

**TOWN OF YOUNTVILLE**  
**MINUTES OF REGULAR COUNCIL MEETING**  
*March 28, 2006*

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**1. CALL TO ORDER**

Mayor Carlson called the Study Session to order at 5:04 p.m.

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**2. STUDY SESSION – COUNCIL PROTOCOLS REVIEW**

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**3. FAREWELL RECEPTION FOR MAYOR CARLSON**

1. Social: 5:30 p.m. to 6:00 p.m.
2. Presentations: 6:00 p.m. to 6:30 p.m.

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**4. CONVENE REGULAR COUNCIL MEETING – 6:30 P.M.**

Mayor Carlson reconvened the regular adjourned meeting at 6:58 p.m.

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**5. PLEDGE OF ALLEGIANCE**

Mayor Carlson led the Pledge of Allegiance

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**6. ROLL CALL**

**Council Members Present:**

Council Member Bill Dutton  
Council Member John F. Dunbar  
Council Member Steven R. Rosa  
Vice Mayor Cynthia Saucerman  
Mayor Todd R. Carlson

**Staff Members Present:**

Kevin Plett, Town Manager  
Malcolm MacKenzie, Acting Town Attorney  
Lisa Harper, Town Clerk  
Bob Tiernan, Planning Director  
Myke Praul, Public Works Director/Town Engineer  
Kenneth Leary, Community Services Director

**Council Members absent:**

None

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**7. ADOPTION OF AGENDA**

ACTION: It was M/S/C (Dutton/Saucerman) to adopt the agenda. Vote: 5-0.

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**8. PUBLIC COMMENT ON MATTERS NOT LISTED ON THE AGENDA**

There were no public speakers.

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**9. APPROVAL OF CONSENT CALENDAR**

Councilmember Rosa indicated his no vote for Consent Calendar Item 6.

ACTION: It was M/S/C (Dunbar/Saucerman) to adopt Consent Calendar Items 1 through 6. Vote: 5-0 (Rosa no on Item 6).

Mayor Carlson announced the importance of Item 4 and said April was Child Abuse Prevention Awareness Month.

1. *Approval of Warrants* —

- Accounts payable check numbers 0288345–028413 \$409,205.31
- Total payroll and benefits 3/14/06 \$68,941.28
- Total payments for period \$478,146.59

Action: Received and Filed.

2. *Approval of Minutes:* March 6, 2006

Action: Approved.

3. *Confirm the Continued Existence of a Local Emergency – December 31, 2005 Flood*

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Action: Confirmed and filed.

4. ***Declaring the Month of April as Child Abuse Prevention Awareness Month***

Action: Received and Filed.

5. ***February Monthly Financial Report***

Action: Approved.

6. ***Resolution Number 2446-06*** Approving Contract Number 2006-151 with Spray Tech Systems, Inc. (STS, Inc.) for the Construction of the Community Swimming Pool Project in the amount of \$48,162.

Action: Adopted Resolution.

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**10. PUBLIC HEARING - FINAL MASTER DEVELOPMENT PLAN – YOUNTVILLE INN EXPANSION AND AFFORDABLE HOUSING – 6409-6448 WASHINGTON STREET (APN 036-090-005)**

1. ***Resolution Number 2447-06*** approving Final Master Development Plan 05-MDP-05 (including Use Permit 05-UP-07 and Design Review 05-DR-23) consisting of a 38 unit inn expansion, 25 affordable housing units on a separate adjacent parcel, and a pool/clubhouse at Gateway Mobile Home Park.

2. ***Resolution Number 2448-06*** approving the Workforce Housing Agreement between Gateway Mobilehome Park, LLC and the Town of Yountville

Action: Adopted Resolutions.

Council Members Dutton and Rosa recused themselves from participation on the project and left the Council Chambers due to conflict of interest relating to their residences being within 500 feet of the project.

