

**CITY COUNCIL MEETING
TABLE OF CONTENTS FOR MINUTES
July 2, 2019**

Call to Order	2
Council and Staff Attendance	2
Public Attendance	2
Agenda Changes	2
Public Hearing: LURA 18-01, Riverside Zone Code and Map	2
Amendment.....	2
Public Comment.....	9
Consent Agenda.....	9
Old Business	9
Highway 99W Street Light Design.....	9
New Business	10
Parks Advisory Committee Appointments	10
Tourism Committee Appointment	10
Council Concerns and Committee Reports.....	10
Mayor's Report.....	11
City Administrator's Report	11
Public Comment.....	11

City of Dundee
City Council Meeting Minutes
July 2, 2019

Call to Order

Mayor David Russ called the meeting to order at 7:01 P.M.

Council and Staff Attendance

Present: Mayor David Russ; Councilors Kristen Svicarovich, Jeannette Adlong, Storr Nelson, Patrick Kelly; and Ted Crawford. Absent: Councilor Tim Weaver. Staff members: Rob Daykin, City Administrator; Cheryl Caines, City Planner; Tim Ramis, City Attorney; and Melissa Lemen, Administrative Assistant.

Public Attendance

Matt Hastie, Angelo Planning Group; Kay Edwards, River Farms, LLC; Mordechai Kotler, Valkyrie Selections, LLC; Allen Holstein; and Rod Grinberg, representing the Lindquist Family.

Agenda Changes

New Business Item 8.2 Tourism Committee Appointment was added to the agenda.

Public Hearing: LURA 18-01, Riverside Zone Code and Map Amendment

Mayor Russ called the hearing to order at 7:03 P.M. to consider the Riverside Zone Code and Map Amendment.

Call for Declarations of Conflict or Bias by any members of this body:

None.

Objections to jurisdiction by any member of this body:

None.

Staff Report

Planner Cheryl Caines introduced herself along with Matt Hastie, Angelo Planning Group, the consultant for the code and zoning amendments. Planner Caines provided a PowerPoint presentation regarding the Riverside District Zone and discussed specific details contained in the Staff Report.

Planner Caines explained that during the legislative process with City Council, the City Attorney did make a recommendation that the proposed amendments for the maps and the development code were not adopted; instead that they would be accepted and then at such time when there was adequate infrastructure to serve either a portion of the area or the entire area, then that's when the Code and Zoning would be adopted for those specific sub-districts that could be served at that point.

With regard to the proposed Development Code for Parks, Planner Caines discussed that parks would be based on dwelling units but would be a minimum of 2.5 acres in size, to which C.A. Daykin pointed out is a typo and should be corrected to a minimum of 2.0 acres in size. C. Adlong requested clarification about whether there is a requirement for parks to be centrally located within the neighbors and not on the edges. C.A. Daykin explained that the proposed Development Code doesn't contain language pertaining to that requirement, but instead has

location criteria with respect to the park being within a quarter mile of the residential areas served, at least 200 feet away from the highway, and criteria on the park dimensions. Planner Caines pointed out that parks will be required to have at least two streets that will have residential or non-residential development on the other side to which C.A. Daykin explained is due to the nature of the Code being fairly precise in language.

C. Nelson requested clarification pertaining to whether the shared use pathways are separate design feature from sidewalks to which Planner Caines affirmed that they would be.

With regard to density, C.A. Daykin offered clarification that even though an average residential density of 10 units per net acre is discussed, in reality the Riverside area may be more or less than 10 units/acre though it is possible; the code requires residential densities of 8-11. He explained that where the actual average lands is when ultimately all of the Master Plans for the subareas are put together for this computation over the entire area. Consultant Hastie affirmed that the average for a given subarea needs to be within that 8-11 unit density range, with the goal of having the entire area be approximately an average of 10 units. He explained that some mild variance will not have a huge impact on the transportation facilities there; placing the average between 8-11 was designed to provide some flexibility in the subarea. C. Nelson inquired about Hastie's average calculations and what percentage was assumed in the mixed use zones. Hastie discussed that they didn't assume the maximum 75% allowed, though he noted he cannot recall exactly what was assumed for the mixed use areas in terms of the number. He explained that those areas are relatively small and if those averages are maintained it will not affect the total number of units by a large margin of percentage; the goal is to not overload the facilities. Additional discussion ensued.

