

Minutes of the **Regular Meeting of the Board of Directors** of the **Redevelopment Agency of Riverdale City** held **Tuesday, February 15, 2005**, at 8:35 p.m. at the Riverdale Civic Center, 4600 South Weber River Drive.

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

Others Present:            Larry Hansen, Executive Director  
                                  Randy Daily, Community Development Director  
                                  Steve Brooks, City Attorney  
                                  Michelle Douglas, Deputy City Recorder  
  
                                  Heather Beattie, Wendy's International  
                                  Russ Smith, Wendy's International  
                                  John Cypers                Brent Smith                Kathy Smith  
                                  Gail Gibby

Chairman Burrows called the meeting to order and welcomed all those present. He acknowledged that all Board members were in attendance.

**Fund Balance Allocation & Loan Program Summary Report**

Mr. Hansen reported that the allocation and loan program summary report were being delayed at this time.

**Use Approval - Wendy's located in the "Family Center North" at approximately 1100 West Riverdale Road**

Mr. Daily informed the Redevelopment Board there is an approved site plan, which is in the Meier and Frank parking lot (Family Center North site), and the approved building envelope is 2,800 square feet. Mr. Daily went on to say Wendy's International is proposing a Wendy's restaurant on the approved building site and Ms. Heather Beattie and Mr. Russ Smith are present at the meeting to discuss the proposed development.

Mr. Daily explained there are 62 existing stalls in front, which could be utilized for this development. Furthermore, the site has the capacity to stack five to seven vehicles in the drive-thru. He noted the capacity for the stacking would depend on where the drive-thru is located. It was inquired how the parking ratio would be calculated for the proposed site. Mr. Daily explained the ordinance requires one parking stall for every table or booth and the site is proposing approximately 75 to 76 tables/booths.

Mrs. Jenkins referred to the stacking capabilities of the drive-thru on the proposed site. She inquired if Wendy's International has completed a traffic circulation study, or if they know what their peak hours would be. Mr. Smith informed the Board they had a lot of room on the proposed site; they do not ordinarily have this much room. He went on to explain nothing on this site plan

would suggest to their engineers to do a study of that nature, and to do that they would have to have an increase of three times the amount of anticipated patrons.

Mrs. Jenkins stated that Wendy's would bring additional traffic off Riverdale Road into the proposed area, and the City already has issues in this area with traffic. She indicated that it is a concern how many patrons they would have coming in and out of the area. She inquired how far back the pad site would sit off Riverdale Road. Mr. Daily explained the pad site is 50 feet off Riverdale Road. Mrs. Jenkins questioned how that would be affected with the Riverdale Road widening project. Mr. Daily stated he is not sure at this time. He explained with the Bob Merrill project, it was indicated that Mr. Merrill would lose the parkstrip.

Mrs. Jenkins stated if the RDA approves the use, without Planning Commission review/approval first, they would be sending a message to the Planning Commission. Mr. Daily informed the Board that the Planning Commission would not be seeing this proposed site. The Planning Commission and the City Council have already approved the site; furthermore, the use is not a conditional use. He explained that on an approved pad site, the use could be anything as long as it fits within the building envelope. He went on to say, you as the RDA Board, are approving the use only; and if the Design Review Committee does not think a Wendy's restaurant can safely operate at this location, it will not happen. Mr. Daily stated the Design Review Committee would take into consideration everything for the site: traffic, building design, circulation, etc.

Mrs. Jenkins stated she would like to see more information; and until she sees more information, she is not prepared to make a decision. Mr. Daily said he is not prepared to do that at this time. In addition, why would Wendy's go through all of the work if the RDA Board did not approve the use? He explained because the RDA Board says they are okay with the use does not mean they can have the use. He indicated what the RDA Board is saying is "it is an acceptable use in an RDA area." Mrs. Jenkins stated what she is saying is she does not know if it is an acceptable use.

Mrs. Brough indicated that she would like to see what has been approved. Mr. Daily informed the Board that he has an approved site plan. The site plan was approved with setbacks, landscaping, stacking, a drive-up window, etc. The Design Review Committee will evaluate if there is enough room for stacking, if there needs to be additional signage, and other issues that need to be dealt with.

Mrs. Jenkins questioned if a fast food restaurant is the best use for the area. Chairman Burrows stated the fact of the matter is no one else has come to this Board, and he does not see the use as a potentially negative impact to the area. He went on to say we get the feeling we are in government, and we should say what is on every piece of ground. Mrs. Jenkins noted that she should be able to use her discretion to screen out negative uses. Chairman Burrows stated that he believes the use is compatible with what is there. Mrs. Jenkins said the RDA turns on the green lights when these uses come in; however, it is in respect to compatibility and are the uses compatible.

