



MINUTES

Meeting of the
Scotts Valley City Council
Date: June 4, 2025
Time: 6:00 PM

CONTACT INFORMATION	MEETING LOCATION	POSTING
City of Scotts Valley 1 Civic Center Drive Scotts Valley, CA 95066 (831) 440-5600	City Council Chambers 1 Civic Center Drive Scotts Valley, CA 95066 OR Zoom Video Conference https://us02web.zoom.us/j/83295730901	The agenda was posted on 5-30-2025 at City Hall, SV Senior Center, SV Public Works Building, and on the Internet at www.scottsvally.gov .
CALL TO ORDER 6:00 PM		

The City Council meeting was called to order at 6:00 PM.

PLEDGE OF ALLEGIANCE and MOMENT OF SILENCE

ROLL CALL

ELECTED OFFICIALS PRESENT:

Derek Timm, Mayor
Allan Timms, Vice Mayor
Steve Clark, Council Member
Krista Jett, Council Member
Donna Lind, Council Member

CITY STAFF MEMBERS PRESENT:

Mali LaGoe, City Manager
Kirsten Powell, City Attorney
Steve Walpole, Police Chief
Taylor Bateman, Community Development Director
Rodolfo Onchi, Public Works Director
Stephanie Hill, Administrative Services Director
Cathie Simonovich, City Clerk

SPECIAL SET MATTER

1. Mayor's Proclamation - July as "Parks Make Life Better!" Month

Mayor Timm presented the proclamation for July as "Parks Make Life Better!" Month. Recreation Division Manager Allison Pfefferkorn accepted the proclamation.

COMMITTEE REPORTS

CM Lind attended the first City Facilities Subcommittee meeting where they reviewed challenges and options for the City facilities.

CM Lind announced that the Scotts Valley City Council will be staffing the Educational Foundation's beverage area at the Food Truck Friday event on June 27. The event also includes a movie later in the evening.

CM Clark also attended the City Facilities Subcommittee meeting.

CM Clark continues to meet with businesses regarding the implementation of the new business license tax structure.

CM Clark attended a Seniors Advisory Council meeting where they reviewed and commented on the Area Master Plan on Aging.

Mayor Timm attended the Visit Santa Cruz County (VSCC) board meeting where they approved the budget for 2025-2026. The office for VSCC will be moving soon to a new location next to the Museum of Art and History (MAH) in downtown Santa Cruz. Mayor Timm noted that the seat on the VSCC board is a shared two-year term among the Mayors in the county, and his two-year term is expiring.

CITY MANAGER REPORT

Budget 2025-2026: Pending the approval of the Consent Agenda this evening, the City's budget for 2025-2026 will be adopted and all the details will be posted to the City's website, via OpenGov, by the end of next week.

Pavement Maintenance Project (PMP): Also pending the approval of the Consent Agenda, the selected contractor for the PMP will begin the project in July, and it will take 2-3 months to complete.

Parks and Recreation Commission: The next meeting of the Parks and Recreation Commission will be on June 17. Two items of note on the agenda will be: 1) a public hearing to discuss dogs in our City parks due to community complaints, particularly from the sports leagues that use the fields. Adjustments to the rules for dogs in the parks may need to be made. Local law enforcement members are currently issuing reminders when necessary for off-leash dogs and owners who leave pet waste on the ground; and 2) a discussion of cost-recovery goals. City Manager LaGoe also noted that there will be another meeting next week with representatives of the softball league and little league to discuss these issues and others.

Skypark Big Kid Playground: The Parks & Recreation Commission formed a subcommittee and selected Ross Recreation as the vendor for the equipment and installation for the big kid playground renovation. The City has funding for this project through federally earmarked money from when Anna Eshoo was in office.

Over the next couple of months, the Commission will be seeking public input on the vendor's options.

Police Department Internship Program: Jacob Brazil has been selected for the Police Department internship program. Jacob has been a Police Explorer for the last few years and now is starting a paid internship program.

Police Department K9 Program: The Police Department is exploring options to acquire a K9 for the purpose of drug detection.

Art, Wine and Beer Festival: City staff continues to work with the Chamber of Commerce on the planning for the Art, Wine, and Beer Festival.

Resurfacing Project: The City has selected a vendor for the resurfacing of the tennis courts and pickleball courts at Skypark, and the basketball courts at both Skypark and Hocus Pocus. This project is scheduled to be completed during the summer months.

Fire District Board Facilities Subcommittee: Representatives from City Council and City staff joined the Fire District Facilities meeting to discuss high-level options on collaborative efforts.

Reminders:

- Sign up for the City's newsletter.
- Follow the City on social media.

