

Minutes of the Regular Meeting of the Riverdale City Council held Tuesday, January 19, 2016, at 6:05 PM, at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present:

City Council:	Norm Searle, Mayor Brent Ellis, Councilor Gary E. Griffiths, Councilor Braden Mitchell, Councilor Alan Arnold, Councilor Cody Hansen, Councilor		
City Employees:	Rodger Worthen, City Administrator Steve Brooks, City Attorney Dave Hansen, Police Chief Jared Sholly, Fire Chief Shawn Douglas, Public Works Director Mike Eggett, Community Development Cody Cardon, Business Admin/City Treasurer Jackie Manning, City Recorder		
Visitors:	Charles Kerkvliet Cody Deeter John Hansen	Dave Leahy Lori Fleming	Larry Hansen Dee Hansen

A. Welcome and Roll Call

Mayor Searle called the meeting to order and welcomed all in attendance and stated for the record all members of the Council were present.

B. Pledge of Allegiance

Mayor Searle invited Councilor Griffiths to lead the Pledge of Allegiance.

C. Moment of Silence

Mayor Searle called for a moment of silence and asked everyone to remember our police officers, fire fighters, U.S. Military service members, and members of the City Council as they make decision this evening.

D. Open Communications

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.

Larry Hansen 805 West 3875 South Riverdale, Utah, expressed his appreciation to elected officials, city staff, and residents of Riverdale. He expressed his love for Riverdale City. Mr. Hansen distributed a handout to the City Administrator and to the City Council. The handout was advice on various City items deriving from his personal experience as previously serving as the City Administrator. Mr. Hansen stated as the City Council and City Staff deliberate and ponder the items that will make the most difference for the City and the Citizens, he hopes the handout will offer guidance that has been deemed valuable in the past. He thanked the Council for the opportunity to express his opinions during open communications. Mayor Searle thanked Mr. Hansen for his leadership and dedication to Riverdale City.

No further comments were made.

E. Presentations and Reports

1. Mayors Report

Mayor Searle stated there will be a public open house on February 18, 2016 at 6:30 PM at the community center to present a conceptual design for the new proposed park. City staff has been working with the Park Committee the past few months. It will be a formal presentation and all are invited to attend and provide feedback regarding the design.

2. City Administration Report

Mr. Worthen summarized the department reports and recognized the January anniversaries for employees, as well as a few police anniversaries from December.

3. Court recertification

Mr. Brooks explained the recertification process for the Riverdale Justice Court. The recertification will be effective February 8, 2016 for a 3 year term. There were no questions from the council.

4. Fire Department Report

Chief Sholly explained the need for a new Fire Apparatus. He summarized the Fire Memo which explained:

Currently, the 2005 ladder truck still has an approximate value of \$250 thousand dollars and there are potential for 2 buyers. Chief Sholly discussed the maintenance costs for one of the fire apparatus of 25 thousand dollars. Chief Sholly proposes Riverdale sells the ladder truck, while it maintains value, to assist funding the purchase of a 68 foot Quint Fire Apparatus.

Chief Sholly discussed the advantages of a Quint Fire Apparatus. He invited questions. Councilor Hansen inquired as to whether this would be a topic on the upcoming Strategic Planning Meeting. Mayor Searle confirmed it would.

F. Consent Items

1. Review of Meeting Minutes from January 5, 2016 City Council Regular and Work Session.

Mayor Searle asked for any changes to the regular and work session meeting minutes for the City Council Meeting held on January 5, 2016. There were no requested changes to the meeting minutes.

2. Consideration of reappointment of Blair Jones to Planning Commission.

Mayor Searle explained Blair Jones will need to be reappointed as his term has expired. If appointed, Mr. Jones will serve another 4 year term which will begin immediately and end January of 2020. This would be Mr. Jones third term.

3. Consideration of appointment of Robert Wingfield to Planning Commission.

Mayor Searle explained there are 7 appointed Planning Commissioners and one seat is currently vacant. Per the Mayor's and Planning Commission recommendation, the City now seeks approval to appoint Robert Wingfield to fill the vacancy. Mr. Wingfield introduced himself to the City Council. He explained he has lived in Utah for 7 years and works as a web developer. He expressed gratitude for having the opportunity to serve Riverdale.

4. Consideration of election results for Chair and Vice Chair of Planning Commission

Mr. Eggett summarized an executive summary which explained:

Per City Code 2-3-5, a Planning Commission Chairperson is to be designated by members of the Planning Commission and ratified by the Mayor and City Council. Per the Planning Commission bylaws, a Planning Commission Vice Chairperson is also to be designated by its members. These positions are designated for two year terms respectively, as outlined in the Planning Commission bylaws. The Planning Commission has made the recommendation to the Mayor and City Council, to ratify Steve Hilton as the Planning Commission Chair and Blair Jones as the Vice Chair.

5. Consideration of appointment of Mayor Pro-Tem

Mayor Searle explained the City Council procedure of appointing a Mayor Pro-Tem. Councilor Ellis nominated Braden Mitchell as Mayor Pro-Tem. All voted in favor to appoint Braden Mitchell as Mayor of Pro-Tem.

MOTION: Councilor Hansen moved to approve consent items as proposed. Councilor Ellis seconded the motion. There was no discussion regarding this motion and all voted in favor.

G. Action Items

1. Consideration of Ordinance 876 Planning Commission recommendation of proposed changes to RCC 10-15 amending Riverdale's Parking/Loading Space Ordinance.