Mr. Gibby commented on traffic concerns. He stated there are Wendy's all over the area and he does not feel traffic would be increased due to Wendy's being located here; people would stop by because they were already going by. Traffic impact, therefore, would be minimal. As for appropriate use of Wendy's in this area; there are Wendy's all over the country, and Mr. Gibby

stated he does not see why a Wendy's would not be appropriate in this location. He expressed concern that to force Wendy's to do additional studies would send the wrong message; and there is not the desire to give developers more headaches.

Mrs. Brough inquired where the exact site is. Mr. Daily explained the site is in the Meier and Frank parking lot west of the Ken-Ken Japanese restaurant. The proposed access point would be the middle access by Ken-Ken; or the site could be accessed by Meier and Frank or by the light at 1050 West.

Discussion followed regarding parking requirements for the site. Mr. Daily explained the site meets the City's parking requirements and it did when it was approved. When the site was approved, the major anchor was a retail use (Wal-Mart) and the parking ratio was five spaces per 1,000 square feet; now that Meier and Frank occupies the building, the parking ratio is lower.

Mr. Daily reiterated all the Board is looking at this evening is the use - whether it is a Wendy's, a Burger King or a Kentucky Fried Chicken. If the Board approves the use, the Design Review Committee would deal with all of the technical aspects of the development.

Chairman Burrows inquired if a 50-foot setback would work for the proposed site. In addition, he questioned what kind of landscaping would be required. Mr. Daily explained the site was approved with the Meier and Frank remodel, and the landscaping was 20 percent of the enlargement of the building. Mr. Daily went on to explain the approved pad site is a part of the entire center, and the site has parking and landscaping that is designated for it.

**Motion** Mr. Gibby moved to approve the use for a Wendy's restaurant on the approved pad located in the "Family Center North" at approximately 1100 West Riverdale Road. Mr. Hadden seconded the motion.

**Roll call vote.** Mrs. Jenkins, No; Mr. Hadden, Yes; Mrs. Brough, Yes; Mr. Gibby, and Mr. Haws, Yes. The motion passed four to one.

#### **Consideration of Action - Senior Housing/Facility & Change Orders**

Mr. Hansen informed the Board the proposed change order is a conceptual idea. Mr. Hansen referred to the yellow highlighted area of the handout, which involves a small area in the apartments on the west end of the building. Mr. Hansen explained that the small areas have been designed to accommodate stackable washers and dryers. Mr. Hansen indicated that the current specifications for the apartments provide for a refrigerator, range, range hood and dishwasher - no washer and dryer.

Mr. Hansen referenced the next area of the site; the area located by the foyer, stairway and elevator of the senior center facility. Mr. Hansen indicated that this particular area has been designed for coin-operated laundry and the room has been roughed in to accommodate two washers and dryers.

Mr. Hansen pointed out the lobby area and the lounge room, which would also be an interview and conference room. He explained in some of the earlier design concepts, it was discussed to have the wall between the two areas be an accordion door. As the design continued, the area was roughed in with a stud wall and the further they have gotten into construction; he prefers it as it is (the stud wall). Mr.

Hansen explained if the City wants Kier Construction to replace the wall with the accordion door, the estimated cost is 3,000 to \$4,000.

Mr. Hansen noted with regards to the laundry room, they have acquired a power assisted venting system and where they have the small areas in the apartments, which would accommodate stackable washers and dryers, they would not need the coin-operated washers and dryers in the laundry room. He went on to say if they leave the components of the laundry room and keep the sink and counter, they believe there will be some savings if they make the modification now and look at it from a complete package standpoint.

Mr. Hansen presented the Board with a representation of what he referred to as a typically looking stackable washer and dryer. He explained that they are utilized in many multi-family housing units. Mr. Hansen indicated that the proposed model is \$780 for a stackable unit, which is not the cheapest model but not on the high end either (which could be up to \$1,500). Mr. Hansen informed the Board that he tried to approach a local retailer, which is known for their generosity, to have the units donated. He stated the units were not donated, but he did get a reduced price of \$640 per unit. Mr. Hansen went on to explain that the individual happens to be a long-time Riverdale resident, and he gave Mr. Hansen the number of a wholesaler. The wholesaler has worked with Kier Construction in the past, so the RDA got the wholesale price of \$570 per unit. Mr. Hansen indicated that 20 units would cost the RDA/City approximately \$11,400 and if it cost an extra \$100 for installation; it could be approximately \$13,000 to \$14,000.

