City of Jackson Planning Commission
Summary Meeting Minutes of October 20, 2008

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

COMMISSION MEMBERS PRESENT:
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:
Leticia Sexton, Chairwoman

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.** Thornton Consolo felt that we should not hold the Planning Commission meeting on the evening of the Candidates Night, because people would not be able to comment on the Circulation Element.

   Acting Chairman Butow asked the Commissioners for their opinions, and all agreed that since there would be time for public comment at the City Council meeting that they would go ahead and hear the matter and not hold it up another month.

   City Manager Daly explained that our meeting is on a schedule and we didn't plan the conflict. The Circulation Element has already been presented to the Planning Commission and it is just a matter of agreeing to the changes made by Charles Field of ACTC and then sending it on to the City Council for approval.

2. **Approval of Minutes**. Regular Meeting Minutes from September 15, 2008 were reviewed.

   <u>MOTION:</u> Commissioner Devlin made a motion to approve the Regular Planning Commission Meeting Minutes of September 15, 2008, seconded by Commissioner Hoeser. Motion was passed with Commissioners Devlin, Selman, Hoeser, and Butow in favor, and Chairwoman Sexton absent.

3. **Circulation Element.** The Commissioners received a copy of the Circulation Element with editing marks so they could see where the changes were being made. Charles Field from ACTC gave the Commissioners and overview of the additions ACTC made to our Circulation Element. The document started with the 1999 update, combined the EIR and the traffic impact study dome for the EIR. It focused on operational concerns at highways, city streets and intersections, and took the worst case from the EIR and developed the plan around that. The plan assumes that there is no highway bypass alternative, and worked with what we had to come up with a long-term implementation plan.

   Acting Chairman Butow opened the floor for public discussion.

   Cathy Yochheim had concerns about trying to widen Highway 88/49 to accommodate the traffic.

   Acting Chairman Butow closed the floor to public discussion.

   Commissioner Devlin had marked a few changes on her copy and would provide those to staff.

   MOTION: Commissioner Hoeser made a motion to recommend approval of the Circulation Element, as amended, to the City Council, seconded by Commissioner Devlin. Motion was passed with Commissioners Devlin, Selman, Butow and Hoeser in favor and Chairwoman Sexton absent.

4. **Landscape Plan Violation – Brett Yochheim – 1210 Jackson Gate Road, APN# 020-060-025.** The Building Department determined that Brett Yochheim started grading his property without a grading permit and no transportation permit for the equipment, and in doing so damaged at least 4 oak trees on the property.

   Mr. Yochheim explained that he did go to the City and completed a permit application to grade and paid the fee. He assumed he was doing everything correctly. The City Inspectors were at the site several times. When he was asked to hire an arborist to inspect the trees, he did so and filed the report with the City.

   City Planner Peters recommended that Mr. Yochheim, with a licensed arborist, be required to annually monitor the trees for 5 years. If any of the trees should fail in that time, Mr. Yochheim is responsible for replacing the tree at a 3:1 ratio.

   MOTION: Commissioner Selman made a motion to approve the Landscape and Grading Plan for Brett Yochheim 1210 Jackson Gate Road, APN# 020-060-025, finding that Mr. Yochheim did violate the Landscape Planning Ordinance, and requiring a five-year maintenance plan for the damaged trees. Commissioner Devlin seconded the motion. Motion was passed by a 3 to 1 vote, Commissioner Butow dissenting and and Chairwoman Sexton absent.

Staff will prepare Resolution 2008-07 approving the Landscape and Grading Plan for Brett Yochheim 1210 Jackson Gate Road, APN# 020-060-025.

5. **Administrative Reports.** City Manager Daly reported that the Land Use Element would also be presented to the City Council at the next meeting. Once that and the Circulation Element have been approved the City can move ahead with the Housing Element and the Development Code.

Meeting adjourned by Chairwoman Sexton at 7:55 p.m.

Attest:

Susan Peters, City Planner

Date Approved: November 17, 2008

Prepared by: Karon Knuist, Administrative Clerk