Hastie discussed in detail that when the Consulting Team went through the earlier master planning process in 2011, for which he was the Consultant Team Project Manager for 2/3 of the process, they always had a sense that they were likely designating more land for commercial uses than were needed and that were identified or identified/justified by the market analysis that was done, but that was what the property owners at the time were recommending; they were trying to balance the needs especially of the two major property owners who participated and the community as a whole. Furthermore, Hastie explained that they also recognize that as a City, not necessarily that many acres are needed for retail or commercial, and how much is developed will really be based on market forces and what ultimately the market is for those types of uses. Additional discussion ensued.

C. Svicarovich inquired, with regard to the assumed transportation infrastructure, about the addition of the right turn lane at Fifth Street as part of the upgrades for the development in that area. She inquired as to where in the process the evaluation of that signal will be triggered. Planner Caines explained that the City Engineer would need to be consulted about the process of addressing this concern. Additional discussion ensued and Planner Caines noted that at this point this may be something that is lacking in the Code; there is nothing which addresses a cumulative type effect for that area, though Hastie noted that this information could be added. He explained that back when they were developing the Riverside District Master Plan they identified what kinds of improvements would be needed to other facilities in the City; a transportation analysis was completed which identified outside improvements which might be necessitated by this. Additionally, Hastie discussed that a potential timeframe was identified as well as the types of funding sources which might be used for all of the transportation improvements, though they did not get down to the level of identifying the exact triggers or funding solutions. C. Svicarovich discussed her concern of ensuring that the developer is a part of the funding for the development. Hastie discussed that typically if there is a transportation SDC, this is the primary tool that most Cities who have those types of fees would use. Without that, he explained, then the City would

likely go through some kind of transportation impact analysis and pay for those costs that way. Hastie discussed that their focus for this portion was on the zoning needed to implement the land use recommendations that are in the Riverside District Master Plan, though he did note that they completed a separate report which explains funding options for infrastructure improvements though not the particular improvement of concern to C. Svicarovich. Additional discussion ensued and C. Svicarovich inquired as to whether there is a traffic impact study required as part of the site specific master plan. Hastie discussed that this is not necessarily required because the process of doing an overall traffic impact study had already been done previously for the entire area; discussion ensued. Planner Caines asked C. Atty Ramis if the discussed concern is something that normally shows up in Code or is something that's adopted separately. C. Atty Ramis discussed that the way this is envisioned to happen is that the questions of detail (infrastructure, planning and infrastructure finance) are yet to be negotiated, though it is known that the key players are the City, the property owners and Chehalem Park & Recreation District (CPRD). He explained that the idea is that before finally applying the zoning and the code changes, that there would be a Development Agreement which would address specifically those concerns. Additionally, C. Atty Ramis explained that they are presently working on an outline of the issues which would need to be addressed so that the City can engage in that conversation with the property owners and CPRD. He discussed that the idea is that there would be potentially a combined application that would seek to adopt the zoning for a specific development area and the code amendments that would apply to that and, in addition, have a development agreement that identified the infrastructure (parks, streets and sewer extension) and identified exactly how those would be paid for.

M. Russ referenced the map on page 61 of the agenda packet and inquired about an isolated piece of residentially zoned property next to the large public piece. Planner Caines acknowledged this and explained that the reasoning for this is because it's part of the property that's owned to the south of the "P" zone; it's been proposed to be residential given that it's privately held property. Additional brief discussion ensued with regard to the piece, and Planner Caines explained that if something changed where the property became publically owned, or if the property owner supported the piece being zoned in a different way, the map could be changed.

Public Testimony

Kay Edwards, River Farms, LLC, had completed a card to request to speak, though when invited she declined for the time being though announced from the audience that they are concerned about the cost of the infrastructure and suggested that the property owners need to get together. Additionally, she voiced that they also need an estimate from the City of what is required. M. Russ informed Edwards that if she would like to address Council she will need to come forward to the microphone.

