

**Jackson Planning Commission
Minutes
Regular Meeting of February 17, 2015**

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.

- a. Minutes from the October 20, 2014 meeting.

Moved by Commissioner Molinelli, seconded by Commissioner Stimpson and carried by a 5 to 0 vote to approve the Planning Commission Minutes from October 20, 2014 as presented. Motion passed with the following vote:

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

- b. Minutes from the November 17, 2014 meeting. This item was continued to the next meeting

3. Housing Equivalent Unit Availability and Allocation Criteria.

City Planner Peters reported on the Housing Constraints and Priority Allocation Policy requirement to establish a Housing Equivalent Unit availability and allocation criteria. 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.

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 of Intent to Develop were received.
- 2011 150 HEUs – No Notices of Intent to Develop were received.

In 2012, 2013, and 2014 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.

Chairman Hosier opened the public hearing. No public testimony was heard so the hearing was closed.

After discussion among the Planning Commission and staff the following motion was made:

Moved by Commissioner Hall, seconded by Vice-Chairman Molinelli, and unanimously 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 2015.

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

4. City of Jackson Draft Energy Action Plan.

City Planner Peters provided the Planning Commission the following information:

In 2006, California adopted Assembly Bill (AB) 32, the California Global Warming Solution Act requiring the State to reduce statewide greenhouse gas (GHG) emissions to 1990 levels by 2020. Meeting this target required the City of Jackson do its part by conducting an inventory of GHG emissions and identifying and implementing measures to reduce these emissions within its jurisdiction.

In August 2010, the City of Jackson entered into an agreement with the Sierra Business Council (SBC) to participate in the Pacific Gas and Electric Company's Green Communities Program to have a Greenhouse Gas Inventory prepared at no cost to the City. Participation in this program was the first step in having a regional GHG Inventory Analysis. In February 2011, the City Council reviewed and accepted the 2005 Governmental Operations Greenhouse Gas Emissions Inventory.

In August 2011, the City of Jackson executed an agreement with SBC to initiate the second step in complying with AB 32 by completing a community-wide GHG emissions inventory. The City Council reviewed and accepted the 2005 Community-Wide Greenhouse Gas Emissions Inventory in April, 2012.

The City of Jackson then entered into an agreement with SBC in July 2013 for development of a Strategic Energy Planning Document. This project was prepared with grant funds from the Sierra Nevada Partnership, which is funded by PG&E, and implemented by the SBC. This document is intended to provide goals and implementation measures to expand energy-efficiency and renewable energy efforts in the residential, commercial, and municipal community. Additionally, this document will provide the bases for policies in the update of the City's Conservation Element of the General plan.

SBC representatives Nicholas Martin and Brenda Gillarde presented a summary of the City of Jackson Energy Action Plan (EAP) to the Planning Commission and public. There was considerable discussion between the Commissioners and Ms. Gillarde regarding the details of the EAP. Jerry O'Neill, PG&E representative, also answered some of the Commission questions.

After discussion among the Planning Commission and staff the following motion was made:

Moved by Vice-Chairman Molinelli, seconded by Commissioner Stimpson, and unanimously carried by a 5 to 0 vote to recommend to the City Council approval of the January 2015 City of Jackson Energy Action Plan.

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

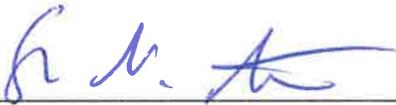
5. Administrative Reports.

City Planner Peters reported on the following:

1. Update on the Housing Element status;
2. Update on sign enforcement in the City; and
3. Status on the house on Argonaut in County jurisdiction in need of abatement.

Adjourn 7:33 p.m.

Attest:



Susan M. Peters, City Planner

Date Approved: May 18, 2015