

Minutes of the **Work Session** of the **Riverdale City Council** Tuesday, August 4, 2020 at 5:30 p.m., at the Civic Center in the Administrative Offices, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present:

City Council:	Norm Searle, Mayor Braden Mitchell, Councilmember Brent Ellis, Councilmember Alan Arnold, Councilmember Bart Stevens, Councilmember Steve Hilton, Councilmember
City Employees:	Rodger Worthen, City Administrator Steve Brooks, City Attorney/Acting City Administrator Mike Eggett, Community Development Rich Taylor, Community Services Shalee Evans, City Recorder

The Work Session meeting began 5:30 p.m. Mayor Searle welcomed the Council Members stating for the record that all Councilmembers were present and welcomed to the meeting Rodger Worthen, City Administrator, and thanked him for being present tonight. He also welcomed back Shalee Evans, City Recorder, who missed last meeting due to surgery.

Public Comment:

There were no known public comments.

Presentations and Reports:

Consent Items:

Mayor Searle invited any corrections or comments for the work session and regular meeting minutes for the City Council Meeting held on July 21, 2020. Mayor Searle and Councilmember Ellis noted a few corrections that need to be made.

Action Items:

Mayor Searle invited discussion regarding the first action item, Consideration of Ordinance 923, to approve a rezone request, for property located at approximately 4113 South Pacific Avenue, Riverdale UT from Retail/Commercial Park Overlay (RCP) zoning to Multiple Family Residential (R-4) zoning; requested by Riverdale North LLC and AWA Engineering Group.

Mike Eggett, Community Development, went over the executive summary which explained. Riverdale Center North, LLC (as represented by AWA Engineering), the petitioner in this matter, is requesting a rezone of property located at approximately 4113 South Pacific Avenue from Retail/Commercial Park Overlay (RCP) zoning to Multiple-Family Residential (R-4) zoning to allow for the possibility for future development of a multiple family residential development project on this property (see the application documents for further explanation). Neighboring properties to the north and east are currently zoned with M-1 and CP-3 zoning, properties to the west are the Union Pacific railyards, and properties to the south are zoned with RCP zoning. This request is for approximately 2.715 acres of land located on this property along 300 West and Pacific Avenue that would be affected by the proposed rezone request (see the attached zoning map document for more information). A public hearing for this rezone request was held on July 28, 2020. As required by State Code and to allow for public commentary, the public hearing was previously noticed and held with the Planning Commission to receive and consider public comment on the proposed amendment to the zoning map. I did receive one inquiry about the public hearing from the owner and operator of the chiropractic office on this property and I explained to him more details about the request. Otherwise, no other public comments were provided prior to the public hearing. At the conclusion of the public hearing, the Planning Commission made a recommendation for the City Council to approve the requested rezone as submitted for the property at approximately 4113 South Pacific Avenue. Following discussion in this matter, the City Council may approve, approve with conditions, table, or deny this rezone request, with the appropriate findings of fact to support the Council's decision.

Steve Brooks, City Attorney, asked if this will have any impact on the city's S.O.B. Mr. Eggett noted that it is just on the border but there is enough distance in between them.

Councilmember Hilton asked if they have already started construction. Mr. Eggett noted that they have not.

Councilmember Ellis asked if they are planning to have these homes be multi family units. Mike Eggett stated that the plan is multi family dwellings. They are going for R-5 or R-4. Councilmember Ellis also asked about the transient situation in that location. Mr. Eggett noted that that same question came up during the Planning Commission meeting. He stated that Jake Tate noted that they are not too worried about the transient situation because they usually steer clear from populated, self-monitored locations.

City Council Work Session Meeting, August 4, 2020

Councilmember Mitchell asked if there was an idea where the kids would attend school that lived in this area. Mike Eggett stated that he was not sure which school it would be. Councilmember Mitchell asked about the fence on the railroad tracks and if that is the city's responsibility or the railroads. Mr. Eggett noted that he is going to be calling the railroad to notify them and he will find out. Councilmember Mitchell asked if this project would help the city with their affordable housing market. Mike Eggett stated that it will help Riverdale in that aspect.

Councilmember Stevens stated the payments on places are usually driven by market value, and when he hears the phrase 'Low Income' housing, he thinks of government subsidized. He asked if that is what it meant to be. Mr. Eggett noted that low income housing was about Greenhill apartments. He also stated that this is just a rezone request. Councilmember Stevens stated that he is not in favor of this request and he will be playing devils advocate. Mayor Searle noted that the better term to use for this would be 'Affordable Housing'. Mr. Eggett noted that the city is required by the state to at least ask the requestor to at least try to accommodate the moderate-income families.

Mayor Searle invited discussion regarding the second item, Consideration of Ordinance 924, to approve a rezone request, for property located at approximately 4100 South Pacific Avenue, Riverdale UT from Regional Planned Commercial (CP-3) zoning to Multiple Family Residential (R-4) zoning; requested by Riverdale North LLC and AWA Engineering Group. consideration of Resolution 2020-16, to approve an Interlocal Agreement between Riverdale city and Weber county concerning an Interlocal Agreement to assist with the distribution of CARES Act funding.

Mike Eggett went over the executive summary which explained. Riverdale Center North, LLC (as represented by AWA Engineering), the petitioner in this matter, is requesting a rezone of property located at approximately 4100 South Pacific Avenue from Regional Planned Commercial (CP-3) zoning to Multiple-Family Residential (R-4) zoning to allow for the possibility for future development of a multiple family residential development project on this property (see the application documents for further explanation). Neighboring properties to the north and east are currently zoned with C-3 zoning, properties to the west are zoned with M-1 zoning, and properties to the south are zoned with RCP zoning. This request is for approximately 2.59 acres of land located on this property along 300 West and Pacific Avenue that would be affected by the proposed rezone request (see the attached zoning map document for more information). A public hearing for this rezone request was held on July 28, 2020. As required by State Code and to allow for public commentary, the public hearing was previously noticed and held with the Planning Commission to receive and consider public comment on the proposed amendment to the zoning map. No public comments were provided prior to the public hearing. At the conclusion of the public hearing, the Planning Commission made a recommendation for the City Council to approve the requested rezone as submitted for the property at approximately 4100 South Pacific Avenue. Following discussion in this matter, the City Council may approve, approve with conditions, table, or deny this rezone request, with the appropriate findings of fact to support the Council's decision. Mr. Eggett noted that there needs to be an address change in the Ordinance.

Discretionary Items:

There were no discretionary items.

Adjournment:

Having no further business to discuss the Council adjourned at 6:00 p.m. to convene into their Regular City Council Meeting.