

City of Jackson Planning Commission

Summary Meeting Minutes of September 15, 2008

The Planning Commission of the City of Jackson met in the Civic Center Council Chambers, 33 Broadway, Jackson, California. Chairwoman Sexton called the meeting to order at 6:00 p.m.

COMMISSION MEMBERS PRESENT:

Leticia Sexton Chairwoman
Dave Butow, Vice Chairman
Walt Hoeser
Kathryn Devlin
Darek Selman

CITY STAFF PRESENT:

Susan Peters, City Planner
Mike Daly, City Manager
Karon Knuist, Administrative Clerk

COMMISSION MEMBERS NOT PRESENT:

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.** Judy Jebian
- 2. Approval of Minutes.** Regular Meeting Minutes from August 18, 2008 were reviewed.

MOTION: Commissioner Devlin made a motion to approve the Regular Planning Commission Meeting Minutes of August 18, 2008, seconded by Commissioner Selman. Motion was passed with Commissioners Devlin, Selman and Sexton in favor, and Commissioners Hoeser and Butow abstaining because they were not present at the meeting.

- 3. Circulation Element Amendments.** This item was postponed until the September 15, 2008 meeting at the request of Charles Field of ACTC. Mr. Field will be present at the September 15th meeting and will have more to add to the existing document. Chairwoman Sexton commented that the more we could work with Mr. Field and ACTC, the better the final document will be.
- 4. Consideration of Sign Ordinance Amendments to Allow for Commercial Banner Signs.** This item had to be postponed until the September 15th meeting because Commissioner Hoeser and Vice Chairman Butow were absent and Commissioner Devlin owns a business that uses banner signs and would have to remove herself, leaving the Commission without a quorum.

5. **Conditional Use Permit 2008-04, 90 Clinton Road/849 Hwy 49, APN #020-500-033, Jim Laughton.** Jim Laughton would like to put a trailer on his property to be used as a caretaker residence. Mr. Laughton came to the podium to answer questions from the Commissioners. Commissioner Devlin asked if the trailer would be visible from the highway, and how the trailer would be accessed from the road. Mr. Laughton explained that the trailer would not be visible and that access would be from his driveway.

There were no other questions from the Commissioners so Mr. Laughton returned to the audience.

Chairwoman Sexton opened the floor for public hearing.

Judy Jebian wanted to know what type of trailer it would be. She also noted that most cities have a determined length of time a temporary dwelling can be used, and wanted to know if there were any future plans for a permanent structure.

Jim Laughton answered that they were looking at a 40-foot trailer and that yes there were plans for a permanent structure but they were not immediate.

Commissioner Devlin questioned Mr. Laughton on the length of time the trailer would be there. Mr. Laughton replied that he hadn't really thought about it, but if the Planning Commission imposed a time limit on the trailer he would have no problem with that.

Thornton Consolo felt that it was a good idea to have the caretaker residence there, but wanted the record to reflect what kind of trailer it would be.

Shelley Scott lives off of Butte Mountain and can attest to the fact that people use the secluded rural roads to dump their unwanted items; couches, etc.

Jim Laughton explained that the trailer would most likely be 40-feet and would be on wheels.

Chairwoman Sexton closed the floor for public hearing.

Commissioner Devlin was happy that Shelley Scott shared her experience.

Commissioner Selman said that as one of the county road crew he spends a lot of time cleaning that area up because of all the trash that is dumped.

MOTION: Commissioner Devlin made a motion to approve CUP 2008-04 for Jim Laughton, instructing staff to file a Categorical Exemption with the County and adopt a Resolution approving the CUP. Commissioner Selman seconded the motion. Motion was passed with Commissioners Devlin, Selman and Sexton in favor, and Commissioners Hoeser and Butow absent.

6. **Alley Abandonment 120 Broadway.** This item had to be postponed until the September 15th meeting because Commissioner Hoeser and Vice Chairman Butow are absent and Commissioner Devlin owns property adjacent to the alley and would have to remove herself, leaving the Commission without a quorum.
7. **Administrative Reports.** Chairwoman Sexton asked if anymore noticing needed to be done for the Land Use Element. City Planner Peters answered that if there have been any changes the property owners will be noticed. The next step for the Land Use Element is to be presented to the City Council.

Thornton Consolo questioned the Commissioners about the status of the Home Depot EIR. City Planner Peters replied that the project manager at Pacific Municipal Consultants that was putting together the EIR has left their firm and we are waiting for his replacement to resume the work.

Judy Jebian informed everyone that the Wicklow project EIR was available at the County. She also commented that the Gold Rush proposal did not even mention Jackson, and the Home Depot proposal was not listed either. City Planner Peters said that she would look into it.

Chairwoman Sexton asked if any progress had been made setting the sphere of influence. City Planner Peters replied that LAFCO is currently working with the city to set a definite sphere of influence. They are going over the General Plan designations to make sure there are no conflicts.

Meeting adjourned by Chairwoman Sexton at 6:42pm.

Attest:

Karon Knuist, Administrative Clerk

Date Approved: September 15, 2008