

# City Council Study Session Summary

## January 21, 2025

The City of Dixon hosted a City Council Study Session at City Chambers from 5-7pm on Tuesday, January 21, 2025. The goal of the study session was to provide City Council and the public an opportunity, in the early application process, to gain an understanding of the pending applications, ask questions and provide preliminary, non-binding comments on the direction of the Harvest at Dixon Project (project). The City team prepared a PowerPoint and printed as handouts for attendees. The PowerPoint provided the purpose of the meeting, project location, project overview, proposed expanded infrastructure, proposed transportation and trails, public input to date, project schedule, upcoming community meetings, and information on how to stay informed. The City displayed informational exhibits of the proposed project site, the proposed Harvest at Dixon Land Use Plan and General Plan Designation, and the proposed Harvest at Dixon Zoning Land Use Plan submitted by the Applicant, LJP Dixon Development, LLC. City Council was given the opportunity to ask questions, discuss their concerns, and areas of research that would need to be focused on. City Council comments were recorded with live notetaking. Please see **Attachment A**. The meeting provided a comment period that allowed community members to address City Council with concerns and input related to the proposed project. This Study Session was open to the public in person and via Zoom. Approximately 35 members of the community were present in person. The City also received 5 written comments from the public to be considered by City Council. Please see **Attachment B**.



City consultant, Steve Peterson, and City staff, Madeline Graf, presenting the proposed project to City Council

### General Feedback from City Council:

- The need for youth activities, grocery stores, and sport facilities.
- Concerns that this project could diminish Dixon's small-town feel; however, some members of the council state that with controlled growth and development, the City can maintain its small-town feel.
- The need to have infrastructure and amenities built before housing.
- The need for the developer to have the budget to build and maintain amenities.
- Studies are needed to analyze schools, water, and traffic impacts
- Concerns population growth would have on the city amenities, businesses, and agriculture while also highlighting the benefits that population growth can bring to a city, such as larger grocery and retail stores and more community activity areas.
- Discussed smaller footprint housing described within the proposed project and stated that Dixon does not currently have these housing options for residents.

### General Feedback from Community Members:

Community members who spoke at the study session varied from union representatives, property owners, and City residents. 11 members of the public provided feedback on the Harvest at Dixon Project. Comments included:

- General feedback about the wage benefits and housing options this development could bring to local construction workers such as plumbers, electrical workers, and sheet metal workers.
- The need to focus on fire protection, schools, and other amenities that could benefit the whole city.
- Concerns over whether the project could produce enough revenue to support the proposed amenities.
- Confusion with project changes during early stages.
- The need for a variety of project update meeting times and increased advertisement of meetings
- Concerns over the potential for this project to bring homeless into the city.
- The potential impact the development could have on smaller-scale farms due to decreased water supply and the potential for larger farms to come in.
- The need for youth activities and community amenities. In order to keep Dixon's small-town feel,
- Discussion that the development should not contain a gated community or golf course.
- The need for a more defined proposal as well as the studies on amenities and utilities.

### General Feedback from Community Members' Written Statement:

The City allowed submission of written public comments by 4:30 PM on the day of the City Council Study Session. The City received a total of 5 written public comments. Comments included:

- The density of housing proposed within the project site
- The need for amenities such as a new post office, fire station, and more police.
- Concerns that the increase in population will have an impact on traffic.

**Attachment A: Live Notes on Giant Post-Its**

①

- Community Center
  - ↳ activities for youth
- Grocery Store
- Access to existing downtown
  - ↳ walkable community
- Local Contractors?
- Impact on ag
  - ↳ help surrounding properties

- Is this right for Dixon? (2)
  - ↳ small town feel
- Budget to build + budget to maintain (parks, public safety, etc)
- 2<sup>nd</sup> fire station before development
- Infrastructure planned first
- School - how many? types?
- Sports park, fields, indoor
- Existing neighbors (ag, business)

• Population impact on existing 3  
business

• Smaller footprint housing we do not currently have

↳ condos

↳ mix of types

↳ entry level

• amenities

• Drainage - Regional solution

• multi-use path

• buffer around Superior

• Pedrick Rd. traffic

**Attachment B: Community Member Written Statements**



Wow.

We cant even begin to wonder how you all sleep at night even considering this ludacris proposal.

Are they holding you hostage? Have they promised you other infrastructure that should have been completed with other developments and is now falling apart?

Have these developers threatened to back out if you don't do what they say?

Yes we have heard all the stories and some of them from City of Dixon employees at lunch...loose lips sink ships.

We just want you to do the job we elected you to and make sure that we the people of Dixon are the ones that should concern you the most.

