



Joint Strategic Planning Meeting Agenda City Council, Planning Commission and Staff

Tuesday, August 21, 2012, 7:30 p.m.

Riverdale Civic Center 4600 S. Weber River Drive

Members Present: Bruce Burrows, Mayor
Don Hunt, Councilor
Michael Staten, Councilor
Alan Arnold, Councilor
Braden Mitchell, Councilor
Norm Searle, Councilor

Others Present: Larry Hansen, City Administrator; Randy Daily, Community Development Director; Steve Brooks, City Attorney; Lynn Fortie, Business Administrator; Shawn Douglas, Public Works Director; Dave Hansen, Police Chief; Ember Herrick, City Recorder; and no members of the public.

7:30 p.m. – Strategic Planning Meeting (Community Center)

A. Welcome & Roll Call (Elected Officials, Planning Commission & Staff)

Mayor Bruce Burrows welcomed everyone to the Strategic Planning meeting and briefly described the outline for the meeting. He excused Commissioners Hilton and Eskelsen and Jones. City Administrator Larry Hansen said staff has identified four focus areas to discuss tonight. He said the Planning Commission owns the General Plan and any amendments and changes discussed during tonight's strategic planning meeting will be future Planning Commission agenda items for consideration.

1. General Plan Focus Issues

A. Objective A Goals

Mr. Hansen said the West Bench South areas are shown on the map included in the packet with their zoning designations. Community Development Director Randy Daily said the South West Bench area formerly known as the Hayward property is currently owned by a bank and is zoned Planned Commercial. He pointed out other parcels that are zoned R-1A and A-1. Mr. Hansen said the city needs to understand what the existing zoning designation is and the impact different development could have on the existing infrastructure. He said to date the only interested developer for the property wanted to put in townhomes, which would require a sewer impact study that the city and developer would most likely share the cost of. Commissioner Fleming said in her job as a Realtor she has heard that First National Bank is eager to sell the parcel and is in discussions with a residential developer. She said the bank may be willing to help pay for the sewer impact study if it will facilitate their ability to sell the parcel and she recommended that someone from the city contact them to discuss this possibility. Commissioner Fleming said a realtor

will have trouble marketing the parcels in question for commercial development because there is no visibility from Riverdale Road. Mr. Hansen said a residential development could not be built in this area unless the Planning Commission recommends and the City Council approves a zoning designation to modify the General Plan as the area is currently zoned commercial. Mr. Daily said Ordinance 777 to amend the General Plan for this parcel was forwarded to the Council by the Planning Commission with a favorable recommendation in December 2010 but wasn't adopted and so the commercial designations on the South side of the West Bench area remain in effect. He said the Council also denied a residential overlay request from Destination Homes in 2011 to build townhomes on the property. According to Mr. Daily, the land is too expensive to sell as single family dwellings and the bank will need to find a high density housing developer to recover the cost of their investment. Mr. Daily said he has received a request for a commercial use in one of the existing buildings south of the TCI building. Chairman Ellis said the third phase of Riverdale Road construction will also affect the intersection at 1500 West and the development of the West Bench area.

Councilor Arnold asked what types of development the existing sewer system could support and Public Works Director Shawn Douglas said it could handle a light commercial development. Mr. Douglas said residential developments have peak sewer usage in the mornings and evenings that could overwhelm the existing system. He said a study would need to be conducted before this parcel could be approved for residential development but it is premature to study the sewer impact before a serious application to develop the property has been received by the city. Councilor Searle asked about the impact of Aunt Nancy's Assisted Living facility on the existing sewer system and Mr. Hansen said the sewer impact was already considered and determined to be acceptable before the development was approved. Commissioner Gailey asked if a sewer study could look at different possible development uses for this property to help the Planning Commission and City Council determine what would be the best use of the land and Mr. Douglas said the broader the scope, the higher the cost of the study. Mr. Douglas said if a serious developer approached the city they could also be required to share in the cost of a study. Councilor Staten said he agrees that it makes good financial sense to hold off on a sewer study until there is a serious developer the city can partner with. Mr. Douglas said as other parcels are developed in this area they can shoulder a portion of the sewer impact study cost because they will also benefit from the findings.

