

**CITY OF JACKSON
LAND USE ELEMENT**

November 2008

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City Council Resolution No. 2008-44**

INTRODUCTION

Welcome to the 2008 Land Use Element of the City of Jackson's General Plan. This document is to replace the 1981 Land Use Element and is intended to be used as the blueprint for planning development in the City of Jackson for the next 20 years.

The Purpose

The purpose of the Land Use Element is to establish the framework to direct the physical development of the City and to form the organization of the City's environment. The associated Land Use Designations Map identifies the locations and land use categories with the City of Jackson. The Land Use Element establishes the function and form of the City because it is a composite statement of the goals, strategies and actions of the other elements of the General Plan.

Vision Statement

Additionally, the Land Use Element provides the public decision makers and residents a guide in understanding the long range intentions of the City and acts as a tool within which to implement the vision of the City of Jackson. Ongoing input will be sought to keep the Land Use Element fluid to reflect the citizens' viewpoints. The goals and policies contained in this document are intended to address each of the critical issues identified within the vision statement which is as follows:

The Jackson area is blessed with many important resources and assets worthy of preservation, including the historic commercial and residential structures, our rich mining history, our diverse cultural heritage, the Jackson Creek and its many tributaries, and the views of the Sierra Nevada Mountains and Sacramento Valley. These attributes make the City of Jackson a highly desirable place to live and work. Through time, the people, uses of land and the environment have evolved a functional relationship, giving the City its present pattern and form. Enhancement and maintenance of this relationship between the citizens of the City of Jackson, our environment, and the City's many attributes is essential for a continued high quality of life. The City of Jackson will remain the primary commercial, service, and employment center of the area and region. Growth will be allowed in an orderly and well managed manner that does not detract from the City's attributes or negatively impact the environment. As such, the City of Jackson will continue to be a desirable community for its citizens and to the vacationing public.

The City of Jackson *“preserving our past, enriching our present, building our future.”*

The Process

The Land Use Element update process began in August of 1995 with the establishment of the City's Sphere of Influence and the Planning area which is, in this case, coincident with the Sphere of Influence and City Limits boundary line. Subsequent to the establishment of the Sphere of Influence and Planning Area, the City was broken into neighborhoods. The intention of establishing neighborhoods was to break Jackson into sizable chunks to help ease the planning process. The neighborhood boundaries were based upon the land use, circulation patterns and geographical features. The result was twelve very distinct neighborhoods each with very individual attributes and concerns. The City held neighborhood meetings in an attempt to gather public input on how the citizens wanted to see their neighborhood shaped for the next 20 years, the expected life of this document. Despite sending brochures to virtually every property owner within the City limits, notification in the City water bills, and media announcements, turn-out at the neighborhood meetings was decidedly low.

As the General Plan update is intended to be a public process, the City leaders established a nine person General Plan Steering Committee with representation from most of the City neighborhoods. This document is the product of the information gathered at the neighborhood meetings and the Steering Committee workshops, as well as public hearings conducted by the Planning Commission and the City Council.

Statutory Regulations

The following California planning law is the force which has driven the need for a General Plan Land Use Element update:

Each planning agency shall prepare and the legislative body of each county and city shall adopt a comprehensive, long-term general plan for the physical development of the county or city, and any land outside its boundaries which in the planning agency's judgment bears relation to its planning. (Government Code Section 65300)

Being that the 1981 land use element is no longer a long-term guide and due to the lack of amendments has lost its comprehensiveness, the Planning Commission and City Council determined the need to replace the element with a new one which better serves as a useful tool for decision makers. While all of the seven mandated elements of the general plan need to be updated, the local decision makers opted to start with the land use element first, mainly to have an approved base to build upon. The land use element is described in planning law as follows:

The general plan shall include a land use element which designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic

beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land. The land use element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan. The land use element shall identify areas covered by the plan which are subject to flooding and shall be reviewed annually with respect to those areas. (Government Code Section 65302(a))

NEIGHBORHOOD DESCRIPTIONS

The following is a description of each of the twelve identified neighborhoods within the Planning Area. The Goals and Policies of this document were developed to protect the unique aspects of each of these neighborhoods.

