



TOWN OF LOOMIS
ACTION MINUTES
REGULAR MEETING OF
LOOMIS TOWN COUNCIL
LOOMIS TOWN HALL,
6140 HORSESHOE BAR ROAD, SUITE K
LOOMIS, CA 95650

TUESDAY

AUGUST 14, 2007

7:00 P.M.

CLOSED SESSION – Pursuant to cited authority, the Town Council will hold a closed session to discuss the following listed items. A report of any action taken will be presented prior to adjournment of the regular meeting.

a. **CONFERENCE WITH REAL PROPERTY NEGOTIATOR:** Pursuant to Section 54956.9 of the Government Code;

Property:

- APN 044-007-064, 044-008-030 and 044-012-055 (Union Pacific Railroad property beginning at Loomis Station and running southwest toward Sierra College Boulevard and from Webb Street to King Road);
- APN 044-133-002 Placer County Property at 3790 Taylor Road;
- APN 044-123-059, 044-123-068 – park site on Taylor Road Mixed Use Subdivision
- APN 045-290-040 – park site on Hunter Oak Subdivision
- APN 043-013-013 – park site on proposed Orchard Place Subdivision
- APN 044-150-065, 044-150-066 – park site on Heritage Park Subdivision

Agency Negotiator: Perry Beck, Town Manager

Under Negotiation: Price and term

b. **CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION**

Initiation of litigation pursuant to subdivision Section 54956.9: 4 potential cases

TUESDAY

AUGUST 14, 2007

7:30 P.M.

CALL TO ORDER

Call to order by Mayor Millward at 7:40 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present:

Mayor Millward
Councilmember Kelley
Councilmember Morillas
Councilmember Scherer
Councilmember Ucovich

Absent: None

STATEMENT OF ACTION TAKEN DURING CLOSED SESSION

- a. No action.
- b. No action.

MATTERS OF INTEREST TO COUNCILMEMBERS

Councilmember Scherer pointed out the following:

- Failure of our elected officials to pass the State budget is becoming serious
- everyone is being held hostage for issues that are not related to the budget
- it's time our local government gets involved and talks to our local representatives

Councilmember Ucovich stated the following:

- signage for the speed limit doesn't always work, such as on Webb Street.
- the concert series , sponsored by the Town, was a great success

Mayor Millward noted that speed signage will not slow traffic down.

All items on the agenda will be open for public comment before final action is taken. Speakers are requested to restrict comments to the item as it appears on the agenda and stay within a five-minute time limit. The Mayor has the discretion of limiting the total discussion time for an item.

Written Material Introduced Into the Record: Citizens wishing to introduce written material into the record at the public hearing on any item are requested to provide a copy of the written material to the Town Clerk prior to the public hearing date so that the material may be distributed to the Town Council prior to the public hearing.

PUBLIC COMMENT: This time is reserved for those in the audience who wish to address the Town Council on subjects that are not on the Agenda. The audience should be aware that the Council may not discuss details or vote on non-agenda items. Your concerns may be referred to staff or placed on the next available agenda. Please note that comments from the public will also be taken on any item on the agenda. The time allotted to each speaker is five minutes.

Ed Summers, 3400 Sierra College Boulevard, stated the following:

- his concern is traffic, pollution and noise impacts caused by development outside of the Town limits
- he attended two meetings in Rocklin and addressed the impacts in Loomis
- during the rush hour he has a hard time driving into and out of his drive-way
- he would like Loomis to do some planning for sewer and water to be brought in before the widening of Sierra College Boulevard

ADOPTION OF AGENDA

A motion was made to adopt the Agenda. On motion by Councilmember Morillas, seconded by Councilmember Ucovich and passed by voice vote.

OPPORTUNITY TO COMMENT ON CONSENT CALENDAR: All items listed under the Consent Agenda are considered by the Council to be routine in nature and will be enacted by one motion unless an audience member or Councilmember requests otherwise, in which case, the item will be removed for separate consideration.

A motion was made to adopt the Consent Agenda, pulling Item 10 forward for discussion. On motion by Councilmember Morillas, seconded by Councilmember Ucovich and passed by voice vote.

