



Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Tuesday, **September 23, 2014 at 6:30 p.m.** at the Riverdale Civic Center, 4600 South Weber River Drive.

Members Present: Blair Jones, Chairman
David Gailey, Commissioner
Kathy Eskelsen, Commissioner
Michael Roubinet, Commissioner
Cody Hansen Commissioner

Member Excused: Lori Fleming, Commissioner

Member Absent: Steve Hilton, Commissioner

Others Present: Michael Eggett, Community Development Director; Ember Herrick, City Recorder and four members of the public including Mike and Angie Ford and Nate Reeve.

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 Commissioner Fleming who is excused and Commissioner Hilton who is absent.

B. Open Communications

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

C. Presentations and Reports

Community Development Director Michael Eggett said there are no new updates to the Community Development Report.

D. Consent Items

- 1. Consideration of meeting minutes from:
September 9, 2014 Work Session
September 9, 2014 Planning Commission**

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

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

There was no discussion on the motion.

Call the Question: The motion passed unanimously.

E. Action Items

1. Preliminary review of Bravo Arts Academy proposal

Chairman Jones said the only action item on tonight's agenda is a preliminary review of a proposal by Bravo Arts Academy. Mr. Eggett said the petitioners are the developers Mike and Angie Ford and engineer Nate Reeve who would like to build an arts academy on 1500 West in the CP-3 Zone at the Riverdale Business Park similar to facilities in Clearfield and Washington Terrace. He said a lot line adjustment between lots one and four will need to be made with Weber County and the Bravo Arts Academy will have a development agreement subject to Council review. Mr. Eggett said Mr. Ford will maintain the landscaping while the development is being completed and he reviewed the other outstanding items from the site plan review including the lighting and drainage concerns of the City Engineer Scott Nelson. Mr. Eggett said with an anticipated 45 staff member the 70 planned parking spaces will exceed the number required by city code. Mr. Eggett said Mr. Nelson and Public Works Director Shawn Douglas have been evaluating storm water and sewer capacity concerns and this use looks positive based on staff's preliminary review with the recommendation that the school's bathroom facilities utilize low flow appliances. He said the copy of the development agreement included in the packet was missing a page but the complete document will be included in the final Planning Commission review on October 14, 2014. Chairman Jones asked for questions and none were noted.

Mr. Ford showed a promotional video about Bravo Arts Academy and a color rendering and elevation map. He said the building will be 27,000 sq ft with a playground for each age group. Commissioner Eskelsen asked what age of children will attend this daycare/preschool and Mrs. Ford said children ages 6 weeks to 12 years old and she noted that dance and tumbling and art are also taught at the academy. Chairman Jones asked how many children will attend the school and Mrs. Ford said the maximum will be 302 as allowed by state law. Commissioner Gailey asked about the child to adult ratio and Mrs. Ford reviewed the supervision for the different age groups and said no class size will exceed 16 children. Commissioner Eskelsen asked about the doors and Mrs. Ford said the five different playgrounds are separated by age group and different doors lead to fenced off playground areas. Commissioner Hansen said he likes the proposal and has been impressed with the Bravo Arts Academy his daughter attends in Washington Terrace and he asked about the outstanding staff and engineering concerns. Mr. Eggett said he is comfortable the remaining items can be resolved prior to the next Planning Commission meeting. Commissioner Roubinet asked if the petitioner is comfortable with the current speed limit and Mr. Ford said 25 mph will be sufficient for the school. Mr. Reeve said the layout was designed with a safe entrance for dropping children off and picking them up that shouldn't congest 1500 West. He said the developer intends to inform parents of the ideal way to access the school to avoid impacting the adjacent residential neighborhood. According to Mr. Reeve, the lot line adjustment will allow the Bravo Arts Academy to be built on lot one and lot four will be vacant for now. Commissioner Hansen noted the hillside issues associated with lot four and asked what the developer anticipates building on this property in the future and Mr. Reeve noted the limitations and said nothing is anticipated at this time. Commissioner Hansen asked about low flow plumbing and Mr. Reeve said the school's anticipated water use will be 30,000 gallons a month or 1,500 gallons a day, which he said is the equivalent of three or four homes. Mr. Reeve said Mr. Nelson recommended a six inch lateral but the lot is already equipped with four inch laterals and the developer would like to use the current infrastructure to avoid the need to cut into Riverdale City streets. Mr. Eggett said this needs to be discussed further with Mr. Nelson.

Commissioner Roubinet said some types of businesses like smoke shops aren't allowed within 1,000 feet of a school and he asked if this restriction will impact the tenants of the Riverdale Business Park and Mrs. Ford said it will be in the best interest of both developments if these types of businesses aren't side by side. Mr. Ford distributed a map showing how many Clearfield residents sent their children to the Bravo Arts Academy and he said this type of development will benefit the community and Mr. Eggett said the academy will also appeal to Hill Air Force Base employees. Chairman Jones asked if Bravo will shuttle older children to local elementary schools during the day and Mrs. Ford said that is the plan in Riverdale as it has worked well in Clearfield and Washington Terrace. He asked for any additional questions or concerns and none were noted.

Motion: Commissioner Hansen moved to give preliminary approval to move forward for the Bravo Arts Academy proposal. 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 Commissioner Gailey said he recently complained about speeding in his neighborhood and Riverdale police officers responded and have been patrolling the area and he thanked them for addressing his concern. Mr. Eggett asked for consensus to purchase iPads for the Planning Commission and consensus was unanimous.

G. Adjournment

Motion: There being no further business to come before the Planning Commission, Commissioner Roubinet moved to adjourn the meeting. Commissioner Gailey seconded the motion. The motion passed unanimously. The meeting adjourned at 7:02 p.m.

Approved: October 14, 2014

Attest:

Blair Jones, Chairman

Ember Herrick, City Recorder