Neighborhood 1- Southwest Jackson: This neighborhood is bound on the north by French Bar Road, on the south and west by the City limits, and on the east by Highway 49. The predominant land use in this neighborhood is agricultural/residential with an area of commercial along the Highway and a portion of French Bar Road. The predominate issue of concern in this neighborhood is as the agricultural areas are developed, care must be taken to appropriately handle the biological (wetlands and vegetation), geological (slopes), and historical (the Moore Mine) resources in the area.

Neighborhood 2 – Peek Street Area: This neighborhood is bounded on the north by Jackson Creek and the City limits, on the south by French Bar Road and the City limits, on the east by Highway 49, and on the west by the City limits. Current land uses consist of commercial along the Highway, residential behind the commercial, and the remaining parcels are undeveloped and are used for agricultural purposes. Two issues of concern have been identified for this area: First, there are two parcels on French Bar Road adjacent to residential uses which are zoned commercial. Not only does this zoning disagree with the land use designation, but also it is not really compatible with the rural nature of the area. Second, there is a large area of undeveloped land in this neighborhood which, depending upon how it is developed, could have a significant impact upon the adjoining residents.

Neighborhood 3 – Hoffman St. Area: This small neighborhood is bounded on the north by Hoffman Street, to the south by Jackson Creek and the City limits, to the west by the City limits, and to the east by Highway 49. There are few vacant lots remaining in this neighborhood. The predominant use is residential with some commercial along Highway 49. The primary issues of concern identified are traffic on Hoffman Street and the lack of off-street parking for the school and associated events.

Neighborhood 4 – Argonaut Area: This neighborhood is bound by the City limits to the north, Hoffman Street to the south, Highway 49 to the east, and Argonaut Lane to the west. The majority of developed land in this neighborhood is used for single family

residential units. There are some newer residential subdivisions as well as some that were developed in the 1940s and 50s in this neighborhood. Other developed uses include a commercial strip along Highway 49, Jackson Junior High between Hoffman and Sutter Streets, and the County Courthouse located at the corner of Argonaut Lane and Hoffman Street. The majority of the undeveloped land was historically used for mining and processing of ore and tailings disposal. There exist a number of issues of concern in this neighborhood, including, but not limited to the following: appropriate designation of the Argonaut Mine site, unattractive commercial development along Highway 49, limited parking for commercial along the Highway.

Neighborhood 5 - Westview: Neighborhood 5 is bounded on the north, south and west by the City limits and to the east by Argonaut Lane. This neighborhood is half residential (Westview) and half school district property (Argonaut High School). The residential development is relatively new and is a mix of medium and low density. The primary issue of concern for this neighborhood is growth around the residential neighborhood (which is in Amador County's jurisdiction).

Neighborhood 6 – Southeast Jackson: This neighborhood is bound on the north by Jackson Creek, on the south and east by the City limits and on the west by Highway 49. Existing and planned uses in this neighborhood vary widely from professional offices, commercial, low, medium, and high density residential, and industrial. The most well defined areas within this neighborhood include the Jackson Highlands subdivision of low density, single family residential units, the Highlands mobile home park, and Scottsville which is a planned development with industrial, commercial and residential development (Terrace View). There are relatively large parcels of land between the Highlands and Scottsville which are vacant. The majority of these parcels are currently designated Planned Development (PD). The major roads traversing this neighborhood include Broadway and Clinton Road. Issues of concern relating to this complex neighborhood include the following; traffic along Clinton and Broadway, a desire to close south Broadway to through traffic, topographic concerns for the area between the Highlands and Scottsville, flooding along the South Fork Jackson Creek, and pedestrian access to the west of town

Neighborhood 7 – Mission Area: This neighborhood is bound on the north by Highway 88, to the south by the South Fork Jackson Creek, the east by the City limits and the west by Highway 49. Significant roads traversing this neighborhood include Broadway, Bright Avenue, French Bar Road, Pitt Street, and Mission Boulevard. Existing land uses in the area include commercial along Highway 49 and portions of Highway 88 and Broadway, residential, institutional (St. Sava Mission) and Sutter Amador Hospital. Concerns for this neighborhood include vehicular and pedestrian traffic circulation on-street parking, commercial development encroaching into the residential areas, development concerns for the Saint Sava Mission property, future extension of Mission Boulevard, and flooding along the South Fork Jackson Creek.

