

Minutes of the **Regular Meeting** of the **Riverdale City Council** held Tuesday, **March 1, 2005** at 6:00 p.m. at the Riverdale Civic Center, 4600 South Weber River Drive.

Members Present: Bruce Burrows, Mayor
 Nancy Brough, Councilor
 David Gibby, Councilor
 Stan Hadden, Councilor
 Stacey Haws, Councilor
 Shelly Jenkins, Councilor

Others Present: Larry Hansen, CAO
 Randy Daily, Community Development Administrator
 Lynn Fortie, Business Administrator
 Stevin Brooks, City Attorney
 Jan Ukena, City Planner
 Cindi Mansell, City Recorder

Kathy Tanner	Stephen Stephenson
David Gailey	Wayne Belka
John Ernst	Shane Farver
Renee' Medina	Garth Heiner

Mayor Burrows called the meeting to order and welcomed all those present. Councilor Jenkins offered the Pledge of Allegiance. Mayor Burrows then read a quote written by Patrick Henry, followed by a Moment of Silence.

Open Communications

People-to-People Foundation - Young Ambassador Program

David Gailey, 1170 W. Ritter Drive, addressed the Council and explained he is present to represent the Medina Family (and not any organization suggested). He then read a letter to be entered into the official record. The letter stated that Rande' Medina has been selected by the People-to-People Foundation to become the Young Ambassador to England; however, participants are required to raise \$4,000. Mr. Gailey explained that Ms. Medina has been conducting various fund raising efforts; however, is in need of assistance. He stated she will be representing both Riverdale City and the State of Utah, and he would request donations be made to the People-to-People Foundation on behalf of Ms. Medina.

Mr. Gailey explained that 40 individuals are selected from 250+ applications; and this funding is to cover airfare, lodging and food only. He stated he would suggest the City contribute to this worthwhile cause.

Mayor Burrows explained that traditionally, the City has not participated in donations for any one individual. He inquired as to the deadline, with Mr. Gailey stating the funds must be raised by June. Mayor Burrows suggested the City could contribute by offering space within the City Newsletter; and suggested the Standard-Examiner spotlight the cause as well.

Property Cleanup Request

John Ernst, 4066 S. 600 W., stated he has resided in the Woods Subdivision for 14 years; and would like to discuss a situation he has concerning the sale of the railroad property. He explained that his neighbor, Mr. VanMeeteren, has decided to dump all his leaves and grass behind his house and not his own. Mr. Ernst stated this has not really created a problem, except that now this same piece of property has been offered for sale to him by the City. He stated several years ago, the City sent a letter asking those who were dumping to stop and to clean up what had been dumped. He stated this neighbor continued dumping and even built a structure; knowing this property had been offered for sale.

Mr. Ernst stated he would estimate there is at least 2000 pounds of trash and compost to be removed from this property. He stated he is 55 years old and simply not capable of removing this amount of refuse. He stated there is no way to get over the duck pond; and vehicles cannot come in because of the gate prohibiting entrance. He stated he would have to drive across other properties to even try and access this parcel.

Mr. Ernst stated the bottom line is that he did not make this mess, and he does not want to be responsible. He made the comparison of abandoning a vehicle, stating the City would have tracked down and made the owner responsible for removal. Mr. Ernst stated while construction is currently ongoing, it would not take much additional effort for a dump truck and backhoe to clean up this area. He stated he could hire a bulldozer and push the debris over to the legal owner; however, he has more integrity than this. He stated he did forward a letter to the City Attorney asking for response.

Mr. Ernst stated the letter from the City offering the property for sale indicates this would be "as is". He stated he does want to take advantage of the property sale and is happy with the City's offering; but does not want to have to clean up a mess that he did not make.

Mayor Burrows thanked Mr. Ernst for his comments. He directed staff to assist Mr. Ernst, and to determine the required City involvement. Mr. Daily stated he would contact Mr. Ernst to resolve this issue.

