

MINUTES
Ferndale City Council Meeting
Held Tuesday, September 7, 2004
City Hall Annex Building – 5694 Second Avenue
7:00 p.m.

PRESENT BY ROLL CALL:

Councilmember Steve Oliver	Councilmember Mel Hansen
Councilmember Mike Reilly	Councilmember Marianne Elgart
Councilmember Carol Brumet	Councilmember Ron Wilson

ABSENT: Mayor Jerry Landcastle

STAFF: **City Administrator Greg Young** **City Clerk Linda Knutson**
 Public Works Director Bob Cecile **Planning Director Tom Black**
 Assistant Planner Corey Smith **City Attorney Dick Langabeer**

Mayor Pro-Tem Susan Cole Presiding

EXECUTIVE SESSION – 5:00 p.m. – 6:55 p.m.

The Council met in executive session from 5:00 to 6:55 p.m. to discuss real estate issues.

CALL TO ORDER

Mayor Pro-Tem Cole called the meeting to order at 7:00 p.m.

CONSENT AGENDA

The following consent agenda was moved for approval by Councilmember Oliver and seconded by Councilmember Brumet:

1. Approval of Minutes of 08/16/2004 Council Meeting
2. Approval of Payroll of 08/03/04; Auto-Deposit Amount: \$102,357.79; Checks #22292 - #22306 Amount: \$36,279.96; Total Payroll: \$138,637.75
3. Approval of Payroll of 9/03/04; Auto-Deposit Amount: \$107,778.40; Checks #22309 - #22324 Amount: \$39,232.38; Total Payroll:\$147,010.78; Checks #22307 & #22308 VOID due to Printer malfunction.
4. Correction of Check Numbers from Payroll of 8/03/04: Sequence should read: #22288 - #22291

Motion passed unanimously.

PUBLIC COMMENT

Ernie Heinrich asked when sidewalks might be installed adjacent to his residence. He also expressed concern about noisy domestic birds at a neighboring home. His third comment was that bicyclists rarely follow traffic laws.

Keith Olson stated that the temporary four-way stop is still in place at Second and Washington. It was his understanding that the traffic route in this area was to be returned to its original configuration, which was a two-way stop. Councilmember Reilly said that this item will be discussed later in the meeting.

CITY ADMINISTRATOR AGENDA PREVIEW

City Administrator Young outlined the meeting's general content and information.

- The revised 2005 budget calendar was reviewed

- An agenda item will be presented that proposes a revised fund structure
- Water/Sewer/Storm Debt Service is currently being analyzed for budget deliberations
- Water and Sewer Administrative charges were summarized
- Revised Future Council Agenda and Perpetual Calendar were distributed

In response to Mr. Olson's question regarding the four-way stop at Second and Washington, Administrator Young stated that that item, was to be reviewed at the Streets and Utilities Committee. Councilmember Oliver stated that it was also his understanding that the intersection would be restored to a two-way stop. To justify a four-way stop, a traffic study should be accomplished, he said. Councilmember Hansen agreed, saying that some modifications might be justified through a traffic study. Councilmember Reilly added that he had heard both pros and cons on the four-way and would make a decision after studies are completed.

It was moved by Councilmember Hansen and seconded by Councilmember Reilly to take the matter of the four-way stop at Second and Washington to the Streets and Utilities Committee for further consideration. Motion passed unanimously.

HIGHWATER DOWNS PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAT

Mayor Pro-Tem Cole reviewed the protocol regarding quasi-judicial closed record deliberations. The then polled the Council to disclose any ex-parte communications regarding the Highwater Downs PUD and Preliminary Plat.

Councilmember Hansen received two telephone calls regarding the public address system at the public hearing in front of the Planning Commission. There were also some minor discussions in a "coffee shop" setting. Hansen stated that he would be fair and unbiased in his deliberations.

Councilmember Reilly also received two telephone calls and was approached by people in a "coffee shop" setting. He stated he would be fair and unbiased.

Mayor Pro-tem Cole had received a letter earlier in the day, but stated she would be fair and unbiased.

Councilmembers Oliver, Elgart, Brumet, and Wilson all stated they had no ex-parte contact.