Planning Director Bob Tiernan gave the staff report, said six actions were taken at the previous Council meeting and remaining action was needed to approve resolutions for the Final Master Development Plan and the Workforce Housing Agreement. He said the plan was heard before the ZDRB on March 14, 2006 and comments for inclusion to the plan from ZDRB included: the use of clustered mailboxes, a bike rack, additional windows and trellis for the administration building, storage area for residential units, reconfiguration of one of the three-bedroom unit kitchens, reconfiguration of hallways in smaller residential units, alternating colors of residential units, and exterior materials and lighting. He said the colors of the residential units would be brought back to the ZDRB for final approval.

Dave Meyers, attorney for applicant, noted the final language had been worked out between all parties for the Workforce Housing Agreement and thanked staff for their work on the project.

The public hearing was opened. There were no public speakers and the public hearing was closed.

Council Members thanked staff, the ZDRB and the applicant team for their work on the project. They felt the pool and clubhouse were nice amenities for Gateway residents and asked that they be completed in a timely manner.

**ACTION:** It was M/S/C (Saucerman/Dunbar) to adopt ***Resolution Number 2447-06*** approving Final Master Development Plan 05-MDP-05 (including Use Permit 05-UP-07 and Design Review 05-DR-23) consisting of a 38 unit inn expansion, 25 affordable housing units on a separate adjacent parcel, and a pool/clubhouse at Gateway Mobile Home Park; Vote: 3-0-2 (Dutton and Rosa recused).

**ACTION:** It was M/S/C (Dunbar/Saucerman) to adopt ***Resolution Number 2448-06*** approving the Workforce Housing Agreement between Gateway Mobilehome Park, LLC and the Town of Yountville. Vote: 3-0-2 (Dutton and Rosa recused).

**NOTED PRESENT**

Council Members Dutton and Rosa returned to the Council Chambers and was noted present at 7:17 p.m.

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**11. PUBLIC HEARING (CONTINUED FROM 3/6/06)- PRELIMINARY MASTER DEVELOPMENT PLAN (05-MDP-01) – CASTELLO SOGNO - 6774 WASHINGTON STREET (APN 036-032-009)**

1. **Resolution Number 2449-06** adopting a Mitigated Negative Declaration of Environmental Impact and a Mitigation Monitoring and Reporting Program;
2. **Resolution Number 2450-06** approving Preliminary Master Development Plan 05-MDP-01 (including Use Permit 05-UP-08 and Design Review 05-DR-24) consisting of a 20 unit inn, four apartment units, and commercial uses within a one- and two-story building and related exterior open space and parking area.

Action: Adopted Resolutions.

Planning Director Bob Tiernan reported the public hearing had been continued from March 6, 2006 wherein the Council gave direction to staff to prepare a resolution for the Preliminary Master Development Plan with conditions of approval and a resolution for adopting the mitigated negative Declaration and Mitigation Monitoring and Reporting Program.

Bruce Peters, applicant, thanked the Council and staff for their work with the applicant team.

Council Members voiced support for the project. There was no public comment and the public hearing was closed.

**ACTION:** It was M/S/C (Dutton/Rosa) to adopt **Resolution Number 2449-06** adopting a Mitigated Negative Declaration of Environmental Impact and a Mitigation Monitoring and Reporting Program. Vote: 5-0.

**ACTION:** It was M/S/C (Dutton/Dunbar) to adopt **Resolution Number 2450-06** approving Preliminary Master Development Plan 05-MDP-01 (including Use Permit 05-UP-08 and Design Review 05-DR-24) consisting of a 20 unit inn, four apartment units, and commercial uses within a one- and two-story building and related exterior open space and parking area. Vote: 5-0.

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**12. CONCEPT REVIEW – BARDESSONO PROJECT – 1901 FINNELL ROAD (APN 036-090-022)**

1. Presentation and update of a project consisting of a 62 unit inn facility, dedication to the Town of a 1.25 acre parcel for affordable housing, a small park parcel, open space areas and a single-family residential parcel.

Action: Receive applicant's presentation and provide comments.

