

Council Chambers
300 First Street
Woodland, California

July 27, 1993

Mayor Rominger opened the adjourned session (a joint meeting with the Planning Commission) at 7:10 p.m. in the City Hall Council Chambers.

ROLL CALL:

COUNCIL MEMBERS PRESENT: Rominger, Crescione, Slaven, Sandy (arrived at 7:15 pm), Flory (arrived at 7:25 pm)

COUNCIL MEMBERS ABSENT: None

STAFF PRESENT: O'Toole, Ruggiero, Nies, Bach, Pinegar, McDuffee

PLANNING COMMISSION

MEMBERS PRESENT: Agostini, Fernandez, Hicks, Friedlander, Moore, Schwartz, Seiberth

PUBLIC COMMENT:

Two owners of property north of the Urban Limit Line (Avilla and Lowe) stated they would like to be considered in the General Plan update. They were told they could present their proposal along with other developers at a future meeting.

Council Member Crescione questioned when the community would have input. Staff agreed to investigate whether the City could do an insert with the Waste Management billing.

GENERAL PLAN:

Council Member Slaven stated that a major Goal of the General Plan should be to make the community a safer place. Council and Commission decided to add this as a separate Goal to the list. Other changes to the Goals were:

*Goal 5 - Second principle should be modified as follows: "Preserve and revitalize the distinctive qualities of existing neighborhoods and promote the development of new neighborhoods with **similar** qualities."

*Goal 5 - Seventh principle should be modified as follows: "Promote greater ethnic **and gender** representation in City government."

Vice Mayor Sandy arrived at 7:15 p.m.

Growth

Planning Commissioner Tom Schwartz questioned if decline in growth is related to lack of affordable housing. Concern was expressed on the overall economy, and the question was raised whether the City needs to grow. Commissioner Seiberth suggested going with a lower growth rate to compensate for slow start due to the economy.

Council Member Flory arrived at 7:25 p.m.

Mayor Rominger commented that the State's property tax shift is really a no-growth policy. Council and Commission acknowledged the need to accept the region's "fair share" of growth and discussed problems associated with becoming a bedroom community. Council Member Crescione noted that government needs to tap new ways of getting revenues.

Vice Mayor Sandy stated that dealing only with population growth numbers is a problem. He said it is the type of development, not the number of new units, that impacts cities. There is a need to provide quality development; a quality index is a better indicator. Mayor Rominger, Commissioner Fernandez and Council Member Crescione said they felt that numbers were an important element of the Plan. Council Member Flory said he felt numbers did not matter.

There was a consensus of the City Council and the Planning Commission that:

- *62,000 is the top end of the population for the next 20 years.
- *A balance is needed among residential/commercial/industrial uses.
- *The City's ability to generate new revenues is related to growth.
- *Quality of life/intangibles are important.
- *There needs to be a balance between providing for fair share of growth and existing neighborhoods.

Phasing

There was a general discussion of why phasing was enacted. Community Development Director Janet Ruggiero said that before phasing there were moratoriums due to inability to provide services. Phasing has accomplished its goal. The major criticism was the timing of when to go to the next phase.

Council Member Slaven said he does not want phasing. He said the market should be allowed to establish the price of homes.

Commissioner Fernandez noted that although phasing has probably increased the cost of development, it has improved the quality of life. He said he would like to keep phasing but change the timing of when we go to the next phase.

Council Member Crescione noted that phasing stops developers from getting a free ride. He said developers now pay their own way.

Commissioner Seiberth questioned the feasibility of having smaller phasing areas. The Community Development Director noted that the Southeast Area was barely large enough to arrange financing.

Vice Mayor Sandy asked what would happen if phasing was removed. The Community Development Director stated that grounds would be needed to deny a request. Vice Mayor Sandy noted there would only be growth if the Planning Commission and City Council approved projects.

Council Member Crescione said he felt phasing is an important tool that needs to be changed but not thrown out completely.

There was a consensus on achieving the following goals (although not on the mechanism to achieve the goals):

- *Want orderly and efficient development as well as delivery of services
- *Do not want leap frog development
- *Want to keep use of Specific Plans
- *Want infill -- no sprawl
- *Want flexibility

The Commission and Council requested that staff prepare language on tools available to achieve goals.

Urban Limit Line

Council Member Slaven requested that the location of the sewer plant be shown on the map. Council Member Crescione asked that it also include freeway interchanges and freeway exits.

The existing Urban Limit Line provides enough land for population of 62,000.

Mayor Rominger said she thinks the Urban Limit Line serves a purpose and is one of the tools Council can use. She said the only problem is that there is no flexibility. Council Member Crescione said he sees the Urban Limit Line as a line of protection.

The Community Development Director explained that the General Plan line is the area over which we feel we have relationship to our planning. She said the General Plan Line extends to Cache Creek on the north, the levee on the east, County Road 27 on the south, and out to County Road 93 on the west. She said the Sphere of Influence is a legal requirement of LAFCO, and it represents an area that could be developed within 20

years and to which services can be provided. The Urban Limit Line is a line established by the City to guide our own development over the next 20 years.

Commissioner Fernandez commented on the importance of agriculture to the community. He said agriculture is important to the quality of life, and he wanted to keep the Urban Limit Line. Vice Mayor Sandy said he also wants to keep the Urban Limit Line but questioned whether the line should represent the ultimate size of the City. Commissioner Moore commented on the importance of keeping/attracting businesses to the community.

There was a consensus on the Urban Limit Line:

- *Keep the Urban Limit Line
- *Consider boundary changes to the Urban Limit Line
- *Keep a strong agriculture policy

The topics to be considered for the next joint meeting on the General Plan update include: public outreach, draft language prepared by staff, developer proposals, and timeline.

ADJOURNMENT:

At 9:18 p.m. the meeting was adjourned.

Mayor of the City of Woodland