Neighborhood 8 - Downtown: This is the downtown commercial neighborhood. This small, densely developed area is bounded to the north by North and Court Streets, the

south by Highway 88, the east by Church and Pitt Streets and the west by Highway 49. The predominant use in this neighborhood is retail commercial and governmental (i.e. the old courthouse and Jackson City Office) with several pockets of residential uses. The majority of the structures in this area are historic and should be protected. Issues of concern for the downtown area include limited parking, pedestrian access to shops and services, preservation of historic buildings and cultural resources, re-use of the old courthouse, commercial encroachment into the residential pockets, and an under-utilized natural resource -- the Jackson Creek

Neighborhood 9 – East Downtown: This neighborhood is bounded on the north by the Amador D’Oro property, on the south by Highway 88, on the east by the City limits and on the west by Church and Pitt Street. Existing land uses in this neighborhood include professional offices, Amador County Administration Building, Jackson Elementary School, the cemetery, retail commercial, and low, medium and high density residential. The most defined area within this neighborhood is the residential subdivision, Old Mine Estates. Significant roads traversing this neighborhood include Court Street and New York Ranch Road. Issues of concern identified for Neighborhood 9 include, pedestrian access to the medical services in the area and other parts of town, preservation of historic buildings, commercial encroachment into the residential pockets, future local roads to improve circulation, and an under-utilized natural resource -- the New York Ranch Road drainage.

Neighborhood 10 – New York Ranch Road Area: This is a large area bounded by the City limits to the north and east, the southern boundary of the Oro De Amador property to the south and to the west. Significant roads traversing this neighborhood include and New York Ranch Road and China Graveyard Road. Existing land uses include residential, light commercial and a large area of open space. The most defined developed area of this neighborhood is Rollingwood Estates, a mobile home park located along New York Ranch Road. There is a large tract of vacant land between North Main Street and New York Ranch Road known as the Oro De Amador property. Most of this land contains waste rock and tailings from the Kennedy Mine. Though it is within the City limits, the overall nature of this neighborhood is rural open space. Additionally, much of the property surrounding this neighborhood is within the jurisdiction of Amador County and is rural and agricultural. Issues of concern for this neighborhood include, preservation of the rural and open space character of this neighborhood, preservation of the riparian corridor along New York Ranch Road, appropriate zoning for the Oro De Amador property and surrounding properties in County jurisdiction, pedestrian access along New York Ranch Road and the appearance of any development in this area as viewed from Highway 49/88.

Neighborhood 11 – North Main Area: This compact, densely developed historic neighborhood is bounded on the north by Argonaut Street and the northern boundary of Detert Park, North Street on the south, Church Street on the east and Highway 49 on the west. Existing land uses included Detert Park, the Amador County Public Library, commercial development along Highway 49 and historic residences. The North Fork of the Jackson Creek also traverses this neighborhood. Issues of concern for this

neighborhood are traffic circulation between North Main Street and Highway 49, parking for the City Pool and the Library, lack of vegetation along Highway 49, preservation of historic structures, encroachment of commercial uses in residential areas, under-utilization of a natural resource -- the North Fork Jackson Creek.

Neighborhood 12 – Jackson Gate Area: This area is bounded by Highway 49/88 to the west, unincorporated County area to the north, Oro De Amador property to the east and the northern edge of Detert Park and the St. Sava Church property to the south. North Main Street and Jackson Gate Road dissect this area and this curving rural road, the original highway through town, played a key role in the development of this older section of the City. Since much of this area evolved to meet the residential and commercial needs of this area, a mix of residential and commercial uses are speckled throughout this area. Inns and dining establishments are the most dominant commercial uses and many of the residential structures date back over a century. Issues of concern in this neighborhood include compatibility of residential and commercial uses, preservation of the historical character of the neighborhood, vehicular and pedestrian traffic circulation, future development of the large vacant parcel between North Main Street and Highway 49/88 and flooding along the North Fork of Jackson Creek.

LAND USE DESIGNATIONS

The following land use designations correspond to the enclosed Land Use Designation Map and are intended to graphically portray the policies of the City of Jackson regarding the use of land in the planning area. The following descriptions explain the general nature and intensity of each land use category.