Planning Director Bob Tiernan gave the staff report, stating the applicant was re-introducing the project, noted the EIR was adopted October 21, 2003, General Plan Amendment and Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program was approved March 2, 2004, Rezoning and Development Agreement was approved March 16, 2004, and remaining uncompleted entitlements included securing approval for Preliminary and final Master Development Plan, Use Permit and Design Review, Parcel Map and Sign review and approval.

He described the project as a 62- unit inn project with 45 foot setbacks from Yount Street, with a 60 foot view corridor along the south, a pathway remaining along Hopper Creek, a 1.25 acre parcel for affordable housing, a small park on Yount Street, and .25 acre parcel for single family dwellings. He described the previous plan which was now reconfigured and said the applicant team would present the new concept.

**RECESS/RECONVENE**

The Town Council took a brief recess at 7:31 p.m. for the applicant to set up their presentation, and the Council reconvened at 7:38 p.m.

Steve Bardessono, owner, discussed the process in selection of the development team, briefly discussed the approval of the 2003 development agreement, and introduced Phil Sherburn, the developer.

Phil Sherburn, said given the Bardessono's history in the community, they saw this project as a legacy for the Bardessono family who wants to ensure the project is one they could be proud of

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for the long term. He discussed his qualifications stating his position as former CEO of a public health organization and the City of Seattle's Planner Director.

Mr. Sherburn discussed their intent to develop a high quality project for not only the experiences of guests but also for the community. He discussed their intention of demonstrating environmental stewardship, energy generation through solar, ground source heating pumps, an energy management system which minimizes energy demands through insulation, water conservation, sustainable building materials, minimized paved surfaces, organic landscape management and produce, and said their arborist was currently reviewing diseased trees and the ability for their retention.

He noted they would comply with all terms of the development agreement, affordable housing, park details, setbacks, the Bardessono family residence, and discussed the project's overall architecture and design, maintenance of the view corridor, introduced the development team, the firms which included: Bartelt Engineering in Napa; Soils Engineer Juan Hidalgo from RDH; Andrews and Thornley; George Gerbin and Associates from Santa Rosa; Avrid Gross and Associates from Seattle; interior designers from San Francisco; hotel operator MTM Lodging, and Ron Mitchell from Wimberly Allison Tong & Goo (WATG) who has designed luxury projects in Washington, Boston and San Diego.

Ron Mitchell, Senior Vice President, WATG, discussed their philosophy in creating special places, their response to the Yountville community and environment in developing a non-monumental project, and specifics of the proposed concept plan which include setbacks, vine plantings, a bike pathway, high quality landscaping, centralized valet parking, clusters of single-story guest rooms with courtyards, public facility which includes a restaurant, spa and gym, a passive park, reuse of the existing Bardessono family home wine cellar stonework, brick pavers and the use of mustard colors and ramped earth for the project.

Mr. Sherburn discussed their development schedule, noting their intent was to submit the draft plan on April 21<sup>st</sup>, with the hope of completing the approval process by the end of July and to operate in April 2008, given the Town's grading and weather restrictions.

Council Members had the following questions and comments:

- Centralizing parking and the effect it has on guests, hotel carts, pathways, and disabled access;
- Size and use of the restaurant facility or catering facility;
- Use of solar systems and energy management systems;
- Affordable housing;
- Landscaping within the project;
- The use of original Bardessono home materials;
- Location of the inn rooms on the perimeter of the project and their exposure to noise and traffic;
- Staff parking;
- The valet area and view from the street;
- Creek setbacks;
- Location of the swimming pool;
- Retention of the view corridor.

Mr. Sherburn responded to Council comments, stating the use of valet parking reduces the amount of asphalt in the project and vehicle visibility, described a non-traditional guest check-in service upon arrival, golf cart use for disabled guests, their work with solar energy generation and conservation, the regular dining facility for guests, access and staff parking located behind the public facilities for service, agreement to participate in the affordable housing component requirement, and said the valet area would be hidden with berming and fencing.

