



Minutes of the **Meeting of the Board of Directors of the Redevelopment Agency of Riverdale City** held Tuesday, **July 18, 2006** at 7:11 pm at the Riverdale Civic Center, 4600 South Weber Drive.

Members Present: Bruce Burrows, Chairman
 David Gibby
 Stacey Haws
 Shelly Jenkins
 Doug Peterson
 Gary Griffiths

Others Present: Larry Hansen, Executive Director; Stevin Brooks, City Attorney; Randy Daily, Community Development Director; Jan Ukena, City Planner; Doug Illum, Fire Chief; Dave Hansen, Police Chief; Marilyn Hansen, City Recorder; other city staff and approximately 8 citizens.

A. Welcome and Roll Call

Chairman Burrows called the meeting to order at approximately 7:31 p.m. and welcomed all those present.

B. Informational Items

1. Open Communications

Chairman Burrows called for open communications. No comments were given during Open Communications.

C. Consent Items

1. Consideration of the June 20, 2006, RDA meeting minutes.

Chairman Burrows reported the Redevelopment Board has before them the minutes of the June 20, 2006 RDA meeting minutes and asked if there were any changes.

2. Review of Redevelopment Agency Financial Statement for the period ending May 31, 2006.

Larry Hansen indicated that the Redevelopment Board has before them the Financial Statement ending May 31, 2006.

Motion: Mr. Gibby moved to approve the consent items as presented. Mr. Griffiths seconded the motion.

Call the Question:

The motion passed unanimously.

D. Action Items

1. Department of Community Development

a. Consideration of Use Request – Riverdale Road Project Area – Real Deals on Home Décor.

Brittany Lots stated that she wants to rent the back of the Redman Van & Storage building where Curves is located to run a furniture business. She indicated that they would be open on Friday and Saturdays only.

Randy Daily reported that staff recommends that the Redevelopment Board deny this use request as there are life safety and code concerns with this building as outlined in Mr. Daily's e-mail. They are as follows:

- 1. The structural integrity of the building and the fact that the building has never been upgraded for a seismic event. Constructed in 1964. The building is approximately 27,000 +/- sq. ft.*
- 2. Based on the size of the building and the proposed and existing uses, the entire building should be fire protected with sprinklers and alarms.*
- 3. The building is insufficient in meeting ADA requirements.*
- 4. The requirements for Plumbing fixtures and electrical service/wiring requirements are grossly outdated.*
- 5. The only access this property has is by means of a R.O.W.*
- 6. The radical change in use of this building over the years from a storage facility to retail/service uses.*
- 7. Building exiting requirements are insufficient based on occupant load potential*

Mr. Daily also reported that there is insufficient parking at this site. Ms. Lots stated that the owner is willing to put in parking and make it as safe as where Curves is. She stated that since they are only open 2 days a week she feels there is sufficient parking as they do not bring in a large amount of traffic. Chairman Burrows stated that this has nothing to do with her business but the building itself being unsafe. Ms. Jenkins inquired if there are some incentives for the owner to upgrade this facility and make the building feasible for tenants. Mr. Hansen replied that they have had discussions with the owner and encouraged him to take advantage of the incentives, but he has declined to do so. He also noted that this business could go to 5 days a week as they grow and that as staff we can not recommend this approval. Ms. Lots explained that her business is a franchise and it doesn't allow them to be open more than 2 days a week. She also indicated that the owner is going to clean up the area and redevelop it so they can use the space. Mr. Griffiths discussed that he feels that the owner needs to come before the Board and state his intentions with this building or meet with Mr. Daily and see what he is willing to do. Ms. Lots reported that they wouldn't move into the building until the owner cleaned it up and made it safe. Mr. Haws noted that the remodeling that Ms. Lots is talking about may be sufficient for her to move in but the redevelopment that the RDA Board is looking for is different. He stated that the Board looks for redevelopment of an entire area. Ms. Lots stated that she was told that the City can't condemn it and that they are punishing the owner by not allowing tenants to rent space in this building. Chairman Burrows recommended to the Board not to take action on this item or to table this item until a meeting can be set up with the owner. Chairman Burrows explained that this board is willing to provide incentives to the owner to get this taken care of.

Motion: Mr. Gibby moved to table the Use Request of Real Deals on Home Decor. Ms. Jenkins seconded the motion.

Mr. Peterson stated that he found it interesting that it has been represented that we are trying to punish the owner. He noted that it is a win-win situation for the owner to take the incentives. Ms. Lots explained that those were her own words. Mr. Peterson stated that letting them use the facility as it is, presents a liability for the City. Ms. Lots stated that if the building meets code then there is no problem moving in. Chairman Burrows indicated that there is a lengthy laundry list of safety issues that need to be met. He noted that it is different to store boxes and have the building uninhabited than to have retail services. Mr. Daily stated that the Board has denied other use requests to go in this building.