Staff Report

Assistant Planner Corey Smith reviewed the staff report for the Highwater Downs Planned Unit Development and Preliminary Plat; a Kingma Brothers Developments proposed 30-lot residential subdivision on approximately 13 acres of land located in the RS 10.5 zone (Single-Family Residential, minimum lot size 10,500 sq ft), located on the west side of Church Road, approximately ½ mile south of the intersection of Church Road and Thornton Street

The applicant proposes to develop a 30-unit single-family residential subdivision on 2 existing parcels totaling 13.14 acres of land, located south of Thornton Road and west of and adjacent to Church Road. The property is zoned RS 10.5 (single-family residential, minimum lot size 10,500 sq. ft.). In addition to a Preliminary Plat Application, the applicant has submitted an application for a Planned Unit Development (PUD), which would permit flexibility in lot sizes and configurations as well as building setbacks and designs. The applicant proposes to construct the plat in a single phase, to begin in spring, 2005. This is the first PUD being reviewed since Chapter 18.68 (Planned Unit Developments) of the City code has been re-written and adopted by ordinance # 1305.

The applicant's development plan proposes the construction of 30 stick-built single-family homes ranging in sizes between 1,684 sq. ft. to 2,878 sq. ft., incorporating both 1 and 2-story designs. The project's overall density is 2.28 dwelling units per gross acre, but is figured at 2.85 units per acre under the PUD code (using 80% rather than 100% of the gross site area). This density is much less than the RS 10.5 zone's allowed calculated density of 4.15 dwelling units per acre. The average proposed lot size in the

development is 8,883 sq ft, with the smallest proposed lot being 6,719 sq ft and the largest at 14,009 sq ft.

The plan includes a combination of both passive and active open space areas, consisting mainly of large wetland preserves and active open space areas on the west end of the site. Proposed features include a wooded park/trail system, children's play area, and picnic facilities. The required 20-foot landscaped buffer around the perimeter of the property, and two low-slope wet ponds will provide additional open space areas.

The Planning Commission held a public hearing on August 11, 2004 to consider the proposed PUD/Preliminary Plat. A staff report with accompanying exhibits dated August 11, 2004 was presented. The applicant's representative provided testimony to the Commission and answered questions. Citizen testimony was offered primarily against the application at the public hearing. Major concerns brought up at the meeting were related mainly to traffic impacts and drainage issues. The applicant's engineer was present at the meeting to help address citizen and Planning Commission questions and concerns as they were raised.

Two written letters of concern were submitted to the Planning Department after the public hearing was closed. These letters containing specific comments relating to the manner in which the public hearing was held in terms of giving citizens an adequate opportunity to make formal comment. Based on these letters of concern, together with other similar verbal comments made to members of the City Council and staff, the Planning & Judicial Committee directed staff on 9/1/04 to provide more information to the full Council in terms of whether the public hearing provided the public a fair opportunity to give testimony.

The draft minutes from the 8/11/04 Planning Commission meeting stated that the sign-up procedure was stated by staff during the meeting, prior to either of the 2 public hearing items on the agenda. Prior to closing the Highwater Downs public hearing, the Planning Commission provided additional opportunity to speak, and one more person did sign up and speak. It is fair to note that the microphone and amplification system seemed problematic at the meeting, making it possibly more difficult to hear voices over the speaker system in the rear portions of the room.

The Planning Commission voted unanimously to RECOMMEND APPROVAL of the Highwater Downs PUD/Preliminary Plat, based on stated Findings of Fact, and subject to 31 Conditions of Approval.

Smith stated that Section 14.11.050 of the Ferndale Municipal Code lists actions that may be taken when a recommendation or decision is forwarded to the City Council by the Planning Commission as:

1. Approve as recommended.
2. Approve with additional Conditions.
3. Modify the proposal.
4. Deny the proposal.
5. Deny the proposal, with prejudice.
6. Remand (to the Planning Commission) for further proceeding or evidentiary hearing.

Council Discussion

The Council held a lengthy discussion regarding the inadequate public address system at the public hearing at the Planning Commission meeting. While staff stated that announcements were made by both the Planning Commission

Chairperson and the Planning Director regarding sign-ups for individuals wishing to speak, it was generally thought that because of the faulty auditory system, some of the attendees may have become confused, or simply did not hear the announcements. Most Councilmembers felt that this constituted a “flaw” in the public hearing process, and violated the right to be heard.

