Minutes of the Riverdale City Council Strategic Planning Meeting held Tuesday, October 29, 2019, at 6:00 p.m., at the Riverdale Community Center, 4360 Parker Drive, Riverdale City, Weber County, Utah.

Present:  
City Council:  Norm Searle, Mayor  
Braden Mitchell, Councilmember  
Brent Ellis, Councilmember  
Alan Arnold, Councilmember  
Cody Hansen, Councilmember  
Bart Stevens, Councilmember  

Planning Commission:  Robert Wingfield, Chairman  
Steve Hilton, Commissioner – 6:10p.m.  
Kathy Eskelsen, Commissioner  
Amy Ann Spiers, Commissioner  
Wanda Ney, Commissioner  

City Employees:  Rodger Worthen, City Administrator  
Steve Brooks, City Attorney  
Shawn Douglas, Public Works Director  
Rich Taylor, Community Services Director  
Mike Eggett, Community Development  
Shalee Evans, City Recorder  

Visitors:  Jessica Fiveash  
Thomas Roylance  

Excused:  Blair Jones, Commissioner  
Rikard Hermann, Commissioner  

- **Welcome – Mayor Searle**  
  
  Mayor Searle called the meeting to order and welcomed all in attendance, including all Council Members, Planning Commissioners and members of the staff. The meeting began at 6:05 p.m.  

- **New Legislative requirements for City General Plan – Mike Eggett, Community Development**  
  
  During the most recent legislative session earlier this year, the State Legislature passed Senate Bill 34 which is entitled Affordable Housing Modifications (4th Substitute)*. This bill has established requirements for cities and counties to revise their General Plan documents to incorporate required amendments to the land use, transportation and traffic circulation, and moderate-income housing elements of their respective general plans. This bill also requires cities and counties to prepare annual reporting and review of the moderate income housing plan to be submitted to the Department of Workforce Services, local Association of Governments group, and the Metropolitan Planning Organization for our area, in addition to posting this report on our city website.  

  As a result of all these newly established requirements, we have been tasked with working on proposed updates of these General Plan elements and then reviewing these proposed General Plan Amendments to the Land Use section and the Transportation section of the Riverdale City General Plan. The Moderate- Income Housing Plan was updated in full last year and should cover the requirement for the update to this section to occur by or before December 1, 2019. However, we will start doing annual reports on this plan starting next year.  

  SB34 encourages local communities to plan for housing for residents of all income levels and coordinate that housing with transportation. Communities are required to develop a moderate-income housing plan as part of their general plan. Communities that are required to annually report on the moderate-income housing plan implementation must satisfy these requirements to remain eligible for the state transportation investments.  

- **UDOT – 5600 South Interchange planning – Thomas Roylance, UDOT**  
  
  Thomas Roylance introduced himself and noted that they are doing an environmental study for the 5600 interchange. They are trying to improve the congestion and improve safety. He introduced his colleague Gene that is going to be doing the proposed interchange.  

  Gene showed the interchange proposal and explained how it would improve the congestion. A comparison was showed from the current interchange to the proposed interchange. The proposed interchange was a spooey design. After showing the design, he asked for any questions from the staff. Brent Ellis how the proposal may affect 1900 West. Gene stated that there are going to be three west bound lanes to turn onto 1900 West that will continue far enough to allow distance
for individuals to merge. Commissioner Hilton asked if there is a plan to get rid of the train tracks. Gene noted that they are planning the interchange around the tracks, and if the tracks were to go away, they could plan it accordingly. Councilmember Arnold asked if he could show Ritter Drive and show if it would affect the traffic. Gene noted that the plan will match to what is being built. Commissioner Ney asked about the timeline on this project. Gene stated that once it starts construction, it will take about two years to complete. Thomas Roylance stated that multiple cities will be using the interchange and will be affected by the project, and it will not take place until after 2025 due to the funding will not be looked at until then. Gene also noted that the project will provide bike lanes north and south bound, also there will be sidewalk access, and cross walk access all along the interchange. Rodger Worthen asked if the 5600 movement is currently failing. Gene stated that he would need to access the report, but he wouldn’t say it is failing. Rodger Worthen noted that Hill Air Force base has 3,000 new jobs opening and that will affect 5600 and traffic. Councilmember Arnold asked the distance from Riverdale Road off ramp to the first light, because it will not allow enough distance for people to merge lanes. Gene noted that the distance is 1.9 miles. Thomas Roylance noted that UDOT is still currently in the middle of the environmental study and that they will come back to present before the project takes place.

Rodger Worthen noted that due to the way the project will affect residents, that all the staff needs to be careful as to what they have seen during the presentation.

Mayor Searle thanked both gentlemen for attending and showing the staff the proposed project.

