

TOWN OF YOUNTVILLE
MINUTES OF REGULAR COUNCIL MEETING
February 20, 2007

1. CONVENE REGULAR COUNCIL MEETING – 6:00 P.M.

Mayor Saucerman called the regular Town Council meeting to order at 6:02 p.m.

2. PLEDGE OF ALLEGIANCE

Councilmember Lewis Chilton led the pledge of allegiance.

3. ROLL CALL

Mayor and Town Councilmembers Present:

Mayor Cynthia L. Saucerman, Vice Mayor John F. Dunbar and Councilmembers William “Bill” Dutton, Steven C. Rosa and Lewis G. Chilton.

Members Absent: None

Town Staff Present:

Kevin Plett, Town Manager; Amy L. Valukevich, Town Attorney; Michelle Price, Town Clerk; Bob Tiernan, Planning Director; Myke Praul, Public Works Director; Richard Stranzl, Finance Director; Kenneth Leary, Community Services Director; Sergeant Pete Berg, Sheriff’s Department Napa County; and David Shew, CDF

4. ADOPTION OF THE AGENDA

ACTION: A Motion by Vice Mayor Dunbar; Seconded by Councilmember Rosa to adopt the agenda was unanimously approved.

Ayes: Dunbar, Rosa, Dutton, Chilton and Saucerman

Noes: None

Absent: None

Abstain: None

5. Public Comment on Matters Not Listed on the Agenda (FIVE MINUTE LIMITATION PER SPEAKER)

None

6. APPROVAL OF CONSENT CALENDAR

ACTION: A Motion by Councilmember Dutton; Seconded by Councilmember Chilton to approve the Consent Calendar was unanimously approved.

Ayes: Dutton, Chilton, Rosa, Dunbar and Saucerman
Noes: None
Absent: None
Abstain: None

A. Approval of Warrants —

- Accounts payable check numbers \$168,474.12
- Total payroll and benefits \$ 92,451.88
- Total payments for period \$260,926.00

Recommendation: Received and Filed.

B. Monthly Financial Report – January 2007

Recommendation: Received and Filed.

C. Community Services Program Report – Summer/Fall 2006

Recommendation: Received and Filed.

7. CONSIDER REQUEST FOR FUNDING FROM THE ALLIED COUNCIL POST FUND IN THE AMOUNT OF \$9,600 TO PAY FOR UMPIRES IN SUPPORT OF THE BASEBALL PROGRAM AT BORMAN FIELD.

Kevin Plett, Town Manager, presented staff report.

David Salopek, Chairman, Allied Council, presented request.

No Public Comment

ACTION: A Motion by Councilmember Chilton; Seconded by Councilmember Dutton to provide funding in the amount of \$2,000.00 to pay umpires in support of the Baseball Program at Borman Field was unanimously approved.

Ayes: Chilton, Dutton, Rosa, Dunbar and Saucerman
Noes: None
Absent: None
Abstain: None

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- 8. PUBLIC HEARING – MASTER DEVELOPMENT PLAN AMENDMENT - BARDESSONO INN PROJECT – 6526 YOUNT STREET (APN 036-090-022 AND 036-090-023)**
Consider Adoption of Resolution Number 2537-07 Approving a Master Development Plan Amendment including Use Permit, Design Review, and Heritage Tree Removal Amendments for a 62-Unit Inn Project located at 6526 Yount Street.
Public Hearing Continued from January 2, 16 and February 6, 2007.
Recommendation: Adopted Resolution.

Bob Tiernan, Planning Director, presented staff report and referenced the letter in the packet from the Applicant dated February 13, 2007 withdrawing his request for the oak tree removal and second story fitness room.

Director Tiernan also commented on discussion that took place between the Applicant, Applicant's Project Engineer and Town Engineer regarding alternatives for storm drainage and sanitary sewer locations.

Myke Praul, Public Works Director/Town Engineer, commented the proposed amendments will not affect the drainage approved for project. Director Praul further commented on various potential drainage improvements being considered.

