

Minutes of the Riverdale City Council and Planning Commission Joint Strategic Planning Meeting held Tuesday, August 29, 2017, at 6:00 p.m., at the Riverdale Community Center, 4360 South Parker Dr., Riverdale City, Weber County, Utah.

Present:

City Council:

- Norm Searle, Mayor
- Braden Mitchell, Councilmember
- Brent Ellis, Councilmember
- Gary E. Griffiths, Councilmember
- Alan Arnold, Councilmember
- Cody Hansen, Councilmember

Planning Commission:

- Steve Hilton, Planning Commission Chair
- David Gailey, Planning Commissioner
- Kathy Eskelsen, Commissioner
- Robert Wingfield, Commissioner
- Gary Boatright, Planning Commissioner

City Employees:

- Rodger Worthen, City Administrator
- Steve Brooks, City Attorney
- Shawn Douglas, Public Works Director
- Scott Brenkman, Police Chief
- Rich Taylor, Community Services Director
- Jared Sholly, Fire Chief
- Mike Eggett, Community Development
- Jackie Manning, City Recorder

Excused:

- Blair Jones, Planning Commissioner
- Lori Fleming, Planning Commissioner

Visitors:

- Scott Nelson, CEC Engineering
- Todd Freeman, CEC Engineering
- Todd Strong, Utah Youth Soccer Association

- **Welcome – Mayor Searle**

The Joint Strategic Planning Meeting began at 6:03 p.m. Mayor Searle called the meeting to order and welcomed all in attendance, and excused Planning Commissioner Fleming, Planning Commissioner Jones, and the Business Administrator, Cody Cardon.

Mayor Searle briefly discussed the newly opened businesses such as, MOD Pizza, Habit Burger, and Chipotle.

There was a break from 6:08 p.m. to 6:15 p.m. to allow everyone to eat dinner.

- **General City and Planning Focus Issues**

1. Broad Discussion of Redevelopment Activities in and around the 500 West RDA Planning Area.

Rodger Worthen, the City Administrator, summarized a packet memo which explained:

Created in March 2005 the 550 West project area is targeted to incentivize commercial development in Riverdale City along Riverdale Road, which will create jobs and increase property tax revenue to the taxing entities and sales tax revenues to certain entities such as Riverdale City. Throughout the life of the Project Area, of the total increment received, the Agency has paid 20% to an affordable housing fund which benefits the community, retained 5% for Agency Administration, and has used the remaining 75% for infrastructure and utility development and other redevelopment activities per the creation of the RDA plan. Continuance of previous redevelopment activities is now ongoing on the east side of Riverdale Road.

Report of activities in this area-Riverdale 500 West RDA continues to work on assemblage of land in the area around 500 west street east of Riverdale Road. This process has been ongoing for several years. Activities that are benefitting the future development of this area:

- Purchase of FDIC controlled land by Riverdale City
- Purchase and demolition of 11 homes on 500 West

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- Purchase of Best burger property and parcel to the north of best burger-corner parcel will dictate development of area
- Clear trees and grubbing of site
- Upcoming removal of “left-over” power poles and work with RMP on 500 West
- Working with UDOT RDA secured a “full-movement” traffic access commitment from UDOT once Best Burger property is redeveloped in conjunction with PEP Boys northerly ingress/egress is reconfigured to the East. This activity is currently in process
- Ongoing negotiations with State Farm Building owners
- Bow-tie land exchange with Greenhill Estates property owners – ongoing renovation improvements here
- Satisfied Utah Fair Housing development requirement with land exchange thru Greenhill Estates
- Clean-up of gaps and overlays around the Greenhill Estates apartments
- Ongoing negotiations on Branz property to develop second ingress/egress road at 400 west across from PetCo intersection, recent promising developments in this endeavor
- Discussions/negotiations currently underway with developer for an anchor restaurant within the 500 west RDA area

City staff will continue work to create an overall economic benefit for this area; however, time is against us as the RDA will expire in 2022 when at that point the Agency will no longer receive tax increment and the taxing entities will receive property tax income based on the full assessed value in the project area.

Unique to the 550 West area is that the expired Riverdale Road RDA inter-twines its boundary within the 550 west RDA, namely along the east of Riverdale road, (see attached map). Utilizing some of these funds the RDA is working to develop the corner on 500 west street with a potential development that may “spring-board” future development in the area to the East and North.

We are also in discussion with land owners to the north nearing the corner of 300 West concerning ideas for development along Riverdale Road. In summary, there are pieces that take time but are falling into place to develop this area into commercial/retail development. Albeit slow there are good activities occurring in the 550 West RDA area and Riverdale Road RDA area. We are benefiting from the symbiotic relationship of the two increment areas. This will be valuable to Riverdale City to attract quality retail establishments and enhance the other taxing entities that approved the conveyance of tax increment.

Mike Eggett, in Community Development, confirmed the 550 West RDA will expire in 2022.

There was a discussion regarding the new business growth with an emphasis on the economy and the possibility of oversaturation of certain business types.

There was a discussion regarding a geo tech study for the properties located within the 550 West area with an emphasis on possible high water tables. Mr. Worthen discussed the city staff efforts in working with property owners to help magnify the potential for future developments in the 550 West RDA area.

