

Jackson Planning Commission Minutes Special Meeting of May 2, 2005

COMMISSION MEMBERS PRESENT:

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

CITY STAFF PRESENT:

Susan Peters, City Planner
Sandie Sproviero, Accounting Assistant

COMMISSION MEMBERS ABSENT:

None

Chairman Garibaldi called the meeting to order at 6:05 p.m.

1. Public Matters Not on the Agenda.

None

2. Public Notice – Notice of Intent to Develop.

City Planner Susan Peters stated the purpose for tonight's meeting is to accept comments from both the developers that have submitted the Notices of Intent to Develop and the public. Subsequently staff recommends for Commissioners to tentatively complete the matrix forms as developer and public comments may change some of the grades and rank. After closing the public hearing the Planning Commission should finalize that matrix from each Notice and make a recommendation to the City Council regarding the 2005 allocation of Housing Equivalent Units (HEUs).

The following are the four Notices of Intent to Develop received:

- Jackson Hills Golf Course and Residential Community – 18 hole Golf Course and 540 housing units.
- Stonecreek Development (Bob Hix) – 8 single family residential units on 4.27 acres.
- Shealor Property – 28 single family residences on 6.25 acres.
- Reynen & Bardis single and multi family residences on 227 acres.

Chairman Garibaldi stated for each representative to present their proposed projects and to stay at the podium for public comments and questions. After the public questions are answered the developers will do the same for the Planning Commission and staff.

Jackson Hills Golf Course and Residential Community

Mark Tuttle stated he is the representative of Jackson Hills Golf Course and Residential Community. Mr. Tuttle went over the history of New Phase Development and infill projects they have done in the past. The community benefits and descriptions of the project were addressed in detail:

- Water
- Sewer
- Tree removal
- Tree replacement
- Trees replanted
- Grading
- Style of Homes
- Size of homes
- Home owner association dues
- Two acre residential parcels
- Schools
- Open space, and
- The phase steps of proposed project

Mr. Tuttle thanked staff for the opportunity to present the project and is looking forward to working with staff.

Jeannie Plasse asked the following questions:

- If there has been communication with the school district regarding any type of consideration to assist.
- Number of HEUs each developer is requesting.
- Why are the two-acre residential parcels not on Draft EIR map?

City Planner Susan Peters stated the following numbers of HEUs are being requested:

- Jackson Hills Golf Course and Residential Community request 154
- Stonecreek Development request 8
- Shealor Property request 26
- Reynen & Bardis request 45

Mr. Tuttle responded:

- The two acre residential parcels are on map, not sure the exact location, needs to look up.
- Concerning the schools, they have spoken to the Amador County School District regarding a new school site. Properties in the City of Jackson have been looked at that might be able to accomplish this, however no decisions have been made. New Phase Development will be continuing to converse with the Amador County School Superintendent.

Suzanne Plasse stated there was mention of a clubhouse that would be open to all residence in the community of Jackson, will there be a homeowners association? Should this be the case eventually the homeowners association would have the say so as to who can and cannot be allowed entrance to

the clubhouse. Ms. Plasse added, it was also stated trees would be transplanted, how will a 300 year old oak tree be transplanted?

Mr. Tuttle explained there would be a homeowner association. Should it be the Commissioners desire provisions could be put on the project making sure clubhouse remains open to the public. In terms of the tree replacement this statement was referring to the smaller oak trees. Mr. Tuttle added every attempt to remove as little trees as possible will be done.

Harry Vela stated the developer appears to have a handle on the traffic problem. However there are two developments taking place on the east side of the road that will be producing quite a bit of traffic. Mr. Vela went over traffic concerns in the City of Jackson.

Paula Mattock stated her concerns of how this project would affect surrounding family ranches, to include hers. The following concerns were addressed:

- Rancher transportation
- Water treated, and
- Traffic

Ms. Mattock emphasized families who have lived in Jackson for a long time should be a priority when making recommendations approving projects.

Joanne Bailey stated her concerns of not enough space for new students. When making recommendations allocating the HEUs, this should be considered.

Chairman Garibaldi stated hearing no more public comments moved to next Notice of Intent to Develop.

Stonecreek Development (Bob Hix)- 8 single family residential

Bob Hix stated cost factors did change many things when he was denied the original request of 16 homes. Due to the financial loss the request was changed to 8 single-family residences with a small community park. Mr. Hix went over briefly the description of the homes, cost of the homes, and description of his proposed project.

Chairman Garibaldi stated hearing no more public comments the Commissioners moved to next Notice of Intent to Develop.

