



## PLANNING COMMISSION

MINUTES of April 21<sup>st</sup> 2020

Members of the Buena Vista Planning Commission met virtually via ZOOM at 7:00 p.m. on April 21<sup>st</sup> 2020. Roll was called and a quorum was established.

### **Members Present:**

Dennis Hawes, Chairman  
Marolyn Cash  
Lucy Ferrebee  
Melvin Henson, City Council Representative  
Preston Manuel  
Michael Ohleger, Vice-Chairman

### **Members Absent:**

Sandy Burke  
Jay Scudder, Ex Officio member  
Bradyn Tuttle

### **Staff Present:**

Tom Roberts, Director of Community & Economic Development

Meeting is called into order.

## **REGULAR MEETING**

### **Public Comment**

None

### **Review and Adoption of Minutes**

Mrs. Cash motioned to approve as presented, Mr. Manual seconded, and all voted to approve. Mr. Ohleger abstained because he was absent.

### **New Business**

#### *River Rock Village Phase 2 Site Plan and Certificate of Appropriateness*

Mr. Roberts began by explaining that he had missed reviewing in the staff report that the applicant had also obtained a boundary line adjustment to create three parcels instead of two. He also gave more details on the water and sewer and explained that the staff report was an oversimplification, and affirmed that there is adequate capacity as proposed. Mr. Ohleger chimed in that he had spoken with Public Works and agreed.

Mike Bowling spoke on behalf of the applicant to sum up the project.

Mr. Hawes raised several concerns with the parking shown on the plan. He noted that with the new parcel configuration, there is not sufficient parking on each parcel for the dwelling units on that parcel. He also noted that based on his observation, in the parking areas established for

phase 1, cars are not parking where the designated spaces should be. Further, the parking area was generally messy and did not have a clear edge. Mr. Hawes also found the total number of spaces for the project unclear because the site plan did not show the parking spaces from phase 1.

Mr. Roberts responded by clarifying that all of parking spaces from phase 1 would remain, and that the eight proposed for phase 1 were in addition to those.

Mr. Bowling explained that the parking area and the landscape is incomplete and that they had not put lines and indicated where tenants should park. Until very recently, construction vehicles have been at the site blocking tenant parking areas.

Mr. Roberts also explained that the owner, Darlene Stoddard, has deeded an access, parking, and utility easement across all three parcels so that they function as a single unit. Mr. Hawes stated that if this is the case, he felt that the site plan should be updated and the proposal presented again with all of this information.

Mrs. Cash shared her opinion of the project and stated that she was not impressed by the phase 1 project and felt that the exterior of the buildings and the existing parking area were not impressive. She asked if drainage was being considered.

Mr. Bowling responded that they are not finished with the landscaping and gravel, and Mrs. Stoddard agreed, stating that she plans to do extensive attractive landscaping to the site. She pointed to the sign surrounded by boulders as indicative of her efforts, but that she is waiting until all the buildings are built.

Mr. Manual, Mrs. Ferree, and Mr. Ohleger agreed with Mrs. Cash and Mr. Hawes that the phase 1 buildings and landscape were messy and were not what they anticipated when initially approved in 2019.

Mr. Henson suggested that the City delay installing curb and gutter until after these buildings are constructed. He also discussed concern about site distances with the tree shown at the corner of the property with the alley at Aspen Avenue. Lastly, he mentioned the location of the trash area. Mr. Roberts responded that he had already discussed moving the trash area to the alley way, and Mr. Bowling said this was fine.

Mr. Manual voted to not approve the site plan as presented and send it back to the applicant for revision. Mr. Henson seconded and all voted yes. The proposal was denied.

Mr. Hawes stated that because they were sending the site plan back for revision, they would not discuss the certificate of appropriateness.

### **Report of Secretary**

None

### **Old Business**

None

### **Adjournment 7:52 PM**

Approved: \_\_\_\_\_