



TO: PLANNING COMMISSION

MEETING DATE: FEBRUARY 10, 2025

FROM: ERIN VENTURA, PLANNING CONSULTANT

SUBJECT: PLANNING COMMISSION INPUT FOR JOIN COUNCIL SESSION

INFORMATION ITEM:

At the January 13, 2025 regular meeting of the Planning Commission, a discussion was held to prepare for the upcoming joint City Council – Planning Commission session on March 3. At that session City Council will share the annual 2025 City priorities and the two boards will be able to update each other, ask questions, and discuss issues in a public meeting. On January 13th, commissioners were asked to discuss concerns and issues they'd like to raise with Council. There was a discussion and each commissioner made comments. Those comments are summarized below and will be part of the March 3 Council packet. Please review and provide feedback if your comments are incomplete or in error via email to Erin Ventura.

Commissioner Kirkley:

- Would like to see a Zoning Map clean up, especially some of the C-2 zoned properties that cannot accommodate commercial uses
- Favors infill development but thinks impact fees are too high and are a constraint for small development ie: someone buying a vacant lot and building a house
- Is not in favor of annexation.

Commissioner Macon:

- Would like to revise the sign ordinance for them to be a staff level approval
- Short Term Rentals should continue to come to the PC
- Sees a need for smaller houses and encouraging more of a mix of housing types.
- Interested in community resources such as community living, smaller homes, and community gardens.

Commissioner Baggett:

- Appreciates the information and thoroughness of the staff reports.
- Agrees on zoning clean up
- Agrees that STR should come to PC
- Wants to be careful on prescreening as not to influence the planning commission prior to a complete application.
- Mentioned home occupation businesses
- Developer accountability

Commission Mulvey:

- Feels that development fees are too high
- Would like to see more environmental reports included in the packet

Commission Ryan

- Would like to have project reports when public notices are sent out.
- Would like to see commissioners receive all public notices so they are aware it was sent out.
- Felt the City should determine if STR rentals are active and consider revoking permits if not.

Public Comment

Susan Peters

- Jackson uses priority allocation process for large projects, submit projects over 10 lots first part of year, projects are scored by planning commission, and only top ones are processed.
- Housing Element calls for new and updated policies that the Planning Commission can review and provide feedback on prior to going to Council.