Councilor Searle said the Council has previously discussed using this parcel of land to create a buffer zone between the commercial and residential areas of the city. Mr. Daily said although that was the recommendation of the Planning Commission, the Council did not vote to amend the zoning map of the General Plan and the parcel has remained zoned commercial. He said when a proposal to build townhomes came before the Council last year they did not approve the request out of fear that the townhomes would become rentals over time.

Councilor Arnold said he would support light commercial development in the area and Mr. Daily said the zoning is for regional commercial not light commercial and if any commercial business wanted to develop one of the parcels for sale the city would not be able to prevent it without opening the city up to liability. Mr. Daily said the current zoning creates a potential problem for the nearby residential area because there is no buffer designation between the residential and commercial parcels. He said the owner of the

property would need to request a zoning change because if the city does it and it can no longer be sold commercially, that could qualify as a taking. Councilor Staten said when the townhome development was proposed he supported the creation of a residential overlay zone in this area to create a buffer zone between the residential and commercial but there was not majority support for the proposal and it died.

Councilor Staten asked what the Council is being asked to do through their discussion on this area during tonight's Strategic Planning meeting. Mr. Hansen said staff needs clarification about what the Council would like to see happen in this area so that they will know how to advise developers that approach the city with proposals from commercial to residential. He also asked if there is consensus to require developers to share the cost of a sewer impact study in anticipation of future development. Councilor Staten said he would like this area to be developed residentially. Councilor Hunt said he has concerns about the impact on the sewer system a residential development in this area could have and he doesn't want townhomes to become rental units. Mr. Daily said Land Use Attorney Jody Burnett advised Riverdale City back when the townhome development was being considered that legally the Council can't require that townhomes be owner occupied. Councilor Searle said the Council didn't support the townhome proposal because the majority felt there were too many townhomes in Weber County to make the development marketable. Commissioner Fleming said she would rather see patio homes than townhomes. She said she would like to see it developed residentially because she doesn't think it could be sold commercially without visibility from Riverdale Road. Commissioner Fleming said there are four parcels and four developers could potentially pick up one of the parcels and propose a different use for each piece of property. Councilor Hunt asked if the Council could have input on density and Commissioner Fleming said the density will be determined by the numbers a developer would need to make the development profitable. She said there are roughly five acres being sold at an average of \$147,000 per acre and the bank would need to come down in price to make a residential development affordable. Councilor Staten said the owner of a piece of property should be able to decide what the use of their property should be based on their market studies and the role of the Council is just to approve or deny a proposed use based on the zoning designation of the area. Mayor Burrows asked for consensus to keep the former Hayward property zoned commercial and Commissioner Fleming said it would be wise to check with the bank first to see if they are willing to come down in price if this could be developed residentially now instead of waiting to develop the parcel commercially at some future date. Commissioner Stevens said the city should set aside money now for a sewer impact study to be conducted in collaboration with a developer at some future date. He said there are additional options than developing the area commercially or residentially and he suggested a light industrial zone with professional medical and office buildings. Mr. Hansen said a representative from the city will speak to someone from the bank that currently owns this property and in the meantime the zoning will remain commercial. Councilor Arnold said he would like the parcel's zone designation to remain commercial until a developer approaches the city with a proposal that would require a zone change. Councilor Mitchell said he is still opposed to building townhomes in the area but would support professional offices being built or a developer proposing a new idea the Council hasn't considered to date. There were no additional comments or questions.

B. Objective B Goals

Mr. Daily said the Bike/Pedestrian Ad Hoc Committee's recommendations are to proceed with the striping of 4400 South and signage. He reminded the Council that the costs outlined on their executive summary will be ongoing with annual street painting required and signage scheduled to be replaced every seven years. Councilor Staten said the committee identified priority projects including sidewalks and pedestrian crossings in areas across the city and creating a safe route for cyclists to bike from Riverdale to Roy and Ogden without using Riverdale Road. According to Councilor Staten, the map included in the packet designates priority corridors, including green for lower-speed bike routes, blue for striped bicycle lanes along higher speed roads, and red for separated paths such as the river parkway. The plan will identify both short and long term projects for Council consideration. Commissioner Stevens said he would like to see the phases and priorities more clearly identified on the map included in the packet and he suggested the city also consider accommodations for motorized vehicles for individuals with limited mobility.