Mayor's Report

Mayor Burrows reminded the Council to contact Mrs. Limburg concerning the upcoming Utah League of Cities & Towns meeting in St. George.

Mayor Burrows referenced a letter from the Wasatch Front Regional Council on behalf of the Weber Area Council of Governments. He explained that he serves as one of the four representatives to this Council. He reminded the Council of the additional funding necessary due to land acquisitions. The letter referenced additional funding requested jointly between Riverdale City and Washington Terrace for the 300 West project. Mayor Burrows stated these additional funds were awarded, and the project should proceed forward immediately. He stated, however, the Riverdale Road widening project has recently been set back another two years.

Mayor Burrows then read a "thank-you" card from the Harrison Regent Retirement Center Manager and residents. It was a note of thanks to the Riverdale City Band for bringing their beautiful music

to their residents; and included a donation to help with their efforts in serving the community. Mayor Burrows voiced his appreciation of the efforts of the City Band as well.

Mayor Burrows read a letter from resident (and senior citizen) David A. Leahy. The letter was written to make the City aware of the good deeds of Mickie Layton, Senior Program Coordinator. Mr. Leahy wrote that he has been attending the Senior Center for a number of years, and feels it is time for recognition of outstanding contributions to this program. He stated Mickie is always there to greet the people with a smile or a hug; she is there to help, or just to sit and listen. She creates an atmosphere of harmony and happiness and always makes time to help those with their personal endeavors; regardless of all her job duties. Mr. Leahy felt that Mickie has a special gift of knowing how to communicate with each individual on many levels; and her ability to juggle classes is amazing. She always has a compliment and has a way of making everyone feel wanted, appreciated, and welcomed at the Senior Center.

The letter stated that Mickie's professional and positive attitude is truly a great asset. She is truly an outstanding individual and a definite asset to the community. Mr. Leahy closed by voicing his appreciation for Mickie Layton.

Mayor Burrows stated he truly appreciates this type of community input, and personally feels it is always good to recognize positive employee efforts.

Certified Records Manager (CRM) Award Designation

Mayor Burrows stated he would like to acknowledge the accomplishments of City Recorder, Cindi Mansell. He explained Ms. Mansell was recently awarded the Certified Records Manager (CRM) designation and welcomed into the Institute of Certified Records Managers (ICRM). He went on to say there are a very few number of these individuals within the State, and Ms. Mansell should be commended for her achievements and continued endeavors within her profession.

Consent Items

Approval of Minutes

Mayor Burrows stated the Council has the minutes of the January 26, 2005 Town Meeting; February 1, 2005 Work Session and Regular Meeting before them. One amendment was distributed.

Business License Applications

Mayor Burrows referenced the new, renewal, new home occupations, and renewal home occupations as distributed.

Councilor Jenkins disclosed that she operates a home occupation in the City of Riverdale.

Report on Condition of the Treasury - as of January 31, 2005

Mr. Fortie referenced the Report on the Condition of the Treasury as of January 31, 2005. He stated business license payments, as well as Class C Road Funds have been receipted on the revenue side. He referenced the RDA fund, stating most revenues received were due to property taxes. Mr. Fortie further discussed the expenditure side of the Seniors Facility; and provided additional funds review.

Motion Councilor Brough moved to approve the Common Consent items as presented; and including the one correction to minutes as distributed. Councilor Gibby seconded the motion. The motion passed unanimously.

Conceptual Discussion/Development of 90+ acres of property

Mr. Daily explained the conceptual discussion of development of 90+ acres of property located south of the Riverdale Civic Center between the Weber River and Union Pacific Railroad tracks was given to the Planning Commission last week.

Wayne Belka addressed the Council to discuss this proposal. He referenced a map of the subject property as colored; and highlighted the river, I-84, railroad tracks, and City property as landmarks. He stated the developer feels the size of the project would support a mixed-use concept. He stated the scale of 90 acres is good-sized, and would be divided into various mixed uses in order to be able to market the property in a timely fashion. He discussed the desire to develop for an economic best use as well; which entails a mix of single and multi family housing and office warehouse use.

