

Minutes of the Joint Strategic Planning Meeting held Tuesday, September 29, 2015, at 6:00 PM, at the Senior Center, 4433 S 900 W, Riverdale City, Weber County, Utah.

Members Present:

City Council: Norm Searle, Mayor
Don Hunt, Councilor
Braden Mitchell, Councilor
Brent Ellis, Councilor
Gary E. Griffiths, Councilor
Michael Staten, Councilor

Planning Commission: Kathy Eskelsen, Commissioner
Lori Fleming, Commissioner
David Gailey, Commissioner
Cody Hansen, Commissioner
Steve Hilton, Commissioner

City Employees: Rodger Worthen, City Administrator
Steve Brooks, City Attorney
Mike Eggett, Community Development Director
Jackie Manning, City Recorder

Excused: Blair Jones, Chairman
Michael Roubinet, Commissioner

A. Welcome & Roll Call

Mayor Searle welcomed the City Council, the Planning Commission, and the City Staff to the Strategic Planning Meeting. He stated for the record that Commissioners Jones and Commissioner Roubinet were not in attendance. Commissioner Hansen and Commissioner Hilton arrived shortly after the meeting began and there were no members of the public in attendance.

Mayor Searle commented on the growth of Riverdale City, specifically the new businesses and remodels in the community. He stated the focus of the meeting would be the projected changes in Riverdale City.

B. Presentations and Reports

Mayor Searle turned the time over to Mr. Worthen and Mr. Eggett. Mr. Worthen thanked the City Council and Planning Commission for all their work in shaping Riverdale City.

1. Discussion Regarding 550 West RDA and other RDA areas: Mr. Worthen referred to the property located near the restaurant Best Burger. He discussed the 550 West RDA in relation to the properties that front Riverdale Road. He gave a history of the purchase of the 550 West property involved in the RDA, which was purchased by the prior City Administrator, Larry Hansen. Mr. Worthen discussed the assembling of neighboring properties. He discussed the critical condition the acquired homes were in and the inspections that would need to occur prior to demolition.

Mr. Worthen felt it wouldn't be long before a developer came along to develop the properties that have been assembled. He discussed the potential difficulties of ingress and egress due to UDOT's (Utah Department of Transportation) ownership of Riverdale Road. Mr. Worthen discussed the changes that would need to take place before UDOT would agree to remove the median and allow any changes to the road in that area.

There was a discussion regarding the 550 West area and the best use for the property. There was a general consensus that a mix between commercial and residential would be best for this area.

There was a discussion regarding the intent of the residential development area and whether it would be for home ownership, or rentals. Commissioner Fleming expressed concern about adding more rentals to Riverdale City. Mr. Eggett discussed home owner property rights. He indicated that though a property may be purchased for homeowner use, there's no guarantee they won't rent their home in the future. Mr. Eggett discussed the ratio of median income homes that must be constructed because this property is an RDA property. Mr. Worthen stated until they receive a site plan they won't know which direction a developer will go. They will need to maintain and follow the RDA laws throughout build out.

Mr. Worthen stated their main concerns for 550 West is transportation, the housing component, marketability, and

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real estate interest. Mr. Eggett discussed all the RDA expiration dates and how they relate to the vision of the City.

There was a discussion regarding the West Bench RDA of Riverdale with an emphasis on development opportunities and the difficulties of potential development.

2. Park Development: Mr. Worthen stated the City purchased 18 acres last September as a potential park development. They have been working with the Park Committee for possible designs. They have purposely postponed the development of this piece of property to see if they are able to acquire some funds from the Resiliency Grant to assist in the development.

Mr. Eggett distributed some renderings of the potential park design to all in attendance. The information distributed included Park Committee discussions and concerns regarding the 18 acres. Some of the concerns were flood plain areas, elevation change of slope, and the overall unique shape of the property. Mr. Eggett identified the potential for a future road and trail to be tied into this park.

There was a discussion regarding the storm drainage and the restoration of the natural flow of the riverbank to assist in flood prevention along the Weber River.

There was a discussion regarding the various renderings of the park in relation to parking stalls. There was a concern there may not be adequate parking for some of the designs.

Commissioner Fleming inquired about potential park amenities such as baseball diamonds, basketball courts, etc. She asked how they would get residents to use the park without having specific amenities. Mr. Eggett stated having specific amenities was not the expressed interest of the Parks Committee. Commissioner Gailey explained the focus of the Parks Committee for this specific parcel was to maintain open space with scenic areas. He discussed the sporting options available with open space, which could allow creativity and a potential for more activities in a single space. Commissioner Fleming expressed concern regarding leaving the open space because there have been a number of requests that have come from residents requesting skate parks, pickleball courts, and basketball standards. She felt if they didn't provide amenities, the Riverdale residents may venture out of the city in lieu of using local parks. There were no official design plans presented, just potential options for designs.

3. Housing and Urban Development (HUD) Resiliency Grant: Mr. Worthen discussed the history of the Resiliency Grant and the purpose of the funds to be used for river restoration focused projects. He stated they have been working closely with JUB Engineering in applying for grant funds.

Mr. Worthen discussed the heavy rains of 2011 and the floods and riverbank damage that occurred. He discussed how the Resiliency Grant could help implement preventative action against future floods. Mr. Worthen discussed the river restoration report on Weber River that uncovered the hazardous areas along the river. They used this information to determine which projects to present to the state to apply for the grant.

Mr. Worthen discussed the 3 projects. The first being the park project (18 acres) where the development would occur along the Weber River first which would entail preventative flood tactics, such as storm drains. The second being the bridge over the Weber River, which would allow a second egress for the City, should a natural disaster occur. The third project involves a combination of the remaining 12 projects as found in the restoration report. All of these projects will greatly improve Riverdale City along the Weber River.

Councilor Staten discussed the importance of maintaining open space for the property east of Weber River. He discussed ways to work with the property owners to help beautify and preserve the space for as long as possible, although he recognizes that development is inevitable.

4. Rohmer Trail Connection: Mr. Worthen stated they are working with Washington Terrace to provide connect trail activity through Rohmer Park. The City has met with Mark Benigni from Weber Pathways, Marcy DeMillion from National Park Service and Tom Hansen with Washington Terrace regarding the potential trail connection. He discussed where the potential trail connections could occur. They were unsure as to whether the trail would be paved or not; at this point it is an idea they are exploring.

C. Discretionary Items

Mayor Searle opened the discussion for discretionary items. Mayor Searle expressed appreciation to Mr. Eggett and Mr. Worthen for their extensive work in applying for the Resiliency Grant. He indicated the application was over 200 pages in length.

Councilor Staten provided information regarding the Mobile Active Transportation Tour (MATT). He explained the bike ride is intended to be casual and there will be a walking option as well. He provided information to the Council and

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invited everyone to attend.

D. Adjournment

Having no further business to discuss the meeting was adjourned at 7:53 PM.

Norm Searle, Mayor

Jackie Manning, Admin Professional

Date Approved: **October 20, 2015**