Shealor Property-26 single family residences

Cameron Stewart stated he is the representative for Shealor Property and looks forward to working with the City of Jackson. Mr. Stewart went over the description of the proposed single-family residences in addition to the history of their company. Mr. Stewart stated since the project is small, 26 home sites on 6 acres it makes it hard to provide the public benefits that our company normally provides. However Lot A will be constructed to be some type of public private benefit. The proposal is that this project has minimal impacts and as many trees as possible will be saved.

Chairman Garibaldi stated hearing no more public comments moved to the next Notice of Intent to Develop.

Reynen & Bardis- single and multi family residences

Jay D Coles stated he is one of the representatives of Reynen & Bardis and thanked the Planning Commission for allowing a presentation of their proposed project. The site is 277 acres with lot allocation for 45 units. There is a mix of land uses; small lots, standard lots, large lots and a lot of amenities for the community, such as a trail system for pedestrians and bikes. Mr. Coles stated the staff report states single and multi family residences, which is an error. Reynen & Bardis is proposing to build single-family residences only.

Bob Johnson stated he is the other representative and briefly went over the history of the business and what they have to offer. It is unsure as to what type of homes would be built, due to the short length of time to prepare the presentation and maps for Commissioners and staff.

Susan Plasse asked if the applicants would have to do an Environmental Impact Review (EIR) and will low-income housing be available?

Mr. Johnson responded an EIR has not been done however it will be done when requested. In terms of the housing cost and styles, this has not yet been determined yet. The reasoning for this is the developers have only worked on the proposed project for about 3-months.

Susan Plasse asked what type of guarantee does the community have concerning phase projects when the first phase is started. What is the guarantee that the developer does not come back with changes to the original plans submitted.

City Planner Susan Peters explained the allocation is based on what is presented. This process allows the applicant to apply. Once they apply the environmental work has to be done. If there is specific environmental work on the first phase of a project, pragmatic level review on the other phases, and if the other phases come in and differ from the pragmatic level review, the applicant has to go back and redo the environmental review. City Planner Susan Peters reminded everyone that tonight's process is to receive an allocation only. No projects are being approved.

Joanne Bailey asked the location of phase one.

Mr. Johnson responded the first phase is anticipated to be by French Bar Road.

Ms. Bailey voiced her frustration of the response and added the 150 homes that are being requested tonight by Jackson Hills Golf Course border the bottom of her property. In addition this project would border the north side of her property.

Jeannie Plasse stated her concerns of the easement with water and sewer. Has the developers been in communication with the developers of the Jackson Hills project?

Mr. Coles responded communication with the developers of the Jackson Hills Golf Course has take place and will continue to do so. Jackson Hills Golf Course will be working with Reynen & Bardis regarding these issues. Does not foresee this as a problem.

Susan Plasse asked if the developers are aware of the Indian graveyard located on the property and what are they planning to do with it.

Mr. Johnson stated they are not aware of any Indian graves however an environmental study has not been conducted. Should there be one, the appropriate measures will take place.

Shirley Dajnowskie stated her concerns of granting any HEUs and asked where the water would be coming from? The price range of homes should be affordable and so far none appear to be, yet the developers say these projects benefit the community.

Chairman Garibaldi explained the Water Agency has to agree to provide water for the proposed project. Should the developer not be able to get the agreement from the Water Agency they cannot move forward to the next level. This is one of the conditions the Commissioners look at when making a recommendation.

City Planner Susan Peters stated the City of Jackson is to request an allocation of water to the Water Agency on an annual basis. Subsequently this process has not been done in 19 years. Now the City of Jackson is in a position where it has to be done. City Manager Daly has been meeting with the Water Agency Manager and is renegotiating that contract to put the City of Jackson even with the other jurisdictions that require water service. The direction of this renegotiating process would entail projects to be served on a first come first serve basis. This process is still pending the City Council and Board approval. Subsequently as part of this process the Planning Commission is requiring the applicant to obtain a Will Serve Letter from the Amador Water Agency, which is conditional. The letters may require some of the funds be given to the Water Agency to perform maintenance on the ditch or lining activities on the ditch to increase the amount of water coming down until a pipeline is built.

Harry Vela stated his concerns of possible heavy traffic this project may add to the City of Jackson.

Frank Busi stated in agreement with Mr. Vela regarding the traffic issues that are increasing due to development. Developers that come into the County state their project will benefit the community and they never do. The additional items were gone over:

- Schools
- Water
- Sewer

In closing Mr. Busi stated the four proposed projects appear to have benefits for the developers, not the community.

Chairman Garibaldi stated hearing no more public comments; it is now time to hear the Commissioner's questions and comments.

Jackson Hills Golf Course and Residential Community

Commissioner Butow stated there is no control of the traffic hardship the City of Jackson is experiencing, due to surrounding developments. However staff can accommodate to aid with the process. Commissioner Butow went over the access for ranchers and stated alternatives should be looked into as to how to accommodate long-time residents and business in the community.