Rodney Grinberg, 11755 SW Timberline Court, introduced himself and indicated he is present tonight representing the Lindquist Family. He expressed frustration and indicated that they have worked long and hard to move to development forward. He explained that Mr. Lindquist brought the property into the UGB in 1976 or 1977, and would like to see it developed. Grinberg thanked those involved with the process for their efforts, and provided a lengthy discussion about the history of their experience of the process beginning back in 2012, a time where he explained that they were assured that their property would be zoned as a part of the Master Plan process. Grinberg described some of the perceived issues and complexities with that process and he noted that things ended with a Master Plan where the zoning never got implemented. Additional history was reviewed and he explained that Mr. & Mrs. Edwards had their zoning applied approximately 2-3 years before the 2012 process, though when they came in and tried to apply their zoning they were told no because of the sewer and that there would be a Master Plan process. Grinberg discussed that the decision was made to go with a State grant, and that they were told that zoning

would be applied to the property, and that this would be an implementation of the Riverside Master Plan. Discussion ensued and he pointed out that he is not necessarily against the 75% residential in the mixed use zone, though noted his belief that it is not an implementation but a foundational change to what was done. Grinberg discussed that there are some things that they would like to negotiate between but pointed out that in his opinion what is being proposed is a change of the Riverside Master Plan and that they were promised that this would strictly be an implementation of the existing Riverside Master Plan. He voiced frustration that the water study recently completed revealed that only 500 homes can be serviced out of the 960 that were approved in the Riverside Master Plan. He pointed out that a solution to that will likely be a lengthy and complex process, potentially a 5-10 year process. Grinberg provided additional discussion and he has requested is that an attempt is made to try to apply the zone on the west side of the bypass, and approve the zone on the east side of the bypass until that financing plan is put together. Grinberg discussed that there were some large numbers included the sewer plan (with a large variance), and that he and Kay Edwards have been discussing paying a third party engineer to come up with a number for what would be required. Additionally, he explained that they have been discussing splitting the sewer costs, and he requested a continuance to either next month or the next City Council meeting so that the costs can be determined and a potential agreement reached. Grinberg pointed out that if a plan could be established for how the sewer and infrastructure could be paid for on the west side, then the project could at least begin. He discussed his opinion that there is no interest right now in the property because there is nothing happening; he noted that if the zone is implemented and not applied the situation will not change.

Grinberg explained that they are actively working with CPRD on trying to add a paddle boat dock, and noted their interest in beginning the trails. He explained that they are concerned with the southwest portion of the property where there is no activity. Grinberg discussed that they understand the importance and need for neighborhood parks, but also pointed out that there will be over 100 acres of natural open space with trails. Grinberg explained that they have committed with CPRD and will have a trail that fits into the ultimate Willamette Greenway Path along the Willamette River as well. He discussed the wonderful amenity that this would provide for the City and its residents, and suggested being prudent in how much (park space) is put on the developable land.

Grinberg discussed that with regard to the averaging; it is his belief that this is one of the biggest mistakes that the process has gone through. He explained that he would have preferred implementing units per area as well as allowing some flexibility. It is his belief that the path which was chosen, despite his opposition, was to move forward with averaging which he believes makes it more complicated and harder to develop. In closing, Grinberg shared his feeling that the averaging process versus considering the implementation of the Riverside Master Plan is a major deviation from what they were told. Additional discussion ensued and Grinberg thanked the Council for their time.

Kay Edwards, River Farms, LLC, P.O. Box 455, introduced herself to Council. She indicated that she is present tonight to discuss the infrastructure problem, and requested an estimate of the costs. She explained that she will try to work with the Lindquist family but needs to know exactly the requirements for the sewer pipes. Edwards noted that the pipes are 20 feet deep, which she explained that her engineer told her that they don't really need to be that deep; this would just raises costs. Edwards explained that it is her belief that the 20 foot depth is required due to the fact that the pipes are to be extended to the property line next to Mr. Pamplin's property, which is outside of City limits and not within the UGB. She pointed out that it is unknown at what time Mr. Pamplin's property would be annexed to the City of Dundee, and expressed frustration in potentially spending extra money to make the sewer pipe compatible with his property.

There was no additional public testimony, and M. Russ closed the public testimony portion of the Hearing.

There were no public agency letters or comments.

Staff Recommendation

Planner Caines indicated that she and Consultant Hastie would like to respond to a few of the items that were discussed.