Residential Land Uses

The following residential land use designations were developed with the intent to provide for a wide range of housing opportunities for the residents of the City of Jackson. For added flexibility for property owners, these designations are also intended to be hierarchical. Hierarchical means less dense residential uses will be allowed in each residential designation. For example, single family residences will be allowed in areas designated Residential Medium density.

The hierarchy from less to more dense is as follows: **RS, RL, RSF, RD, RM and RH.**

RS Residential Suburban - The “RS” designation is applied to lands for residential use, but with large lot sizes in order to promote and maintain the rural character of the area. The “RS” designation is also applied to areas characterized by terrain which is less suitable for higher residential densities. Minimum lot size is 1 acre. Population density and building intensity is one household and one single family dwelling per acre.

RL Residential Low Density - The “RL” designation is intended to provide a semi-rural residential land use. The minimum lot size is ½ acre. Population density and building intensity is one household and one single family dwelling unit per ½ acre.

RSF Residential Single Family - The “RSF” designation has been applied to areas in which urban services already exist or where they can easily be extended. The minimum lot size for “RSF” is 8,000 square feet. The population density and building intensity is one household and one single family dwelling per 8,000 square feet. When combined with the Planned Development (**pd**) designation the Planning Commission, at their discretion, may reduce the minimum lot size to 6,000 square feet as long as the following findings are made:

1. Average slopes per lot are less than 15%;
2. Surrounding transportation infrastructure can accommodate the increased density; and
3. Surrounding land uses are compatible with more dense single family residential.

RD Residential Duplex – The “RD” designation is intended to be applied to properties predominately with duplexes, however, two detached residential units would also be allowed. The minimum lot size for “RD” development is 8,000 square feet. Population density and building intensity is one dwelling unit per 4,000 square feet of lot area.

RM Residential Medium Density - The “RM” designation is placed on lands where more intense residential uses, such as four-plexes, would be acceptable. The minimum parcel or lot size for “RM” development is 8,000 square feet with the building intensity limited to one dwelling unit per 3,000 square feet.

RH Residential High Density - The “RH” designation is placed on lands which are suitable for multi-family housing. Minimum parcel or lot size is 4,000 square feet. The maximum allowable density and building intensity is one dwelling units per 2,000 square feet.

Commercial Land Uses

The following commercial land use designations encompass a wide variety of commercial types from industrial and intense retail to personal services. This level of specificity is intended to relieve issues which have been occurring where commercial and residential land use designations are in the same area. Some properties previously designated commercial, which allows all types of retail and service establishments, are now designated with less intense commercial designations.

Commercial land use designations are also hierarchical. Hierarchical means less intense commercial uses will be allowed in each designation. Residential uses will be allowed as specified in each designation.

The hierarchy from less to more dense is as follows: **PO, LC, HC, C, and I.**

PO Professional Office - The professional office designation is intended for the following list of low intensity “soft commercial” land uses:

1. Barber Shops
2. Beauty Salons
3. Delicatessens with a seating capacity of 40 or less
4. Dentists Offices
5. Doctors Offices
6. Legal Services
7. Offices – Business or professional
8. Personal Services
9. Public utility business offices
10. Residential Uses (Single or Multi-Family)
11. Voice, video, and data transmission facilities

A more detailed list of allowable uses will be specified in the City’s Development Code. Minimum parcel or lot size is 8,000 square feet. Dwelling units shall be allowed within this designation.

LC Limited Commercial - The “LC” designation is intended to accommodate existing business within predominately residential neighborhoods. Limited Commercial allows for any use allowed in the Commercial (C) designation with the following exceptions:

1. Retail or wholesale stores or business over 3,000 square feet in size not involving any kind of manufacture, processing or treatment of products other than that which is clearly incidental to the retail business conducted on the premises and not more than fifty percent of the floor area of the building is used in the manufacture or treatment of products, and that such operations or products are not objectionable due to noise, odor, dust, smoke, vibration or other similar causes,
2. Automobile service stations, including super-service stations and repair garages, including truck repair,
3. Banks,
4. Bowling alleys,
5. Department stores,
6. Drive-through restaurants,
7. Furniture stores,
8. Hotels with more than 12 rooms,
9. Medical laboratories,
10. New and used car lots,
11. Supermarkets,
12. Theaters, including drive-in theaters.