Mr. Hansen informed the Board with the proposed amendments, they could get the extra room where they were looking at putting the coin-operated laundry facility; in addition, they would not have to purchase the coin-operated washers and dryers. Moreover, they could avoid the five to six other change orders. Mr. Hansen explained they have \$14,000 in fund allocations, which is available. He went on to explain they have furnishings they would not have to use that deal with owner-option change outs, which have created a cushion they have to work with.

Mrs. Jenkins inquired if the washer and dryer units would be 110 or 220 volts. She indicated that she believes 110-volt dryers are terrible, and they take all day to dry items. She pointed out that coin-operated machines do generate some income, and if they purchase 20 more appliances, they would have to maintain 20 more appliances. Furthermore, it would take away the efficiency of having full-size washers and dryers. She inquired if Staff has looked at this versus how much the coin-operated machines would cost. Mr. Hansen stated if the washers and dryers are in the apartments, the residents will pay for them.

Mr. Gibby mentioned that he has a stackable unit in his condo in Beaver; and if were just his wife and he, it is adequate. However, if the unit were for an entire family, it would not be. Mr. Gibby questioned what would happen if they took out the coin-operated machines and it was said that the stackable unit had to be included with the apartment.

Chairman Burrows suggested the RDA Board could introduce a minimal fee, (which could be built into the overall fee structure), over a time period, to recoup the cost and maintenance of the washers and dryers. Mr. Hansen indicated that they could as long as they did it prior to July.

Mrs. Jenkins inquired if Mr. Hansen knew how the apartments were wired; if they are wired for 110-volts or 220-volts. She indicated if the apartments are wired for 110-volts, she would not want to buy a 220-volt dryer. Mr. Gibby stated that he would be surprised if the apartments were wired for 110-volts. Mr. Hansen noted that the range is 220-volts. Mr. Gibby stated that Mrs. Jenkins' point is valid; 110-volt dryers are quite poor. He suggested that the Board let Mr. Hansen use some judgment. Mrs. Brough agreed it would be important to find out what the wiring is prior to making such a decision.

Mrs. Brough stated she likes the idea of having the other rooms for extra purposes. She went on to say any way they can have a separate room for the health clinic and an office for the coordinator is a good idea. Mrs. Brough indicated that she believes Mr. Hansen is going in the right direction.

Mrs. Jenkins inquired if a resident could have the option to pay extra for a washer and dryer to subsidize the cost; or if someone new moved into the unit and did not want the unit, could the unit be removed from the apartment; or could the resident buy their own washer and dryer. Mr. Hansen stated conceptually that sounds like a good idea.

Chairman Burrow indicated that he agreed with Mr. Hansen. The residents should be offered the concept of options. Mrs. Jenkins inquired if Staff could speak to Kier Construction regarding this matter. Mr. Hansen explained that Kier installs the stackable units in their developments as well; however, they do not give the option of not having the units.

Mr. Haws noted that he views the installation of the washer and dryer as an upgrade to the apartments. He went on to say he does not have a problem with going back and reopening the rental prices that have been assessed. Mr. Hansen indicated if the Board is agreeable and the units are wired for 220-volts, they raise the scheduled rent by \$10 a month. Mr. Hansen noted they could find out what the lifetime for the units are; in addition, the residents would be paying for the utilities.

**Motion** Mr. Gibby moved to remove the coin-operated units in the laundry area; keep the roughed-in stud wall and not proceed with the accordion door in the lobby area/lounge room area; verify if the apartments can accommodate 220-volt dryers; and if the units can, inform the residents it is an option for them to have a washer and dryer unit for an additional \$10 a month, or they can buy their own. Mrs. Jenkins seconded the motion.

Mr. Haws said he was not sure if he liked the residents having the option of choosing if they want a washer and dryer or not because the RDA would not be able to buy 20 units. Mr. Hansen indicated that was correct they might not buy all 20 units. He went on to say they would begin signing leases sometime in the near future, and they would find out in March. Mr. Hansen stated he believes \$10 is a reasonable amount and the residents should be able to choose.

**Roll call vote.** Mr. Hadden, Yes; Mrs. Brough, Yes; Mr. Gibby, Yes; Mrs. Haws, Yes; and Mrs. Jenkins Yes. The motion passed unanimously.

