for Public Matters Not on the Agenda. No one came forward to address the Commission and the matter was closed.
2. **Approval of Minutes of March 19, 2007.**

Motion It was moved by Commissioner Sexton, seconded by Commissioner Butow and carried to accept the Minutes of March 19, 2007 with the exception of changing the word “recluse” to “recuse” on page 2.

3. **Public Hearing – Project Determination, Jackson Hills Golf Course and Residential Community.** Chairman Works opened the discussion by stating that a decision on the Jackson Hills Project would be made this evening. Jack Georgette approached the podium and expressed his distress the Commissioner Garibaldi will be voting on this issue because of the conflict of interest that Jack believes exists because Commissioner Garibaldi is employed by the Bank of Amador and Larry Standing is his boss. Larry Standing had previously signed a petition in favor of the Jackson Hills project, however he signed as a private citizen, not as an Officer of the Bank of Amador. Chairman Works deferred to Carlyn Drivdahl, Assistant City Attorney, who stated that there was no conflict of interest because Larry Standing had signed the petition as a private citizen; and because the Bank of Amador does not directly benefit from the project.

David Evitt wanted to know if the Statements of Overriding Consideration were ever made available to the public. City Planner Peters stated that the documents have been available on the City's website, at the Library and City Hall since February 2007.

Chairman Works voiced her concern that the Jackson Hills project included no affordable housing for the employees of the project.

Conversation began about many issues that have been previously discussed at earlier Planning Commission meetings, such as traffic and circulation issues, waste water use and/or treatment facilities, oak tree replacement, parks, dedicated trails, etc.

Chairman Works called a break at 7:25pm. Chairman Works reconvened the meeting at 7:35.

Chairman Works invited Marty Tuttle of New Faze up to the podium to comment on the Jackson Hills project. Marty expressed his wish for the tentative map approval to go to the City Council, and he wants all the expenses to be put on the table – the bypass, oak trees, traffic, parks, bus stops, wastewater, police and fire, etc so they know what they are looking at and if they whole thing is too rich, they will have to walk away from the project, considering all the time and money they have already put into getting this far.

Chairman Works opened the discussion to the public.

Bill Orescan referred to a handout provided to the Planning Commissioners. The handout compared a soil cross-section from Ione's Castle Oaks Golf Course to a soil cross-section of the proposed site for the Jackson Hill's golf course. He stated that the soil will not accept the amount of water Castle Oaks course will, and that the water will run down to the development on French Bar Road. Storage tanks need to be put in to alleviate this. Pat Angell of Pacific Municipal Consultants stated that he is working on comments to Mr. Orescan's original report, and that if a golf course were to be build on the site the existing soil would need to be built up and amended.

Bill Condrashoff is concerned that a traffic light will be needed at French Bar Road to handle the increased traffic from the development. He also feels that the water master plan is inadequate and that golf course would create a need for a tertiary wastewater treatment plant, increasing water rates for all of Jackson's residents, not just those living in Jackson Hills. Jackson Hills is not needed for wastewater disposal; we can currently dispose of our wastewater on agricultural land.

Russ Evitt wanted the audience to know that the Jackson Hills project would cause a 20% increase in population; being the largest single development in Jackson, it would create a traffic nightmare, would create a negative financial impact every year, stretch our already tight Police and Fire departments.

Judy Jebian read from a letter supplied to the Planning Commissioners. She is in support of all of ACTC proposals and believes that Jackson should encourage smaller, smarter growth, building fewer homes following “green” standards. She is also concerned that there is no adjacent affordable housing for the golf course employees and their families.

Chairman Works called a break at 8:55pm. Chairman Works reconvened the meeting at 9:10.

Kathy DuBois wanted to make sure that any construction that occurs will end at 5pm, will not occur on weekends or holidays. She also read from a letter supplied to the Planning Commissioners regarding the Land Use/Circulation Element.

Lucy Hackett, Ron Reagan and Anne Lintz all spoke in favor of the Jackson Hills project.

John Plasse would like a voice in the location of the potable water line. He feels the 40 foot buffer between the agricultural land and the Jackson Hills development benefits the homeowners; keeping the flies and the smell of the cattle at a good distance from the homes, and recommended that the barrier be built of masonry and metal rather than barbed wire.

Jill North feels that more information should be made available on the wastewater solutions.

Chairman Works closed the public portion of the hearing at 10:07pm.

Chairman Works wanted to take an informal poll to see where the Commissioners stand.

Commissioner Butow feels that there is a larger problem with the wastewater issue than is currently known, and doesn't feel comfortable with the amount of information provided by the developer. He feels that the information given by Bill Orescan holds a lot of weight and is not being addressed. He believes that the project should be redesigned with no golf course.

Commissioner Sexton feels that we need a Title 22 tertiary plant whether or not the golf course goes in, but the project is no good without the golf course and we can use the developer to pay for a portion of the tertiary plant

Commissioner Carleton recommends denying the project. He is concerned about what will happen if the golf course fails; then the City will get stuck with the upgrading cost of the wastewater treatment plant, and a failed golf course. The projects will also add to the many problems the city faces without adding to or benefiting the city.

Commissioner Garibaldi recommends approval of the project.

Chairman Works expressed her disappointment in the project. She is in favor of smart growth, projects that get people out of their cars and on their feet, but feels this project has too many negative aspects. She doesn't like the fact that no provisions have been made to house the

employees and their families, and the wastewater and traffic issues have not been addressed to her satisfaction.

Motion: Based on the findings, Commissioner Butow moves to recommend to the City Council that the proposed project be denied. Commissioner Carleton seconds. The motion passes on a 3-2 vote. Commissioners Garibaldi and Sexton vote against the motion.

Meeting adjourned by Chairman Works at 10:50p.m.

Attest:

Karon Knuist, Administrative Clerk

Date Approved: August 20, 2007