Town of Patagonia Planning and Development Committee

Meeting Minutes December 1, 2020

1. Call to order at 7:01 pm by Chairperson David Budd
2. Roll Call Present: David Budd, Gerri Isaacs, Todd Norton, Patrick O’Neal (new member) , Susan Lange , Georgette Larrouy, Melissa Murrietta, Ike Isakson, Laurie Monti Absent: none

Town Staff: Ron Robinson

Vice Mayor: Michael Stabile

1. CORRECTION AND/OR APPROVAL OF MINUTES FROM Oct 6 and November 3, 2020 Melissa moves approve Oct 6, Georgette seconded. All in favor.

Nov 3 minutes: Georgette moves to approve, Melissa seconded. All were in favor.

1. CALL TO THE PUBLIC

Phillip Brister - see Item 6

OLD BUSINESS

1. Chair Report on Current events -- review and approval of Town Plan temporarily postponed until public meeting is possible.

NEW BUSINESS

1. DISCUSSION AND POSSIBLE RECOMMENDATIONS RELATED TO THE MCKEOWN EXTENSION AND OTHER ELEMENTS OF THE TOWN INFRASTRUCTURE IMPROVEMENT PROJECT.

Town Manager Ron Robinson summarized the project, which has been approved by the council and is funded by 32 Mining as a community project. The Southside sidewalk project total cost is $128,000 to begin in May. Northside sidewalk culvert at McKeown and 3rd cost is $132,000 is underway and will be completed in December.

Due to technical communications problems on Zoom-the following project description is drawn from the S 32 Community Development Plan on website -Public Notice tab. Document attached.

McKEOWN AVENUE AND 3RD AVENUE

Phase 1 - Sidewalk & Helipad Construction Scope – The existing helipad area, lying within the northeasterly quadrant of the McKeown Ave. 3rd Ave. Intersection, will be resurfaced with 2” of asphaltic concrete. Along the northwesterly edge of McKeown Avenue, between 3rd Avenue and Taylor Street, the street will be widened to include new paving, curb and sidewalk. Area will be graded to drain and include appropriate sidewalk scuppers to drain McKeown Avenue to the existing drainage swale/system. Work will include field investigations and designs and studies necessary to ensure adequate street drainage (may include necessity of a retention basin in the ‘park’ area).

Phase 2 - New Pavement & Sidewalk Construction Scope – Improvements will include the repaving of 3rd Avenue, between McKeown and SR82, and the repaving of McKeown, between 3rd Avenue and Taylor Street. A sidewalk will be installed along the northeasterly edge of 3rd Avenue. McKeown Avenue will be widened to include a paved pedestrian area with bollards, separating traffic from pedestrians. Road drainage will consist of grading to drain to sidewalk scuppers to ‘park’ area. Scope of services does not include a formal drainage report, roadway widening, nor utility line relocations except as noted above.

Public Input

Phillip Brister- voices 2 concerns:

1. Parking spaces should not come at the expense of adequate pedestrian walkways. Good sidewalks on both sides of the street are proposed by Mr. Brister.
2. The N side parking is dangerous on McKeown -- the issue is nose in parking with, limited visibility, where the driver can’t see to oncoming traffic, bicycles or pedestrians - accidents have occurred around Town Hall and Gathering Grounds. Accidents due to poor parking design can put the town at risk for a lawsuit.

The recommendation is to design angled-in parking as a safer alternative at the north side of McKeown.

Discussion: Angled parking has minimal impact on number of parking spaces-- a reduction of about 3 or 4 spaces.

David B suggests that the P & D committee walk along planned routes.

Plans are fairly well set, but the actual construction of the McKeown block is not planned until May, as noted by Gerry, time for public input remains.

Ike asked about helicopter landing pad access-is there a curb? Yes.

Summary - David Budd Recommends that the issues be considered one last time at the next meeting in January with an eye on safety, angle-in parking, and addressing sidewalk concerns.

1. PRELIMINARY DISCUSSION OF USE PERMIT HISTORY AND PROCESS, AND DISCUSSION OF POSSIBLE CHANGES.

Town Manager Ron Robinson asks the committee to consider different options for building use permits using a 2 tiered approach--to tailor the permit function to address minor vs. major issues related to the review process by P & D committee. He also suggests the use of a temporary permit option for short term projects for properties not designated for commercial use--with a fee attached. Oversight and enforcement would be necessary, Robinson notes.

Discussion: David B. stated that as an important aspect of the Town work this is an optimal time to review the use permitting process as we finalize the Town Plan. Melissa noted that with so many different types of permit requests it may be difficult to categorize.

Plan: revisit this issue more in depth at the next meeting and review article #14 in the Town Plan.

1. DISCUSSION OF P & D MEMBERS WORK TOWARD ECONOMIC DEVELOPMENT, AND INFRASTRUCTURE

DEVELOPMENT

1. Consider circulation plan-- Patrick will work on this with other committee volunteers.
2. SEAGO planning document for Santa Cruz County circulated by email by D. Budd.

Planners for Santa Cruz county consider the Strengths, Weaknesses, Opportunities and Threats for economic development of the S. Cruz area. David urges the committee members to review the document, and provide comments and ideas through David B.

1. FUTURE AGENDA ITEMS TBA
2. Motion to Adjourn initiated by Gerry and seconded by Georgette. Meeting adjourned at 9pm.

Respectfully Submitted,

Laurie Monti, Secretary

Dec 2, 2020