**Canceling the regularly scheduled February 22, 2005 Redevelopment Agency Board Meeting due to lack of agenda items**

Chairman Burrows indicated that Staff has recommend to cancel the February 22, 2005 Redevelopment Board meeting due to lack of agenda items. The consensus of the Board was to cancel the February 22, 2005 Redevelopment Board meeting.

**Adoption of the Riverdale City Redevelopment Agency Housing Plan**

Mr. Hansen reminded the Board that the City has a housing rehabilitation program, and since the implementation of the rehabilitation program, the State Legislature has amended and added some new rules. Mr. Hansen went on to explain in order for the City to get the new proposed 550 West and West Bench RDA Areas approved, the RDA needs to have in place a new housing program that conforms to the updated statutes.

Discussion followed regarding the housing plan. Mr. Hansen explained the new state statute requires the RDA to transfer 20 percent of its funds into a separate housing fund for income-targeted housing within the community. He noted that it gives the Agency broad opportunities to utilize its money. Mr. Hansen referred to the definition of income-targeted housing; he explained that it is slightly more restrictive than the RDA's current housing program. He went on to say the guidelines for this program, for a family of four, would be an income of \$32,000 to \$35,000.

Mr. Hansen indicated what the Board is being asked to consider at this time is to adopt the Riverdale City Redevelopment Agency Housing Plan and the Resolution adopting the Housing Plan for uses of tax increment housing funds.

Mr. Gibby pointed out that Layton City got into a similar situation, and it became a mess from the beginning. He explained that the City built some housing and it had some restrictions; however, no one could afford the housing. He suggested that the Board look into what Layton City did and not repeat the same mistakes.

Mrs. Jenkins inquired if the City would be able to participate in a project such as Habitat for Humanity. Mr. Hansen indicated that this housing program is an income-targeted housing program and with Habitat for Humanity, there would be costs for rehabilitation, costs for land, and costs for infrastructure. He said the RDA might be able to accumulate some funds, go to the Habitat for Humanity and ask the program to build a home in an area where they would want ownership, and match the funds. Mrs. Jenkins inquired if the RDA could implement criteria for maintenance of properties from individuals to qualify. Mr. Hansen indicated the Board could write their policies accordingly; they just cannot discriminate.

**Motion** Mr. Haws moved to adopt the Housing Plan for Uses of Tax Increment Housing funds Allocated under Section 17B-4-504 and 17B-4-1010 of the Redevelopment Agencies Act by the Redevelopment Agency of the City of Riverdale as presented. Mr. Gibby seconded the motion. The motion passed unanimously.

**Resolution No. R5-2005 of the Board of Directors of the Redevelopment Agency of Riverdale City, Utah adopting a Housing Plan for uses of Tax Increment Housing Funds**

**Motion** Mr. Gibby moved for approval of RDA Resolution No. R5-2005, a Resolution of the Board of Directors of the Redevelopment Agency of Riverdale City, Adopting a Housing Plan for Uses

of Tax Increment Housing Funds Allocated Under Section 17B-4-504 and 17B-4-1010 of the Redevelopment Agencies Act. Mrs. Brough seconded the motion

**Roll call vote.** Mrs. Brough, Yes; Mr. Gibby, Yes; Mr. Haws, Yes; Mrs. Jenkins, Yes; and Mr. Hadden. The motion passed unanimously.

**Discretionary Business**

Discussion followed regarding the Taxing Entities Committee. Chairman Burrows reported that they have had responses back from all of the taxing entities in regard to who will be on the committee. He noted that Dan Olsen and Ron Kusina from Weber County have been appointed to the Committee. In addition, he believes that Lance Wood from Central Weber Sewer Improvement District would be on the committee as well; Mr. Wood's appointment just needs to be adopted by a Resolution, which is just a technicality.

Mr. Hansen updated the Board on legislative action and lobbying. He informed the Board at this point sales tax redistribution is silent, and it is not going to happen right now. Another bill that is being talked about is tax reform, and hopefully they will be able to reflect this as well.

Mr. Hansen informed the Board that he has been getting a lot of calls regarding the West Bench RDA; and it has been intense. He noted that he has not had a lot of warm fuzzes regarding the proposed project. Mr. Gibby added that he has met with a few of the property owners as well. Chairman Burrows suggested that a lot of what is going on, relates back to the situation in Ogden City, and he believes their situation gives a bad name to RDAs with all of the bad press and irresponsible practices.

With no further business to come before the Board at this time, Mr. Gibby moved to adjourn the meeting. Mrs. Jenkins seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 9:40 p.m.

Attest:

Approved: May 17, 2005

---

Larry Hansen  
Executive Director

---

Bruce Burrows  
Chairman