Planner Caines explained that the 75% allowance for residential only in the mixed use zones is not a change to the Master Plan. She reviewed that this was discussed a few times during this process, and noted that in looking at the Riverside District Master Plan it does discuss flexibility, and even in the commercial zones it does discuss mixed use development (including residential). Discussion ensued and it was noted that the Plan didn't specifically discuss a percentage or an amount, but it did discuss residential development in those areas. Consultant Hastie reviewed that there are several different areas where commercial and retail leases are allowed; entire areas could be developed for some combination of commercial or mixed use. Additional detailed discussion ensued it was noted that the primary goal would be to serve the area; Staff believe there is still adequate acreage/development capacity to do that.

M. Russ inquired about whether a grocery store could be built in the production zone if the mixed use zone were built out 75% residential (which he noted would prevent the possibility of a large grocery store). Hastie explained that the production zone definitely allows for a variety of retail and commercial uses, and Planner Caines confirmed that a grocery store would be allowable in this zone as well. Hastie pointed out that even if 75% of a mixed use zone were built out for all residential use, there would still be 3.5 to 4 acres of area devoted to commercial use for a smaller format grocery store if there were enough contiguous space remaining.

C. Adlong inquired about the 75% amount and Hastie explained that this originated from a request from the property owner who owns the majority of the property; the property owner wasn't sure that there was a market for that much commercial use in that area. Hastie explained that this information is also consistent with the conclusions that were reached back in 2011 when the Plan was drafted.

Council Deliberation

C. Crawford voiced agreeance with Grinberg in that he also was under the impression that this process was to establish the Riverside zones rather than just to accept them. C. Atty Ramis discussed that his opinion since the beginning was that an infrastructure plan was needed. He explained that what is different now from what's happened in the past is a change in the statutes, which changes the dynamic of development when it comes to the City's role. C. Atty Ramis discussed the process historically and explained that the legislature has intervened and prohibited local government (in the case of housing) from applying criteria which are discretionary. He explained that moving forward, once zoning is in place; all the City is left with is the ability to have objective criteria. Additional detailed discussion ensued. C. Atty Ramis pointed out that a finance plan cannot be developed until the zoning map is known. He discussed that at that point it will then be clear what the zoning map looks like and what the zoning code will be like; from that information, the next step of developing infrastructure plans and finance plans could be undertaken. Once those plans are developed the City will then have in place all of the elements necessary to develop the property. C. Atty Ramis discussed that next the code, a zoning map, a finance plan and infrastructure plan could be brought in as one package. C. Atty Ramis pointed

out that the idea is that the City Council representing the tax payers of the City are assured that there is in place a way to finance infrastructure before development actually takes place. Additional discussion ensued.

M. Russ voiced his opinion that the proposed 75% residential in the RN and RD zones is a huge fail for the City. He suggested the idea of allowing more residential on the east side while keeping more commercial zoning in this area. He voiced that the needs of the City need to be considered. M. Russ also pointed out that results from studies are someone's opinion and can vary. Additionally, M. Russ expressed concern with regard to the density. He discussed that the average of 11 units per acre applied in that zone would be contradictory to the potential mixed use zone potential. M. Russ pointed out that the City doesn't have a forced density zone; if residential is allowed beyond the mixed use in that zone he voiced support that it should be specifically stated as more high density. With regard to concerns expressed by Kay Edwards about the sewer line, M. Russ explained that the engineer had previously drawn the line all of the way up to the top as the configuration of development of the area is not yet known. He offered that if it can be proven to the engineer that the sewer line is not needed all the way to that point because of the way it is developed, it may not be required.