PUBLIC COMMENT TIME

John Marlow, a resident of Scotts Valley, spoke about the upcoming meeting between the City and the sports leagues.

Cynthia Dzendzel, a resident of Scotts Valley, spoke regarding City volunteers, including senior volunteers.

ALTERATIONS TO CONSENT AGENDA

Mayor Timm asked City Manager LaGoe to speak about the PMP contract award. Director Onchi added information on the details of the project.

M/S: Clark/Lind

To approve the Consent Agenda with no alterations.

Carried 5/0 (AYES: Timm, Timms, Clark, Jett, Lind)

CONSENT AGENDA

1. Approve City Council minutes of 05-21-2025
2. Approve check register dated 05-17-2025 through 05-30-2025
3. Adopt resolution establishing the FY 2025-26 Appropriations Limit
4. Annual review of the Investment Policy
5. Adopt and approve annual budget items, including the Fiscal Year 2025-26 Budget
6. Pinewood Estates Maintenance Assessment District Request for Engineering Report
7. Skypark Open Space Maintenance Assessment District Request for Engineering Report
8. Award Contract to Rapid Grading Services for the Street Resurfacing and Pavement Repair Project and Authorize the City Manager to Enter into a Contract with Rapid Grading Services in an Amount Not to Exceed \$1,854,000.

PUBLIC HEARINGS

The public hearings were moved after the Regular Agenda (see Alterations to Regular Agenda).

The Council recessed at 6:28 PM and reconvened at 6:30 PM.

1. Fiscal Year 2025 - 2026 SB 1 Projects

Director Onchi presented this item.

Mayor Timm opened the public hearing at 6:33 PM. No members of the public came forward to provide public comment, and Mayor Timm closed the public hearing at 6:33 PM.

M/S: Lind/Clark

To adopt Resolution No. 1946.7, a resolution of the City Council of the City of Scotts Valley incorporating a list of projects to be funded by SB-1: The Road Repair and Accountability Act for Fiscal Year 2025/26.

Carried 5/0 (AYES: Timm, Timms, Clark, Jett, Lind)

2. Measure D Five-Year Plan (2025-2030)

Director Onchi presented this item and responded to questions from the Council.

Mayor Timm opened the public hearing at 6:42 PM. Comments and questions were received from John Marlow, David Alreck, and Joanne Dawid. Mayor Timm closed the public hearing at 6:47 PM, at which time Director Onchi answered the residents' questions.

M/S: Timms/Jett

To adopt Resolution No. 1923.8 approving the list of Measure D Projects for FY25-26 through FY29-30.

Carried 5/0 (AYES: Timm, Timms, Clark, Jett, Lind)

3. A public hearing to consider the Planning Commission's recommendation to 1) amend the Scotts Valley Municipal Code Title 16 (Subdivisions), Title 17 (Zoning), General Plan Land Use and Mobility Elements, and SB 9 Standards to implement the 2023-2031 Housing Element of the General Plan; and 2) adopt an Addendum to the General Plan EIR for the proposed amendments in compliance with the California Environmental Quality Act (CEQA)

Director Bateman presented this item and answered questions from the Council.

Mayor Timm opened the public hearing at 7:42 PM. Comments and questions were received from Patrick Carroll (also submitted the attached letter for the record), Stan St. Leger-Barter, John Marlow, David Alreck, Eric Stemm, Jen & Kurt Isola, and John Groh.

Mayor Timm closed the public hearing at 7:59 PM at which time Director Bateman, along with Mayor Timm, addressed the residents' questions.

M/S: Lind/Clark

To adopt Resolution No. 1119.37 to adopt the Addendum to the General Plan Update EIR for the Proposed Amendments to implement the Housing Element.

Carried 5/0 (AYES: Timm, Timms, Clark, Jett, Lind)

M/S: Lind/Clark

To adopt Resolution No. 1119.38 to amend the General Plan to maintain consistency with the amended Zoning Code and clarify unit development regulations for properties accessed solely from highway 17.

Carried 5/0 (AYES: Timm, Timms, Clark, Jett, Lind)

M/S: Lind/Clark

To introduce Ordinance No. 16.142.1 with amendments to Municipal Code Title 16 (Subdivisions) and Title 17 (Zoning) to implement the Housing Element and waive the reading thereof.

M/S: Lind/Clark

To adopt Resolution No. 2046.1 to amend SB 9 Public Health and Safety and Environmental Resource Protection Standards.

Carried 5/0 (AYES: Timm, Timms, Clark, Jett, Lind)

ALTERATIONS TO REGULAR AGENDA

Due to the start time requirement for the public hearings, all three hearings were moved after the regular agenda.

M/S: Timms/Jett

To approve the Regular Agenda with the alteration of moving the Regular Agenda prior to the Public Hearings.