Call the Question:

Roll Call Vote: Ms. Jenkins, Yes; Mr. Peterson, Yes; Mr. Griffiths, Yes; Mr. Gibby, Yes; Mr. Haws, No. The motion passed with four in favor and one opposed.

b. Consideration of Use Request – West Bench Project Area – Alpine Church.

Keith Rutsey, Associate Pastor with Alpine Community Church stated that they want to build a church at 5075 South 1275 West. He indicated that it would be a 15,000 square foot facility which will seat about 450-500 people, have classrooms, a youth area and offices. Mr. Rutsey said the church will be used mainly on Sundays but would provide community activities as well. They would conduct business during the week from the offices at the church. Chairman Burrows explained that this project is east of the Cinedome property. Mr. Griffiths stated that this looks like a beautiful building and a great resource for the city. Mr. Rutsey reported that they are excited and anxious to move on with this project. Mr. Haws inquired as to where they currently meet. Mr. Rutsey replied that they currently meet at the Terrace Plaza on Sundays, but they have offices behind Crown Bedroom. Ms. Jenkins asked what the slope is. Mr. Daily explained that they will not be on the slope. Mr. Peterson inquired as to the status of the road that goes through the Cinedome parking lot. Mr. Daily stated that Mr. Moulding is reviewing the plans and will make a recommendation to the City. Mr. Peterson asked if there will be a decision made on the road in conjunction with this. Mr. Daily replied that they have access based on their frontage and that Mr. Moulding is looking at different options for the road when the Cinedome is developed. Mr. Peterson explained that he is concerned with safety issues. Mr. Daily indicated that the road is defined with curb and gutter on their plans. Mr. Peterson stated that he is concerned as they come around the curve. Mr. Daily explained that the City has chosen not to improve this area and only has striping. Mr. Rutsey reported that most of the people probably won't come through the neighborhood and will be coming off the interstate.

Motion: Mr. Gibby moved to approve the Use Request – West Bench Project Area – Alpine Church. Ms. Jenkins seconded the motion.

Call the Question:

The motion passed unanimously.

c. Consideration of Use Request – Riverdale Road Project Area – H & P Investments.

Rob Moore from Big D Construction stated that they are requesting redevelopment of a mixed use site. He stated that they have been working for the last 6 months on this project which covers 6.7 acres at 700 West and Riverdale Road. The project will include two restaurant pads, retail/office space, as well as multi-family dwellings. A concept drawing of the project was displayed for the RDA Board.

Mr. Gibby asked if there will be cross access with Arby's. Homer Cutrubs reported that Arby's had already done their ingress and egress drives and didn't want to be involved in the process. Ms. Jenkins asked if the roundabout that is shown will be at be 4450 and if there are alignment issues. Mr. Daily indicated that there would not be any alignment issues. Ms. Jenkins asked what the footprint of the multi-family component would be. Mr. Moore stated that the footprint is 24,600 square feet and that they are looking at options. Norm George, also presenting for H & P Investments, stated that they do not have a desire for an apartment complex and that the multi-family component are single family residences in the form of townhomes or condos. He indicated that they want R-4 zoning for this area. Mr. Daily stated that H & P will request a re-zone from R-2 to R-4 and that it is the desire of the City to have owner occupied units. Mr. George stated that it is their intent to sell each unit to be individually owned. Chairman Burrows reported that their original discussions would be that parking would be off road in the back. Mr. Cutrubs explained that they are looking to have 16-24 owner occupied units depending on the configuration of the building, that would range from 1,584 square feet to 1,200 square feet. He indicated that there will be access off of 4400 into the project and off of 700 West.

Motion: Mr. Gibby moved to approve the Use Request – Riverdale Road Project Area at 700 West – H & P Investments. Ms. Jenkins seconded the motion.

Call the Question:

The motion passed unanimously.

2. Executive Director

a. Consideration of adjournment into Closed Executive Session for the purpose of strategy sessions to discuss the purchase, exchange, or lease of real property pursuant to Utah Code 52-4-205(1)(d).

Motion: Mr. Peterson moved to adjourn into Closed Executive Session. Mr. Gibby seconded the motion.

Call the Question:

The motion passed unanimously.

The Redevelopment Board meeting adjourned at 8:16 p.m. to enter into the Closed Executive Session.

The Redevelopment Board meeting convened at 9:06 p.m. from the Closed Executive Session.

b. Consideration of action concerning the purchase, exchange, or lease of real property.

Motion: Mr. Haws moved to authorize staff to enter into negotiations on one or more parcels within the City of Riverdale. Mr. Peterson seconded the motion.

Call the Question:

The motion passed unanimously.

E. Discretionary Business

None

With no further business to come before the Board at this time, Mr. Haws moved to adjourn the meeting. Mr. Peterson seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 9:07 p.m.

Attest:

Approved: August 15, 2006

Larry Hansen, Executive Director

Bruce Burrows, Chairman