Vice-Chair Carleton agreed with Commissioner Butow regarding the traffic issues that have occurred due to other developments and asked the following questions:

1. Will there be affordable housing?
2. What size will pool be?
3. The size of the public park is 2.9 acres? One park?

Mr. Tuttle responding the proposed project is going through an EIR, which has been the primary focus.

1. The project did not fall under the affordable housing ordinance. However, they anticipate having affordable town homes.
2. Not sure of the exact measurements of pool, does not have the information with him. Will have to get back to him.
3. Yes, there will be one park, 2.9 acres.

Commissioner Faulkner stated there does not appear to be enough information on several of the projects to make a recommendation for allocation of HEUs, however the only project that appears to have enough information provided is the Jackson Hills project yet there is a lengthy process of going through an EIR. Traffic is a part of every day living and when a community grows it's to be expected. Commissioner Faulkner went over the following items:

- Monitoring wells being put in possibly as a requirement concerning contaminated water.
- Traffic being all elevated by opening up Mission Blvd and Broadway as alternative routes to and from the Casino, Hospital and Courts.
- Concerning tree replacement, have other types of trees that produce shade that would be more conducive to the current landscaping methods being used, and
- Personal property rights.

Commissioner Works went over her concerns of affordable housing and asked the following questions:

1. Will the golf course will part of Phase 1?
2. Will the restaurant/shop be in Phase 1?
3. Approximately how many employees would there be?
4. Where would the employees live?

Mr. Tuttle answered:

1. Yes, the golf course will be part of Phase 1.
2. No, the restaurant/shop will not be a part of Phase 1.
3. Anticipate approximately 70 employees.
4. Hopefully the employees will reside in Jackson.

Chairman Garibaldi stated when considering such facts one needs to review potential projects from the standpoint of how it can benefit the community. Chairman Garibaldi asked the following questions:

1. Will the trails and swimming pools have public access?
2. Who will pay for the water and sewer upgrade?
3. Do they anticipate the 1-bdrm condos affordable?

Mr. Tuttle answered:

1. Yes, trails and swimming pool will be open to public.
2. At this point, not sure who would pay.
3. 1 bedroom condo will be in the price range of \$300,000.

City Planner Susan Peters added the developer would pay for the upgrade of the Sewer Plant.

Chairman Garibaldi stated hearing no more comments or questions it's time to hear from the next Notice of Intent to Develop.

Notice of Intent to Develop: Stonecreek Development (Bob Hix)- 8 single-family residential

Commissioner Butow stated he had no questions however, applauded Mr. Hix in being the first developer to anticipate having a park with the available open space.

Vice-Chair Carleton stated the park appears to be a good idea, however feels the space may be too small. Vice-Chair Carleton stated his stated his frustrations in regards to the past drainage issues and asked the following questions:

1. Will there be affordable housing?
2. Where will the drainage go-Pine Meadows property?
3. Is it an infill project?

Mr. Hix responded:

1. Since there will be 8 single-family homes, it is not required to have affordable housing. Homes will be from \$300,000 to \$400, 000.
2. There should be no problems with the drainage. Drainage will not go onto Pine Meadows property.
3. Yes, it is an infill project.

Commissioner Works inquired if the proposed homes would be available for the first time buyer program.

Mr. Hix stated at this point the homes would not be available for the first time buyers program. The determining factor for this is the project went from 16 units to 8 units and a lot of money was lost making this change.

Chairman Garibaldi stated there are liability issues when there is an open community park that has playground equipment. All equipment may not be suitable for everyone. What type of park would it be?

Mr. Hix explained he would work with the City of Jackson to accommodate what is best suitable to the area and what the community desires.

Chairman Garibaldi stated hearing no more comments or questions it's time to hear from the next Notice of Intent to Develop.

Notice of Intent to Develop: Shealor Property-28 single-family residences

Commissioner Butow asked if there would be affordable housing?

Mr. Stewart answered the intentions are to have affordable housing.

Vice-Chair Carleton asked the following questions:

1. What will be done with Lot A, could it be a possible park?
2. In the proposal it states upgrading Jackson Gate Road, what part?

Mr. Stewart answered:

1. What will be developed on Lot A has not been determined yet. However, we are willing to work with what is suitable for the City of Jackson. Lot A could possibly be a park since it is open space, should it be the desire of the commissioners.
2. The upgrading will consist of straightening out Jackson Gate Road so there will be no more cracks in pavement.

Commissioner Faulkner had no questions.

Commissioner Works stated she is in favor of the project however the map is not very detailed. Will there be pedestrian trails?

