

Jackson Planning Commission
Minutes
Special Meeting of August 29, 2005

COMMISSION MEMBERS PRESENT:

Warren Carleton, Vice-Chair
Rosemary Faulkner
Wayne Garibaldi, Chairman
Terri Works

CITY STAFF PRESENT:

Susan Peters, City Planner
Candy Collins, Accounting Assistant

COMMISSION MEMBERS ABSENT:

David Butow

CITY STAFF ABSENT:

Chairman Garibaldi called the meeting to order at 6:07 p.m.

1. Public Matters Not on the Agenda.

None.

2. Approval of Minutes of July 05, 2005, and July 18, 2005.

Moved by Vice-Chairman Carleton, seconded by Commissioner Works and unanimously carried to approve the minutes of July 5, 2005 and July 18, 2005

3. Workshop – Zoning Ordinance.

City Planner Peters begins the workshop with page 41 of Article III of the Zoning Ordinance/Development Code.

There was considerable discussion regarding Flood Plain Management and Variances for construction in the Flood Plain. City Planner Peters stated she would take a stab at making this 2 tiered, one that requires a variance and the one that doesn't require a variance. She will bring this back to see side by side.

After considerable discussion regarding Flood Plains, Hillside and Stream and Creek Developments, it was decided that City Planner Peters will change the order that they appear in this Development Code to Stream 1st, Flood 2nd and Hillside next.

After discussion regarding the Hillside Development, it was decided that Staff would get a range of opinions from other experts.

City Planner Peters stated that tomorrow during the Jackson Hills Tour, she would give some examples to visualize.

She also stated that she can go through the vacant lots in the City that have greater than 30% slope along with her aerial topography maps and flag them for a better visual too.

After considerable discussion regarding the Use Permit requirement on Hillside Developments, it was decided that City Planner Peters would check with Gary Urzik and Roark Webber on a better understanding of this. She will also check out a couple other areas like, Walnut Creek, Pleasanton, and Los Altos and look at their Hillside Standards.

After considerable discussion regarding the Noise Standards, it was decided that City Planner Peters would bring back the existing Noise Ordinance and put these side by side and decide if it should be put in place of, keep the Noise Ordinance or merge both together.

After discussion between the Commissioners and Staff in regards to meanings of certain words used in this Development Code, City Planner Peters stated that the next Articles IV and V are centered on processing and definitions.

There was considerable discussion between the Commissioners and Staff in regards to **Section 17.62.050 E. Soil Remediation** On site soil remediation activities may be authorized for not more than 30 days, and why 30 days. City Planner Peters stated she would check on this and bring this back for further discussion.

4. Administrative Reports.

None

Adjourned - 8:15 p.m.

Attest:

Candy Collins, Accounting Assistant

Date Approved: 09/19/05