Phil Sherburne, Applicant, commented on the project and thinks there is a happy result from the deferral by Council two weeks ago in regard to the oak tree and the fitness center resulting from discussions with the Town Engineer and Arborist.

Mr. Sherburne commented as an alternative to the fitness center they are considering developing a bicycle program using high quality bicycles and will continue to work on the idea.

Public Hearing Opened

Megan Mason thanked Council for their diligence and concerns in regard to the project and commented on the following:

- Questioned whether or not the approval process for the remaining oak trees along the creek going is going to be on a case-by-case basis and hopes the trees will be protected.
- Questioned whether or not the reports from Fish and Game and the different soils reports will be submitted before approval of the project

Public Hearing Closed

ACTION: A Motion by Councilmember Rosa; Seconded by Councilmember Dutton to adopt Resolution Number 2537-07 Approving Amendments to the Master Development Plan, Use Permit, and Design Review for a 62-Unit Inn Planned Development Mixed Use Project at 6526 Yount Street was unanimously approved.

Ayes: Rosa, Dutton, Chilton, Dunbar and Saucerman

Noes: None

Absent: None

Abstain: None

9. PUBLIC HEARING - MASTER DEVELOPMENT PLAN AMENDMENT – NEW SINGLE FAMILY DWELLING – 17 STAGS VIEW LANE (APN 036-040-070)

Consider Adoption of Resolution Number 2539-07 Approving a Master Development Plan Amendment for a proposal to modify the site plan and design of a previously approved detached single-family dwelling located at 17 Stags View Lane.

Recommendation: Adopted Resolution.

Vice Mayor Dunbar recused himself due to conflict of interest resulting from his property being located within 500' of the project and left Council Chambers.

Bob Tiernan, Planning Director, presented staff report.

Several Councilmembers expressed concern regarding whether or not to apply the current or old standards to the Application.

Richard Sepulveda and Karen Dryden, Applicants, thanked Council for giving them the opportunity to present their project and Staff for their assistance during this process.

Public Hearing Held – No Public Comment

Council Comments

Councilmember Rosa commented on the following:

- Questioned whether or not there had been any complaints regarding the size of the house. Staff indicated only general questions have been received.
- Lot size remains the same.
- Height of the house is 28' on the south and 25' on the north – right in the middle and no problem with that.
- Setbacks are okay.
- Overall has no problem with the project, as submitted.

Councilmember Chilton commented on the following:

- Differs substantially with Councilmember Rosa's comments.
- Project needs to come under the old or new rules.
- Understands why Applicant has desire for some of the changes.
- Suggested Staff and Applicant pick one of the two standards – cannot apply both standards.

Councilmember Dutton commented on the following:

- Tends to agree with Councilmember Chilton's' comments especially in regard to the two different standards.
- Massing – Repeated comments regarding FAR and requests for exceptions – either the ordinances are wrong and we change them or we have to live with them.
- Height - Massing is way too much even with concessions and cannot go along with that at this point.

Mayor Saucerman commented on the following:

- Agrees with Councilmembers Chilton and Dutton in regard to applying the old or new standards.
- No problem with height.
- Total FAR is asking for quite a bit of an exception.
- Cannot approve the plan at this time for the reasons stated.

Mr. Sepulveda expressed concern regarding the application of the FAR and it is their understanding that the 30% FAR applies to lots under 8,000 square feet and their house is over that amount.

Ms. Dryden commented we're just trying to get an idea of what we need to leave here with. It has been a bit ambiguous all the way through the process.

Following Council discussion, Mayor Saucerman suggested for purposes of complying with our current design ordinances and making those concessions, that the Applicant proceed to conform to the original prior approved plan which included 34% FAR and grant an exception for the roof height of 1 ½ feet or change pitch to bring roof height down to 25 feet; otherwise, she would suggest the Applicant come back under our current design standards.

Council consensus and Applicant to work with Staff and come back at a future meeting.

