



Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Tuesday, **October 14, 2014 at 6:33 p.m.** at the Riverdale Civic Center, 4600 South Weber River Drive.

Members Present: Blair Jones, Chairman
David Gailey, Commissioner
Michael Roubinet, Commissioner
Cody Hansen Commissioner
Lori Fleming, Commissioner
Steve Hilton, Commissioner

Member Excused: Kathy Eskelsen, Commissioner

Others Present: Michael Eggett, Community Development Director; Ember Herrick, City Recorder and one member of the public Mike Ford.

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 Eskelsen who is 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 updates to the Community Development Report are the grand openings of Massage Envy and the Pelican Café. He said the Riverdale Road construction project is one week behind schedule due to a rain delay and should be complete by November 8, 2014 with a project unveiling scheduled prior to Thanksgiving.

D. Consent Items

1. **Consideration of meeting minutes from:
September 23, 2014 Work Session
September 23, 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 Gailey seconded the motion.

There was no discussion on the motion.

Call the Question: The motion passed unanimously.

E. Action Items

1. Final review of Bravo Arts Academy site plan proposal

Chairman Jones said the only action item on tonight's agenda is a final site plan review of a proposal by Bravo Arts Academy at address 5165 S. 1500 W. Mr. Eggett said developer Mike Ford is the petitioner and this preschool use is permitted in the C-3 Zone. He said a lot line adjustment to expand Lot 1 by shrinking Lot 4 will be done through Weber County. Mr. Eggett said the outstanding issues associated with this request are that signage and lighting requirements for the development and a list of building materials in aesthetic harmony with the existing businesses in the area. He said early sewer capacity studies look favorable and staff has no concerns that would prevent the Planning Commission from forwarding a favorable recommendation to the City Council for their consideration of this site plan request at their meeting on October 21, 2014.

Mr. Ford showed his Bravo Arts Academy promotional video again. He said the development materials will be brick, stucco, and wainscot paneling and Commissioner Roubinet asked if the colors are similar to the Clearfield building and Mr. Ford said in Clearfield the brick is red but the proposed color scheme for the Riverdale building will be browns and more neutral colors. Commissioner Fleming asked about the color of the metal roof and Mr. Ford said it will also be brown. Mr. Ford explained the proposed signage along the façade of the building which he said would be white LED lettering and he said a monument sign is also proposed but not at this time. Mr. Ford said the lot line adjustment will be done through Weber County if the Council approves the proposed final site plan and he circulated a diagram of the proposed street lighting for the development to the Planning Commissioners. Commissioner Fleming asked how the development's exterior lighting could impact Cherry Creek Apartments and Mr. Eggett said the parking lot lights will have screens that aim the light away from the adjacent residential communities. Commission Hilton asked about sewage capacity concerns and Mr. Ford said the outflow for the Bravo Arts Academy in Clearfield is 1.8 gallons per flush and in Riverdale the proposal is to use toilets that use 1.2 gallons per flush, a water savings of 30 percent. Mr. Ford said a feature will be installed in the classrooms with young children so that teachers can prevent water wastage and he provided a copy of a cost estimate for an ADA ramp. Chairman Jones asked for any additional questions or concerns and none were noted.

Motion: Commissioner Hilton moved to forward a favorable recommendation to the Council for final site plan approval for the Bravo Arts Academy.
Commissioner Fleming 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 none were noted.

G. Adjournment

Motion: There being no further business to come before the Planning Commission, Commissioner Fleming moved to adjourn the meeting. Commissioner Roubinet seconded the motion. The motion passed unanimously. The meeting adjourned at 6:53 p.m.

Approved: October 28, 2014

Attest:

Blair Jones, Chairman

Ember Herrick, City Recorder