- **City Undeveloped Park Properties policy discussion/direction – Mayor Searle & Staff**

Mayor Searle stated that during the summer there were three things that made the administration want to take a good look at the city’s properties and projected use. The first, was the Utah military academy, they have outgrown their building and are looking at other cities. They are cost prohibited, and they would like to keep their building. They are looking to purchase property on the South end of the drive in. They are lacking a soccer field, and they are currently using fields out at the Weber County fairgrounds and that is a long way for them to travel. They have talked to the city and asked that they city provides use of fields.

Another issue that came up in the Summer was Riverdale elementary school, they plan to rebuild the school, it may be several years down the road. The staff had a meeting to try to figure out a different site for the elementary school and to figure out all the options. They school would like to do a land swap to get a different location to allow more students to attend in Riverdale. Mayor Searle noted that the property west of the apartment complexes looks to be the best option as of now. Councilmember Stevens asked if the elementary school wanted to get a playground, and parking. He noted that they are currently using the park as a playground. Mayor Searle stated that if the school were to get 9 to 10 acres that they would include a playground, a parking lot and the school. Councilmember Arnold asked how many acres the property was that the church owns, Mayor Searle stated that it was 3 acres. Councilmember Stevens asked about the property behind Walmart. Rodger Worthen noted that the police department deals with so many calls around that area and it is such a high traffic area that the school would have to be shut down with all the issues. Rodger Worthen and Mayor Searle noted that they wanted to bring it to the staff’s attention and that the city will need to keep it in mind to find a location for the new school.

Mayor Searle mentioned that Bauch homes has purchased 70 acres. South of the city Civic Centers 40 acres. They are actively working on a plan to put in a bridge. The bridge would connect over to the 900 West round about, and the city has a strip of property that was purchased along with the park property that would all be connected. The city has talked about the park property and the 40 acres south of the civic center. Shawn Douglas likes the park property because it is easier access and easier management than the 17 acres next to Sam’s Club. Mayor Searle mentioned that there is a party that is interested in purchasing the 17 acres. He also mentioned for the new members on the Planning Commission that the 17 acres was up for sale for several years and that there were 2 or 3 interested parties in purchasing and having it be residential. The planning commission and city council at the time was not in favor of having the property be residential, so it didn’t sell. The owner of the property decided to sell it to another property management company that sold it the city. Mayor Searle invited any feedback regarding the property and wanting to take in account the interest of the city. Rodger Worthen handed out a layout of the 900 West property for the staff to view and ask any questions. He noted that there is redevelopment interest within the property. Councilmember Mitchell asked if the property was open space. Mike Eggett stated that it has been changed to open space. Shawn Douglas wanted to state that everything that is on the park plan can easily be accommodated, there is nothing on that plan that is exclusive to that piece of property. It would not lose anything that the residents wanted.

Rodger Worthen noted the handout that was given, that there is the other piece of property, the 40 acres, that was needed to be discussed. When the city went and received the easements from the trail centers and bought the property, that the city was buying a future commitment. He noted that the road in front of city hall will have to be extended southward. Councilmember Hansen asked if the development agreement that was intact when Bauch homes bought the property would still be intact and when does it expire? Mike Eggett stated that it is still intact and that they are aware of it, and that the bridge is the main factor of the development agreement. Mike Eggett also noted that it would take 18 to 20 months for the bridge project. Rodger mentioned that the bridge project would be well over 3 million dollars. Mike Eggett noted that the property is mixed residential. He also mentioned with this project, the city looks at other properties and if we were to put in a park, it requires ongoing maintenance and work. He noted that the city can develop the property however benefits the city, taking into consideration the funding and maintenance. Councilmember Arnold stated that he would very much in favor of talking with the school and school district about putting in a school where the park is located right now, by doing a land swap. Rodger Worthen
noted that it would all depend on how everything is designed. Councilmember Hansen wanted to comment that the council will have to change their vision of future development and allow developers to come in and not to shut down everything that is brought to the council about the property. Commissioner Ney asked if the new school would be made big enough to allow one school and not have the kids divided. Mayor Searle that it is ultimately up to the school district. Shawn Douglas noted that he has worked for the city for 28 years and there was a plan in place for the same property and that the city will need to change their thinking to get redevelopment done on the property. Rodger Worthen stated that Councilmember Hansen has a good point, and he noted that everything is changing regarding land. The city will have to look at things differently to get the property redeveloped in a way that would benefit the city. He stated that administration can put together the different ideas and present the idea at the next meeting.

- **Miscellaneous Items**

  Mayor Searle noted that a veteran is coming home on Friday. He invited all to attend to welcome the veteran home.

- **Adjournment**

  The meeting adjourned at 7:55 p.m.

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Norm Searle, Mayor

Shalee Evans, City Recorder

**Date Approved:**