Mr. Hansen suggested the General Plan also be reviewed to ensure the language dealing with pedestrian and cyclists in the plan coincide with goals of the ad hoc committee and if the proposed reference map should be incorporated into the document by the Planning Commission. Councilor Staten said the committee is looking at the appropriate sections of the General Plan and will suggest specific steps to reach the outlined goals. Chairman Ellis asked about the committee's progress and Councilor Staten said they have worked through three of the eight chapters provided by the state in a guide to help cities create a master plan for a walkable and bikeable community. Chairman Ellis said Roy City should be consulted too as they are responsible for 4400 South at the top of the hill and Councilor Staten said a representative for the city will speak with representatives from all neighboring cities when proposals are being considered that affect areas connected to Riverdale. Councilor Searle said he is in favor of striping 4400 South for bikes and making Riverdale city streets safer for pedestrians and cyclists. He said he would also like to see bike lanes on the South side of Riverdale too and he is eager to see the committee's master plan once it is completed.

Commissioner Gailey said he lives on the East end of Ritter Drive where he has witnessed packs of 25 to 30 bikers monopolizing an entire lane of traffic and disobeying traffic laws by flying through the stop sign at the bottom of the hill. He said this is a hazard that could turn into a tragedy and he asked if the committee is also addressing the problems cyclists create and working on an education campaign so that residents in the city aren't negatively impacted by the addition of bike lanes. Councilor Staten said education and enforcement recommendations are also being considered by the committee. There were no additional comments or questions.

Mr. Hansen said UTA has given Riverdale City approval for several bus shelters around the city as outlined in the map included in the packet. He said the West side would be the first area, followed by the East side of the River along Riverdale Road, and the high traffic area in front of Convergys which will be possible if the city can secure a joint agreement with Roy and Weber County. According to Mr. Hansen, these benches and shelters will directly benefit those that live and work and shop in Riverdale and rely on public transportation. Mr. Hansen said the next step is negotiating with business owners to place the benches and shelters in front of their businesses. He said Mr. Douglas and Mr. Daily are working with other business owners to get continuing sidewalks throughout the city and prevent pedestrians from walking in the road. There were no additional comments or questions.

Break

C. Objective C Goals

Mr. Hansen said the city has made progress towards accomplishing the goals identified in the General Plan over the years but in retrospect he regrets not buying more parcels of land on the North end around the trailhead when the price was reasonable. He asked the Council and Planning Commission to consider certain parcels of land that the city could purchase to help maintain open space in the city like New York has done with Central Park and San Francisco with Golden Gate Park. Mr. Hansen said on the South end the city owns 36 acres that could be developed into play fields or sports courts and there is nearly 20 acres of DDR land for sale along the river on the back side of Weber River Drive and 73 acres currently owned by Unity on the north end of the city's trailhead. Mr. Hansen said a proposed apartment complex development has already been rejected by the Council to be built on the DDR parcel, but it is being marketed for development and could be sold at any time. According to Mr. Hansen, Riverdale's Senior Center was purchased and built by the city after a proposed development fell through on the parcel. He said the current slow economy could prove ideal in helping the city work out some deals to secure these parcels of land if there is consensus open space should be a priority for the city. Mr. Daily said the Unity property is zoned for mixed use and Mr. Hansen said Unity has an obligation to build a bridge on their land which will be expensive and they could have trouble marketing their land as it is not visible from Riverdale Road. Mr. Hansen said the Unity property also has wetland obligations and power lines that will inhibit future commercial development so they may be willing to negotiate selling their property to the city. Mr. Hansen said according to the city survey the trail is one of the city's most popular amenities and Riverdale City is nearly built out so if the city wants to preserve open space, now would be the time to secure additional land to be preserved as open space or turned into play fields and parks.