Mr. Belka explained there are also some AICUZ zoning designations on parcels that contain easement restrictions; as well as APZ1 and APZ2 zoning designations. He stated although not listed in the deed documents, he would assume these are APZ2 zoned. Mr. Belka referenced the map again, stating the other parcels that have no coloring on them have no restrictions. He stated the APZ1 zone does not allow any residential use at all and has restrictions on height - but does allow other uses such as commercial, warehouse, office, etc. He stated he believes the major height is 55 feet, including density restrictions. He stated in terms of residential, the proposal would be the maximum of two units per acre.

Mr. Belka stated the proposal is to access the property off the roundabout that comes off 900 West; and including an easement granting from DDRC. He referenced access from the roundabout and including a series of circulating roads; or divided road similar to the roundabout and yet able to facilitate control and character of traffic. He illustrated a dead-end for future access for property development to the south; stating the proposal also includes an access route onto the north end into the City property. Mr. Belka stated one of the comments made is that there is only a single point access across the river to this property. He made the comparison that the City property is almost the same length as the subject property and it has single point access.

Mr. Belka stated he feels this proposal provides a mutually acceptable bonus in that it brings in access from the roundabout and then connects the loop road through - so there is no dead-ending of service into either the City or subject property. He stated this provides a mutually beneficial solution to an issue that could potentially be a problem. Mr. Belka stated the developer has also considered the possibility of a roadway across the railroad tracks.

It was stated that requirements for a right-of-way would be through the Utah Department of Transportation (UDOT). It was also stated there is a line of sight issue at this location, and crossing at this point is not recommended. Discussion followed regarding the idea there may be fewer objections to a bridge or tunnel solution. Further discussion followed regarding the prohibitive costs associated with the installation of a temporary rail line, plus the cost of any new

structure. It was stated that parcels may have a tendency to become landlocked if planning is not conducted early on.

Discussion followed regarding the floodplain area, with Mr. Daily stating there is quite a steep bank on the south side. He stated the proposal would entail quite a large area within the 100-year floodplain as part of the river parkway and then narrows down through the rest of the property. Mr. Belka referenced potential plans for ballparks on the City property, stating the loop access could provide access as well as additional parking areas to the river parkway as property is developed.

Mr. Belka summarized this development would be a multi mixed use development, and the proposal is to use some of these mixed uses as transitional from major commercial and business. He discussed the concept of a small amount of office space and then light manufacturing; such as a cabinet maker or sewing shop or warehousing space for associated business. Mr. Belka stated this type of use has been very successful in other parts of the state; and would provide a compatible use as well as increase city revenues. He stated the townhouses would provide an economic value for the project, as well as housing for young families and people that are trying to stay within the Riverdale community.

Mayor Burrows recognized this is a conceptual plan that has not been previously entertained or discussed; stating certainly, it may take time to let it digest. Councilor Jenkins inquired as to percentage ratios of square footage of office storage area in comparison to acreage; Mr. Belka stated the ratio would entail approximately 12-15 of the 90 acres. He stated the project entails 100 single-family units; 150 units of townhouse medium density housing; and about 12 acres or so of office warehouse. He stated this property is zoned A-1, which does allow residential on large lots; however, the lots in the APZ zones would have to meet the two-acre requirement.

Garth Heiner, resident, inquired as to restrictions within particular zones as outlined on the development map. Mr. Belka discussed the restriction that is placed within these particular zones, stating specific location is unknown at this time. He referenced a canal easement that is owned by the City; and suggested the possibility of utilizing this property for storm drainage or something else favorable to the City. Discussion followed regarding the proposal, with the statement there is a lot of required work to complete the bridge crossing; dealing with the Army Corp of Engineers regarding floodway impacts and other issues.

Mayor Burrows thanked Mr. Belka for his informative presentation.

