



Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Tuesday, **November 9, 2010 at 6:30 p.m.** at the Riverdale Civic Center, 4600 S. Weber River Drive.

Members Present: Braden Mitchell, Chairman Pro Tem
Michael Staten, Commissioner
Mike Hall, Commissioner
Brent Ellis, Commissioner
Blair Jones, Commissioner
Bart Stevens, Commissioner

Excused: Allen Miller, Chairman

Others Present: Randy Daily, Community Development Director; Marilyn Banasky, City Recorder; and 12 citizens

A. Welcome & Roll Call

Chairman Pro Tem Mitchell welcomed everyone and noted that all members were present with the exception of Chairman Miller who is excused.

B. Open Communications

None

C. Consent Items

- 1. Approval of meeting minutes from:
October 26, 2010 Work Session
October 26, 2010 Planning Commission**

Motion: Commissioner Ellis moved to approve the consent item. Commissioner Jones seconded the motion.

Call the Question:

The motion passed unanimously.

D. Action Items

- 1. Consideration of conceptual site plan for a new Cadillac showroom located at 843 West Riverdale Road.**

Randy Daily reported that this request is for a new Cadillac showroom at the Freeway Cadillac Mazda dealership. He stated that the new showroom will be attached to the existing dealership showroom which is owned by the Cutrube family. He stated that the building meets all landscape and zoning requirements. Commissioner Stevens inquired if there would be any changes on signage. Don Fredrickson from the Design Group, stated that there will be new signage on new building but the existing monument sign won't change.

Motion: Commissioner Staten moved to approve the conceptual site plan for a new Cadillac showroom located at 843 West Riverdale Road. Commissioner Hall seconded the motion.

Call the Question:

The motion passed unanimously.

2. Consideration of preliminary site plan for a new Cadillac showroom located at 843 West Riverdale Road.

Randy Daily reported that the building area on this addition to the existing Freeway dealership is 2,361 square feet and that it meets the 20% landscaping requirement. He explained that they will be taking out some display parking for the building itself but the parking ratio will still be met. He stated that the site grading and drainage won't change as they are taking out some hard surface areas and adding soft surfaces. He stated that the new utilities will be connected to the existing services and that there will not be a change to site lighting or additional pole lighting. Don Frederickson from the Design Group reported that there will be lighting on the building but that the other lighting will stay the same. Mr. Daily reported that this addition is a requirement by Cadillac in order to have their own showroom. Commissioner Staten reported that the site plan for new building addition shows the detention for a 100 year storm in close proximity to the building. He stated that his concern is that the maximum pond elevation is almost one foot higher than the 100 year storm elevation and runs through the middle of the addition. He stated that if such a storm were to come along there will be water lapping on the building. Mr. Frederickson stated that the extreme corner that the 100 year flood elevation is almost two feet higher than the existing grade at the opposite end of the building and that the main entry of the building will be at least 18 inches above the high water line. He stated that the detention for the 100 year storm has been considered. Mr. Daily inquired if there had been a history of flooding on the property from rain. Mr. Cutrubs stated that he doesn't think so and that the landscaping will slope up to keep water away from the building.

Motion: Commissioner Hall moved to approve the preliminary site plan for a new Cadillac showroom located at 843 West Riverdale Road. Commissioner Jones seconded the motion.

Call the Question:

The motion passed unanimously.

3. a. Discussion on amending the General Plan – Alternative Land Uses - Area Two commentary.

Randy Daily reported that the amended language is being proposed because the General Plan – Alternative land Uses commentary for Area Two has not been amended since the development of the Tullis and Hayward business parks, and the Larry H. Miller development. He stated that he is also proposing changing the land use map for that area to reflect a commercial type use. He reported that the map and narrative address the area within the West Bench RDA Project Area.

b. Consideration of setting a public hearing to amend the General Plan – Alternative Land Uses - Area Two commentary.

Motion: Commissioner Staten moved to set a public hearing to amend the General Plan – Alternative Land Uses – Area Two commentary. Commissioner Hall seconded the motion.

Call the Question:

The motion passed unanimously.

4. a. Discussion on amending Title 10, Chapter 1, Section 3: General Plan Compliance.

This item was withdrawn from the agenda.

b. Consideration of setting a public hearing to amend Title 10, Chapter 1, Section 3: General Plan Compliance.

5. a. Discussion on amending Title 10, Chapter 2, Section 2: Definitions.

This item was withdrawn from the agenda.

b. Consideration of setting a public hearing to amend Title 10, Chapter 2, Section 2: Definitions.

E. Discretionary Business

Commissioner Staten reported that in the joint Strategic Planning meeting that was held in August he brought up that the General Plan needs to be updated regarding completed items. He stated that there wasn't any discussion in that meeting regarding that suggestion and he would like to delve into that in a Planning Commission meeting and wants to put that on the agenda. He stated that he is interested in addressing bike lanes and connecting the Riverdale trail system to the other trail systems so that people could bike to a trailhead. Mr. Daily stated that the Transportation section addresses bike lanes and the riverwalk trail and that those items could be discussed in a meeting. He suggested that if a Planning Commissioner wanted to place items on the agenda they should e-mail him with their request.

F. Adjournment

There being no further business to come before the Planning Commission, Commissioner Jones moved to adjourn the meeting. Commissioner Ellis seconded the motion. The motion passed unanimously. The meeting was adjourned at 6:55 p.m.

Approved: December 14, 2010

Attest:

Braden Mitchell, Chairman Pro Tem

Ember Herrick, City Recorder