Regarding comments of inn units based along the perimeter of the project, he felt the units would be designed with protection from noise and discussed the project's serenity through the use of water, landscaping and courtyards and also noted encouragement for guests not to be isolated from what the Town has to offer. He described the 75 foot Infinity Pool which would be located

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on the second story of the spa building, said it would incorporate a waterfall flowing down to the spa floor, with a view from the restaurant.

Public Comments:

Carol Fink, said she was excited about the project, supported the use of solar energy and water conservation and felt the developers were making a commitment to Yountville.

Karl Johnson, said the Bardessono's have worked well with the Town, felt the project was a cooperative effort and would be of high quality.

Town Manager Kevin Plett noted the applicant would most likely file the application in April, be reviewed by staff and forwarded to the ZDRB, and would return to the Council as the project design was further refined.

Mayor Carlson requested staff work with the applicant in moving the project forward and thanked the development team for their presentation.

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**13. DISCUSSION OF LOU JEFFERSON MEMORIAL**

Action: Discussed and provided direction to staff.

Town Manager Plett reported that after Lou Jefferson passed away the Council requested a discussion on possible ideas for a tribute such as a dedicated tree, memorial bench, naming of a public building, naming of a street, a plaque, a statue/public art, or a contribution in his name to an organization.

Mayor Carlson said he discussed the issue with Lou's wife, Margaret, who felt Lou would be honored if the Council would consider a recognition or memorial in the current or future library.

The majority of the Council Members felt that possibly naming a reading or other room in the Library in Lou's honor was fitting, and Town Manager Plett agreed to research the idea further with the County and Library Commission and report back to the Council.

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**14. REVIEW OF COUNCIL COMMITTEE REPRESENTATION**

Action: Discussed and considered re-assignment of Council Members.

Town Manager Plett noted Vice Mayor Saucerman would automatically assume responsibility for primary representation on four committees previously represented by the Mayor, the Council would need to assign alternates for those, and there were three committees that had no "automatic" Mayor assignment, which required discussion and direction.

After discussion, the following re-assignment was agreed upon:

|  |                              |
|--|------------------------------|
| Napa County City Selection Committee                       | Vice Mayor/no alternate      |
| Joint Meeting Mayors, Vice Mayors & Supervisors            | N/A                          |
| Napa County Flood Control & Water Conservation District    | Vice Mayor/Dutton            |
| NCLOG Water Resources Planning Committee                   | Saucerman/no alternate       |
| Community Affordable Housing Advisory Board                | Dunbar/Rosa                  |
| Napa Valley Housing Authority                              | Dunbar/Rosa                  |
| NCLOG-Countywide Community Development Strategy Task Force | Saucerman/Dunbar             |
| ABAG General Assembly                                      | Agendize at time of Assembly |

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**15. FUTURE AGENDA ITEMS**

April 4, 2006:

1. Use Permit and Sign Review – Beard Plaza (Charles Hendricks)
2. Use Permit and Sign Review – Antique Fair (Doug Hill)
3. Concept Review – Ghirardi Place

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Town Manager Plett discussed future agenda items, and reported valley-wide managers were discussing the consolidation of regional committees, and confirmed with the Council that a discussion should be scheduled for the April 4, 2006 Council meeting.

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**16. COUNCIL REPORTS AND COMMENTS**

**1. Report of Council Member Meeting Attendance:**

- a) Community Affordable Housing Advisory Board & NVHA (3/13–Carlson)
- b) NCTPA/NVTA Board (3/15–Rosa/Dutton)
- c) Upper Valley Agency Waste Management Meeting – (3/20-Dutton)
- d) Farmworker Housing Oversight Meeting (3/23-Dutton)
- e) Watershed Information Conservancy (3/23-Rosa)
- f) Taste of Yountville (3/25-Council)
- g) Other Reports and Comments

Recommendation: Receive and filed.

Council Members individually thanked Mayor Carlson for his guidance, community activism, his role as a mentor to fellow Council Members and peers, his leadership abilities, impeccable character and wished him and his family well in his future endeavors in St. Paul, Minnesota.

Saucerman:

- Reported that the Flood Control meeting was canceled;
- Reported the City Selection Committee would meet April 4, 2006;
- Reported the Town Hall meeting was well attended, outstanding, and with good feedback;
- Felt the Taste of Yountville was very successful given bad weather and she thanked volunteers and Chamber representatives.

Dutton:

- Attended the NVTA meeting; discussion focused on the June election; mailers were sent to all jurisdictions on the projects for each community; and discussion of fundraising from the business community;
- Attended Upper Valley Agency meeting on March 30, said an economic viability study would be done for Clover Flat Landfill, as there was a closure trigger when operational costs get 15% higher than what outsourcing the operation, discussed the public education awareness program and the review of rate methodologies;
- Attended the Farmworker Housing Oversight Committee Meeting on March 23, discussed budget and projections of revenues for the farmworker sites at Calistoga Ranch, Mondavi and River Ranch;
- Attended the Chamber Marketing Committee Meeting on March 28 and discussed the Taste of Yountville event, said three publicity tours were visiting Yountville, and the turn-out at the event was excellent, given the weather conditions.

Rosa:

- Attended NCTPA meeting on March 15 and said a moment of silence was given for Lou Jefferson, reported the Federal Transportation Authority evaluated the NCTPA system using 23 sets of criteria, 9 deficiencies were cited, and they recommended NCTPA hire a full time consultant;
- Attended the Watershed Information Conservancy meeting on March 23, discussed nutrient loadings in the Napa River by the Regional Water Quality Control Board and reported there were far reaching ramifications for everyone in the County.

Dunbar:

- Attended the Affordable Housing Advisory Board and reported reaching agreement to use an unused facility for interim farmworker housing;
- Reported attending the Bay Area Ridge Trail Dedication ceremony during the Taste of Yountville;
- Thanked the Chamber of Commerce and all volunteers for their work in coordinating a successful Taste of Yountville;
- Felt the Town Hall Meeting was well attended and staff did a good job presenting topics;

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- Attended the County General Plan update meeting on March 13 and a draft plan is proposed to be completed later in the year;
- Attended Diane Price's swearing-in ceremony.

Carlson:

- Thanked everyone for their participation in the Town Hall meeting;
- Thanked the Chamber of Commerce and volunteers for a great Taste of Yountville event;
- Received the Bay Area Ridge Trail proclamation on behalf of Senator Chesbro and Assembly member Noreen Evans;
- Reported that Saturday, April 1<sup>st</sup> was the opening day of Little League and the Pancake Breakfast would be held at Community Hall at 7:30 a.m.;
- Thanked resident Steve Becker for bidding on his auction lot at the Yountville Elementary School Red and White Affair where he won a day to spend with the Mayor;
- Thanked everyone for the farewell celebration and kind departing words, said he planned to return to Yountville soon and hoped that during his term had exceeded everyone's expectations.

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**17. STAFF REPORTS**

1. Update on Community Swimming Pool Project
2. Update on the Washington / Yount Street Intersection Improvement Project

Public Works Director/Town Engineer Myke Praul gave an update on the Community Swimming Pool and the Washington / Yount Street Intersection projects.

Town Manager Plett noted staff would be bringing back to ZDRB the Preliminary Master Development Plan for the Bardessono project on April 11, 2006, thanked Public Works staff for building and installing the Bay Area Trail Ridge sign frames, said staff was preparing follow-up notes from the Town Hall meeting, said he was drafting a letter regarding the Rancho de Napa clubhouse construction encouraging them to move faster on completion of the project, and reported he would be out of town Wednesday and Thursday, March 29 and 30, 2006.

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**18. ADJOURNMENT**

Next regular Council Meeting – April 4, 2006

**ACTION:** It was M/S/C (Dunbar/Rosa) to adjourn the meeting at 9:40 p.m. to the next regular Council meeting on April 4, 2006. Vote: 5-0.

ATTEST:

/s/ Lisa Harper, CMC, Town Clerk

Approved by Town Council:

April 4, 2006