2. Potential Park property development discussion in partner with private organization.

Mr. Worthen summarized a packet memo which explained:

Recently the Utah Youth Soccer Association (UYSA) approached City Staff with an idea to jointly develop a small soccer complex on property (approx. 40 +/- acres) owned by Riverdale City south of the Civic Center. The organization communicated their idea of using their financial resources (the organization collects \$40 per year from each youth player for land acquisition and maintenance) to construct, develop, and maintain a soccer complex for the ability to have playing time exclusivity during certain times of the year for games and practice time. The City would benefit and be able to use the complex during “off-season” time frames as part of a joint use agreement.

During the idea discussion, the City staff mentioned that having multiple fields on the 40 acres south of the Civic Center may not “fit” into that area and as an alternative to that idea UYSA should approach the Unity Corporation who owns the lands south of the City’s property; suggesting a possible purchase of a portion of that property to operate a soccer complex. This suggestion opened further discussion of a much larger “regional” soccer complex for the entire northern area of Utah and potential surrounding states if some type of arrangement or land purchase agreement could be entertained. Per recent discussion UYSA did speak with Unity Corporation about a purchase of land. Unity is now aware of the request but not formally replied back to UYSA with any type of proposal of sale at this time.

Thus the options are potentially available either in a small complex design on City property or a much larger complex design upon the Unity Property that would allow development of soccer fields and intense athletic events. The fields would be constructed and maintained by UYSA, the City potentially would be responsible for utilities and access via roads or sidewalks. The secondary bridge crossing on 900 west remains an interesting discussion point and perhaps would be

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necessary in light of significant use of recreational venues.

City Staff also discussed the aspects of economic benefits of a regional soccer complex and benefits to local commercial business in the City and County depending on the size of such a complex. What makes this a unique idea is the fact that UYSA is financially able to participate and develop these ideas into a major soccer playing area the benefits the community/county. In other words, they bring financial assets to the table that perhaps previous ideas have not.

Information on UYSA from their website:

Utah Youth Soccer Association is a non-profit corporation established in January 1978 and holds tax exempt status under section 501(c)(3) of the Internal Revenue Service Code. The organization is also considered a charitable institution under the Utah State Tax Commission code. As a result, the Association is not operated for personal or corporate gain; rather, it is managed by a volunteer Board of Directors solely for the benefit of Utah's children.

With educated and USSF or NSCAA licensed coaches, USSF certified referees, insured players, organized leagues, and sanctioned member organizations, UYSA is the largest and most dynamic youth sports organization in Utah.

Reaching over 50,000 players across the state, UYSA is the only soccer organization in Utah that offers a diverse range of services and innovative programs to meet the needs of a membership with varied abilities, backgrounds, and financial means.

Through an active governing board, responsive and professional office staff, and caring volunteers with knowledge of and love for the game, UYSA provides the following:

- Coach background checks, education, and licensing
- Member insurance
- Player & Team Registration
- League scheduling and management
- Recreational and Competitive levels of play
- Olympic Development Program
- TOP Soccer for kids with disabilities
- 2 National Championship qualifying tournaments as well as sanctioned local tournaments
- National membership in US Youth Soccer and United States Soccer Federation

UYSA is sanctioned by the U.S. Soccer Federation and US Youth Soccer to be the governing body of soccer in Utah. We are also recognized by the U.S. Olympic Committee as the governing body for youth soccer in our state.

Clearly, this idea is very preliminary in nature and requires more study, research and investigation by all parties. City staff would like you thoughts, ideas and certainly your direction as these ideas potentially could gain traction with Unity Corporation or other organizations. There are several potential benefits of greenspace/open-space, recreation, and economic benefit to Riverdale City and Weber County.

There was a discussion regarding the benefits versus set-backs in partnering with the UYSA. Some of the benefits included park development, park maintenance by UYSA, area improvements such as bike paths, trail connections and improved Frisbee golf. Some of the set-backs included utility connection, road maintenance by the city and the potential limitations of having a private park.

Todd Strong, representative of UYSA, discussed the economic benefits of having the soccer fields in the community. He explained during tournaments the family members of the soccer players shop in the community, which could be a boost for local businesses. Mr. Strong emphasized the desire to provide amenities to the area that would benefit Riverdale City and residents.

3. Utah Legislature mandates/changes to City Ordinance(s).

Mr. Worthen discussed the various bills that passed during the 2017 legislative session and explained the need to update the Riverdale City Ordinance to be in compliance with State Code.

- **Other Specific Review and Discussion Issues**

1. Transportation upgrades on Ritter Drive - draft design review

Mr. Worthen invited Scott Nelson and Todd Freeman, CEC Engineering, to present a draft of the future road improvements to be made on Ritter Drive.

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Mr. Freeman displayed a power-point presentation with various information including a draft of the anticipated road improvements to Ritter Drive. A copy was retained for public record. Mr. Freeman discussed the residents who would be most impacted by these improvements. The road improvements included: 60 foot road width, sidewalk, curb, gutter, relocation of power line poles and possibly a park strip. It was noted certain areas may include a retaining wall due to the topography of the area.

There was a discussion regarding pedestrian safety along Ritter Drive with an emphasis on road improvements increasing the safety.

2. Recycling Status with Weber County

Mr. Worthen provided a brief update regarding recycling and noted he is still exploring all options.

3. Discretionary

There were no discretionary items.

- **Adjourn**

MOTION: Having no further business to discuss, Councilmember Arnold moved to adjourn.
The motion was seconded by Councilmember Ellis; all voted in favor.

The meeting was adjourned at 8:16 p.m.

Norm Searle, Mayor

Jackie Manning, City Recorder

Date Approved: **September 19, 2017**