Minimum parcel or lot size is 8,000 square feet. Dwelling units are allowed in areas with the “LC” designation.

HC Historic Commercial - The “HC” designation is applied to the downtown area of the City where the bulk of the commercial activities are related to tourism and the buildings are historic. Proposed uses in the HC land use designation would include any use allowed in the Neighborhood Commercial and Professional Office designations along with retail or wholesale stores or businesses not involving any kind of manufacture, processing or treatment of products other than that which is clearly incidental to the retail business conducted on the premises. Residential uses are allowed in within this designation. A preliminary list of allowable use is as follows:

1. Retail or wholesale stores or business not involving any kind of manufacture or processing
2. Automobile parking areas
3. Bakeries
4. Bowling alleys
5. Banks
6. Bus terminals and taxi stands
7. Churches
8. Copy/fax/mail box stores
9. Dry-cleaning establishments
10. Department Stores
11. Appliance stores
12. Express offices
13. Furniture stores
14. Grocery stores
15. Hardware stores
16. Hotels
17. Interior decorating shops
18. Medical laboratories
19. Motels
20. Music stores and schools
21. Nurseries and flower shops
22. Pet stores
23. Plumbing shops
24. Radio and television stores
25. Radio and television stations
26. Restaurants
27. Theaters

28. Trade Schools
29. Utility Offices

A more detailed list of acceptable land uses will be in the City’s Development Code. Also in the zoning code will be development standards regarding set-backs and parking that are intended to be less stringent than those for the Commercial Designation. Additionally the zoning for Historic Commercial will include guidelines (voluntary) for

architectural design intended to maintain/restore the historic nature of the downtown area. These guidelines include the following:

1. New Structures shall be close to the street with parking the rear or at the side. Setbacks shall be allowed for sidewalks and street landscaping.
2. New structures shall continue the vertical emphasis (e.g. double hung windows, steep pitched roofs, etc.) of existing buildings.
3. Buildings within the Downtown Historic District shall be rich in architectural detail. Special emphasis shall be placed on replacing the balconies or awnings that once existed on many of the Main Street structures.
4. Buildings on Main Street shall be not higher in elevation that the Krabenhoff Building.

C Commercial - The “C” designation is applied to those areas of the City where retail, commercial and professional business services are acceptable. Minimum lot size is 8,000 square feet. Residential uses are allowed only with a Conditional Use Permit.

1. Retail or wholesale stores or business not involving any kind of manufacture, processing or treatment of products other than that which is clearly incidental to the retail business conducted on the premises and not more than fifty percent of the floor area of the building is used in the manufacture or treatment of products, and that such operations or products are not objectionable due to noise, odor, dust, smoke, vibration or other similar causes
2. Automobile parking areas
3. Automobile service stations, including super-service stations and repair garages
4. Bakeries, employing not more than ten persons on premises
5. Banks
6. Bird stores or pet shops
7. Blueprinting and photostating shops
8. Bowling alleys
9. Bus terminals and taxi stands
10. Churches, temporary revivals
11. Cleaning and pressing establishments using non-inflammable and non-explosive cleaning fluid
12. Conservatories of music
13. Department stores
14. Destination resorts and inns
15. Dry-cleaning, pressing and laundry agencies
16. Electric appliance stores and repairs
17. Furniture stores
18. Grocery, fruit and vegetable stores, supermarkets
19. Hardware stores
20. Hotels

21. Interior decorating shops
22. Medical laboratories
23. Motels, auto courts and tourist courts
24. Music stores and music and vocal instructions
25. New and used car lots
26. Nurseries and flower or plant greenhouses
27. Plumbing shops
28. Radio and television stores
29. Restaurants, tea rooms, cafes, banquet rooms, and refreshments stands including drive-through restaurants
30. Self-service laundries or laundrettes
31. Telephone and public utility buildings and business offices
32. Television and radio studios
33. Theaters, including drive-in theaters
34. Trade schools and recreation centers, other than amusement centers, which are not otherwise objectionable due to noise, odor, dust, smoke, vibrations, or other similar causes
35. Upholstery shops (not including auto upholstery)
36. Wedding chapels
37. All types of storage facilities, including truck repair

I Industrial - The industrial designation is intended for land which is suitable for manufacturing and light industrial uses. Commercial and residential uses may be allowed in an area designated industrial with a Conditional Use Permit. Minimum lot size is 8,000 square feet.