It was moved by Councilmember Reilly to remand the Highwater Downs PUD and Preliminary Plat back to the Planning Commission for a new public hearing, to be scheduled for October 13th, based on a flawed record as outlined above.

Discussion on Motion

The Council questioned if the remand would allow for only those who had not spoken at the previous public hearing to provide testimony. Attorney Langabeer stated that a new public hearing would be basically a “start from scratch” approach, and anyone wishing to speak could do so.

Vote

Motion passed unanimously.

SCHWARTZ PRELIMINARY PLAT

Mayor Pro-Tem Cole again reviewed the protocol regarding closed record deliberations. Councilmember Hansen asked if the record might be considered flawed since it was heard at the same meeting as the Highwater Downs Plat. City Attorney Langabeer said the record contained no evidence that anyone who wished to speak was not able to do so, nor were any concerns raised since the public hearing.

Mayor Pro-Tem Cole introduced Planning Director Tom Black to provide the staff report.

Staff Report

Director Black stated that this is a Preliminary Plat submitted by Captain Rogers Schwartz; a seven-lot plat that lies on approximately two acres and is zoned RS 8.5. It is located on the west side of Captains Way, north of Thornton Road. The Planning Commission held a public hearings on August 11, 2004 during which no one offered testimony, either for or against. One letter of support was received from an adjoining property owner. The Planning Commission unanimously voted to recommend approval of the Preliminary Plat to the City Council, based upon compliance with City Ordinances, Findings of Fact, and Conditions of Approval.

Motion

It was moved by Councilmember Brumet and seconded by Councilmember Wilson to approve the Schwartz Preliminary Plat based upon the Planning Commission recommendation, Findings of Fact, and subject to Conditions of Approval.

Discussion

Councilmember Elgart did not believe she could support approval, since was not convinced that the same “flaw” that affected the Highwater Downs vote had not occurred during the Schwartz hearing at the same meeting.

Councilmember Oliver shared the same concerns, and said that the flawed record, as previously determined, should be considered a factor in this decision as well.

Councilmember Hansen was convinced that the notification process for this Plat had been undisputed, without any party raising concerns.

Vote

Motion passed five-to-two, with Councilmembers Oliver and Elgart voting no.

ANIMAL CONTROL SERVICES - DISCUSSION

Planning and Judicial Committee Item

Mayor Pro-Tem Cole introduced City Clerk Knutson for the staff report regarding Animal Control Services. Clerk Knutson reviewed that the Committee had asked for a comparison of services provided for animal control by the two entities currently doing so in Whatcom County: SSP, and the Whatcom Humane Society. A matrix was formulated that highlighted some of the major services provided.

Councilmember Reilly stated that he did not agree with the City's requirement for licensing cats. Councilmember Oliver responded that he no problem with cat licensing, he would like more information regarding the comparison between service providers.

First Motion/Vote

It was moved by Councilmember Elgart and seconded by Councilmember Reilly to remove the requirement for the licensing of cats from the Animal Control Ordinance. Motion passed six-to-one, with Councilmember Oliver voting no.

Clerk Knutson stated that with cat licensing requirements revoked, both SSP and the Whatcom Humane Society would need to submit new proposals for services.

Second Motion/Vote

It was moved by Councilmember Cole and seconded by Councilmember Hansen to send the discussion regarding service providers back to the Planning and Judicial Committee to consider the changed parameters and scope of services. Motion passed unanimously.

REVISED TOURISM GRANT APPLICATIONS

Planning and Judicial Committee Item

City Clerk Knutson stated that the 2005 Tourism Grant Applications had been revised from the 2004 format to included entity certifications, as well as two additional questions to help the Lodging Tax Advisory Committee in determining funding priorities.

It was moved by Councilmember Reilly and seconded by Councilmember Brumet to approve the 2005 revised Tourism Grant Application. Motion passed unanimously.

REVIEW OF FUND STRUCTURE

Recreation and Finance Committee Item

City Administrator Young provided the Council with lists of both current funds and a proposed restructuring of those funds. Several funds are proposed for elimination, with some being rolled over into the other major funds. Also, several funds have been re-numbered in order to comply with fund classification recommendations. Originally, it had been proposed that both Criminal Justice funds be placed in the Current Expense Fund, but after further consideration Young felt that these were funds of high-visibility and should remain stand-alone. If acceptable to the Council, he will bring forth an ordinance for the next Council meeting. The ordinance will contain the ending fund balances of the restructured funds.

