



Minutes of the **Meeting of the Board of Directors of the Redevelopment Agency of Riverdale City** held Tuesday, **October 19, 2010** at 7:38 p.m. at the Riverdale Civic Center, 4600 South Weber River Drive.

Members Present: Bruce Burrows, Chairman
David Gibby
Shelly Jenkins
Don Hunt
Norm Searle
Alan Arnold

Others Present: Larry Hansen, Executive Director; Steve Brooks, City Attorney; Randy Daily, Community Development Director; Dave Hansen, Police Chief; Marilyn Banasky, City Recorder; and 8 citizens.

A. Welcome and Roll Call

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

B. Open Communications

Becky Meehan with Burchs Christmas Trees requested a Use Approval to sell trees at 1050 West Riverdale Road. She distributed a handout outlining why they should be allowed to sell trees at the new location. She discussed traffic flow and that the main gate for customers will be on the north side. She stated that safety is of the utmost importance to them and doesn't see any safety issues. She asked for approval to have a temporary Christmas tree lot at 1050 West Riverdale Road.

C. Consent Items

- 1. Approval of meeting minutes from October 5, 2010 RDA meeting.**
- 2. Report on Condition of the Treasury for the month ending September 30, 2010.**
- 3. Approval of the annual November Report to taxing entities.**

Motion: Mr. Gibby moved to approve the consent item. Mr. Arnold seconded the motion.

Call the Question:

The motion passed unanimously.

D. Action Items

- 1. Consideration of Use Request for Burchs Trees at 1050 W. Riverdale Road in the Riverdale Road Project Area.**

Councilor Gibby reported that his only concern is impacting the parking for the health food store as they use the same area as parking for the store. He inquired if Ms. Meehan had contact them. Becky Meehan replied that she had not, but stated that she feels the Good

Earth has sufficient parking as they have parking on the entire west, north and south side of the business. She stated that she has never had to get approval from another business before and has approval from the property management company and paid them rent. Councilor Searle reported that he drove over there to see where it was and didn't see any cars parked in the requested tree lot area. He inquired about the entrance gate on the north side and wondered if they could also put one on the south side. Ms. Meehan replied that the main entrance is going to be on the north side and the south side will have a gate, but will be used to drop off trees. Councilor Searle inquired how this tree lot compares with the size of the previous tree lot on the Cinedome site. Ms. Meehan replied that it is about one-half the size of the tree lot that they had at the Cinedome site. Councilor Searle inquired if they had looked at any other locations. Ms. Meehan replied that she has talked to Shopko, Nickelcade, and Gibby Floral. She stated that she is trying to find someplace close to the Cinedome so that customers will be able to find them. Councilor Jenkins hoped that next year they would have other opportunities for a better situation. She is also concerned about the traffic flow and that the tree lot could push traffic in front of the Good Earth health food store and Sports Authority. Mayor Burrows suggested that as a courtesy, they should talk with the management of the Good Earth and Sports Authority.

Motion: Mr. Arnold moved to approve the Use Request for Burchs Trees at 1050 West Riverdale Road. Mr. Searle seconded the motion.

Call the Question:

The motion passed unanimously.

2. Review and discuss Attorney letter on guidance for the RDA Board.

Larry Hansen reviewed the letter from RDA attorney Randy Feil. He discussed that the RDA can be more restrictive than Title 10 or the General Plan, but cannot be less restrictive. He stated that historically the RDA Board has issued Use Approvals and left the entitlement process to the City side, but stated that the RDA Board could get more involved to ensure that submittals are adequate and meet the needs of the project area plan. He stated that the letter confirms the path and process the RDA currently follows but also refers to some things that could be taken under advisement. Ms. Jenkins stated that she wants to be more thorough on the conceptual side of the process in the RDA. She stated that some of the Use Approval requests have had more detail than others, but wants to be shown more conceptual work before it goes to the Planning Commission. She feels they need to make a decision as an RDA Board to decide if they want more information on a conceptual site plan. Chairman Burrows expressed concern that the RDA Board would be usurping the authority of the Planning Commission but agrees that they need enough information about a project to know if the use is compatible with the surrounding areas. Mr. Arnold stated that the Larry H. Miller Agreement to Develop Land (ADL) has some of the gateway project things in it but feels there could have been more such as lampposts and hanging baskets to establish the character of the City and set a vision. Chairman Burrows reported that those things would that be in the General Plan to upgrade the character of Riverdale by doing things like lampposts and hanging baskets. He suggested updating the General Plan to reflect those items. Ms. Jenkins stated that they should clean up Title 10 and the General Plan to better define the RDA Board's role, as the City Council and RDA Board wouldn't be involved until the final site plan approval. Mr. Hansen stated that brings up other process issues and feels they are taking one step back. Ms. Jenkins worries about the Planning Commission having something without a conceptual review because the

RDA Board has approved the use. She feels the Planning Commission may they think the RDA covered things when they didn't. Mr. Daily stated that Attorney Jody Burnett has said that the petitioner is not vested until the preliminary plan stage and that a conceptual plan is just that. Mr. Hansen reported that some developers will not even proceed to own the property until they get a certain amount of entitlements. Mr. Daily stated that developers want some assurance and that the city side relies on the RDA Board to approve the use. Chairman Burrows stated that Ms. Jenkins wants enough information to approve the use conceptually and thinks they can work within that framework. Mr. Hansen stated that he thinks the intent is worth pursuing but feels this makes another hoop for the petitioner to jump through by submitting a conceptual plan to be reviewed by the Planning Commission and the City Council before going on to the preliminary plan in any area. Mr. Gibby sees the value but also sees the concern and wonders if they are putting an impediment to development. Mr. Daily replied that there is a time issue based on ordinances and stated that before anything goes to the RDA or the Planning Commission there is a staff level meeting with the developer. Mr. Hansen stated that after the staff level meeting then they have a conceptual site plan. Councilor Searle stated that he thinks having a conceptual plan is good but wonders if they need it in all cases. Mr. Hansen stated that sometimes they can't disclose things to the RDA Board during the Use approval process as there are legal issues. Mr. Daily stated that RDA areas are problematic and that developments not in an RDA area goes before the Planning Commission for concept review. He stated that if the RDA Board feels there is any information that is lacking, they can ask for more information before giving their decision. Mr. Arnold stated that the ordinances need to state what actually happens. He stated that he would like notification of what is happening and that it could be electronic. Chairman Burrows stated that he thinks Administration recognizes the issues and will bring back something for the RDA Board to mark up.

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. Arnold seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 8:47 p.m.

Approved: November 3, 2010

Attest:

Bruce Burrows, Chairman

Larry Hansen, Executive Director