Mr. Stewart stated this is a hard task to accomplish when someone else owns the property. However, they are open to suggestions and willing to work with City of Jackson regarding trails.

Chairman Garibaldi had no questions, and moved on to the final Notice of Intent to Develop.

Notice of Intent to Develop: Reynen & Bardis- single and multi family residences

Commissioner Butow stated the detailed map and the pictures are wonderful however is not comfortable with the number of anticipated homes to be built. There are too many historical sites to consider when looking at developing a project on site. Commissioner Butow briefly went over history of Jackson.

Vice-Chair Carleton asked the following questions:

1. Will there be affordable housing?

2. Regarding housing, 10% seems over committed.
3. Pads used for foundation?
4. Will there be trails?

Mr. Johnson answered:

1. Open to what City wants regarding affordable housing.
2. 10% is what City of Jackson requires.
3. Regarding the pads used for foundations, this is still in the planning stage.
4. Yes, there will be trails.

Commissioner Faulkner asked the following questions:

1. What type of amenities for the clubhouse?
2. Price of homes?
3. Phase one access? Emergency access?

Mr. Johnson answered:

1. There is no clubhouse, wrong project.
2. Price range of homes will be from \$200,000 to \$600,000.
3. Still in the planning stage, however emergency access will be looked into.

Commissioner Works asked the following questions:

1. Will the trails be opened to the public?
2. Will the gates be opened to the public?
3. Will there be some type of public meeting place?

Mr. Johnson answered:

1. All trails would be opened to public.
2. Gate access would not be opened to public.
3. As of yet, there is no plan for a public meeting place.

Chairman Garibaldi applauded Mr. Coles and Mr. Johnson for a good presentation and called for a 5-minute break to allow Commissioners adequate time to score proposed projects.

Reconvened at 8:15pm.

Chairman Garibaldi stated for each Commissioner to add up their score, divided by 8 in order to rank the project.

City Planner Susan Peters added once the Planning Commission has finished this process, the same process would be done in order to give the projects their final score and rank.

There was additional discussion of how to adequately rank the projects and clarification of scoring projects a "2" should a project not contain any historic features.

After the Planning Commission worked individually on their Allocation Matrix the following results of the rating for each project are as follows:

Planning Commission	Jackson Hills	Stonecreek Development	Shealor Property	Reynen & Bardis
Commissioner Butow	1.9	1.9	1.9	2.0
Vice-Chair Carleton	1.7	1.6	1.5	2.3
Commissioner Faulkner	2.93	1.75	2.47	1.9
Chairman Garibaldi	1.68	2.41	3.36	1.72
Commissioner Works	1.9	2.0	2.45	1.8

City Planner Susan Peters read the total scoring and ranking of all projects collected by the Planning Commission:

Final scoring/ranking:

Jackson Hills Golf Course and Residential Community	2.002 / 2 nd ranking
Stonecreek Development	1.932 / 4 th ranking
Shealor Property	2.336 / 1 st ranking
Reynen & Bardis	1.943 / 3 rd ranking

The Commissioners discussed the following subjects in detail how to issue the HEUs.

Susan Plasse approached the podium and stated all the projects came in at or below average, why issue out HEUs?

Chairman Garibaldi responded a valid point was made, however it is his opinion the process that is taking place is driven by resource limitations that the Planning Commission has. Therefore it is not about passing judgment on whether the project is good or bad, it's a way of determining how to allocate HEUs.

There was a lengthy conversation as to how to distribute the remainder of 82 HEUs. After much discussion the following motions were made.

Moved by Commissioner Works, seconded by Vice-Chair Carleton, and unanimously carried to recommend to City Council granting twenty-six (26) HEUs to Shealor Property.

Moved by Commissioner Works, seconded by Commissioner Butow, to carried by a four to one vote (Vice-Chairman Carleton dissenting) to make recommendation to City Council granting eight (8) HEUs to Stonecreek Development.

Moved by Commissioner Faulkner, seconded by Vice-Chair Carleton to carried by a four to one vote (Commissioner Works dissenting) to make recommendation to City Council granting eighty-two (82) HEUs to Jackson Hills.

For the record, the Planning Commission made a recommendation of the following 116 Housing Equivalent Unit allocations for the 2005 Resource Constraints and Priority Allocation Policy.

DEVELOPMENT PROJECT	HEU ALLOCATION
Stonecreek Development	8
Shealor Property	26
Jackson Hills Golf Course & Community	82
The Ranch at Jackson Creek	0

3. Workshop – Circulation Element Amendment.

City Planner Susan Peters stated due to the length of previous item, the Circulation Element Amendment has been postponed to next regular meeting.

Adjourn 9:20 pm.

Attest:

Sandie Sproviero, Accounting Assistant

Date Approved: July 5, 2005