Councilmember Oliver appreciated the proposed restructuring, as it places the City's funds in alignment with State expectations for local entities. Councilmember Elgart agreed, saying she respected the work that had been accomplished in this area.

Administrator Young added that staff is developing a Financial Policies Manuel that will contain budget policies, investment policies, capital improvements policies and more. This is intended to help guide Council in making yearly budget decisions. Councilmember Reilly felt that the budget should be more "Council-driven" in the future.

It was moved by Councilmember Wilson and seconded by Councilmember Oliver to have staff develop an ordinance establishing a revised fund structure. Motion passed unanimously.

UPGRADE OF COUNCIL CHAMBER SOUND SYSTEM

Due to the problems experience by the Planning Commission during the recorded public hearings of August 11th, staff was directed to research and procure an upgrade to the City's sound system. A public hearing is scheduled for September 15th in front of the Planning Commission and will need at least a temporary upgrade in place. City Clerk Knutson will follow-up on this matter.

COUNCIL REPORTS – COMMENTS

Councilmember Hansen reported that the Street Festival had been well-received, even though the weather had not cooperated. His "hot-dog" booth grossed over \$900, with profits going to the Chamber of Commerce for street-light decorations.

Councilmember Reilly said that the business owners he had spoken to were very pleased with the festival.

Councilmembers Elgart and Cole stated that the Chamber of Commerce hopes to expand next year's festival to encompass two blocks and include more vendors.

ADJOURNMENT

There being no further scheduled City business, the meeting was adjourned at 9:25 p.m.

ATTEST:

Susan Cole, Mayor Pro-Tem

Linda Knutson, City Clerk

Attachment A:

**MINUTES
Planning and Judicial Committee
Held Wednesday August 25, 2004
City Hall Conference Room
11 a.m.**

**COMMITTEE: Councilmembers Cole, Elgart, and Brumet
ADMINISTRATION: Jerry Landcastle, Greg Young, Linda Knutson**

ENGINEER POSITION

The Council had recently requested that City Attorney Dick Langabeer provide a legal opinion on the position of City Engineer, and whether or not administration was obligated to fill that position. The Committee asked that discussion on this item be held over to a committee executive session at the end of this meeting.

LODGING TAX GRANT APPLICATION REVISION

City Clerk Knutson presented a revised Lodging Tax Grant Application for consideration by the Committee. After comparing the revised application with the 2004 application, it was felt that several elements of each could be combined for a clearer 2005 document. ***The Committee will study both for the next week and return this item to the Committee meeting scheduled for September 1st.***

ANIMAL CONTROL PROPOSAL – HUMANE SOCIETY

City Clerk Knutson provided the Committee with a proposal from Whatcom Humane Society for animal control services. ***The Committee asked that a matrix be built comparing current levels of services and costs. Staff will prepare this for the next scheduled committee meeting.***

EXECUTIVE SESSION

The Committee and Mayor adjourned to executive session to discuss personnel issues/potential litigation.

Attachment B:

**MINUTES
Planning and Judicial Committee
Held Wednesday September 1, 2004
City Hall Conference Room
11 a.m.**

COMMITTEE: Councilmembers Cole, Elgart, and Brumet

ADMINISTRATION: Bob Cecile, Corey Smith, Linda Knutson

HIGHWATER DOWNS PUD AND PRELIMINARY PLAT

Assistant Planner Corey Smith reviewed for the Committee the Planned Unit Development and Preliminary Plat proposal submitted by Kingma Brothers Developments. The plat is a 30-lot residential subdivision on approximately 13 acres of land and zoned RS 10.5 . The location of this development is on the west side of Church Road, approximately one-half mile south of the intersection of Church Road and Thornton Road. This development is located adjacent to the existing Lakeridge Estates.

The Planning Commission reviewed this proposal and held a public hearing on August 11, 2004. Of those speaking, most spoke against the project, citing traffic and drainage issues. Most of the opposed live in the adjacent Lakeridge development. Planner Smith indicated that traffic studies have concluded that traffic from the 30 proposed homes will have a negligible effect on the area. Further, Ponderosa Court was constructed to easily handle the anticipated traffic. On the issue of drainage, Public Works Director stated that the storm water runoff will actually improve over what the Lakeridge residents are currently experiencing, due to reduced flow rates in the proposed development. The Planning Commission discussed the issues and the development itself and concluded that the developer had met conditions and regulations as outlined in the PUD Ordinance/Ferndale Municipal Code. The Planning Commission unanimously voted to recommend approval of the Highwater Downs PUD and Preliminary Plat, subject to all conditions of approval.

