



---

Minutes of the **Meeting of the Board of Directors of the Redevelopment Agency of Riverdale City** held Tuesday, **July 15, 2008** at 6:52 p.m. at the Riverdale Civic Center, 4600 South Weber River Drive.

Members Present: Bruce Burrows, Chairman  
David Gibby  
Don Hunt  
Shelly Jenkins  
Gary Griffiths  
Doug Peterson

Others Present: Larry Hansen, Chief Administrative Officer; Steve Brooks, City Attorney; Randy Daily, Community Development Director; Lynn Moulding, Public Works Director; Dave Hansen, Police Chief; Doug Illum, Fire Chief; Marilyn Hansen, City Recorder; other city staff and 2 citizens.

## **A. Welcome and Roll Call**

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

## **B. Open Communications**

None

## **C. Consent Items**

### **1. Approval of meeting minutes from the June 17, 2008 RDA meeting.**

**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 at 4200 S. Riverdale Road – Riverdale Road Project Area.**

Randy Daily displayed a map outlining the subject property and stated that it is approximately 90 feet wide and 320 feet deep. He introduced John Montgomery, who is the petitioner. John Montgomery reported that he is a developer of retail property for Thomas Fox Properties. He stated that they are proposing two concepts, a multi-tenant building with retail and a restaurant use, or an automotive use. He stated that the automotive use would include an auto lube center with a car wash in the back. He explained that the project is a bowling alley shape and doesn't have very much frontage on Riverdale Road. He reported that they have tried to acquire adjacent property but that the owners have been either non-responsive or have expectations that don't make the deal feasible. Mr. Montgomery stated that he has three potential tenants and is looking for what

the RDA will allow to be built on this site. Chairman Burrows stated that the RDA Board typically reviews proposals for development and then decides if they are feasible or within the jurisdiction of the conditional use that would be allowed by the RDA, and that they are not in a position to give counsel. Randy Daily reported that the site is in a C-2 zone, in which an automotive use would be allowed and that Mr. Montgomery understands that he is here for a use request approval. Larry Hansen stated that the RDA Board has adopted a redevelopment plan for the Riverdale Road Project Area and is looking for a use that would remove blight and be compatible with the area. He reported that this project site is contiguous to the 550 West Project Area and the RDA Board is on record of considering uses for the 550 area. He told Mr. Montgomery that while he has given general information, the RDA Board is looking for more specifics. Mr. Montgomery inquired if the Board needs a site plan. Mr. Hansen replied no. Mr. Montgomery inquired if they wanted a tenant name. Mr. Hansen stated that would help if they knew who the tenant was. Mr. Montgomery stated that the automotive use tenant is Majestic Lube. He reported that they have 35 stores in Utah, Wyoming and the Dakotas. He stated that they normally build a 2,500 square foot building with a six bay car wash behind the oil and lube shop. Chairman Burrows asked if he had a restaurant tenant. Mr. Montgomery stated that he thinks the site is better suited for automotive as the site is small, but if they put in a restaurant, it would be a 4,000 square foot building in front with general retail in the back. He explained that most restaurants prefer a drive through, which would be difficult on this site, so the probability of a restaurant/retail use is lower. Chairman Burrows stated that the RDA Board is interested in the overall completion of the entire area. Ms. Jenkins stated that she is concerned about approving a use that would attach to the East side of the property which has already received approval for a Planned Residential Unit Development from the RDA and how an automotive use would fit in. She stated that she would like to have more time to look at this. Mr. Hansen asked Mr. Montgomery to explain his relationship with the property owner. Mr. Montgomery replied that they are under contract to purchase the property. Ms. Jenkins stated that she wants to be fair to property owners and would like to table this item to look at other possibilities and give more consideration as to how it might blend with the housing use approved to the east.

**Motion:** Ms. Jenkins moved to table the Use Request. Mr. Peterson seconded the motion.

Mr. Hansen stated that there is a stub street of 500 West and asked about the possibility of having an egress on the stub street. Mr. Montgomery replied that the property owner is unwilling to grant access. Mr. Hunt inquired if Mr. Montgomery had a tenant name who might be interested in placing a restaurant on the property. Mr. Montgomery replied that they are thinking of a Utah based fast casual restaurant for the front or a regional coffee house.

**Call the Question:**

**Roll Call Vote:** Ms. Jenkins, Aye; Mr. Peterson, Aye; Mr. Griffiths, Aye; Mr. Hunt, Aye; and Mr. Gibby, Nay. The motion passed with four in favor and one opposed.

**E. Discretionary items**

None

**F. Adjournment**

With no further business to come before the Board at this time, Mr. Gibby moved to adjourn the meeting. Mr. Peterson seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 7:16 p.m.

Attest:

Approved: August 19, 2008

\_\_\_\_\_  
Larry Hansen, Executive Director

\_\_\_\_\_  
Bruce Burrows, Chairman