



Minutes of the **Meeting of the Board of Directors of the Redevelopment Agency of Riverdale City** held Tuesday, **September 18, 2007** at 7:39 p.m. at the Riverdale Civic Center, 4600 South Weber River Drive.

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

Others Present: Larry Hansen, Executive Director; Steve Brooks, City Attorney; Randy Daily, Community Development Director; Lynn Moulding, Public Works Director; Marilyn Hansen, City Recorder and 8 citizens.

A. Welcome and Roll Call

Chairman Burrows called the meeting to order and welcomed all those present.

B. Informational Items

1. Open Communications

Brian Bingham reported that he lives on 500 West and is concerned with the proposed development for this area, especially the hillside. He stated that he was under the impression that it was a no build zone. He distributed pictures of the hillside. Chairman Burrows stated that portions of the hillside are in a no build zone.

C. Consent Items

1. Approval of the meeting minutes from the August 7, 2007 RDA Closed Executive and August 21, 2007 Regular meeting.

2. Report on Condition of the Treasury for the months ending July 31, 2007 and August 31, 2007.

Motion: Mr. Gibby moved to approve the consent items. Mr. Peterson seconded the motion.

Call the Question:

The motion passed unanimously.

D. Action Items

1. Consideration of Use Request and Conceptual Site Plan 550 West Project Area – Murdock Condominiums.

Randy Daily reported that this item was previously presented as a Use Request of the property for residential dwellings, which is not typical for an RDA area. He stated that the RDA Board approved the use conditionally, based upon what they could do with roads and

access to the overall development. He explained that if the Board agrees with the use then Mr. Murdock will have to go to the Planning Commission for preliminary and final reviews of the plan and then it will be presented to the City Council. Dave Murdock stated that it was his understanding that the use was approved by the RDA Board, but that he had to come back with a concept plan. Mr. Daily stated that the use approval was conditional. Mr. Murdock stated that one condition was to continue the road and reported that they have obtained a parcel, so that condition has been satisfied. He explained that when he originally presented this concept, the plan included 120 residential units. He reported that market research indicates that single units with a zero lot line is more desirable and has reduced the number of units to 58. He stated that these units will now be larger with a two car garage, covered with veneer rock and have pitched roofs. Mr. Murdock stated that they have added hiking trails along the no build zone and put in 2 to 3 gazebos along with a walking path from Washington Terrace through the west portion to 550 West. He reported that they are discussing having a gate along this path and giving residents access through a key or card. He indicated that the fence would have stone columns attached to a rod iron fence along the property and that there will be a monument sign on 550 West.

Chairman Burrows inquired as to their plan for the water on the hillside as that has been a major concern. Mr. Murdock replied that they are looking to channel the water to a storm drain system and may have a water feature. Mr. Gibby expressed his concern with the integrity of the hillside and it's delicate nature. Mr. Murdock stated that they will have geotek engineers address the hillside issues and would suspect that the Community Development department would require some type of plan to deal with those issues. Mr. Haws stated that he feels the original motion to approve the use request indicated that the use was approved if Mr. Murdock met certain conditions. He feels that Mr. Murdock has met those conditions and doesn't see that they are in the position to approve the use as he feels that it was already approved. Mr. Daily reported that there are still issues pertaining to the widening the of the road and performing a traffic study. Mr. Haws replied that those would be City required development issues and not RDA use approval issues. Mr. Daily stated that the 550 West RDA agreement allows the Board to review the site plan. Ms. Jenkins asked if the area was zoned CP-2. Mr. Daily replied that some of it is zoned CP-2 and the other is zoned R-4. Ms. Jenkins stated that she thinks it is appropriate to look at a traffic study but feels that a residential development would have a smaller traffic impact than a commercial development. She reported that they would require them make the hillside safe and look at internal traffic flow. She asked if this plan meets the City's PRUD requirements, and if so would they need to rezone it. Mr. Daily replied that they don't allow dwellings within a CP zone and that the area would need to be rezoned. Ms. Jenkins inquired if a PRUD is allowed in any zone, and if he meets the PRUD requirements, would the rezone be necessary. Mr. Daily replied that this area would need to be specified as a PRUD area. Mr. Hansen discussed the previous conditional use approval and stated that if the acquisition of the parcel will allow for a right-of-way to be completed, consistent with 550 West and meet City standards, then he feels that Mr. Murdock has in fact met the use approval request that was conditioned previously and it becomes a City matter to work out development issues.

Ms. Jenkins stated that the existing road looks narrower than the projected road. Mr. Murdock replied that they will design the road to fit the boundary and that it will meet City standards. Mr. Haws asked if the conceptual site plan shows the boundary of the no build zone. Mr. Murdock replied that it does and that they have made an effort to ensure that none of the units go into the no build zone. He reported that if the survey shows that they are in the no build zone, then they will move the units so that they don't infringe on the no build

zone. Ms. Jenkins inquired as to where they are with the previous agreement to re-vegetate the hillside. Chairman Burrows indicated that they have the funds from the previous developer and have had discussion with this developer to finish that project. Mr. Daily reported that either the City or Mr. Murdock will complete what Mr. Burnett was to have completed.

Mr. Hansen suggested that the RDA Board consider approving the modified use request as presented, subject to meeting all the requirements that the Planning Commission and City Council would impose to ensure that the addressed needs were achieved, regarding development issues (i.e. Right-of-Way, protecting the hillside, dealing with the water).

Motion: Mr. Gibby moved to approve the modified use request as presented, subject to meeting all the requirements that the Planning Commission and City Council would impose to ensure that the addressed needs were achieved, regarding development issues. Mr. Peterson seconded the motion.

Ms. Jenkins requested that the developer be amenable to finding the best fit to connect to the trail system. Mr. Haws stated that he doesn't fully understand the motion as he thought they had previously approved the use and that what Mr. Hansen proposed was approving the use again. Mr. Hansen replied that the previous use has changed from 120 units to 58 units and that Mr. Murdock has materially altered his development and has acquired the right-of-way that would serve the conditions that were given. He felt that the motion ratifies what they did before while recognizing that it has been significantly modified.

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.

E. Discretionary Business

None

F. Adjournment

With no further business to come before the Board at this time, Mr. Haws moved to adjourn the meeting. Ms. Jenkins seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 8:22 p.m.

Attest:

Approved: October 16, 2007

Larry Hansen, Executive Director

Bruce Burrows, Chairman