



Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Tuesday, **April 25, 2006** at 6:30 pm at the Riverdale Civic Center, 4600 South Weber Drive.

Members Present:

Don Farr, Chairman  
Don Hunt, Member  
Allen Miller, Member  
Norm Searle, Member

Members Excused:

Kathy Tanner, Member  
Bart Stevens, Member  
David Coles, Member

Others Present: Randy Daily, Community Development Director; Jan Ukena, City Planner; Steve Brooks, City Attorney; Michelle Douglas, Planning Commission Secretary, other city staff and approximately 10 citizens.

## 1. CALL TO ORDER

Chairman Farr called the meeting to order and welcomed all those in attendance. He acknowledged that Commissioners Tanner, Stevens and Coles were excused.

## 2. CONSIDERATION OF APPROVAL OF THE MEETING MINUTES

There were no minutes to approve.

## 3. CONSIDERATION OF PUBLIC HEARING REGARDING PROPOSED AMENDMENTS TO TITLE 10, RIVERDALE CITY'S ZONING AND SUBDIVISION REGULATIONS PUBLIC HEARING FOR TITLE 10, CHAPTER 21, FINANCIAL GUARANTEES FOR IMPROVEMENTS, *SPECIFICALLY ADDING ADDITIONAL LANGUAGE (SUBSECTION 3) THAT A DEVELOPER WOULD BE RESPONSIBLE FOR THE SATISFACTORY PERFORMANCE OF IMPROVEMENTS DEDICATED TO THE CITY FOR A PERIOD OF TWO YEARS.*

Jan Ukena, City Planner, reported that Lynn Moulding, Public Works Director, requested an amendment to this ordinance. It was noted that the public hearing was noticed wrong. It was noticed as Title 10, Chapter 25 and not Title 10, Chapter 21.

Commissioner Hunt recommended tabling the public hearing, based on the fact that it was noticed incorrectly and it will come back before the Planning Commission.

Chairman Farr opened the public hearing for Title 10, Chapter 21, Financial Guarantees.

There was no public comment at this time.

**Motion:** Commissioner Hunt moved to close the public hearing. Commissioner Miller seconded the motion. The motion passed unanimously.

**Motion:** Commissioner Hunt moved to table this matter based on the fact there was no public comment and another public hearing will be scheduled. Commissioner Searle seconded the motion. The motion passed unanimously.

#### **4. CONSIDERATION OF PRELIMINARY SITE PLAN REVIEW FOR THE PLANNED RESIDENTIAL UNIT DEVELOPMENT, THE PINES AT COMBE FARMS, LOCATED AT APPROXIMATELY 575 WEST AND 5400 SOUTH, NORM FROST**

Mrs. Ukena informed the Commission this item was brought to them as a Planned Residential Unit Development (PRUD) application last time and we are now in the preliminary phase. She noted that the average lot size will be a little over 6,000 square feet. It is her recommendation to take out the parking stalls on lot 33 and make it all one lot and move it off the zero lot line so there can be windows along that side. Ms. Ukena discussed that there is one piece that is landlocked, that needs to be amended. Commissioner Miller stated that the landlocked piece of property was part of their motion for the application to ensure that it gets taken care of. Ms. Ukena stated that Mr. Frost should be taking care of it.

Ms. Ukena discussed the water, storm water, and utility plan. She indicated that culinary water will be coming off 4400, 4450 and the developer will bring in a line per Public Utilities. Ms. Ukena discussed how the sewer and storm water runoff would be handled. The landscape plan was also discussed. Ms. Ukena told the Commissioners that staff recommendations are in their packet.

Melvin Smith, representing the developer, stated that he met with Mrs. Ukena today and agrees with her recommendation regarding lot 33. He discussed the landlocked piece of property and stated that they do not own that property, but when they do purchase it, they will convey it to one of the other property owners.

