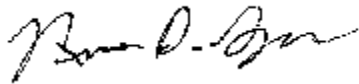


City of Calistoga

Staff Report

TO: Honorable Mayor and City Council
FROM: Ken MacNab, Planning and Building Manager
DATE: June 19, 2012
SUBJECT: Vineyard Oaks Subdivision Project - Development Agreement Amendment

APPROVAL FOR FORWARDING:



Richard D. Spitler, City Manager

1
2 **ISSUE:** Consideration of a request submitted by the Carter Family Trust to extend the
3 term of the approved Development Agreement for the Vineyard Oaks Subdivision
4 project and modify provisions regarding payment of required development impact fees.
5
6 **RECOMMENDATION:** Continue item to the regularly scheduled meeting of July 17,
7 2012.
8
9 **BACKGROUND:** On May 7, 2012, a formal request was submitted by Ira and Lois
10 Carter to extend the term of the approved Development Agreement for the Vineyard
11 Oaks Subdivision project and to modify provisions of the agreement regarding payment
12 of required development impact fees. This request is the result of BNK, LLC (the
13 project developer) no longer having any relationship with the project.
14
15 On May 23, 2012, the Planning Commission considered the requested amendments
16 and passed a Resolution recommending that the City Council extend the term of the
17 Development Agreement and approve the requested modification to scheduled payment
18 of required development impact fees.
19
20 **DISCUSSION:** Due to required abstentions and scheduling conflicts, there will not be a
21 sufficient quorum of Councilmembers available to consider and act on the requested
22 amendments to the approved Development Agreement. Staff recommends that the City
23 Council continue the public hearing to its regularly scheduled meeting on July 17, 2012.