C. Adlong discussed the park infrastructure and reviewed that the plan is for three neighborhood parks for a total of about 7.5 acres of parks. She pointed out that the number of new residents added to this area will be at least as many as are currently living in Dundee now. C. Adlong reviewed that Billick Park is a 10 acre park; there are 2 acres at Falcon Crest Park, and 1 acre of usable space at Fortune Park. She pointed out that these parks alone total 13 acres for the population present now; as many people or more will reside in the Riverside District with only 7.5 acres of parks. C. Adlong voiced support that 7.5 acres of park space is not asking for too much park space, especially if there are high density areas. She discussed the importance of residents being able to escape and have a place to be outside of their living units to experience something other than high density without having to travel the distance to the river. C. Adlong pointed out that the river is not meant to provide those kinds of spaces for people; residential park areas are needed. C. Adlong voiced support of M. Russ's concern with regard to the commercial space. She explained that for as long as she's lived in Dundee, there has been a desire in the community for a small grocery store. She expressed concern about the limited amount of space which would remain if a small grocery store were placed under the proposed percentages, and pointed out that this may be Dundee's only opportunity to add a grocery store without annexing more land outside of the UGB. C. Adlong voiced support of the City leaving options more open with regard to commercial space. Additionally, she expressed support of having a higher density use within the mixed use zone as well.

C. Crawford shared his belief that when there was discussion about the large commercial area on the Edwards property (when the zone change was done 10 years ago), that Mr. Edwards was under the impression that there would be an off-ramp from the bypass in that location which would warrant traffic and access to that area. With no off-ramp in that area, C. Crawford pointed out that it's really difficult to route any kind of traffic to draw more than just the residential people to any commercial development in that area. Additional discussion ensued and C. Crawford noted that he would not be supportive of using the space that an off-ramp from the bypass would require; he doesn't believe it to be an efficient use of property within the City.

C. Nelson raised a discussion regarding the reduction in setbacks and the increase in building heights. He inquired as to whether that was done simply as a way to increase that density that was trying to be achieved. Planner Caines discussed that it provides flexibility but also addresses the density; it provides that the land available would allow the densities to occur. C. Nelson noted that he is not personally a fan of the 5 foot setbacks and close nature this provides.

C. Adlong inquired about whether developers would be inhibited if the financing plan being discussed were agreed upon and established. C. Atty Ramis discussed that it is possible to do a plan that is phase by phase and would not necessarily require a plan for the entirety of the area. Secondly, C. Atty Ramis discussed that in terms of the ability to sell the property, it takes more than just applying the zoning to make the property attractive. He explained that until there is a plan for what the infrastructure will be and how to pay for it, it seems to him much less desirable in the marketplace; it becomes more valuable when those pieces are in place.

C. Svicarovich voiced that she would be in favor of reducing the 75% to perhaps 50% for the reasons already discussed. M. Russ voiced support of the idea of a potential set minimum density; discussion ensued. C. Svicarovich suggested that instead of allowing all housing types, potentially removing the allowance of single family residential could be an option. The complexities involved with crafting code language to build out the desired vision were discussed. C. Adlong inquired as what the density amounts are for various types of housing to which Hastie discussed in detail. M. Russ suggested potentially setting the zone to between 14-30 or 40. C. Svicarovich noted that she would need more information before making a final decision on the matter. Lengthy discussion ensued regarding thoughts and ideas for zone density. Hastie discussed that in the RR zone the maximum height is 35 feet and in the mixed use zones the proposed maximum height is 45 feet.

Consensus of Council was to support a different density for the mixed use areas. Hastie discussed that from his perspective it would not be difficult to change the percentage of 75% to 50%, and felt that establishing a different minimum density for residential only development in those mixed use areas would also be possible to work into the code. Planner Caines suggested that consideration should be given that modification is not being done to what the Plan says about an average of 10 units per acre. Hastie supported reviewing how the number of units might be affected. M. Russ pointed out that this change would also open up the opportunity for some potentially larger lots other places in the development as well. The consensus of Council was to set a minimum of 14 units per acre in the residential only portion of the mixed use zone, though C. Svicarovich supported receiving additional advice from Staff prior to making a decision in this regard. C.A. Daykin pointed out that right now the code reflects an average of 8-11 units over the entire subarea A; if part of subarea A is designated to be higher than the 11 units, then by default potentially the other part of the subarea could be less than 8 units perhaps. M. Russ discussed that the density doesn't apply if there is mixed use. Hastie reviewed that the numbers per subarea in the original Riverside Master Plan were intended to be targets; they were an average intended to generally match the identified targets in the original Master Plan but also provide a certain amount of flexibility. Additional discussion ensued and Hastie stressed that the discussed increases applied over an entire area are not going to have a huge impact on streets, water capacity or sewer capacity. He discussed his belief that the low end of the low end of the average likely doesn't need adjusted if a certain amount of additional density or a certain number of additional units are allowed in these areas. Detailed discussion ensued.