Councilor Staten said he hasn't heard a lot of clamor for more ball fields but he does hear from residents who want to preserve the open space south of the city office and the natural habitat of wildlife in the area. He said the meandering river corridor is essential to prevent future flooding and the city can prevent development from impacting the river if they own the property. Commissioner Stevens said the city has several big busy parks but he would like to see some smaller neighborhood and pocket parks built in the city too. He said grass and trees with some benches or a pavilion in these smaller parks would appeal to residents even if there weren't a lot of amenities or playground equipment. Councilor Hunt said he would like to preserve open space in Riverdale but would also like to see additional ball parks and play fields built on some of the vacant parcels because these amenities can become destination places for tournaments and generate revenue for businesses in the city. Councilor Hunt said Mr. Hansen has a knack for identifying valuable property and he said he would be open to considering any purchase proposals Mr. Hansen brings before the Council in the future. Commissioner Fleming said she is passionate about softball and in her opinion Riverdale's youth need more play fields. She said she would also like to see more parks on the South side of the city and the purchase of Christian Heritage's building to be converted into a gymnasium and community center for the south side of the community so that children don't have to cross busy Riverdale Road. Councilor Mitchell said members of the public have contacted him about creating more soccer and ball fields in Riverdale and he said if the present economy has lowered the price of land he believes the city should consider their purchasing options now. Councilor Searle said open space is a good investment and he agrees for the need of additional amenities on the South side of

the city. Commissioner Fleming said tennis and pickle ball courts are growing in popularity and appeal to residents of all ages. Councilor Staten said he would like open space to be preserved and agrees that the city should pursue available parcels of land if the economy has created optimal conditions for their purchase.

Mr. Hansen encouraged the Planning Commission to regularly update the General Plan and he asked them to look at the zoning for sections of land that are currently for sale on the Southeast end of the city specifically to determine what the long-term vision for this land should be. He asked the City Council to consider how city funds can best be spent to benefit future generations and reminded the Council that if RAMP or Weber Pathways helps fund a project, the city relinquishes some control. There were no additional comments or questions.

D. Objective D Goals

Mr. Hansen said the Community Emergency Response Teams (CERT) need to be added to the General Plan language as the city's first response in the event of a large scale emergency along with a reference to Riverdale's involvement and funding of Communities That Care (CTC). He said he would like to address the city's image and branding by adding signage or sculptures that designate between the commercial and residential areas of the city to be placed in roundabouts transitioning between homes and the city's shopping district. Mr. Hansen said the RDA board could appropriate money for the development of a roundabout at the five way intersection of South Weber Drive if UDOT agrees with the proposal. Chairman Ellis said the Lion's Club has funds for a community project and he encouraged Mr. Hansen to get him ideas to present to the club

Mr. Hansen said the city's Christmas décor was updated last year with money allocated in the budget by the goal with the goal to make the city look festive without becoming labor intensive for the Public Works Department. He said the city would like to encourage area businesses to decorate for the holidays too. Commissioner Gailey said he decorates his home for Christmas and would like to see a community contest to encourage neighbors to decorate their homes in Riverdale and to draw people to the city to shop and see the lights during the holidays.

Mr. Hansen said a local resident who lives on the North end of the city at the intersection of 3600 West and Parker Drive has proposed a "Welcome to Riverdale" sign on the corner of their lot that the city would be responsible for maintaining. He said under the sign there could be a wording reading "where we live" to designate to drivers that they should exercise caution as they are entering a residential area. Mr. Douglas said the Riverdale sign at 1050 West and Riverdale Road is maintained by the city but Home Depot provides the flowers and plants annually. Mr. Daily said he would like to tell the family that wants the "Welcome to Riverdale" sign on their property if this is something the Council would consider allowing. **Mayor asked for consensus to allow a sign on this corner and the Council were unanimous in favor of the proposal.** Mr. Daily said he would contact the property owner to let them know what the Council has decided. There were no additional comments or questions.

C. Discretionary Items

Mayor Burrows asked if there were any additional discretionary items and none were noted.

D. Adjournment (*Next Strategic Planning Meeting is tentatively scheduled for Wed. Nov 7th*)
With no further business to come before the Council at this time, the meeting adjourned at approximately 9:49 PM.

Approved: September 18, 2012

Attest:

Bruce Burrows, Mayor

Ember Herrick, City Recorder

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