Several Councilmembers have heard from Lakeridge residents who complained that the public hearing process at the Planning Commission level was flawed and inadequate. Staff present at the meeting recall that it was conducted in accordance to established protocol. Planner Smith will check the recording of the hearing and provide Council with a report concerning the content and public hearing procedures being met or not met. Councilmember Cole stated she could not support the project until assured that the hearing process was conducted properly.

It was moved by Councilmember Elgart and seconded by Councilmember Brumet to recommend approval of the Highwater Downs PUD and Preliminary Plat based upon Finding of Fact and subject to Conditions of Approval, and further conditioning that the access road off Church Road be used for all construction traffic during the infrastructure phase, and lastly conditioning that the developer work with Public Works to provide adequate flagging and safety measures. Motion passed two-to-one, with Councilmember Cole voting no.

SCHWARTZ PRELIMINARY PLAT

Planner Smith outlined the Preliminary Plat proposal submitted by Captain Rogers T. Schwartz. This seven lot Plat lies on approximately two acres and is zoned RS 8.5. It is located on the west side of Captains Way, north of Thornton Road, addressed as 2541 Captains Way.

The Planning Commission held a public hearing on August 11, 2004 during which no citizen offered testimony, either for or against this project. One letter of support was received from an adjoining property owner. After discussion, the Planning Commission unanimously voted to recommend approval of the Preliminary Plat, based on compliance with City ordinances, Findings of Fact, and Conditions of Approval.

It was moved by Councilmember Brumet and seconded by Councilmember Cole to recommend approval of the Schwartz Preliminary Plat subject to all Conditions of Approval. Motion passed unanimously.

REVISED TOUISM GRANT APPLICATION

City Clerk Knutson provided the Committee with a revised 2005 Tourism Grant Application, as directed by the Committee at its last meeting. The new application incorporated some grant criteria and terminology from the 2004 application that the Committee felt helped to make the 2005 application more user-friendly.

It was moved by Councilmember Cole and seconded by Councilmember Brumet to approve the revised Tourism Grant Application. Motion passed unanimously.

ANIMAL CONTROL SERVICE MATRIX

The Committee had asked for a comparison of services and fees between the two entities that currently provide animal control services in Whatcom County. Staff prepared a matrix outlining the requested information. From a budget viewpoint, SSP is currently charging \$15,000 per year and had asked for a 2.5% cost of living adjustment for 2005, bringing the total to \$15,375. Whatcom Humane Society proposes providing services for \$16,000 per year. Call-outs are provided by SSP at \$50 per hour, and the Humane Society at \$50 per call. Both facilities provide for animal adoption, impoundment, and recovery. The Humane Society does have a 24 hour animal drop-off site.

Councilmember Brumet asked how long it had been since the City compared prices and service provisions between these two entities. City Clerk Knutson recalled that both had been reviewed in early 2000, at which time SSP's proposed annual cost was roughly half of what the Humane Society was proposing. Over the past few years that annual cost increased, mainly due to the inclusion of cat provisions in the City's Animal Control Ordinance. The Humane Society would ask that a revised fee schedule be passed by the Council, if selected to provide services. SSP has been providing services to the City on a month-to-month basis since their contract expired in April of this year.

It was moved by Councilmember Brumet and seconded by Councilmember Elgart to recommend contracting with the Whatcom Humane Society for Animal Control services. Motion passed unanimously.

OTHER

- Public Works Director Cecile advised the Committee that there are some set-back and eave over-hang problems occurring in the Pacific Highlands PUD development.
- Councilmember Cole stated that the Council would like to have an Urban Growth Boundary/Comprehensive Plan Update once Director Black returns from vacation.