A discussion was held regarding the detention basin. Commissioner Miller asked if the Army Corps of Engineers has determined if the retention pond is a protected wetland. Runoff and how the water will be metered and controlled was also discussed as well as easements and property owner rights in regard to water runoff. Commissioner Miller asked if the developer should be required to have a written agreement with the property owners on the west side of the tracks that they will accept the amount of water that has historically been on their property. It was discussed that this usually is not a problem if the quantity does not exceed the historical amount. Mr. Smith indicated that they want to be good neighbors and would be willing to work with the property owners.

Chairman Farr read the staff recommendations into the record. A discussion was held regarding the parking on Combe Road, amount of stucco on the homes and the minimum square footage of the homes. Chairman Farr noted that Mr. Frost had previously stated that these homes would be

from 1,900 to 2,100 square feet. Mr. Frost indicated that he had previously stated that these homes would be between 1,800 to 2,100 square feet and that their most popular plan is 1,786 square feet. Chairman Farr requested that the minutes of the previous meetings, in which the square footage was mentioned, be pulled and looked at. He requested that the square footages of the homes be stated in the CC&R's. Mr. Smith inquired if there was an ordinance that set the minimum square footage of homes. He stated that because these are patio homes, not all people want large homes. Ms. Ukena discussed that the PRUD states that the Planning Commission and City Council can dictate the square footage of the homes.

**Motion:** Commissioner Miller moved to approve the Preliminary Site Plan for the Pines at Combe Farms with the following recommendations from staff: 1) All requirements from the Planning Commission and City Council motions from approval of the PRUD are completed; 2) remove additional parking from lot 33 and not have a zero lot line on that lot; 3) change streets to numbers; 4) the subdivision of property cannot create a non-conforming piece of property; 5) provide details of open space landscaping, amenities and fencing; 6) provide written documentation of approvals from the City Engineer, Public Utilities and Fire Department; and 7) in addition, provide a letter of approval from the property owner for the detention pond. Commissioner Searle seconded the motion.

Chairman Farr asked for discussion on the motion.

Chairman Farr indicated that he would like to add in the issue pertaining to the CC&R's and add any additional conditions that staff thought appropriate.

#### Amendment No. 1

Commissioner Miller moved to amend his motion by adding the CC&R's should reflect the ratio of stucco and brick that would be utilized and specify the minimum square footage of the homes in the development, which would be verified through the minutes. Commissioner Searle seconded the amendment.

Ms. Ukena questioned if Commissioner Miller would consider amending his motion to add staff's recommendation Number 9, "No date for the Planning Commission agenda will be set until all issues have been provided to staff with time for review, comments and issues resolved." She also inquired if Commissioner Miller still wanted the developer to obtain a letter from the Army Corp of Engineers to determine if the detention area would be considered a protected wetland area. Commissioner Miller indicated that he would like to see something from the Army Corp of Engineers.

#### Amendment No. 2

**Motion:** Commissioner Miller moved to amend his motion by accepting Ms. Ukena's request to add staff's recommendation number 9 and to request a letter from the Army Corp of Engineers to determine if the detention area would be considered a protected wetland. Commissioner Searle seconded the amendment. The motion passed unanimously.

### **5. DISCRETIONARY BUSINESS**

Ms. Ukena stated that Commissioner Tanner inquired as to the definition of Gutta-Percha as they went through the manufacturing zone. Ms. Ukena stated that it was left as a conditional use.

Gutta-percha is solidified juice of various Malayan trees (genera Payena and Pala-guium, tree that producing it) A rubber like gum produced from the latex of various SE Asian trees of the sapodilla family and used in electric insulation, dentistry, golf balls, etc.

**6. ADJOURNMENT**

There being no further business to come before the Commission at this time, Commissioner Miller moved to adjourn the meeting. Commissioner Hunt seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 7:16 pm.

Attest:

Approved:

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Marilyn Hansen  
City Recorder

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Don Farr, Chair