



Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Tuesday, **September 9, 2014 at 6:30 p.m.** at the Riverdale Civic Center, 4600 South Weber River Drive.

Members Present: Blair Jones, Chairman
Steve Hilton, Commissioner
Kathy Eskelsen, Commissioner
Cody Hansen Commissioner

Members Excused: Lori Fleming, Commissioner
David Gailey, Commissioner
Michael Roubinet, Commissioner

Others Present: Michael Eggett, Community Development Director; Ember Herrick, City Recorder and two members of the public including Don L. Enlow, representing Christian Heritage School Association and Cannon Carter Randall, representing Good Foundations Academy.

A. Welcome & Roll Call

Chairman Jones welcomed everyone to the meeting and stated for the record all members of the Planning Commission are present except for Commissioners Fleming, Gailey and Roubinet who are all excused.

B. Open Communications

Chairman Jones said there are no members of the public present to speak during the open communications portion of the meeting.

C. Presentations and Reports

Community Development Director Michael Eggett said the only update to the Community Development Report is the anticipated openings of Massage Envy and Ferguson Plumbing. He said the Pelican Restaurant is currently open for business and the Ken Garff Honda remodel is near completion. Mr. Eggett said there will be a preliminary review of a proposal to build a Bravo Arts Academy on 1500 West as part of the Riverdale Business Park at the September 23, 2014 Planning Commission meeting. Commissioner Hansen asked which parcel the arts academy is considering for their location and Mr. Eggett said the building will take up the entire southwest lot of the business park. There were no additional questions or comments.

D. Consent Items

- 1. Consideration of meeting minutes from:
August 26, 2014 Work Session
August 26, 2014 Planning Commission**

Chairman Jones asked for any changes or corrections to the previous meeting minutes and none were noted.

Motion: Commissioner Hilton moved to approve the consent items. Commissioner Eskelsen seconded the motion.

There was no discussion on the motion.

Call the Question: The motion passed unanimously.

E. Action Items

1. Consideration of recommendation to the City Council for approval of Good Foundations Academy small subdivision

Mr. Eggett said the petitioners of this small subdivision request are Christian Heritage School Association (CHSA) represented tonight by Don L. Enlow and Good Foundation Academy (GFA) represented by Carter Randall. According to Mr. Eggett, the petition is to create a subdivision of four acres for GFA where their school building currently sits and for CHSA to retain one acre in the rear of the property where a building formerly used as a daycare sits. He said this is an A-1 agricultural zone permitting educational facilities and all staff concerns have been addressed by the petitioners. Mr. Eggett said the two schools will operate separately but have a joint parking and driveway access agreement that was reviewed by the city's engineer.

Commissioner Hilton asked why the two schools are subdividing the property and the applicants said the two schools have been operating independently for some time. Commissioner Hansen said he observed the schools today as classes were letting out and he asked if cross access use of a sidewalk to 1150 West has been addressed as part of the joint operating agreement between the two parties as this appears to be a busy thoroughway for pedestrians. Mr. Enlow and Mr. Randall noted the recommendation for inclusion in their agreement and Chairman Jones asked which entity will be responsible for snow removal on that sidewalk and Mr. Randall said it will be GFA. Commissioner Hansen asked how the neighborhood could be impacted if CHSA decides they want to do a curb cut so that vehicles leaving their one acre lot can exit via 1225 West instead of using the shared driveway with GFA to 1150 West. Mr. Eggett said this request is not part of the current petition and if CHSA wanted to do this in the future they would need to apply for a site plan amendment, subject to Planning Commission and City Council review.

Commissioner Hansen asked what other uses would be allowed in these buildings if they ceased to be educational facilities at some point in the future and Mr. Eggett said the uses are very limited in an A-1 zone to a home, educational or daycare use and anything else would require the petitioner to go through a rezone request. There were no additional questions or comments.

Motion: Commissioner Hansen moved to forward to the City Council a favorable recommendation for approval of Good Foundations Academy's small subdivision request with the addition of a sidewalk easement reflected as part of the approval. Commissioner Eskelsen seconded the motion.

There was no discussion on the motion.

Call the Question: The motion passed unanimously.

F. Discretionary Items

Chairman Jones asked for any discretionary items and Mr. Eggett asked for consensus to order Apple iPad Air tablets for the Planning Commission's use and support for the purchase was unanimous. Mr. Eggett said he will be attending the League of Cities and Towns conference September 10-12, 2014 in Salt Lake City with the intent to get planning information that he can use for future Planning Commission trainings. Mr. Randall asked Mr. Eggett about receiving the cost estimates document for the water lateral escrow and Mr. Eggett said he received the numbers and forwarded the document to City Engineer Scott Nelson for review. Mr. Eggett said

the document will be recorded as part of the subdivision plat with Weber County following a review by the engineer. No additional discretionary items were noted.

G. Adjournment

Motion: There being no further business to come before the Planning Commission, Commissioner Eskelsen moved to adjourn the meeting. Commissioner Hansen seconded the motion. The motion passed unanimously. The meeting adjourned at 6:41 p.m.

Approved: September 23, 2014

Attest:

Blair Jones, Chairman

Ember Herrick, City Recorder