

MINUTES - FINAL
REGULAR PLANNING COMMISSION MEETING

TUESDAY, MAY 3, 2022

CLOVERDALE PERFORMING ART CENTER
209 N. CLOVERDALE BOULEVARD, CLOVERDALE, CA 95425

PUBLIC BUSINESS SESSION: 6:30 p.m.

A. OPENING: 6:30 p.m.

- Call to Order -Chair Asay called the meeting to order at 6:30 p.m.
- Pledge of Allegiance- was led by Commissioner Sanders

■ Roll Call

■ Present:

- Chair: Asay
- Vice Chair: Shanahan
- Members: Hoevertsz, Sanders, Wagy
- Alternates: Springler
- Agenda Review (changes/deletions)
- Declaration of Conflicts of Interest

B. PUBLIC COMMENTS:

Chair Asay opened the meeting for public comments, seeing none, he closed the public comments.

- C. CONSENT CALENDAR:** All items under Consent Calendar will be considered together by one action of the Planning Commission unless any Commissioner or member of the public requests that an item be removed and considered separately.

Motion by Vice Chair Shanahan, seconded by Commissioner Hoevertsz to approve the minutes as submitted. Passed 5/0

AYES: 5 Chair Asay, Vice Chair Shanahan, Commissioners: Wagy, Sanders, Hoevertsz
NOES: 0

D. PUBLIC HEARING:

- D.1 Precise Development Plan and Design Review (PD/DR 032-2019) for a 33-lot single-family residential subdivision known as Vista Oaks (previously known as Vista View Subdivision).

Rafael Miranda Gave the staff report and presented a PowerPoint regarding the development.

Casey Clemons, Development Manager with Thompson Development with Thompson Development gave an overview of the company and of the project before the Commission.

Kevin Dolby with Thompson Development gave an update on the Water Management at the site.

Chair Asay opened the Public Hearing for comments in favour of or opposition to this project.

Citizen spoke of the Water Management and possibility of slide on the property.

Citizen asked for assurance regarding construction truck traffic and roads and was also concerned with the open downspouts.

Jeff Levine shared his concerns with downspout issues regarding possible slide. He also asked where the water supply will be coming from and will the gate for fire be used or kept locked.

Linda Bennett had questions regarding the project she noted that Vista View is in horrible shape for construction use. She also had concerns with the project regarding drought, fire and Vista View drive repairs.

Rick Blackman shared his concerns with construction traffic and the water pressure for the existing homes.

Chair Asay seeing no other comments closed the public hearing.

A lengthy discussion regarding the development ensued with Chair Asay asking for public comments, seeing none he closed the public comments and asked for motion.

Motion by Commissioner Hoevertsz, seconded by Vice Chair Shanahan to Adopt the Resolution of The City of Cloverdale Planning Commission Recommending to the City Council Approval of a Precise Development Plan and Design Review Allowing for Construction of 33 Detached Single-Family Residences in the 42.62-Acre Vista Oaks Subdivision at the North End of Vista View Drive (Apn: 116-050-001, 116-060-012; -025; -027; - 033; -063; -067; And 001-350-005; -038)

AYES: 5 Chair Asay, Vice Chair Shanahan, Commissioners: Wagy, Sanders, Hoevertsz
NOES: 0

E. PLANNER'S REPORT/COMMUNICATIONS: The Planner's report is a verbal report for informational purposes only.

Commissioner Hoevertsz reported she attended the League of California Cities Planning Commission Academy.

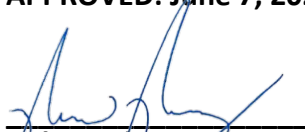
Kevin Thompson, Planning Director gave an overview of upcoming events.

F. PLANNING COMMISSION DIRECTION TO STAFF:

G. ADJOURNMENT:

There being no further business Chair Asay adjourned the Planning Commission meeting at 8:35 p.m.

APPROVED: June 7, 2022


Mike Maloney
City Clerk