700 West/Riverdale Road Area - Planning Commission recommendations

Mrs. Ukena explained the Planning Commission has given consideration to the 700 West/Riverdale Road area; and whether to leave the zoning, or include a demarcation line. She stated the determination was to recommend a mixed-use area; removing 4450 South; and combining the entire piece of property as one large parcel and removing the small pieces. She stated they are currently working on a mixed-use zone proposal; and want to provide control over development. Mrs. Ukena explained that everything allowed in this zone would be conditional; nothing would be permitted. She stated anything that abuts residents would potentially stay residential; therefore, anything along 4400 South would most likely remain residential.

Mrs. Ukena stated approval of uses would be given by the Planning Commission prior to issuance of business licensing. She discussed the concept of not wanting a piece of property to go all commercial or all residential.

Councilor Gibby stated he feels the line must be drawn and no commercial allowed on either side of 4400 South. Mrs. Ukena stated she feels this concept could work with the mixed-use zone. Councilor Gibby stated he does not feel property owners will allow a downgrade from commercial zoning; and feels they will fight hard to get some type of commercial on 4400 South to begin the flow of commercial into this area. He stated he feels that mixed-use opens the Pandora's box and the City and residents will be constantly fighting commercial.

Discussion followed regarding the desire to retain this historical residential area. Councilor Gibby expressed concern as to the destruction of the quality of neighborhoods, stating these discussions are not productive. He stated the Council had talked about buffering between commercial and residential; and he feels the focus should be on these types of issues rather than mixed-use.

Mrs. Ukena stated her proposal is not based on owner desire. She stated discussions with the owner have indicated the desire to keep the property on 4400 South as residential and not impact commercial. She stated at this point, the owner has no desire to change the zoning at all; and plans to retain commercial in the front and residential in the rear. Councilor Gibby stated he feels this will open up potential commercial development. Mrs. Ukena stated the area would have to be rezoned first, and she does not see that happening. She cautioned the Council that no matter what action they take, they need to remember the current zoning.

Mayor Burrows discussed the original line of demarcation; stating although the Council viewed this concept on paper, it was never officially adopted. Mrs. Ukena explained the Planning Commission did not feel the demarcation line was the way to go; they have moved away to a mixed-use concept to function as the buffer between the residents and commercial to Riverdale Road.

Councilor Gibby stated he does not feel there will be residential development on 4450 South, and especially not by requiring zoning. Councilor Jenkins stated she feels the Planning Commission conducted a good discussion. She stated this is a very difficult area involving perhaps unrealistic expectations as to what housing is going to look like in that 100-foot area that runs parallel to the south side of 4400 South. She inquired how to mix development that would possibly come back to an imaginary line that would be conducive enough to allow residential of some type. She stated there is a decline of residential appearance in this area; and she feels as 4400 South becomes busier, such will not increase the appeal of residential.

Mr. Daily explained the original line of demarcation was 135'; however, there is no petition before the City Council with regards to a development proposal. He stated the line continues west to a piece of property that would then widen and continue to 275' deep; and there would be enough room to have a dwelling on 4400 South and allow enough distance from anything commercial.

Councilor Brough stated she does not want to see commercial on 4400 South. She stated this has always been a controversial area and this same discussion has been ongoing for years. She stated

she feels the homes and yards most deteriorated are those owned by a particular homeowner; and would like to see some type of creative residential use on the south side. She stated she would like to provide a decent depth for buffer on 4400 South.

Inquiry was raised as to the difference between mixed use and low-impact commercial. Mrs. Ukena stated this involved 15 parcels owned by 13 property owners who all would have to be willing to sell at the same time. She stated some of the housing is not viable, however, she is not proposing removal of housing from 4400 South. She stated although she does not believe housing will be vital, she is not saying it needs to be removed.

Mayor Burrows stated he recently purchased a home on 4400 South and intends to stay in this area, which he feels is beautiful. Councilor Gibby stated he simply feels mixed-use is a signal for 4400 South to become commercial; and if this occurs, the north side becomes untenable for residential. He inquired as to what will then happen on 4450 South. He stated there is nothing worth considering that allows giving up and letting the area become commercial.

