



**RIVERDALE CITY COUNCIL AGENDA
CIVIC CENTER - 4600 S. WEBER RIVER DR.
TUESDAY JANUARY 6, 2015**

Minutes of the **Regular Meeting** of the **Riverdale City Council** held Tuesday, **January 6, 2015** at 6:00 PM at the Riverdale Civic Center, 4600 South Weber River Drive.

Members Present: Don Hunt, Mayor Pro Tem
Braden Mitchell, Councilor
Michael Staten, Councilor
Brent Ellis, Councilor
Gary Griffiths, Councilor

Member Excused: Norm Searle, Mayor

Others Present: Rodger Worthen, City Administrator; Michael Eggett, Community Development Director; Ember Herrick, City Recorder and members of the public including David Leahy, Lorri Thurgood, Nick Thurgood, Hugh Parke and Ashley Andersen.

A. Welcome & Roll Call

Mayor Pro Tem Hunt called the meeting to order and welcomed all in attendance including all Council members and he excused Mayor Searle who is out of town.

B. Pledge of Allegiance

Councilor Mitchell led the Pledge of Allegiance.

C. Moment of Silence

Mayor Pro Tem Hunt called for a moment of silence when he asked everyone to remember our police officers, fire fighters, and U.S. military service members.

D. Open Communications

Mayor Pro Tem Hunt invited any member of the public with questions or concerns to address the Council and none were noted.

E. Presentations and Reports

Mayor Pro Tem Hunt said there are no presentations or reports on tonight's agenda.

F. Consent Items

Mayor Pro Tem Hunt asked if there were any changes to the December 16, 2014 Council meeting minutes and none were noted.

Motion: Councilor Ellis moved to approve the consent items. Councilor Mitchell seconded the motion.

Mayor Pro Tem Hunt asked for discussion on the motion and there was none.

Call the Question: The motion passed unanimously.

G. Action Items

1. Consideration of Ordinance 863 a proposed rezone request from C-3 Regional Commercial to R-2 Single Family with Rental Unit Residential for a property located at 800 W. 4450 S.

Mayor Pro Tem Hunt said the only item on tonight's agenda is consideration of Ordinance 863 a proposed rezone request from developer Hugh Parke with Forest Creek Construction for a property located at 800 W. 4450 S from C-3 Regional Commercial to R-2 Single Family with Rental Unit Residential. Councilor Mitchell disclosed that the property being discussed is owned by the Mitchell family trust and because he could benefit financially from the outcome of tonight's decision he won't be participating in the discussion or voting on the outcome of Ordinance 863. Councilor Staten disclosed that his employer Ensign Engineering and Land Surveying contracted work with Forest Creek Construction approximately eight years ago but because there is no current business relationship he doesn't feel there will be a conflict with his participation in tonight's discussion.

Community Development Director Michael Eggett said the current rezone request is for 2.13 acres with the possibility of some additional adjacent land being purchased later to be incorporated into the proposed PRUD development. According to Mr. Eggett, the R-2 rezone is the first step in the process of a proposed PRUD development to build single family dwellings, which he said will be subject to future Planning Commission and Council consideration. He said the Planning Commission held a public hearing for this rezone request on December 23, 2014 where no public comment was received and the body forwarded a unanimous favorable recommendation. Councilor Ellis asked if any comments or concerns have been expressed to staff about the rezone request since the public hearing and Mr. Eggett said he has only receive positive feedback from the public about the prospect of this land not being developed commercially. Mr. Eggett said the land proposed for rezoning is currently green space used for agricultural purposes and this residential rezone will create a nice buffer between the residential and commercial parcels on either side of the property. Developer Hugh Parke with Forest Creek Construction said if this rezone request is approved he is proposing a PRUD overlay with 11 or 12 lots of owner occupied single family dwellings on 6,000 square foot lots similar to the Combe Farms subdivision. He said the development will be fenced and will consist of patio homes for buyers aged 55 or older.

Mayor Pro Tem Hunt asked about the R-2 designation language "single family with rental unit residential" and Mr. Eggett said that is just the zoning designation but the proposed development will be for owner occupied single family dwellings without rental units. According to Mr. Eggett, the developer will likely request an overlay through a conditional use permit to allow 6,000 square foot lots. Councilor Staten asked about the differences between an R-2 and R-1-6 zoning designation and Mr. Eggett said the density is much higher for an R-1-6 zone. Councilor Ellis asked if the homes will be rentals or owner occupied and Mr. Park said the patio homes will be for sale, not rent, but a home owner could rent out their property just like any other property owner in the city.

Councilor Staten said he is happy to see an area in Riverdale's develop residentially and in his opinion this proposed R-2 rezone and PRUD development will be good use of a property that is currently zoned to develop commercially. Councilor Ellis asked about the zoning of the adjacent properties and Mr. Eggett said there is an abundance of R-2 zoned properties in the area and Mr. Parke said part of the Mitchell property is already zoned R-2.

Councilor Griffiths said he doesn't have heartburn with this proposal and in his opinion the adjacent Cutrubus development has been favorable and set a precedent for the area.

Motion: Councilor Ellis moved to approve Ordinance 863 a proposed rezone request from C-3 Regional Commercial to R-2 Single Family with Rental Unit Residential for a property located at 800 W. 4450 S. Councilor Griffiths seconded the motion.

Mayor Pro Tem Hunt asked for discussion on the motion and there was none.

Call the Question: The motion passed unanimously.

H. Discretionary Items

Mayor Pro Tem Hunt asked for any discretionary items and Councilor Mitchell asked for a status update on a Saunders Outdoor Advertising request to convert a traditional billboard into an electronic sign and Mr. Eggett said he hasn't received the request yet but expects to receive it shortly. Councilor Mitchell asked Mr. Eggett and Mr. Brooks to address Riverdale City's electronic billboard ordinance as soon as possible. There were no additional discretionary items.

I. Adjournment:

With no further business to come before the Council at this time Councilor Mitchell moved to adjourn the meeting. Councilor Ellis seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 6:17 p.m.

Approved: January 20, 2015

Attest:

Don Hunt, Mayor Pro Tem

Ember Herrick, City Recorder