Other Land Uses

Along with residential and commercial land uses, other land uses provide important amenities to the City residents, as well as meet the needs of the surrounding community.

P Public - The “P” designation applies to lands with public or quasi-public uses such as schools, hospitals, churches, and County offices.

R Recreation - The recreation designation is applied to lands where recreational facilities are to be located and protected from conflicting uses.

OS Open Space - Areas with an “OS” designation are intended to be undeveloped and left in a natural state. Some landscaped areas, pedestrian pathway and plazas may be allowed.

Planned Development

(pd) The “(pd)” designation is applied to lands that are presently largely undeveloped where planned unit developments (PUDs) or neighborhood developments are encouraged. Development in “(pd)” areas shall require the City’s approval of

development plans that show how projects in these areas will conform to all general plan goals, policies, objectives and design guidelines.

The “(pd)” designation is a “combined” land use designation meaning that it will always be combined with one of the City’s other primary general plan designations. The “(pd)” designation is also intended to encourage planned developments with a mixture of land uses including different densities of residential units, professional office uses, and public and recreational uses.

When the (pd) overlay is combined with another land use designation (for example pd/OS) it is intended that the planned development include some of that use in the development design.

OVERLAY LAND USES

Four overlay land uses designations have been developed primarily for the purpose of providing extra protection to sensitive areas which the city officials and citizens wish to have preserved or avoided. The overlay designations provide additional development requirements to properties located within overlay beyond the requirements of the base or combined land use designation. City Staff will implement these overlay land use requirements. Should any dispute arise in regards to implementation of these requirements, the dispute may be taken to the Planning Commission for review and interpretation.

Creek/Floodplain Overlay

The purpose of the Creek/Floodplain Overlay is to promote open space along the City’s numerous creeks, to encourage public use of many of these creeks, and to discourage development in areas designated as a floodplain.

The boundary of the Creek/Floodplain overlay shall be contiguous with the Federal Emergency Management Agency’s 100-year floodplain Boundary (FIRM Flood Insurance Rate Map - Community Panel Number 060448 0001 D received on July 17, 1997).

Visual Corridor Overlay

The creation of the Visual Corridor Overlay is to protect the scenic views enjoyed by everyone as they enter the City of Jackson from both the north and south of town. The purpose of the Visual Corridor Overlay is not to restrict development in these areas, but to provide development guidelines to promote development in an aesthetically pleasing manner which will neither add nor detract from the viewshed. These development guidelines would include the following criteria:

1. The architectural style of structures within the Visual Corridor Overlay shall be consistent with historic structures in the Jackson area. Preference should be given to metal roofs with steep pitches and horizontal siding.
2. The height of structures within the Visual corridor shall not block the surrounding view shed's points of interest (e.g. the Kennedy Wheels, the Serbian Orthodox Church, and the Kennedy Mine structures).
3. Development within the Visual Corridor shall be clustered near roads (with appropriate set-backs) as much as feasible. This would maximize the amount of open space within the corridor.
4. Development within the Visual Corridor shall be landscaped to minimize appearances to the greatest extent possible.

Historic Corridor Overlay

The purpose of the Historic Corridor Overlay is to protect historic features which exist within the City. The Historic Corridor Overlay is applied to primarily residential areas which have a great amount of historic structures.

New construction or redevelopment within the Historic Corridor shall be consistent with the late nineteenth century character of the Jackson area and shall meet the following criteria:

1. Reconstruction shall utilize same building foot print for structures built prior to 1940 unless a Conditional Use Permit is obtained by the Planning Commission
2. Design of redeveloped structures within the Historic Corridor Overlay shall be consistent with original historic structure.

Plans for development will be reviewed at the staff level for consistency with these requirement.

SPHERE OF INFLUENCE/URBAN RESERVE DESIGNATION

In California, "Sphere of Influence" has a legal meaning as a plan for the probable 20 year growth area of a local agency. This State policy recognizes that cities are better equipped than counties to provide housing for all income levels and other urban uses and amenities. The land within the sphere of influence (SOI) is outside city limits and is zoned and governed by the County. The City must place a land use designation on land within the SOI consistent with the probable future use of this area.

