

Jackson Planning Commission
Minutes
Regular Meeting of June 15, 2009

COMMISSION MEMBERS PRESENT:

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

CITY STAFF PRESENT:

Susan Peters, City Planner
Mike Daly, City Manager
Gisele Cangelosi, City Clerk

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. The recording tapes of this meeting are hereby incorporated into these minutes by reference and are stored in the City of Jackson Planning Department.

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

1. Public Matters Not on the Agenda.

None.

2. Planning Commission Interpretation.

City Planner Peters reported the Planning Department has received a request from the Jackson United Methodist Church to use their parsonage at 130 Church Street for a professional office. The home, which is on the same lot as the church, historically housed the church pastor. Recently, the church has been renting out the home to a local family and now they would like to rent the home for use as a professional office. The General Plan Land Use designation and existing zoning of the site is Public (P) and according to the Land Use Element, Public is defined as "lands with public or quasi-public uses such as schools, hospitals, churches, and County offices." This definition has been carried over to the Draft Development Code. The existing zoning code does not address Public and Institutional uses. Staff has determined that the professional office use is consistent with the Public (P) designation because other offices are allowed within the designation. Staff would like concurrence from the Planning Commission prior to allowing the use to occur.

There was considerable discussion among the Commissioners and staff. Staff was directed to contact the City Attorney regarding this interpretation and continued this item to the July 20 Planning Commission meeting.

3. Draft Development Code.

City Planner Peters provided the revised sections of the Draft Development Code which were proposed for amendment at the June 1, 2009 Planning Commission meeting. The goal for tonight's meeting is to complete the review and make a recommendation to the City Council for approval of the document. The final draft will be forwarded to the City Attorney for comment and presented in a workshop environment at the July 13, 2009 City Council.

Chairman Sexton inquired by what date did the City Council have to approve the Development Code.

City Planner Peters reiterated in November 2008, the City Council adopted the Land use, Circulation, and Zoning Project Environmental Impact Report. With the approval of the EIR was a Mitigation Monitoring Program (MMP). The MMP outlines the mitigation required by the EIR and provides a timeframe for each of the mitigations compliance. To ensure zoning consistency with the Land Use Element, the MMP requires that the Development Code be adopted within nine months of adoption of the Land Use Element. This means that the Development Code must be approved by August 2009 at the latest.

Chairman Sexton called for a 10-minute recess at 7:45 p.m. Chairman Sexton reconvened the meeting at 7:55 p.m.

Kathy duBois, Jackson, provided input on suggested modifications to the Draft Development Code. City Planner Peters requested Ms. duBois email her suggested modifications in order to get the exact wording.

Judy Jebian, Jackson, commended the Planning Commission for their intensive review of the Draft Development Code and felt the City Council should appreciate all their efforts during this process.

Moved by Vice-Chairman Butow, seconded by Commissioner Hoeser, and carried unanimously to forward the Final Draft Development Code to the City Council for adoption.


Commissioner Devlin requested a copy of the final draft that will be provided to the City Attorney and City Council.

4. Administrative Reports.

None.

Adjourn 9:30 p.m.

Attest:



Gisele L. Cangelosi, City Clerk

Date Approved: July 20, 2009