CONSENT AGENDA

RECOMMENDED ACTION

- | | |
|--|---|
| 1. Council Minutes – 7/10/07 | <i>APPROVE</i> |
| 2. Monthly Check Register – July | <i>RECEIVE AND FILE</i> |
| 3. Statement of Activity | <i>RECEIVE AND FILE</i> |
| 4. Treasurer's Report | <i>RECEIVE AND FILE</i> |
| 5. Planning Status Report | <i>RECEIVE AND FILE</i> |
| 6. Select Projects Update | <i>RECEIVE AND FILE</i> |
| 7. Second Reading of Ordinance 238, Amending Table 2-6 of The Zoning Ordinance Dealing With Allowed uses in Commercial Zones, to Add the Assembly of Building Components | <i>ADOPT ORDINANCE</i>
Ordinance 238 |
| 8. 2007 Pavement Maintenance Project – Advertise for Bids | <i>APPROVE</i> |

9. Placer Mosquito and Vector Control District Balloting Results And Process *RECEIVE AND FILE*
- 10b. Resolution of the Town Council of the Town of Loomis Affirming the Planning Commission's Approval of the Homewood Lumber Relocation Project Per The Findings And Attached Revised Conditions *ADOPT RESOLUTION Resolution 07-17*

CONSENT ITEMS FORWARDED

10. Resolution of the Town Council of the Town of Loomis Approving the Amendment To The Trugreen Landcare Contract Agreement to Maintain the Sunrise Loomis Park *ADOPT RESOLUTION*

Councilmember Ucovich pointed out that staff has a better contract then the one that was proposed.

No public comment.

Following further discussion on the matter, a motion was made to authorize the Town Manager to meet with Trugreen Landcare to come up with an acceptable contract and in the event there is not an agreement to the contract then to come back and go out to bid. On motion by Councilmember Ucovich, seconded by Councilmember Morillas and passed by voice vote.

PUBLIC HEARING

11. **Processing Second Units**
 Consider technical draft Zoning Ordinance revision for entire Town on processing of second units in accordance with State Law requirements
Recommended action: Hold first reading, reading by title only
Public comment:

No public comment.

Following further discussion on the matter, a motion was made to hold first reading of Ordinance 234, dealing with second units and carriage houses. On motion by Councilmember Scherer, seconded by Councilmember Ucovich and passed by voice vote.

12. **Sale of Alcohol at Woody's Market** TC 7/10/07
 Determine that there is a Public Convenience or necessity to allow the sale of alcohol at Woody's Market
Recommended action: Adopt resolution
Public comment:

Henry Schneider, Loomis Chamber of Commerce president, pointed out that Madan Sidher has been a good neighbor and has taken good care of their property.

Following further discuss on the matter, a motion was made to adopt Resolution 07-18, determining that there is a public convenience or necessity for the on-sale retail liquor license for Woody's Market & Deli. On motion by Councilmember Ucovich, seconded by Councilmember Kelley and passed by the following roll call vote:

Ayes: Kelley, Millward, Morillas, Scherer, Ucovich
 Noes: None

13. **Fence and Wall Regulations** TC 5/15/07
 Consider proposed draft Zoning Ordinance revisions for entire Town of Loomis regarding Fence and Wall regulations, continued from 5/5/07
Recommended action: Open public hearing on fence and wall regulation revisions, take testimony, give any direction on proposed revisions to staff on the proposed ordinance and hold first reading by title only, waiving reading
Public hearing:

Jean Wilson, 4301 Barton Road, suggested the following:

- Need to look at the entry gates that will become non-conforming with this ordinance
- flexibility with fence heights to prevent deer from jumping over
- flexibility with the height or length of an entry wall

Councilmember Scherer stated the following:

- the purpose of this ordinance is to implement the General Plan and to guide land use for the benefit of the community
- we need to adopt a regulation of what can be done
- if we need more time then we should break it up into several meetings (three issues at a time)

Councilmember Ucovich stated the following:

- he would like to maintain the rural open community and using setbacks
- he opposes entry ways and sound walls
- the best way to screen is with hedges and trees

Councilmember Morillas stated the following:

- entry ways and sound walls should be looked at case by case situations
- Mr. Takagishi, High Cliff Road, needs some kind of screening for his circumstances
- The ordinance needs to be more flexible

Councilmember Kelley stated the following:

- we need something that is simple, it should not be a stumbling block for residents
- this should be tabled until we do our homework

Mayor Millward stated the following:

- the community has changed since the General Plan was adopted
- we should look at case by case situations, entry ways and fencing help protect animals and homes
- this should be delayed and discussed more before we make a decision

Following further discussion on the matter, a motion was made to table it at this time and to bring it forward for discussion at a later date, by peace meal. On motion by Councilmember Ucovich, seconded by Councilmember Scherer and passed by voice vote.

BUSINESS

14. Depot Renovate or Build New

TC 7/10/07

Council is requested to confirm whether renovating the existing depot or constructing a new facility is desired

Recommended action: Discuss and decide

Public comment:

David Piches, Architect for the Loomis Depot, expounded on the status of the depot and answered questions.

Ed Summers questioned the use of the depot.

Ron Morris asked if comparisons in operating and maintaining the depot had been done.

