

Minutes of the Regular Meeting of the Riverdale City Council held Tuesday, August 4, 2020, at 6:00 p.m., at the Civic Center, 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
Rich Taylor, Community Services
Mike Eggett, Community Development
Shalee Evans, City Recorder

A. Welcome & Roll Call

The City Council meeting began at 6:02 p.m. Mayor Searle called the meeting to order and welcomed all in attendance, including all Council Members and all members of the public.

B. Pledge of Allegiance

Mayor Searle invited Councilmember Ellis to lead the Pledge of Allegiance.

C. Moment of Silence

Mayor Searle called for a moment of silence and asked everyone to remember all the events happening in our country at this time and that we will soon have peace. Also, our police officers, fire fighters, U.S. Military service members, and members of the City Council as they make decisions this evening.

D. Public Comment

Mayor Searle invited any member of the public with questions or concerns to address the Council and asked that they keep their comments to approximately three minutes. No action will be taken during public comment. There was no public comment made.

E. Presentations and Reports

1. Mayors Report

Mayor Searle invited the councilmembers to report anything they have from their groups they are in. Councilmember Ellis noted that there have been no cases of West Nile virus in Weber county so far.

F. Consent Items

1. Consideration to approve the City Council meeting minutes from: Work Session and July 21, 2020 Regular Session.

Mayor Searle invited any corrections or comments regarding the above referenced meeting minutes. Mayor Searle and Councilmember Ellis noted changes during the work session.

MOTION: Councilmember Mitchell moved to approve the meeting minutes as amended. Councilmember Ellis seconded the motion. There was not any discussion regarding this motion. The motion passed unanimously in favor.

G. Action Items

1. 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.

Councilmember Ellis asked what the plan is for the chiropractic office and if they are going to tear it down. Jake Tate, applicant, stated that the intent is to take down the house located near the property and that CCA has other commercial property that could allow them to relocate if they desire.

Councilmember Stevens noted to Mr. Tate that he has read through his letter within the packet and on the letter head it states Anderson Wallen and Associates, then it is signed by him. He stated that there are 8 points within the letter he has questions about. Councilmember Stevens asked if the plan is to have the homes be owner occupied or if they are going to be rentals. Mr. Tate stated that they are looking at all the options, but at this moment in time it looks like they are going to be long time rentals. Councilmember Stevens asked if these are going to be subsidized since within his letter it states that it is for low income. Jake stated that that part of the letter he took directly from the city plan and he was just addressing these points within the plan. He also noted that the intent with this property is going to be for moderate income housing, not subsidized or low income. They are just trying to make it where there are affordable housing options. Councilmember Stevens stated that in downtown Salt Lake City and downtown Ogden there is housing that is secured and asked Jake if that is the intent with this property. Mr. Tate noted that they have not gotten into the design of the properties just yet and that they are focusing on just the rezone part right now. He did note that CCA will weigh the options when the design part is being created and that they obviously want a safe housing option and that they will take all security options into consideration. Councilmember Stevens noted that within Mr. Tate's letter it is stated that it will accommodate special needs. He noted that those homes are usually subsidized and that they are one level. Councilmember Stevens noted that when he hears the term 'affordable housing', he thinks of subsidized housing. He asked if he is going to advertise for less money. Jake Tate noted that they are just looking to make housing that is more affordable for people such as young couples, retirees, or college students. They are looking to make an option that is not too expensive for certain groups of people. Councilmember Stevens asked about resources when it comes to moderate income housing, he stated that there are things to consider such as bus routes and shopping points. He noted that he is not in favor of this request and believes there are too many issues. Jake stated that he appreciates his opinion and noted that within his letter he states that this property has been vacant for fifty plus years. He thinks a good way to utilize this unused property is to take this location and put something in that will sell. He noted that people are moving in and they are wanting nice places to live that are affordable to them. Mike Eggett stated that he has to do an annual report by state law and within that report the state like to see that there are more than just single family housing and that they are wanting to see that there are also affordable housing options so that all people that want to live in Riverdale city can afford to do so. He stated that if Riverdale fails to show that they are trying to provide affordable housing options, the state can take away funding for road money. Mayor Searle called a point of order and noted that we are getting off track of the rezone request and need to get back on track. Councilmember Stevens asked Mr. Eggett if the report he does is current and if it refers to future plans. Mr. Eggett stated that it is a current report, but it does try to look into the horizon and try to plan ahead. Councilmember Stevens stated that he feels that this rezone request should not be approved just on the premise of meeting states criteria.

Councilmember Arnold stated that one thing that he thinks people need to remember is the age group that lives in Riverdale. It is important to have options for younger residents to move in and have the option to live in Riverdale. He noted that this kind of plan would help the city with state funding but also the younger demographic is drawn to these types of options. He noted that he is in favor of this rezone.

Councilmember Stevens stated that few years ago he read statistics stating that 41-42% of residents within Riverdale were renters. He noted that with the renters and not homeowner occupants, that makes the property more susceptible to a transient nature

Councilmember Mitchell stated that he read in the Planning Commission meeting minutes that the intent is to keep the detention basin intact, and asked Mr. Tate if that is correct. Jake noted that in the preliminary plans it is their intention to build the homes around the detention ponds. They would like to maintain the way it is now.

MOTION: Councilmember Arnold moved to approve Ordinance 923 as stated within the packet. Councilmember Ellis seconded the motion.

Mayor Searle invited discussion regarding the motion. There was not a discussion.

ROLL CALL VOTE: 4 in favor. 1 opposed. Motion passes.

2. 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.

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.

MOTION: Councilmember Arnold moved to approve Ordinance 924 as stated within the packet. Councilmember Mitchell seconded the motion.

Mayor Searle invited discussion regarding the motion. There was not a discussion.

ROLL CALL VOTE: 4 in favor. One opposed. Motion passes.

H. Discretionary Items

Councilmember Ellis stated that there was a really nice article in the newspaper about Washington Terrace and Riverdale city.

Councilmember Mitchell thanked Rich Taylor, Community Services, for doing activities throughout the city to help entertain the kids, especially during these times. He noted that multiple residents have appreciated him as well.

I. Adjournment.

MOTION: Having no further business to discuss, Councilmember Arnold made a motion to adjourn. The motion was seconded by Councilmember Ellis; all voted in favor. The meeting was adjourned at 6:55p.m.

Norm Searle, Mayor

Shalee Evans, City Recorder

Date Approved: