

**TOWN OF LOOMIS****ACTION MINUTES
REGULAR MEETING OF
LOOMIS TOWN COUNCIL
LOOMIS DEPOT****5775 HORSESHOE BAR ROAD, LOOMIS, CA 95650****916-652-1840**www.loomis.ca.gov

TUESDAY	JUNE 12, 2018	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 LEGAL COUNSEL – ANTICIPATED LITIGATION. Significant exposure to litigation pursuant to subdivision (b) of Section 54956.9: One case		
b. CONFERENCE WITH LABOR NEGOTIATOR: Pursuant to Section 54957.6 of the Government Code. Agency Negotiator: Sean Rabé, Town Manager Employee Organizations: Loomis Diversified Employees Group and Maintenance Workers (Operating Engineers Local 39)		
TUESDAY	JUNE 12, 2018	7:30 P.M.

CALL TO ORDER Mayor Morillas called the meeting to order at 7:34 pm

PLEDGE OF ALLEGIANCE**ROLL CALL**

Present:

Mayor Rhonda Morillas
Mayor pro tempore Tim Onderko
Councilmember Brian Baker
Councilmember Jeff Duncan
Councilmember Miguel Ucovich

STATEMENT OF ACTION TAKEN DURING CLOSED SESSION

- a. There was no action taken.
- b. There was no action taken.

MATTERS OF INTEREST TO COUNCILMEMBERS

Councilmember Ucovich complimented staff for the table, chairs and umbrellas that were put out at the Blue Anchor park.

TOWN MANAGER REPORT**LOOMIS CHAMBER OF COMMERCE UPDATE**

Jenny Knisley stated the following:

- Troop 12 put up kiosk by Del Oro High School for the Loomis Legacy Loop
- they will be having the quarterly Economic Development meeting that will be to the public and they will be talking about what is happening in the area
- they had a successful Family Fest last Friday

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 three 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 .

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.

William Quenville, Horseshoe Bar Road, stated there is a serious problem in Loomis, he recently spent 48 hours with two children that bought drugs and overdosed.

Jenny Knisley stated the following:

- the Loomis library is kicking off their summer reading program
- thanked public works for fixing the library front door
- the Senior Life Center will be having an art show

ADOPTION OF AGENDA: Council will typically adopt the agenda in the order listed or modify the order in a way that can best accommodate the people in attendance who wish to speak on particular items.

A motion was made to adopt the Agenda. On motion by Councilmember Ucovich, seconded by Councilmember Baker and passed by the following vote:

Ayes: Baker, Duncan, Morillas, Onderko, Ucovich

Noes: None

Abstained: None

Absent: None

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.

Councilmember Ucovich asked to pull item 10 forward for discussion.

There was no public comment.

A motion was made to approve the Consent Agenda, pulling item 10 forward for discussion. On motion by Councilmember Onderko, seconded by Councilmember Duncan and passed by the following vote:

Ayes: Baker, Duncan, Morillas, Onderko, Ucovich

Noes: None

Abstained: None

Absent: None

CONSENT AGENDA

RECOMMENDED ACTION

- | | | |
|----|--|--|
| 1. | Council Minutes – 5/8/18 | <i>APPROVE</i> |
| 2. | Monthly Check Register | <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. | A Resolution of the Town Council of the Town of Loomis Declaring An Election Be Held In Its Jurisdiction; Requesting The Board of Supervisors To Consolidate This Election With Any Other Election Conducted on Said Date; And Requesting Election | <i>ADOPT RESOLUTION</i>
<i>Resolution 18-10</i> |

Services By The County Clerk

- | | | |
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| 7. | A Resolution of the Town Council of the Town of Loomis Requesting Collection of Charges on Tax Roll For the Following Districts: Heather Heights Community Facilities District No. 3, Loomis Maintenance District Unit 1, Loomis Maintenance No. 2, Community Facilities District No. 1, Sunrise-Loomis Community Facilities District No. 2, Community Facilities District No. 4, Loomis Acres Unit No. 4 Maintenance District, King Road Maintenance District, Rachel Estates Maintenance District, Hunters Crossing II Maintenance District, Saunders Avenue Maintenance District, Sherwood Estates Maintenance District, Hunter Oaks Maintenance District, Sierra De Montserrat Subdivision Maintenance District Regulations Section 6655.2 | <i>ADOPT RESOLUTION</i>
Resolution 18-11 |
| 8. | Approve Biennial Review of Conflict of Interest Code | <i>APPROVE</i> |
| 9. | A Resolution of the Town Council of the Town of Loomis Adopting Amendment No. 3 to Placer County Contract No. 13507 For Sheriff Services | <i>ADOPT RESOLUTION</i>
Resolution 18-12 |
| 11. | Library Operations Contract Amendment With The Friends of The Library, Loomis | <i>APPROVE</i> |
| 12. | Contract for Animal Control Services with Placer County | <i>APPROVE</i> |
| 13. | Approval of Consent to City of Rocklin Representation | <i>APPROVE</i> |

CONSENT ITEMS FORWARDED

- | | | |
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| 10. | A Resolution of the Town Council of the Town of Loomis Authorizing the Town Manager to Close Taylor Road for the Eggplant Festival | <i>ADOPT RESOLUTION</i> |
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Councilmember Ucovich questioned closing Taylor Road for the Eggplant Festival because he was concerned about the traffic issues.

Jenny Knisley stated there hasn't been enough parking and the Eggplant Festival has taken up the Multi Modal parking lot.

Sean Rabé, Town Manager, stated this would bring people walking back to the downtown and it would increase more parking areas.

Mayor Morillas pointed out that her family business had more people coming through when they used to have the Eggplant Festival on Taylor Road.

Following further discussion on the matter, a motion was made to adopt Resolution 18-13, authorizing the Town Manager to close Taylor Road for the Eggplant Festival. On motion by Councilmember Onderko, seconded by Councilmember Baker and passed by the following vote:

Ayes: Baker, Duncan, Morillas, Onderko
Noes: Ucovich
Abstained: None
Absent: None

PUBLIC HEARING

- | | |
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| 14. | <u>#18-03 Master Development Plan/Design Review</u>
Request to allow the conversion of a vacant 840 square foot single family dwelling for an office in the CT Tourist Commercial zone.
Recommended action: Take public comment; and adopt resolution approving the Brace Road Master Development Plan and Design Review to allow the conversion of a vacant single family dwelling for use as an office, subject to the recommended findings and the conditions of |
|-----|---|

approval.

Public comment:

Jared Taylor, 5847 Brace Road and applicant, stated that he agree with the conditions of approval.

There was no public comment.

Following further discussion on the matter, a motion was made to adopt Resolution 18-14, approving the Brace Road Master Development Plan/Design Review Application #18-03, to allow the conversion of a vacant single family dwelling for use as an office, subject to the recommended findings and the conditions of approval. On motion by Councilmember Onderko, seconded by Councilmember Baker and passed by the following vote:

Ayes: Baker, Duncan, Morillas, Onderko, Ucovich

Noes: None

Abstained: None

Absent: None

15. **Operating Budget for the 2018/19 Fiscal Year**

Consider adoption of the proposed budget for the 2018/19 Fiscal Year

Recommended action: Take public comment; 1) adopt Resolution adopting the Annual Operating Budget for Fiscal Year 2018-2019; 2) adopt Resolution setting forth Position Allocations for the Fiscal Year 2018-2019; and 3) adopt Resolution certifying compliance with the 2017-2018 Appropriation Limitation and establishing the Appropriation Limitation for the 2018-2019 Fiscal Year.

Public comment:

Roger Carroll, Finance Director/Town Treasurer, stated the following:

- the town has an excess revenue of over \$200,000

- pointed out that the Del Oro pool is available for public swimming several Fridays this summer and asked if council wants to fund that (\$70 an hour)

Jenny Knisley stated it would be a good fundraiser if a service group sold snacks during the public swimming.

William Quenville suggested having a donation jar for public swimming.

Jessie Lunsford, Smokewood Court, pointed out that the Town gave Del Oro \$250,000 towards the new swimming pool.

Amanda Bush, Boone Lane, agrees with just having a donation box to swim in the pool.

Jean Wilson, Barton Road, agrees with having a donation box and maybe having the boy scouts running the concession stand.

Council agreed on a total of \$5,000 for the community swim program with no admission fee.

Councilmember Ucovich would like to have \$1200 to \$1500 used to advertise the Eggplant Festival on the Roseville billboard.

Council agreed on \$1500 to be used to advertise on the billboard.

Following further discussion on the matter, a motion was made to approve the following funding and Resolutions:

- \$10,000 for capital improvements at the library

- \$30,000 for the library to open on Tuesdays

- \$120,000 of District tax funds to be used on street/road projects

- \$4,000 to the Community Swim program (bringing the total to \$5,000)

- \$1,500 for advertising the Eggplant Festival

and

- Resolution 18-15, adopting the Annual Operating budget for Fiscal Year 2018-2019. On motion by Councilmember Duncan, seconded by Councilmember Onderko and passed by the following vote:

Ayes: Baker, Duncan, Morillas, Onderko, Ucovich

Noes: None

Abstained: None

Absent: None

- Resolution 18-15, setting forth position allocations for the Fiscal Year 2017-2018. On motion by Councilmember Duncan, seconded by Councilmember Onderko and passed by the following vote:

Ayes: Baker, Duncan, Morillas, Onderko, Ucovich

Noes: None

Abstained: None

Absent: None

- Resolution 18-17, certifying compliance with the 2017-2018 Appropriation Limitation and establishing the Appropriation Limitation for the 2018-2019 Fiscal Year. On motion by Councilmember Duncan, seconded by Councilmember Onderko and passed by the following vote:

Ayes: Baker, Duncan, Morillas, Onderko, Ucovich

Noes: None

Abstained: None

Absent: None

BUSINESS

16. **California Public Employee Retirement System (CalPERS) Unfunded Pension Liability**
Consider proposal to pay down an estimated unfunded liability with CalPERS of \$1,270,083.
Recommended action: Take public comment; adopt resolution authorizing the Town Manager to pay down the unfunded liability by \$692,422 with CalPERS; and adopt a 20 year amortization schedule for the remaining balance.
Public comment:

There was no public comment.

Following further discussion on the matter, a motion was made to adopt Resolution 18-18, authorizing the Town Manager to pay down the unfunded liability with the California Public Employee Retirement System. On motion by Councilmember Ucovich, seconded by Councilmember Baker and passed by the following vote:

Ayes: Baker, Duncan, Morillas, Onderko, Ucovich

Noes: None

Abstained: None

Absent: None

FUTURE AGENDA ITEMS

- Town Owned Properties for Sale
- Town Maintenance Districts Update
- Update on the Swim Program and Water Polo

COUNCIL COMMITTEES

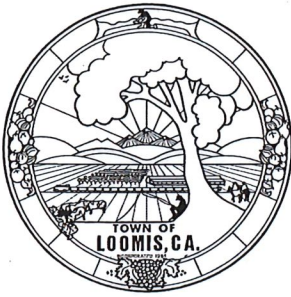
- Placer County Economic Development Board – Ucovich/Morillas
- Placer County Flood Control/Water Conservation District – Morillas/Ucovich
- Placer County Transportation Planning Agency – Baker/Duncan
- - PCTPA Funding Strategy Update Steering Committee – Baker/Duncan
- Placer County Mosquito Abatement – Russ Kelley as citizen rep
- Placer County Air Pollution Control District – Duncan /Onderko
- Sacramento Area Council of Governments – Onderko/Ucovich
- Borders Committee – Morillas/Onderko
- Business Committee –Morillas/Onderko
- Schools Liaison – Onderko/Baker
- SPMUD Ad Hoc Committee – Morillas/Ucovich
- Library Representative –Morillas/Ucovich
- Pioneer Board – Duncan/Ucovich

ADJOURNMENT

Mayor Morillas adjourned the meeting at 8:43 pm.

Mayor

Town Clerk



TOWN OF LOOMIS

AGENDA

ACTION MINUTES

LOOMIS TOWN COUNCIL

LOOMIS DEPOT

5775 HORSESHOE BAR ROAD, LOOMIS, CA 95650

www.loomis.ca.gov

TUESDAY

JUNE 19, 2018

6:00 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: 3800 Taylor Road, APN 044-080-063, 044-133-003, 044-120-074
Agency Negotiator: Sean Rabé, Town Manager
Negotiating Parties: Town of Loomis
Under Negotiation: Price and term

CALL TO ORDER Call to order by Mayor pro tempore Onderko at 6:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present:

Mayor pro tempore Tim Onderko
Councilmember Jeff Duncan
Councilmember Miguel Ucovich

Absent:

Mayor Rhonda Morillas
Councilmember Brian Baker

STATEMENT OF ACTION TAKEN DURING CLOSED SESSION

- a. There was no action taken.

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 may be limited to five minutes or less**, at the discretion of the Mayor.

Terek Lovell, Horseshoe Bar Road, stated the following:

- the property she is leasing is up for sale to Starbucks
- the parking lot is leased by her and the Placer County Sheriff's Department and Starbucks needs the whole parking lot
- she asked what position the town is taking, on this issue

Mayor pro tempore Onderko stated town staff will meet with Ms. Lovell and address her questions.

ADOPTION OF AGENDA

Mayor pro tempore Onderko stated he would like to move the closed session to the end of the meeting.

A motion was made to adopt the Agenda as amended. On motion by Councilmember Ucovich, seconded by Councilmember Duncan and passed by the following vote:

Ayes: Duncan, Onderko, Ucovich

Noes: None

Absent: Baker, Morillas

Abstained: None

BUSINESS

1. Costco Project Planning Staff Augmentation

Consider a contract with Hauge Brueck Associates for planning staff augmentation for the Costco project.

Recommended action: Take public comment; authorize Town Manager to enter into a contract with Hauge Brueck Associates, Inc., for planning staff augmentation for the Costco project.

Public comment:

Sean Rabé, Town Manager, expounded on the scope of work and meeting the deadlines.

Andreas Hauge, with Hauge Brueck Associates, stated he will keep things on schedule and meet all the timelines.

There was no public comment.

Following further discussion on the matter, a motion was made to authorize the Town Manager to enter into a contract with Hauge Brueck Associates, LLC, for planning staff augmentation services for the Costco project. On motion by Councilmember Ucovich, seconded by Councilmember Duncan and passed by the following vote:

Ayes: Duncan, Onderko, Ucovich

Noes: None

Absent: Baker, Morillas

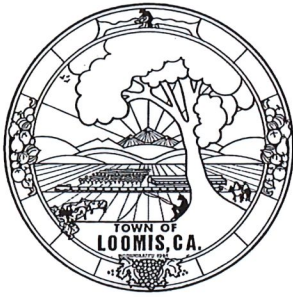
Abstained: None

Council went into closed session at 6:10 p.m. to 7:10 p.m.

ADJOURNMENT Mayor pro tempore Onderko adjourned the meeting at 7:10 p.m.

Mayor pro tempore Onderko

Town Clerk



TOWN OF LOOMIS

ACTION MINUTES SPECIAL MEETING OF LOOMIS TOWN COUNCIL LOOMIS DEPOT

5775 HORSESHOE BAR ROAD, LOOMIS, CA 95650

www.loomis.ca.gov

WEDNESDAY

JUNE 6, 2018

6:00 P.M.

CALL TO ORDER Call to order by Mayor Morillas at 6:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present:

Mayor Rhonda Morillas
Councilmember Brian Baker
Councilmember Jeff Duncan

Absent:

Mayor pro tempore Tim Onderko
Councilmember Miguel Ucovich

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 may be limited to five minutes or less**, at the discretion of the Mayor.

Chris Alston, Silver Ranch Road, asked when there street will be repaved.

Sean Rabé, Town Manager, stated staff is working on the assessment district schedule.

Jessie Lunsford, Smokewood Court, stated the Town gave \$250,000 for the Del Oro pool and asked what happened to open swim at Del Oro.

Steve Alston, Silver Ranch Road, questioned if the maintenance district fund is used for anything else.

ADOPTION OF AGENDA

A motion was made to adopt the Agenda. On motion by Councilmember Baker, seconded by Councilmember Duncan and passed by the following vote:

Ayes: Duncan, Morillas, Baker

Noes: None

Absent: Onderko, Ucovich

BUSINESS

1. Villages at Loomis Retail Impact Analysis

Consider a contract with Stanley R. Hoffman Associates, Inc., for a retail impact analysis for the Village at Loomis Project.

Recommended action: Take public comment; authorize Town Manager to enter into a contract with Stanley R. Hoffman Associates, Inc., for a retail impact analysis for the Village at Loomis project.

Public comment:

Jean Wilson, Barton Road, stated this study is what is needed and suggested looking at the needs of the people such as the branding program, sufficient retail, and how much commercial is needed.

Steve Alston asked what the study was for.

Sean Rabé pointed out that the Village applicant is proposing more houses and less commercial and Council needs to know what the impacts are before they can make a decision.

Jackie Euer questioned if this was being done for the applicant.

Jessie Lundsford questioned if the report is going to show what the town wants or the applicant.

Steve Alston asked if the town is paying for the study?

Sean Rabé stated the developer pays for it and the consultant reports to the town.

Chris Alston questioned if the study will cover the parking for the retail.

Following further discussion on the matter, a motion was made to authorize the Town Manager to enter into a contract with Stanley R. Hoffman Associates, Inc, for a retail impact analysis for the Village at Loomis project. On motion by Councilmember Baker, seconded by Councilmember Duncan and passed by the following vote:

Ayes: Baker, Duncan, Morillas

Noes: None

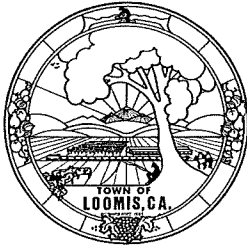
Absent: Onderko, Ucovich

Abstained: None

ADJOURNMENT Mayor Morillas adjourned the meeting at 6:26 p.m.

Mayor

Town Clerk



TOWN OF LOOMIS
ACTION MINUTES
STUDY SESSION
LOOMIS TOWN COUNCIL
AT THE BLUE GOOSE EVENT CENTER
3550 TAYLOR ROAD, LOOMIS, CA

THURSDAY

MAY 24, 2018

6:00 P.M.

CALL TO ORDER Mayor Morillas called the meeting to order at 6:03 p.m.

SILENT ROLL CALL

Present:

Mayor Rhonda Morillas
Mayor pro tempore Tim Onderko
Councilmember Brian Baker arrived at 8:05 p.m.
Councilmember Jeff Duncan
Councilmember Miguel Ucovich

STUDY SESSION items are used to provide information to the Town Council and answer their questions to clarify issues. Study Sessions provide a setting for informal discussions between staff, consultants, commission, applicants and the Town Council regarding specific projects, programs or policies.
Council does not take formal action on any of the items.

STUDY SESSION

Discuss the Village at Loomis Project and
Planning Commission's Recommended Denial of the Project

PUBLIC COMMENT

Sean Rabé, Town Manager, gave the presentation on:

- the project background, the Planning Commission process that they followed, and the Planning Commission's recommendation to Council
- they are hoping to get direction on the project, including the Planning Commission's recommendation
- rezoning that much commercial zoning to residential was a concern of the Planning Commission
- he recommended that we require a study to be done on the impact of the rezoning of the commercial (CG) property to residential
- we can't answer the question of what the impacts are until there is an actual study done
- the applicant would be paying for the cost of the study and the Town would hire the firm to do the study

Todd Lowell, part of the applicant team, expounded on the following:

- benefits the Village would bring to the Town
- there objective to design and build a project that would be a catalyst to downtown
- the Planning Commission's action was based on five items
- the Planning Commission's recommendation would result in a loss of 35 lots that would make the project economically unfeasible

Patricia Green, local commercial real estate broker and chair of the Economic Development Committee for the Loomis Chamber of Commerce, stated the developer has maximized the commercial of where it needs to be in order to be successful in Loomis.

Linda Williams, King Road, stated the high density communities enrich the town, revitalizes the businesses, and makes them more sustainable.

Shellee Richardson, David Avenue, stated the following:

- they have been told for many years the new houses would be like their homes, single story with a nice setback
- concerned with safety because of the hill on King Road close to where the new signal will be put in and no place for kids to walk along there

Mr. Sandhoff, Thornwood Drive, stated the following:

- the new Doc Barnes Road will take a lot of traffic which will alleviate one traffic problem
- the town can't afford to keep their own streets up, the town will benefit with the new infrastructure

Steve Alston, Silver Ranch Road, encouraged the Council to take the advice of the Planning Commission and vote no.

Kyle Black, 6345 David Avenue, stated he is opposed to the Village project in its current form, it needs to be within the town's guidelines.

Andrea Pickens, Newcastle resident, stated the Council is here to represent Loomis residents, not outsiders, and that is the majority of the people that have spoken in favor of the project.

Jackie Euer, King Road, stated the following:

- it appears that we are starting all over again before the Council and no one is hearing the town
- the Village Development should be a ballot issue in November because this project will forever change our town and we should have a chance to vote on it

Gary Liss, Gold Trail Way, stated the following:

- this project needs to be sent back to the Planning Commission with Council's direction so the Planning Commission can bring a full project back for consideration
- suggested decreasing costs for the applicant rather than going against the Planning Commission's recommendation on density

Gil Cox, Penryn Road, stated he is against the project as proposed; the project needs to be consistent with the General Plan.

Jenny Knisley, Hunters Drive, stated the following:

- she is the Executive Director for the Loomis Chamber and the voice for the businesses and the members of the Chamber
- we need people to support our existing businesses and to create new jobs
- we need adequate housing near the downtown so people can walk to our restaurants, shops, use our services and go to the Library
- we have an opportunity to create a special downtown area to strengthen the Loomis economic stability
- the Doc Barnes Drive will benefit the traffic in our area off of Taylor Road

Gordon Medd, Loomis Union School District Superintendent, stated the following:

- summarized the agreement the Village has with the School District
- it includes building a Loomis Grammar School cafeteria that is separate from the gymnasium
- the overall agreement is approximately \$3,000,000, which is 2 1/2 times the statutory minimum
- based upon the studies that were done, the developer will create paths in the direction of the grammar school, which will have a minimum impact on the traffic
- this development will provide housing for school employees

Jamie Howard, King Road, stated she is concerned about the traffic on King Road and is against the project as it is proposed.

Peter Efstathiou, Assistant Superintendent for the Placer High School District, stated the following:

- the development would be of benefit for Del Oro High School
- we are able to collect alternative development fees that would enable them to do projects such as paving the parking lot off of Boyinton
- agrees that the development would provide housing for the employees

Pablo Sust, Junewood Road, asked Council to listen to their constituents and vote no.

Chris Alston, Silver Ranch Avenue, asked Council to say no to the way it is designed now, the density is too high, there is no parking and the streets are dangerous for the children.

Mike Lee, Pheasant Trail, pointed out that commercial won't do well if there isn't housing and asked Council to give the Village consideration.

Pam Blake, Angelo Drive, stated she is against high density, setbacks and the added traffic it will cause.

Beau Ulrich, David Avenue, stated he is for growth but against the high density proposed with the Village.

Paula Lubergent, Humphrey Road, asked Council to say no on this project and suggested giving the residents a vote.

Jesse Lunsford, Smoke Wood Court, pointed out that Del Oro will get around 120 students, Loomis Grammar will get around 260 students, and traffic coming from 640 Rocklin homes will be added to this.

Ed Horton, King Road, stated that the Planning Commission has done a good job and many of the major concerns have been addressed, the final decision will be the Council's.

Harlyn Matson, No Name Lane, stated he supports the Village project.

Sharon Donald, Tudor Way, stated she is in favor of the project and the project will help improve the roads.

Ron Fig, Tudor Way, stated he supports the project.

Randy Elder, Mareta Lane, suggested Council and the developer work together to make this project something that would fit Loomis.

Kevin McDonald, King Road, stated housing is needed in Loomis and supports the project.

Joan Henrikson, Sherwood Court, stated her concern is lack of parking and tiny sidewalk by the park.