Joya Emard, 7622 Horseshoe Bar Road, stated the following:

- she wrote a column in the Loomis News in support of restoring the depot
- if you tear it down, you can't bring it back, and you will only be building something else
- you owe it to the people of the community to keep our heritage

Jean Wilson stated the following:

- there is a mistake in the image of this depot, it was just a storage place, it was not a passenger depot
- she supports building a replica and saving what we can use of the building

Councilmember Kelley stated the following:

- the depot has significant water damage
- we need to know when to cut our loses and what we need to do
- he presented a proposal to modify the existing restoration plans to build a new depot and if possible to use parts of the depot

Councilmember Scherer stated the following:

- this community has worked hard at preserving our history
- a new building will be a cheap imitation
- previous Council put money aside to save this building because this community values history

Councilmember Morillas noted that the whole Town burned down in 1912.

Councilmember Ucovich stated the following:

- he would like to provide a building with some historical value
- he doesn't want to change the depot and the addition of extra restrooms will change the look
- he would like to re-use the existing exposed trusses in the new building, if possible

Following further discussion on the matter, a motion was made to build a new building, use the existing plans with modifications, maintain the same feature it currently has today, no restrooms will be added, and look at a time schedule to complete in the time frame set. On motion by Councilmember Kelley, seconded by Councilmember Morillas and passed by the following roll call vote:

Ayes: Kelley, Millward, Morillas, Scherer

Noes: Scherer

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15. **Park and Open Space Committee Appointments**

With the creation of the Park and Open Space Commission, individual Council Members are asked to recommend their appointee to this Commission

Recommended action: Approve Councilmember Ucovich recommendations for Parks and Open Space Commissioner appointments

Public comment:

No public comment.

Following further discussion on the matter, a motion was made to appoint Jan Schellito on the Park and Open Space Committee. On motion by Councilmember Ucovich, seconded by Councilmember Scherer and passed by voice vote.

16. **Request for Donations**

Consider a donation to the Loomis Basin Education Foundation and the Placer Land Trust

Recommended action: Approve donations in an amount that Council may wish to donate to these activities

Public comment:

No public comment.

Following further discussion on the matter, a motion was made to donate \$250 to Placer Land Trust and direct staff to come back with more information on the Loomis Basin Education Foundation. On motion by Councilmember Ucovich, seconded by Councilmember Scherer and passed by voice vote.

17. **2007 League of California Cities Conference Resolutions**

Consider the Town's positions on the 2007 League of California Cities Conference Resolutions

Recommended action: Approve resolutions as written and direct the Town's voting delegates to so vote

Public comment:

No public comment.

Following further discussion on the matter, a motion was made to nominate Councilmember Ucovich as the voting delegate at the 2007 League of California Cities Conference. On motion by Councilmember Morillas, seconded by Councilmember Millward and passed by voice vote.

18. **Consultant Services for Fees Update**

Development fees last done in 2005 and operation fees done in 2006 need to be updated, and an analysis of current trends and uss for a real estate transfer tax is suggested

Recommended action: Approve consultant services with Sinclair & Associates in the Amount of \$11,400 and authorize an agreement satisfactory to the Town Attorney

Public comment:

Continued to September 11, 2007.

19. **Citizen Survey** (Continued from 7/10/07)

TC 7/10/07

Council is requested to consider conducting a citizen survey to obtain advice on various issues facing the Town

Recommended action: Discuss and decide what Council wishes to do. If Council wishes to conduct a survey, then determine what questions should be asked.

Public comment:

Continued to September 11, 2007.

20. **Sphere of Influence Study**

Councilmember Ucovich asks that Council consider doing a sphere of influence study

Recommended action: Discuss and give directions to staff

Public comment:

Continued to September 11, 2007.

21. **North and South Interstate 80 Plan Ideas**

Consider developing ideas to pass on to developers for the August 28, 2007 special meeting when the Planning Commission, Parks & Open Space Commission and Council will hear presentations on development proposals currently in the works for the north and south side of Interstate 80

Recommended action: Discuss ideas and planning concepts that Council wishes to convey to developers in preparation for the special meeting

Public comment:

Council discussed the following to be addressed at the August 28, 2007 meeting:

- cookie cutter logo architecture should not be allowed -- the building should be the character, not the corporate logo
- development partnership
- Identify what is significant benefits to the community
- the skate board park should be downtown and not a part of "The Village"
- important to develop a theme for the South side of Interstate 80
- we need to discuss how we want to deal with signage
- we need to give the developers specifics of what we want

COMMITTEE REPORTS

- 22. Placer County Economic Development Commission -- Ucovich
- 23. Placer County Flood Control/Water Conservation District -- Morillas
- 24. Placer County Transportation Planning Agency -- Kelley/Millward
- 25. Placer County Mosquito Abatement -- Ucovich
- 26. Placer County Air Pollution Control District -- Millward/Ucovich
- 27. Sacramento Area Council of Governments -- Scherer/Kelley
- 28. Placer Land Trust ex-officio representative - Scherer

ADJOURNMENT

Mayor Millward stated there was no further business and adjourned at 10:35 p.m.



Mayor



Town Clerk