

# Jackson Planning Commission Minutes Regular Meeting of May 16, 2005

**COMMISSION MEMBERS PRESENT:**

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

**CITY STAFF PRESENT:**

Mike Daly, City Manager  
Susan Peters, City Planner  
Sandie Sproviero, Accounting Assistant

**COMMISSION MEMBERS ABSENT:**

**CITY STAFF ABSENT:**

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Chairman Garibaldi called the meeting to order at 6:00 p.m.

**1. Public Matters Not on the Agenda.**

None

**2. Approval of Minutes of February 7, 2005 and February 22, 2005.**

**Moved by Vice-Chair Carleton, seconded by Commissioner Butow and unanimously carried to approve the minutes of February 7, 2005.**

**Moved by Vice-Chair Carleton, seconded by Commissioner Butow and unanimously carried to approve the minutes of February 22, 2005 as amended.**

**3. Workshop – Current Regional Transportation Planning Projects, Program and 2004 Regional Transportation Plan Update.**

City Planner stated tonight the Planning Commission will be going over the recommendations and changes to the Draft 2005 Circulation Element Update and introduced Amador County Transportation Commission Executive Director Mr. Charles Field.

Charles Field thanked the Planning Commission for providing him the opportunity to conduct a workshop. This workshop will show the update proposed amendments intended to bring the City's Circulation Element up to consistency with the recently adopted 2004 Amador County Regional Transportation Plan (RTP).

All changes contained in the proposed Draft 2005 Circulation Element are considered minor when compared to the previously adopted 1999 City of Jackson General Plan Circulation Element. The RTP does not include recent land use and transportation planning projects being considered as of May and June 2005. Such projects include:

1. Amador Countywide Bicycle and Pedestrian Plan
2. Jackson SR 88 Corridor Plan
3. Jackson Hills Development, and

4. City Traffic Mitigation Fee Update with Capital Improvement Program and Nexus Plan

Recommendations and changes from these projects can be incorporated into another Circulation Element Update if or when the projects are completed or approved.

The only policy change in the proposed Draft 2005 Circulation Element Update involves the modification of the City's Level of Service (LOS) Policy (Policies 2.A.1 and 2.A.2). These changes are consistent with the policy developed by the interagency 2004 RTP Project Oversight Committee. They enable the Cities and County of Amador to avoid an outright moratorium on local development caused by the inability to maintain LOS C and D on the state highway system.

Mr. Field went over the following Policies in detail:

- 2.A.1
- 2.A.2

Commissioner Works asked the following questions:

1. How is the percentage determined regarding a project's traffic impacts, as stated in Policy 2.A.1, number 2.
2. The word Nexus is used often, what does the word mean?

Mr. Field answered:

1. Projects that are a certain 'size' will have to do a traffic study. There is no 'set percentage'- no set amount. The Planning Commission needs to set the threshold.
2. Nexus means the connection between 'cause and effect'. The connection between what is being required from a project and what the actual impact on traffic is.

Vice-Chair asked the following questions:

1. What the difference between 2.A.1 and the part that's deleted?
2. Policy 2.A.1 states "Land use development projects that were anticipated within the Countywide Traffic Model for purposes of the 2004 RTP Update may not be required to prepare such traffic studies." Why not traffic studies?
3. Amador County fees per unit?
4. City of Jackson fees per unit?

City Planner Susan Peters answered the following question:

1. Nothing has been deleted, more has been added; basically staff is recognizing the City has exceeded the LOS but placing a threshold to allow more flexibility for smaller projects or public benefit projects to not be subject to the EIR process.

Mr. Field answered the additional questions:

2. Using the words 'may not' does not specify if a traffic study will be required. This wordage pertains to minor lot splits, and individual buildings, which ACTC does not require traffic studies.
3. The Regional fees are \$2800 per unit.
4. The City fees are \$1500 per unit.

Chairman Garibaldi asked what is the time frame of a traffic study?

Mr. Field responded this is the discretionary of the Planning Commission and staff. It does need to be kept in mind that there is also the CALTrans level of review and the ACTC review.

City Planner Susan Peters added ACTC has commented on the traffic study. Staff is currently working on having CALTrans respond.

Commissioners discussed the following items in detail:

- Traffic Studies
- EIR process
- Funded projects in Amador County
- Traffic fees for County of Amador, and
- City of Jackson.

City Planner Susan Peters stated the goals for the workshop is to discuss the Circulation Element and proposed amendments. Once it is to the Planning Commission's satisfaction, staff needs to be directed to make a recommendation for it to be taken to the City Council for review. No formal action can be taken tonight because there has not been an EIR done yet.

The following items were discussed in detail:

- Current roads, and
- Future construction of roads.

Chairman Garibaldi made a recommendation for City Council to put the Circulation Element and proposed amendments on agenda as a workshop type. Commissioners all concur.

#### **4. Forecast Homes Tree Removal Request/Pine Meadows Subdivision.**

City Planner Susan Peters stated in accordance with Section 17.31.060 of the Landscape Planning Ordinance, the applicant is requesting permission to remove three oak trees ranging in size from 12 inches to 24 inches diameter at breast height (DBH) to accommodate construction of a single family residence and fence located on Lot 2 in the Pine Meadows Subdivision.

Should the Planning Commission choose to approve removal of these trees, the following Conditions of Approval are recommended:

1. Applicant shall provide the Planning Department with a landscape plan, which includes three fifteen gallon oak trees.
2. Pursuant to the Landscape Planning Ordinance all trees to be saved shall be appropriately fenced and any tree maintenance shall be performed by a qualified arborist.

Should the Planning Commission choose to approve the tree removal plan for Forecast Homes the following action is recommended:

1. Adopt a resolution approving the proposed tree removal plan for Lot 2 – Pine Meadows Subdivision subject to the conditions of approval located in this report.

Commissioner Works stated if developers have intentions to cut down trees, why purchase land with oak trees on it. Developers should consider other lots.

Commissioner Butow voiced his frustration of developers removing trees when not marked to be removed and added there should be some type of penalty.

Chairman Garibaldi added some type of penalty should be set and asked City Planner Susan Peters what steps could be taken to prevent trees from being constantly removed when not approved.

City Planner Susan Peters agreed with the frustrations of trees being removed. There are many different approaches that can be taken. Here are a few different approaches that can be taken:

- A criminal approach having the applicant/developer charged.
- Have them go before the City Council, or
- Placing a penalty per tree

The following items were discussed:

- Tree ordinance
- Tree replacement
- Landscape ordinance
- Removal of fire hazard trees
- Project set backs
- Landscaping, and
- Establishing a set tree removal fine.
- Placing a \$5,000 penalty per tree.

City Planner Susan Peters stated the Landscape Ordinance does need to be updated and went over the specks of the ordinance.

**Moved by Commissioner Butow, seconded by Vice-Chair Carleton, and carried to adopt a resolution approving the proposed tree removal plan Lot 2, Pine Meadows Subdivision subject to the conditions of approval located in this report.**

Adjourn 7:32 pm.

Attest:

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Sandie Sproviero, Accounting Assistant

Date Approved: Approved