10. REVIEW AND APPOINT COUNCIL MEMBERS TO VARIOUS BOARDS, COMMITTEES AND COMMISSIONS

Michelle Price, Town Clerk, presented staff report.

Councilmember appointments remained the same with the following exceptions:

Napa County City Selection Committee – Vice Mayor Dunbar was appointed as Alternate.

Napa County Transportation Planning Agency (NCTPA) – Formation due to change in the near future and the following appointments were made to reflect the changes:

- Mayor Saucerman – Representative
- Councilmember Rosa – Representative
- Councilmember Chilton – Alternate Representative

Upper Valley Waste Management Agency (UVA) – Councilmember Chilton appointed as Alternate.

ACTION: A Motion by Councilmember Rosa; Seconded by Councilmember Dutton to appoint Council Members to the various Boards, Committees and Commissions was unanimously approved and the Clerk was directed to notify the appropriate entities of the changes.

Ayes: Rosa, Dutton, Chilton, Dunbar and Saucerman

Noes: None

Absent: None

Abstain: None

11. YOUNTVILLE COMMUNITY SWIMMING POOL CONSTRUCTION PROJECT UPDATE

Myke Praul, Public Works Director, presented project update.

12. MID-YEAR BUDGET REVIEW AND AMENDMENTS

A. *Consider Adoption of Resolution Number 2540-07* Approving Budget Adjustment Number 2007-04 for Various Mid-Fiscal Year 2006-07 Budget Adjustments.

Recommendation: Adopted Resolution.

Richard Stranzl, Finance Director, presented staff report.

Public Comment – None

ACTION: A Motion by Councilmember Dutton; Seconded by Councilmember Chilton to adopt Resolution Number 2540-07, Approving Budget Adjustment Number 2007-04 for Various Mid-Fiscal Year 2006-07 Budget Adjustments, as amended was unanimously approved.

Ayes: Dutton, Chilton, Rosa, Dunbar and Saucerman

Noes: None

Absent: None

Abstain: None

13. DISCUSSION REGARDING DATE TO CONDUCT COUNCIL GOAL SETTING WORKSHOP

Kevin Plett, Town Manager, commented on the Goal Setting Workshop.

Following discussion there was Council Consensus to conduct the Goal Setting Workshop on Monday, March 26, 2007 from 9:00 a.m. to 3:00 p.m.

14. COUNCIL REPORTS AND COMMENTS

Report of Council Member Meeting Attendance:

A. Community Affordable Housing Board (Dunbar/Rosa)

No meeting.

B. Napa Valley Housing Authority (Dunbar/Rosa)

No meeting.

C. Napa County Mosquito Abatement District (Rosa)

Councilmember Rosa reported the District reviewed its 6 month statement of budget accounts and are in good shape. The District also modified its vehicle purchase policy.

D. Upper Valley Waste Management Authority (Dutton/Saucerman)

The meeting will be held next Monday due to the holiday.

E. Other Reports and Comments

Councilmember Chilton commented that he along with Councilmembers Dutton and Rosa attended the Library meeting and a reception held afterwards in recognition of the library volunteers.

Councilmember Dutton attended the Allied Council meeting at the Veterans Home where they elected new representatives.

Recommendation: Received and Filed.

15. STAFF REPORTS

No Reports

16. FUTURE AGENDA ITEMS

- A. Comprehensive Annual Financial Report (CAFR)
- B. Pac Blues – Master Development Plan, Design Review and Use Permit
- C. Zoning and Design Review Board (ZDRB) Interviews and Possible Appointment
- D. Napa County Transportation Planning Agency (NCTPA) Amendment to Joint Powers Agreement
- E. NCTPA/BAC – Class I Bike Path Feasibility Study

Town Manager Plett commented that a report on the Master Development Plan for the Community Center Project will be on the next agenda.

17. ADJOURNMENT

The Council adjourned at approximately 9:25 p.m. to the next Regular Meeting scheduled for March 6, 2007.

ATTEST:

Michelle Price, Town Clerk

Approved by Town Council:

September 18, 2007