Mayor Morillas closed public comment.

Recess at 7:50 to 8:09 p.m.

Sean Rabé, Town Manager, asked Council for direction to staff and applicant regarding Planning Commission's recommendation.

Councilmember Duncan stated the following concerns:

- lack of adequate parking space within the development boundaries
- need one story homes along existing residents of David Avenue
- removing 20 acres of commercial property removes jobs and potential tax revenue for the town
- density, which contributes to the traffic problems
- by lowering the amount of dwelling units you would be able to address all of the problems created in the first place by the density
- we need adequate active parks, especially when the houses don't have yards
- as the Village project is presented, it is not worthy of a yes vote, this community deserves better
- a PD must not become a way to circumvent zoning and subdivision standards just to increase the number of dwelling units

Councilmember Onderko stated the following:

- overall he supports most of the findings from the Planning Commission, with respect to minimum lot size and active parks
- regarding the commercial area he would like to see a study done to show how much commercial space the area can absorb
- he wants the project to be more consistent with the zoning code, with respect to minimum lot size, he doesn't support 2200 sq. ft. lot size
- he asked if they could bring a project back with minimum size lots of 3500 sq. ft. in Village Residential and 5000 sq.ft. lots in Village Traditional
- he supports Planning Commission's findings of rear setbacks of 20 feet and single stories along David Avenue out of respect for their privacy
- the town lacks the infrastructure for cars to effectively and efficiently move from point A to point B without gridlocking at certain times of the day
- the applicant is proposing a 14 million dollar infrastructure improvement plan, by adding roads we can alleviate some of the major choke points around town, specifically Horseshoe Bar and Taylor Roads
- without the project, the town would be left with an unfunded burden to make these things happen
- he does have a concern that the project will create more traffic
- it's important to keep our park standard and he doesn't want to deviate from the town standard
- he fully supports the agreement between the school districts and the applicant
- if the project is done right it can be a major catalyst for the future viability of our downtown businesses

Councilmember Baker stated the following:

- he concurs with the other councilmembers
- we need to stay with the standard lot sizes, it would alleviate a lot of the parking issues
- we need a feasibility study on the commercial portion of the project before we make a decision on that
- we need to stay with the town park standards and have active parks
- we need to identify, in depth, the circulation element of the project and where the choke points will occur

Councilmember Ucovich stated the following:

- he disagreed that we need people in Loomis to support the downtown businesses
- he is opposed to the pop-ups
- the homes backing up to David Avenue need to be one story homes, there is a need for one story homes
- he wants to see some professional zoning (example: doctor, dentist, lawyer, etc.)
- he doesn't see that there is enough active parks that can serve the neighborhoods
- he would like information on the other developments that will be impacting our schools that haven't been addressed: Bickford Ranch (starting next year), the apartments on Sierra College Boulevard and Rocklin Road, and the houses going in off of Sierra College in Rocklin
- we need a market feasibility study for the commercial
- in the parking standards we assumed everyone would have a drive-way

Mayor Morillas stated the following:

- she concurs with the council
- she has concerns with the density
- she would like to see the park moved to the back , it would be safer for the children in the playground
- she has concerns with the parking
- she wants one story homes along David Avenue
- we need more active parks

Councilmember Duncan asked if there will be safety improvements (added sidewalks, etc) at the King Road intersection, and how much will that cost the town.

Sean Rabé expounded on the direction and consensus he has heard tonight on the Village from the Council:

- lot size is too small, Council supports Planning Commission's issues and concerns
- Village Residential: 3,500 sq. ft. lots and stay with the existing setbacks (same as zoning code)
- Village Single Family Traditional: 5,000 sq.ft. lots
- additional active park space: meet the Town's Park Ordinance by providing adequate active park space and not in-lieu fee, but then also, what that in-lieu fee would be, if they kept it as it is now
- recommend having a commercial study done
- single story homes along David Avenue (maybe see what the pop-ups would look like)
- now he will be working with the applicant to accommodate the Council's direction

ADJOURNMENT

Mayor Morillas adjourned the meeting at 9:00 p.m.

Mayor

Town Clerk