C. Crawford discussed that on page 44 of the packet there is a requirement that if a garage door is more than 12 feet wide there must be windows. Hastie discussed that this stems from trying to add some architectural interest to residential developments; this eliminates the "blank wall" appearance of a double car garage door, which he indicated is a pretty typical design standard requirement for garage doors. C. Nelson inquired as to whether this is the same for commercial shops to which Hastie explained that there some standards already in the Code related to window coverage for businesses. He noted that since the City had pretty recently adopted new standards for commercial districts, those were relied upon for the most part and they didn't attempt to alter

those architectural design standards in those areas. Hastie provided additional discussion and also reviewed the setback requirements.

C. Crawford referenced the zoning use table on page 17 with regard to marijuana uses. Hastie discussed in detail the rationale and process by which the public was invited to participate in a meeting and online survey, and noted that a marijuana dispensary or retail facility was not supported. Hastie clarified that though these types of facilities are allowed in other zones of the City, this proposal is not to allow them in the described commercial/mixed use zones. C. Atty Ramis explained that standards can be established which allow marijuana dispensaries/retail facilities in some places though not in others; separation requirements are also allowable. Discussion ensued and Hastie noted that the City Council could opt to change this information. The consensus of Council was to support a marijuana dispensary or retail facility in the mixed use and recreational zones.

C. Crawford inquired about the proposed zone restriction regarding call centers on page 19 of the agenda packet. He supported that this type of facility might be appropriate in the RP zone. Hastie discussed his belief that the size of a potential call center facility may have impacted this decision, as well as the goal of allowing/promoting smaller scale uses in all of these areas; this information could be changed by Council. Discussion ensued and it was noted that if the demand for such a use were present in the future this could be revisited.

A motion was made and seconded to continue the hearing to the City Council meeting on August 20, 2019 at 7:00 P.M. **The motion** passed unanimously.

Public Comment

None.

Consent Agenda

A motion was made and seconded to approve Consent Agenda Item 6.1 City Council Minutes, June 18, 2019, and Item 6.2 OLCC Liquor License Application, Valkyrie Selections, LLC. **The motion** passed unanimously.

Old Business

Highway 99W Street Light Design

C. Crawford voiced support of the light poles and noted that they will work well when banners are used. C. Adlong expressed concern with regard to the color temperature of the light because the detailed information provided indicates them to be the 4000 kelvin light; 3000 or 2700 kelvin lights would be more ideal. It was noted that 4000 kelvin lights are too blue. C. Svicarovich completed a quick electronic search at the meeting and confirmed that 3000 lights are manufactured though it is not known whether this is included on PGE's approved equipment list yet. Discussion ensued and C.A. Daykin offered to check into the matter with PGE.

C. Svicarovich discussed that the pole foundations were poured into City sidewalks at about 18 inches from face of curb. She explained that originally the light poles (the arms) would be facing towards the sidewalk, in which instance the luminary wasn't cantilevered out over the roadway (except at intersections where the lights were mounted higher), though now a lower light will be cantilevered out over the roadway. She discussed concerns with regard to the lower height (25 to 23 feet) along with the lights being cantilevered out over the roadway, and suggested making sure that ODOT is supportive of this change. C.A. Daykin discussed that ODOT is reviewing this plan for their approval. The consensus of Council was the selection of black poles. Additional discussion ensued.

New Business

Parks Advisory Committee Appointments

A **motion** was made and seconded to appoint Jeannette Adlong, Nick Gilbert, David Dixon, Chris Fanger, and Jill Bilka to the Parks Advisory Committee. **The motion** passed unanimously.

Tourism Committee Appointment

C. Crawford explained that Joe Buck resigned from his position on the Tourism Committee and is running for Mayor of Lake Oswego; he is also no longer managing the local hotel. C. Crawford explained that Sondra Storm is part of the ownership group of the company who bought the West End Building. He explained that they are redeveloping the facility and are interesting in being involved, and has applied to join the Committee. **A motion** was made and seconded to appoint Sondra Storm to the Tourism Committee, with a term ending December 31, 2019. **The motion** passed unanimously.