Councilor Hadden stated when commercial development takes place adjacent to residential; a buffer zone is required. He inquired if a buffer behind would be acceptable to make these homes more tenable and a better area in which to reside. Councilor Brough stated it is ironic that in RDA blight analysis mixed use is a sign of blight. Furthermore nobody who voted her into office would want her to vote for expanding commercial onto 4400 South. She discussed the sentiment of the community as to expansion of commercial into residential. Mrs. Ukena stated she feels the protection line is in place to create the buffer; and the question is where to draw this line.

Councilor Jenkins stated she feels once C-3 does develop out to Riverdale Road, this mixed-use proposal could actually buffer the possibility of keeping 4400 South from commercial. Debate followed regarding the mixed-use zone, with Councilor Haws stating the only people that are going to accept mixed use are those who are trying to get residential removed in order to develop commercial. Mrs. Ukena stated the City will not implement a rezone, but can change the master plan so that development comes in - the City will have this in place.

Councilor Brough discussed the 4450 South line of demarcation between the heavy commercial and transitional. She stated the big question is what to allow north of 4450 South; and expressed the necessity to buffer 4400 South and the rear. Mrs. Ukena stated she feels perhaps the Planning Commission minutes are misleading, as she does not believe the mixed-use concept would extend to 4400 South. Councilor Gibby again argued that something must be done to maintain residential, or there is no stop to commercial.

Mr. Hansen stated he does appreciate Mrs. Ukena bringing forth this issue relative to the Planning Commission, and the fact they have actually provided some action on their behalf to deal with this particular area. He stated resolution is not expected this evening, as administration recognizes the sentiments of the Council and respects the desire to maintain residential housing on both sides of 4400 South from 700 West to Parker Drive. He stated barring any change that would come through some process, staff would recommend a work session held in conjunction with the Planning Commission. Mr. Hansen stated concepts such as creativity, ideas, and concepts such as the RDA loan program could further enhance the desirability of the property owner to make improvements.

Mr. Hansen stated he would recommend moving this forward, stating it is best to work through this in a different format. Mayor Burrows explained there are many administrative items underway; the recently completed legislative session, two proposed RDA areas, budget, etc. He stated these items all extend through July 1; however, at that point he believes there will be opportunity to reconsider the General Plan. Mayor Burrows stated joint work sessions have been conducted in the past, and provide an opportunity for discussion and dialogue in order to be able to move forward.

Councilor Jenkins stated this was already brought up during Strategic Planning because there is confusion as to what to do with this area. She stated both sides of 700 West between Riverdale Road and 4400 South are commercial. She stated the Planning Commission takes the concept and runs with it; and now staff is recommending scheduling yet another meeting. She stated rather than completely canning the work of the Planning Commission, she would want to consider what compromises may have taken place to apply comfort levels to provide a residential neighborhood feel. She stated she feels this would require all property owners to be on board; or one at a time. Mr. Hansen stated staff would appreciate action in the form of a motion.

Motion Councilor Jenkins moved to schedule a Strategic Joint Meeting at the earliest time possible to come back and address the issue to move forward on a mixed-use ordinance or a compromise which can then be incorporated into the General Plan updates; to direct staff to continue to work on this at the earliest given point; either mixed-use or modification. Councilor Hadden seconded the motion. The motion passed unanimously.

Mr. Hansen stated the earliest point to schedule a meeting would be August, unless there is the need for something additional. Councilor Jenkins emphasized the fact that development is currently taking place in the area, and it would be wise to set something up in front of development. Mayor Burrows stated the original line of demarcation was not officially adopted. He stated it was discussed in some great detail and was considered to be, until further action, the line in the sand and property owners are on notice at this point in time.

Councilor Brough stated if the main concern is commercial on 4400 South, perhaps the Council should consider and adopt an official demarcation line. She stated something could be officially adopted as an interim step to include the remaining residential on the north, and a line of demarcation on the south.