We pay the taxes here and we pay your salary too.

We are not opposed to Orderly Growth and we need to provide for the community but this is WAY to much even for 20 years from now.

Consider taking a step back and reconsider this in a much smaller scale over say 30 years. Maybe 4 years from now when you have had a chance to meet some of the needs of the people you already have.

Joe C and Neighborhood of Friends (VETS TOO)

City Council / Harvest 11/21

Since I don't type I had to write this.

I have never been to a City meeting before and don't know how they work.

I just wanted to express my serious concerns over yet another proposed subdivision. I can't imagine adding 1800 people a year to our small town. Don't mind new building or parks and business but can't we

finish what we start and see how that goes?

Adding more people to South Dixon just brings more traffic to town as schools and groceries are on the north of town.

Who was the brilliant minds that agreed to that?

We should get our Post Office, firehouse and more police; firefighters before we start and approve more. When we see how that overpass works then we should add more.

No more empty promises ... please.

Mr+Mrs Castaneda

Dear Dixon City Council

**NOT NO, BUT HELL NO! Harvest @Dixon**

We don't need more building in this town right now. We still have lots of units available and we have lots of developments that haven't even finished their building.

We don't need more people right now.

We don't need more cars right now.

What we do need:

More police

More firefighters and a fire chief. Where is our second firehouse.

Where is our bigger and better Post Office?

Where are our restaurants? Permits and inspections so hard to get that everyone leaves.??

Where is our North East Dixon Office/Business/Mfg. JOBS!

With all the uncertainty in the State of California and new presidency in the nation right now how can we be sure that even the business that we have in town will survive...maybe more people will be leaving town not moving in.

The City doesn't even have this land ...why don't we finish building on what we do have.

After all this ....the residents of Dixon should be your top priority.. Not Bay Area people that seem to be this developers target market as we don't live in, or have, or want, 3 story walk ups or multi- level row homes or such nonsense. WE WANT TO KEEP OUR SMALL TOWN.

We think that since we got funding for the overpass finally that we should get the 20% funds we need to make sure that gets built (by 2028?) We want to see that DONE before there are any more empty promises.....

You were voted into office but we are not happy with the results so far.....dont make us regret it.

Thanks for putting your heads together and hopefully realize that this is not the way right now.

Concerned Citizens for A Better Dixon

City of Dixon City Council  
Dixon, CA

January 16, 2025

RE: Harvest at Dixon

There are about 20 of us here (if everyone shows up). We get together for coffee every Thurs.

We are Angry, Disgusted, Pissed, Disappointed, Surprised and Shocked. Just a few of the words we talk about every week since we first saw a flyer downtown. Good thing we are all still able to get about as otherwise not many folks in town would know what is "going on".

We heard claims of how they have had all these public meetings and yet everyone we talk to has no idea that this was anywhere on any kind of Plan of the City.??? We like to think of ourselves as savy folks and we do have some Facebook people in our group. We are not old and we are not leaving Dixon soon. At least we don't think so.

Anyway, we have been checking in with our Friends on Facebook and boy you all are not on anyone's good LIST. No one wants this!

We don't want this. not now .not so large .and not so Big City styled.

We want to keep our great small town. We know its possible as other small towns exist.

Maybe you should take notes from them.

Maybe we should ALL get together and have a Study Session on how to KEEP A SMALL TOWN.

Sally the Team Leader of Coffee

**From:** Denise Bennett <denisebennetrn@att.net>

**Sent:** Saturday, January 18, 2025 4:11 PM

**To:** City Council <citycouncil@cityofdixonca.gov>

**Subject:** Harvest at Dixon south

While I will be extremely elderly or DEAD before this project is due to be completed, I want to point out that Hwy 113/First street can barely handle the traffic that is already present. The city has in the 20 years I have lived here managed to escape completing the Parkway overpass that was promised to me when I purchased my home in 2004 and now it is being reported that the completion date was supposed to always have been in 2025 - that is not true and I would love to see the receipts for that statement.

The only way Dixon/the current residents of the area & this Harvest project can survive is if the traffic is to be routed via Pedric road. And we all know that people will still choose 1st street, which needs to be 4 lanes. Also the high school has to get over itself and let students in from other directions. Traffic can't only come from one area.

I know that the city council will hold all of these meetings and it doesn't matter what the citizens say, they already have their minds made up. This project will not stop regardless of public opinion.

Also while I have the opportunity, let me remind our glorious city manager that this country was formed with a separation of church and state so comments relating to religion are inappropriate when speaking about city business.

Denise Bennett  
950 Griffith Drive  
Dixon, CA