Council Concerns and Committee Reports

C. Kelly expressed concern about vacation rental properties in Dundee, and inquired about the potential number of these types of properties with regard to the Riverside Master Plan. He discussed that he has an Air B&B located behind his residence and noted the high traffic nature of the rental. He expressed concern about the number of vacation rentals in the City, and pointed out that as that number increases there will be less of a home town feeling in Dundee. C. Crawford discussed that one of the Tourism Committee members is also a property manager for several rental properties in Dundee; she has done some research and will be generating a memo for the Planning Commission. C. Crawford reviewed that this was discussed at the Tourism Committee meeting last week and the consensus was that they may want to do a work session with the Planning Commission to discuss the topic. C.A. Daykin discussed that ideally the Tourism Committee would provide a series of recommendations to the City Council; this would allow City Council to determine whether there is concern to forward the information to the Planning Commission. He explained that once the recommendations are forwarded to the Planning Commission to be addressed, there would be an opportunity for them to participate in a workshop session. C. Crawford offered a lengthy discussion and briefly discussed some of the potential recommendations which will likely be provided, and noted the importance of evaluating this issue before it becomes a greater concern. C.A. Daykin offered that this could be an agenda item for a future City Council meeting. Discussion ensued.

C. Kelly noted his concern with regard to the water supply for the Riverside District. He discussed the importance of the City being able to supply water to the area after it's built and into the future as well.

C. Adlong inquired about surveying which was apparently done along the fence line at the Jan Sander Estate property today. C.A. Daykin explained that though he did not see them today, when he saw them surveying several months ago they were providing a baseline survey for their consultant of the property. C. Adlong noted that they were informed by the person who manages the parks at CPRD that their plan is to take down all of the hazelnut trees in August. Brief discussion ensued and it was noted that the trees are diseased and may be required to be disposed of in a particular way.

C. Kelly inquired about the possibility or process involved in the addition of a covered shelter area at Falcon Crest Park. He explained that it is a nice park though on warm sunny days there is no shade available which keeps people from enjoying the space. C. Adlong pointed out that some trees were planted at Falcon Crest Park though later died, approximately 6-8 trees. C. Adlong discussed some potential steps in initiating a process for a covered shelter, though funding was

noted to be a concern. Additional conversation ensued with regard to forming a Committee supportive of the shelter, as well as having designated people meet with the Parks Advisory Committee to share their thoughts as well.

Mayor's Report

M. Russ inquired about whether there have been any Planning Commissioner applications received. C.A. Daykin discussed that two applications have been received thus far, which will be brought to the next City Council meeting for review.

City Administrator's Report

C.A. Daykin discussed that while he was on vacation last week, the owner of Unique Auto stopped by City Hall. C.A. Daykin explained that he did meet with the owner today who is making attempts to start towards compliance. He discussed that the owner removed all visible signs and vehicles from view from the highway. C.A. Daykin encouraged Council members to see what they think and if they have additional concerns to let him know so that he can follow up. M. Russ expressed concern that he has observed the property owner displaying vehicles out on the gravel pad near the highway on Sunday's, though not on weekdays. If this behavior is observed in the future, Council was encouraged to photograph the violation and submit the information to C.A. Daykin.

C. Crawford inquired about Cathedral Ridge Winery with regard to their advertising on sandwich board signs. C.A. Daykin noted that he moved one sign today which was in the middle of the sidewalk. Though he explained that he has had a face-to-face conversation with them regarding this issue, he indicated he will follow up with them again. M. Russ suggested that the signs increase in number on the weekends as well.

C. Crawford inquired as to whether or not any progress has been made with regard to the Community Center parking lot. C.A. Daykin indicated that he will contact Joyce Colling for an update on the project; the last time he spoke with her she had indicated that she was waiting to hear back from the contractor.

Public Comment

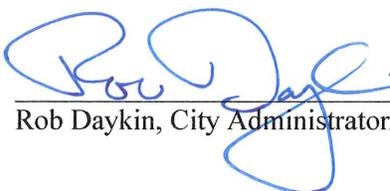
None.

The meeting was adjourned at 9:20 P.M.



David Russ, Mayor

Attest:



Rob Daykin, City Administrator/Recorder