Recognizing that proposals for development in the SOI will likely require significant review and studies to determine the ability to provide urban services in the undeveloped areas, an "Urban Reserve Designation" shall be applied to all lands within the City's SOI. The Urban Reserve Designation is intended to preserve undeveloped lands surrounding the City until such time that conversion to urban/suburban uses are determined

appropriate and feasible. A General Plan amendment will be required for any projects in the SOI area desiring to annex to the City of Jackson for municipal services at which time specific City land use and zoning designations will be determined. To achieve a gradual transition between areas in the SOI annexing to the City and neighboring agricultural land uses, properties in the annexing area shall be planned with the most intense development located closest to the city with increasingly reduced densities as the development gets closer to adjacent agricultural uses.

POPULATION PROJECTIONS

Existing Land Use Inventory

Total size of the City of Jackson is approximately 2,280 acres. Of this, the total amount of vacant land (most of which is residential) is approximately 1,315 acres. Land use designations by acres are as follows:

Residential Suburban	434 acres
Residential Low Density	23 acres
Residential Single Family	552 acres
Residential Duplex	25 acres
Residential Medium Density	36 acres
Residential High Density	37 acres
Professional Office	107 acres
Limited Commercial	149 acres
Historic Commercial	17 acres
Commercial	382 acres
Industrial	28 acres
Open Space/Recreation	170 acres
Public	127 acres

Growth Rate

Based on historical growth rates, vacant property within the City and the current and proposed uses of that property it is assumed that within a 20 year period the following development will occur within the existing incorporated city:

Single Family Residential Units	460
Multi-Family Residential Units	125

Based on the above information, the City's population growth rate is projected at 1.33 percent (2.13 per household – 2000 Census, and current population of 4,371 – January 1, 2007 CA Dept. of Finance).

In addition to residential units, it is assumed that in a 20 year period the City's non-residential uses will increase as follows:

Commercial	373,500 square feet
Office space	70,000 square feet
Industrial	117,000 square feet
Public/Institutional	25,000 square feet

The above growth assumptions are important because future infrastructure and service needs are based on population and building demands. These assumptions are susceptible to change as a result of economic and social forces. For this reason, these assumptions must be reviewed on a regular basis.

GOALS AND POLICIES

The following goals and policies are a combination of views and suggestions gathered at the City's Neighborhood and Steering Committee meetings, input from community organizations and numerous public hearings at the Planning Commission and City Council meetings.

Goal 1: Growth in the City of Jackson shall occur only if new development adequately mitigates its environmental impacts, addresses housing availability and affordability needs, respects open space resources and occurs so that the growth is in a manner which is not detrimental to the City's neighborhoods and small town quality of life.

Policy 1.1: The City shall ensure, through implementation of the Resource Constraints and Priority Allocation Ordinance, the availability of public resources and services prior to acceptance of new residential and commercial subdivision applications.

Policy 1.2: To protect its neighborhoods, the City shall participate in adjoining County projects to the greatest extent possible.

Policy 1.3: The City shall continue to pursue a sphere of influence expansion with the intent of eventually annexing surrounding properties to act as a buffer between the County's commercial area and the City's residents.

Policy 1.4: In order to curtail urban sprawl, expansion of the City by annexation shall focus on areas where infrastructure currently exists or is easily extended.

Policy 1.5: A hazards study shall be performed for the purpose of outlining areas considered hazardous due mainly to historic mining operations. The hazards study shall consider hazards associated with the use of hazardous materials and with ground disturbances that may have resulted in land instability. Once identified, these areas will be designated in a Hazards Overlay to be incorporated into this Land Use Element. New development standards for properties within this overlay shall be developed to protect the City's citizens from exposure to hazardous materials.

Policy 1.6: The density of new development shall be greater in the center core areas of the City and lesser in the periphery areas.

Policy 1.7: All development within or adjacent to the City of Jackson in the vicinity of the Westover Field shall be consistent with the Comprehensive Land Use Plan (CLUP) as well as applicable height restrictions.

Policy 1.8: A balanced mix of housing, workplaces, shopping, recreational opportunities, and institutional uses, including mixed-use structures (combined residential and non-residential uses), that help to reduce vehicular trips shall be encouraged.