Attachment C:

**MINUTES
Recreation and Finance Committee
Held Monday August 25, 2004
City Hall Conference Room
10 a.m.**

COMMITTEE: Councilmembers Wilson, Elgart, and Oliver
ADMINISTRATION: Jerry Landcastle, Greg Young, Linda Knutson

2005 BUDGET CALENDAR AND OVERVIEW

City Administrator Young previewed a calendar with proposed dates for 2005 budget review. Between September and November, the Council would meet in budget workshops from 5 p.m. to 7 p.m. before each scheduled Council meeting. He also reported that the budget format will contain more narratives, with performance measurements built in for each department and division. A financial policy is being developed to aid the Council in making budget decisions based on real needs, priorities, projections and shortfalls. For 2005, Administrator Young and City Treasurer Peterson will provide a Capital Improvement Plan, and a Six-Year Financial Plan. The Committee was appreciative of this information and will review these proposed plans at upcoming meetings.

LONG-TERM DEBT PLANNING

Administrator Young reviewed two of several long-term debt obligations of the City. The two reviewed were the 1996 Water/Sewer Bonds, and the 1992 ULID 7 debt. While both of these debts are for sewer, the City has historically used both water and sewer fund revenues to pay them down. It was his contention that the City needs to seriously planning to meet these obligations now. The Committee agreed, with Councilmember Oliver stating that the creation of a Financial Policy is long overdue, with the City's debt structure needing to be analyzed, planned out, and addressed immediately in that document.

PROPOSED FUND CHANGES

Administrator Young stated that after careful review, staff is recommending that several funds be either eliminated or combined for clarity. Many of the funds will need to be renumbered, as they were classified incorrectly at inception. (Classification of funds is prescribed through the state's BARS system). Other funds should be eliminated and joined into existing funds more appropriate for their use.

It was moved by Councilmember Elgart and seconded by Councilmember Oliver to move the proposed fund elimination/reduction to the full Council for discussion. Motion passed unanimously.

Attachment D:

**MINUTES
Streets and Utilities Committee
Held Monday August 23, 2004
City Hall Conference Room
7:30 a.m.**

COMMITTEE: Councilmembers Reilly, Hansen, and Oliver
ADMINISTRATION: Jerry Landcastle, Greg Young, Bob Cecile, Linda Knutson
ENGINEERS: Greg Ebe, Luis Ponce

PREPARATION FOR PRESENTATION TO FERNDALE SCHOOL OFFICIALS

Engineers Ponce and Ebe presented the Committee with information that will be shared with Ferndale School District officials on August 25. The Power Point presentation includes several options regarding school bus staging at the high school site. This issue in particular has held up right-of-way negotiations with the District. Right-of-way is needed by the City to complete plans for the Malloy Avenue Improvement Project.

Attachment E:

MINUTES
Streets and Utilities Committee
Held Wednesday August 25, 2004
Ferndale School District Administration Conference Room
7:30 a.m.

COMMITTEE: Councilmembers Mike Reilly, Mel Hansen, and Steve Oliver
CITY ADMINISTRATION: Jerry Landcastle, Greg Young, Bob Cecile, Linda Knutson
CITY ENGINEERS: Greg Ebe, Luis Ponce
DISTRICT ADMINISTRATION: Roger Lehnert, Ron Cowan, Darrell (Transportation)
DISTRICT BOARD CHAIR: Norm Robertson
DISTRICT ENGINEER: Jack Bartman

MALLOY AVENUE IMPROVEMENT PROJECT PRESENTATION

The City and School District met to discuss issues regarding the Malloy Avenue Improvement Project. The City is requesting right-of-way for the project, and the School District wishes mitigation regarding the staging of busses at the high school site.

Engineers Ponce and Ebe presented a project overview, including existing conditions and proposed improvements to the Malloy, Vista, Shukson, and Golden Eagle area. This project was given fairly high priority by the Transportation Improvement Board, due to the number of accidents that have occurred at some of the sub-standard intersections, as well as the severely skewed intersection at Malloy and Vista. The grant from TIB is termed a "Safety and Mobility" grant for those reasons. While there were differing views on the actual numbers of vehicle accidents, all parties agreed that traffic signalization for this project was vital.

Three options were presented to the District for bus staging at the high school. Dr. Lehnert's concern was that all of these options had been previously discussed and were not acceptable from the District's point of view. Engineers Ebe and Ponce said that the City was open to several other options and welcomed the District's input and comments.

After a lengthy discussion, a proposed configuration that would include dead-ending and/or gating of the Vista end of Shukson and allow "bus only" access was deemed worth pursuing. A conceptual drawing will be prepared and the parties will meet again in the next two weeks.