Councilor Haws expressed confusion that he had thought this discussion to be relative to 4400 South; and is it really regarding 700 West. Mr. Daily stated it was always intended to be the 700 West areas, with setback regulations based on the zoning currently in place. Councilor Brough stated she would like to talk about the entire area.

Motion Councilor Gibby moved that until further action between the City Council and the Planning Commission, and interim until further notice; to officially establish a line of demarcation at 135' as previously presented to allow for commercial on the south side with the appropriate buffer and residential on the north side; and to include the exhibit as prepared by Mr. Daily as part of the record. Councilor Brough seconded the motion. The motion passed unanimously.

East Side Access to City Trail System

Mr. Daily explained the Planning Commission had requested a trail system that would tie the East Bench portion of Riverdale conveniently to the existing trail system along the river. He stated this would also cut down the time it would take if walking to the Riverdale Road area.

Mr. Daily referenced the proposed Ruby River Plaza/Discount Tire and 300 West areas. He stated the Planning Commission recommendation is for the City to design a means to get from 300 West through this property and onto Riverdale Road in the Ruby River area. He stated discussions with the property owner reveal they are in favor of allowing this access.

Councilor Jenkins inquired as to the previous hillside revegetation requirement, with Mr. Daily stating there is potential to work within that plan. He stated the possibility of lighting that area and making it part of the trail system to maintain and own has been considered. He stated staff recommendation is to move forward and bring back additional plans on this proposal.

Councilor Brough stated she feels the most important thing would be to get the easement into place. Mr. Daily stated procurement of the easement may include the City assuming responsibility for the entire non-build area. Discussion followed regarding the requirement not to excavate or build upon this area; with Councilor Haws questioning as to whether there is a significant difference between no-building and now wanting to build a trail. Mr. Daily stated a trail can actually alleviate some of the existing problems. It was stated that most trails are not asphalt, with Mr. Daily stating there are alternatives to maintain the natural status.

Motion Councilor Jenkins moved for staff to move forward on this concept and return with additional plans; and to include procurement of the necessary trail easement. Councilor Gibby seconded the motion. The motion passed unanimously.

Signage Entrance Proposal from Roy City

Mr. Daily explained that he and Mr. Hansen had met with Roy City and Roy Water Conservancy officials. He stated they proposed the ability for improvements to the parking area on the Roy side of the Roy Museum; and offered to place a "Welcome to Riverdale" sign in an area they are going to landscape and maintain on Roy City property. He stated Riverdale would merely have to provide the sign; and Roy would maintain the area around it. Mr. Daily stated Boyer owns adjacent property, which will eventually be developed into some commercial use.

Mr. Daily stated he had an idea to remove the existing sign from the location near I-84 and Riverdale Road that is 6 feet high by 20 feet long. He stated staff has determined it appears it can be moved; and if elevated with landscaping, he feels this sign could work in the donated location. Discussion followed regarding the fact that DDRC actually owns the sign, with Mr. Daily stating he could ask if they would donate it to the City.

Discussion followed regarding a "higher expectation" for the City entrance areas; and the Council determined they would rather see something nicer placed in this free location. Inquiry was raised as to a City logo and whether this would be relative to signage. Mayor Burrows explained staff is still working on lettering for the logo at this point.

Motion Councilor Gibby moved to direct staff to thank Roy City for this most generous offer and inform them that Riverdale would like to participate and accept the property; he would further direct staff to consider signage options, designs, and costs to bring back for Council approval. Councilor Jenkins seconded the motion. The motion passed unanimously.

Canceling the March 8, 2005 City Council Meeting

Mayor Burrows discussed the proposal to cancel the March 8, 2005 meeting due to lack of agenda items.

Motion Councilor Haws moved to cancel the March 8, 2005 regularly scheduled meeting as proposed. Councilor Brough seconded the motion. The motion passed unanimously.

With no further business to come before the Council at this time, Councilor Gibby moved to adjourn the meeting. Councilor Brough seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 8:08 p.m.

Attest:

Approved: April 19, 2005

Cindi Mansell, City Recorder

Bruce Burrows, Mayor