Policy 1.9: For developments that are on the edge of the City, an urban agricultural transition area shall be required. These urban agricultural transition areas may include fencing or other barriers as deemed appropriate depending upon the neighboring use.

Policy 1.10: The City shall facilitate and promote the development of child care centers and homes in all areas and encourage inclusion of child care centers in non-residential areas, with the exception of Open Space and Industrial designations.

Goal 2: The City of Jackson has numerous natural and historic features. These features shall be identified, enhanced if necessary, and protected.

Policy 2.1: The City shall establish a grading ordinance which protects the natural topography and directs that all roads and structures be designed, built and landscaped to control erosion and other pollutants during and after construction. This shall include the use of Best Management Practices (BMPs) that demonstrate the ability to treat storm water drainage consistent with Regional Water Quality Control Board (RWQCB), State and Federal requirements.

Policy 2.2: The City shall pursue tree planting and Highway beautification grants.

Policy 2.3: The City shall promote the scenic development of the Jackson Creek corridor.

Policy 2.4: Encourage public use of the New York Ranch Road Creek, the creek area adjacent to the Civic Center, Jackson Creek along Highway 88, and the North Fork Jackson Creek in Detert Park.

Policy 2.5: Limit new development within the Creek/Floodplain overlay by requiring new development proposed within the overlay to obtain Planning Commission approval.

Policy 2.6: A cultural resources study shall be performed for the purpose of outlining areas considered to be historically and culturally sensitive and creating a Cultural/Historic Overlay to be incorporated into this Land Use Element. New development standards for properties within this overlay shall be developed to protect the City's historic and cultural features.

Policy 2.7: New development shall promote natural amenities that are fronted by thoroughfares or public spaces, and not privatized behind backyards.

Policy 2.8: New residential development shall provide park areas within reasonable walking distance to all residences.

Policy 2.9: Encourage clustered residential development to create efficient development patterns, and to minimize environmental impacts and threats to public safety.

Policy 2.10. To promote the architectural styles evident in the downtown historic district throughout the City including Greek Revival, Italianate, Neo-Classical Revival, Mediterranean Revival & Streamline, architectural standards shall be developed for all new commercial development.

Goal 3: As the Amador County seat, the City of Jackson shall continue to support efforts to keep the majority of the County facilities as close to the downtown a possible.

Policy 3.1: The City shall encourage the development of new parking areas and provide better access to existing parking areas.

Goal 4: The City of Jackson shall take a proactive role in preserving and improving its economic vitality through protection and enhancement of its resources, both natural and historic, and through solicitation of new forms of economic development.

Policy 4.1: The City shall update the parking standards for commercial development. This update could include the creation of an in-lieu parking fee.

Policy 4.2: To increase pedestrian access, development standards shall be created which require the installation of sidewalks for new development.

Policy 4.3: The City shall solicit grants to install sidewalks in existing developed areas, particularly along New York Ranch Road, North Main Street, and Court Street.

Policy 4.4: The City shall encourage the development of a regional recreational facility on the Oro De Amador site.

Policy 4.5: The City shall encourage open space designations at the southern (near Scottsville) and northern (near the Kennedy Mine property) entrances for the purpose of maintaining a visual town boundary.

Goal 5: Recognizing the importance of the downtown area to the City and region, measures should be taken to restore, enhance and preserve the downtown district.

Policy 5.1: Require design review for all Downtown projects so that they blend with other architectural styles contiguous or in proximity to the development.

Policy 5.2: Encourage the restoration of historic buildings within the district. Special emphasis shall be placed on replacing the balconies or awnings that once existed on many of the Main Street structures.

Policy 5.3: Encourage development of a pedestrian walkway from the Jackson Creek to the Busi Parking Lot.

CORRELATION BETWEEN LAND USE AND ZONING CATEGORIES

Because the Land Use Element and the associated Land Use Designation Map so specifically designates properties within the City of Jackson, the correlation between the land use designations and the zoning categories will be direct. With the adoption of this Element and the associated designation map, there will no longer need to be a separate zoning classification map. The zoning ordinance will need to be updated to bring the zoning classifications into accordance with the Land Use Element and the Land Use Designation Map.