

Minutes of the Riverdale City Council Strategic Planning Meeting held Saturday, October 30, 2018, at 6:00 p.m., at the Riverdale Community Center, 4360 Parker Drive, Riverdale City, Weber County, Utah.

Present:

City Council: Norm Searle, Mayor
Braden Mitchell, Councilmember
Brent Ellis, Councilmember
Alan Arnold, Councilmember
Cody Hansen, Councilmember
Bart Stevens, Councilmember

Planning Commission: Robert Wingfield, Chairman
David Gailey, Commissioner
Steve Hilton, Commissioner
Kathy Eskelsen, Commissioner
Amy Ann Spiers, Commissioner

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

Visitors: Steve Kier Rachel Otto

Excused: Blair Jones, Commissioner

- **Welcome – Mayor Searle**

Mayor Searle called the meeting to order and welcomed all in attendance, including all Council Members, Planning Commissioners and members of the staff. The meeting began at 6:00 p.m. Mayor Searle informed those in attendance of the recent closing of the business Deseret Book. The vacancy will soon be filled by another business called Cycle Gear.

- **Open and Public Meetings Act – Steve Brooks, City Attorney**

Steve Brooks, City Attorney, provided the annual training for Utah Code Annotated 52-4-1 et-al, the Open and Public Meetings Act. Mr. Brooks emphasized the importance of limiting discussions to the topics listed on the city agendas. He also discouraged side conversations, and noted anything said in a public meeting should be said on the microphone for all to hear. He expressed caution regarding information sent through emails and explained they may be subject to the Government Records Access Management Act.

There was a brief discussion regarding the "discretionary" topic listed on the agenda. Mr. Brooks provided guidance as to what topics would be appropriate under the discretionary topic, such as updates regarding the various committees the councilmembers serve on. Mr. Brooks discussed the roles of the planning commissioners, which are an advisory body subject only to land use ordinances in Title 10.

- **Focus Topic: Riverdale City Moderate Income Housing Plan Report – Mike Eggett, Community Development**

Mike Eggett, Community Development Director, dispersed a packet of information to everyone present to the meeting. The packet provided specific Riverdale demographics relating to moderate income housing.

Mr. Eggett explained this information is to anticipate housing discussions anticipated at the next legislative session. The information may also be used for reviewing and updating the general plan to stay in compliance with state code.

The packet included information regarding Riverdale housing growth rates, household sizes, renters versus owners, as well as cost burden percentages.

- **Utah's Housing-Particular Concerns: Rachel Otto, ULCT Director of Government Relations; Steve Kier, President of Kier Construction**

Mayor Searle discussed the population anticipated growth increase for the Wasatch Front, which is anticipated to double by the year 2050. He discussed the housing crisis facing Utah with relation to the rising house cost, rising interest rates, and rise in rental costs which has made it difficult for first time home buyers/renters.

There was a brief discussion regarding new housing trends for millennials and baby boomers. It was noted that both

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demographics are seeking renting opportunities in lieu of home ownership.

Mayor Searle informed all in attendance of an upcoming land use study involving all communities surrounding Hill Air Force Base (HAFB) with relation to potential future job growth at HAFB.

Rachel Otto, Government Relation Officer for the Utah League of Cities and Towns (ULCT), provided a presentation which displayed housing trends for the State of Utah. Ms. Otto explained Utah was one of the fastest population growing states in the country. She discussed her interaction with the state legislature and stated the focus of the next legislative session will be to address affordable housing in Utah.

Ms. Otto discussed the housing trends from the most recent recession to now and noted housing sales and prices are beginning to level. Ms. Otto discussed the rise in construction costs as well as the labor shortage in the construction industry, which has added to the rise in housing costs.

Ms. Otto discussed the ULCT's approach in working with each city and the state legislature to provide better laws for each community versus a one size fits all approach.

Ms. Otto discussed the Utah Department of Transportations (UDOT) efforts in mitigating current traffic congestion, as well as properly planning for the anticipated growth of Utah by the year 2050. Part of UDOT's efforts would be to offer incentives to communities who have adequate economic planning for travel within their communities.

There was a discussion regarding transportation, with an emphasis on population growth and the need for housing. Ms. Otto emphasized the importance of communities planning their residential zoning adequately to accommodate future corridors, and the rise in population.

Steve Kier, President of Kier Construction, provided a presentation related to housing trends. Mr. Kier discussed the change of his construction business over the last 10 years to meet the new trends and demands of the market. He discussed the rise in demands for luxury apartment rentals with access to recreational facilities. He explained the demographic for renters was millennials, baby boomers, and immigrants. He explained the percentage of homeowners in 2006 was 71.4 percent, compared to 2015 which had a percentage rate of 42.2 percent.

There was a discussion regarding the anticipated recession in 2019 or 2020, predicted by Utah economists. Commissioner Spiers, a real estate agent, discussed the recent slowing in housing sales, as well as the leveling of housing prices.

There was a discussion regarding what communities could do to incentivize developers to finish projects and bring business to their communities. Mr. Kier explained if communities would draft their land use ordinances in such a way to allow reasonable requirements, such as parking requirements and available land with appropriate zoning, that could attract developers to a community.

All presentations for the joint strategic planning meeting were retained for public record.

- **Adjourn**

The meeting adjourned at 7:57 p.m.

Norm Searle, Mayor

Jackie Manning, City Recorder

Date Approved: December 4, 2018