Carried 5/0 (AYES: Timm, Timms, Clark, Jett, Lind)

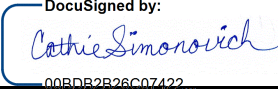
REGULAR AGENDA

1. Future Council Agenda Items

None.

ADJOURNMENT

The meeting adjourned at 8:31 PM.

Attest: 
Cathie Simonovich, City Clerk

Approved: 
Derek Timm, Mayor

4 June 2025

Scotts Valley City Council
Attn: City Planning Department

Subject: Objection to Rezoning Applications AZO25-001 and GPA25-001 (High-Density Housing Near Carbonera Creek)

Dear members of the City of Scotts Valley City Council,

My wife and I are recent residents of Scotts Valley, but have lived in Santa Cruz county for more than a decade. Amy, my wife, is a graduate of UC Santa Cruz and is a water quality chemist for the city of Santa Cruz. Owning a home in Santa Cruz has always been a dream for us, and we finally were able to make that dream a reality by moving to our new home on South Navarra drive. We selected this home for its tranquility, proximity to our workplaces, and the privacy it offered.

It has come to our attention that there are proposed zoning changes on parcels along the Carbonera creek in the south Navarra drive neighborhood and Meadow Way in Scotts Valley. Specifically, a proposal exists to convert single family zoning adjoining parcel APN 02415225 which according to public record is a set of five adjoining parcels with one existing single family structure. Public records indicate all five of the parcels along Meadow way are owned by Marlyn Bergman of Scotts Valley. The proposed changes in application AZO25-001 and GPA25-001 indicate that that these sets of parcels may be combined to add up to 43 total potential units on a total of 1.32 acres. The proposed site abuts the back of my property and would significantly and negatively impact the quality of life we have established in our home and would cause us to potentially seek a different place to live. Addition of 43 units in a 1.32 acre plot implies a large multi story structure to be permitted which would have visibility into my and my neighbor's backyards and would permanently alter the characteristics of our neighborhood which we have come to know and love.

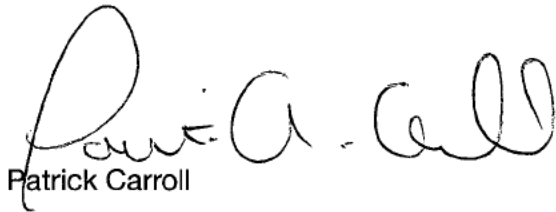
We have significant concerns we wish to raise with the city council in six primary areas.

1. The properties in proposal abut the Carbonera creek which hosts sensitive ecosystems and is prone to significant erosion risk. Our neighbor actually experienced a significant erosion event in their back yard which removed more than a quarter of the usable square footage from their yard. We worry about the ecological and geotechnical risks of building significant developments on these parcels and the risk they might impose the creek and neighboring parcels. Clearly this proposal calls for significant ecological and geotechnical studies to be conducted before approval. Additional engagement with CEQA to ensure compliance with this proposal is prudent.
2. Incompatibility with Neighborhood Character: This proposal will potentially unalterably modify the characteristics of the principally single family home neighborhoods in Scotts Valley. As a single family zoned neighborhood, the density of the proposed change would dramatically change the nature of the neighborhood we intentionally chose to live in.
3. Traffic within the neighborhood (especially in the intersection of Meadow way and Granite Creek and S Navarra and Granite creek) is already extremely congested. This is particularly pronounced on schooldays for pickup and drop-off times at the nearby preschools and daycare centers. We would request that the city conduct a traffic study at these intersections to ensure sufficient traffic control measures are implemented. Additionally, crosswalks with lit signage and refurbishment and building of sidewalks through the neighborhood should be considered.

4. Our neighborhood is quite dark at night due to the sparsity of streetlights. If a larger development is built nearby, we have concerns about nearby light pollution into our property.
5. We have specific concerns about the due process requirements for this proposed change and sufficient time to respond being allowed by the community to allow active discussion and debate. We were first made aware of this proposed zoning change late last week and have not had sufficient time to study the impact, prepare a response, and if needed retain a lawyer to engage on our behalf. Our neighbors who are also impacted were similarly surprised by the scope of this project.
6. Long term, we do have concerns about the impact to neighboring property values being negatively impacted by the proximity of this proposed development.

Therefore, for these reasons, we strongly recommend delaying or rejecting this specific zoning change proposal for the aforementioned parcels.

Sincerely,

A handwritten signature in cursive script, appearing to read "Patrick Carroll".

Patrick Carroll

A handwritten signature in cursive script, appearing to read "Amy Roget".

Amy Roget

[REDACTED]
Scotts Valley, CA 95066