Mr. Eggett summarized an executive summary in the packet which explained:

Recently, City Staff has been approached by business development interests, regarding various commercial properties throughout the City, that have asked about parking requirements for non-dwelling buildings on commercially zoned properties. These discussions have yielded concerns relative to the current retail parking standard of 1 space per 200 square feet of sales floor space and the current bank standard of a minimum of 30 spaces for these commercial properties. City Staff, during the last Planning Commission meetings, provided the Commissioners with multiple city ordinances regarding non-dwelling parking standards from other cities in Weber and Davis Counties (9 in total). During the last meeting on January 12, 2016, the Planning Commission recommended City Council approval of the attached proposed language for Title 10 Chapter 15 "Parking, Loading Space; Vehicle Traffic and Access" that presents a solution for non-dwelling parking standards that continues to encourage commercial growth on properties within Riverdale.

When considering amending land use ordinances within the City Code, there is a requirement for there to be a scheduled public hearing. A public hearing was advertised in accordance with State Code and held with the Planning Commission on January 12, 2016. No public comments were provided for this public hearing.

Councilor Mitchell asked about the impact this new ordinance would have on existing businesses. Mr. Eggett believed it may benefit existing businesses, as it will give them flexibility to add additions to their business or to sell a portion of their land to a separate business for development. There are many businesses that have large parking lots currently being unused. The new ordinance would promote development for these empty/unused lots.

MOTION: Councilor Ellis moved to approve Ordinance 876 approval of proposed changes to RCC 10-15 amending Riverdale's Parking/Loading Space Ordinance. Councilor Griffith seconded the motion.

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

ROLL CALL VOTE: Councilor Mitchell, Arnold, Hansen, Griffiths and Ellis all voted in favor. The motion passed unanimously.

2. Consideration of Ordinance 877 Planning Commission recommendation of Rezone requests for properties located in Riverdale City between 1050 W and 900 W along River Park Drive, change from Office Park (OP) to Open Space (O-1).

Mr. Eggett summarized an executive summary in the packet which explained:

Riverdale City Administration, acting as the petitioner in this matter, are requesting a rezone of properties located between 1050 West and 900 West along River Park Drive from the current Office Park (OP) zone to a proposed Open Space (O-1) zoning. This request is for approximately 17.65 acres of land that would be affected by the proposed rezone request (see the attached zoning map document for more information). A public hearing was held before the Planning Commission on January 12, 2016 regarding the proposed amendment to the zoning map. Following the public hearing, the Planning Commission recommended City Council approval of the above noted rezone request.

Councilor Ellis inquired if there were any concerns expressed by the property owners of the adjacent parcels. Mr. Eggett confirmed he has not received any comments regarding this ordinance.

Councilor Arnold stated he was not in favor of using this location for a park. He felt the rezoning was premature as the park design has not been presented yet. Councilor Arnold discussed the option of a different zone and development option for this parcel, such as river walk-way with restaurants near the river, or possibly a bike rental shop. He felt across the river would be a more optimal parcel for a park. Councilor Arnold discussed the expense of park development and provided the estimation of 125 thousand dollars per acre to develop a park. Councilor Arnold discussed the maintenance that comes through park development, such as additional water usage and more work created for the public works department due to park maintenance. He didn't feel a new park provided an incentive to bring people into Riverdale City. He inquired as to the possibility of tabling this discussion until after the open house meeting where the park design would be disclosed.

Mr. Eggett discussed the difficulty of development due to the flood plains in that area. He felt FEMA (Federal Emergency Management Agency) would openly reject any development proposal similar to what Councilor Arnold proposed. Councilor Arnold inquired if City Staff had contacted FEMA regarding the possibility of boardwalk restaurant development. Mr. Eggett stated they had not contacted FEMA for that particular idea, but discussed the due process in acquiring permission from FEMA for development on flood plains; such as, elevation and certification studies, as well as required fill in for the area.

Mayor Searle stated the development of this park is a part of the Resiliency Grant the City applied for. Mr. Eggett discussed the benefits of the resiliency grant as it pertains to the park development. There was a discussion regarding the possibility of tabling the rezone until after the open house. The majority of the Council elected to proceed with the rezone as noticed.

There was a discussion regarding the purpose of the Open House, which was explained to provide opportunity for feedback from residents regarding park design. The design is conceptual and subject to change depending on the feedback received.

Councilor Arnold inquired as to the overall cost to the city for park development, including the possible grant contribution, the water impact, and additional employees needed for maintenance. Councilor Arnold estimated the development of the park to cost 2.2 million. He also inquired to the basic design of the park.

Mr. Worthen estimated one additional employee for park maintenance. Mr. Worthen stated the City anticipates approximately 600 thousand dollars if grant funding is awarded. The funds from the grant have to be associated with river impact and flood prevention. Mr. Worthen described the park as a large grass area with small play areas, and a parking area. Councilor Arnold inquired about the possibility of baseball diamonds, soccer fields, etc. Mayor Searle explained the grass areas allow for more flexibility for the potential park users. Mr. Worthen discussed the different phasing options in regards to offset some of the cost for park development. Mr. Eggett stated JUB Engineering has also offered assistance in applying for other grants to assist in funding this park. Councilor Arnold estimated the grant would cover only a fifth of the total overall cost to develop the park.

Councilor Arnold asked about the design plans for the 40 acres across the Weber River. Mr. Worthen stated the bridge to connect to the 40 acre parcel is being worked through a private-public partnership, who is also participating in the resiliency grant and a HUD (Department of Housing and Urban Development) grant. Mr. Eggett stated the vehicle and pedestrian bridge would cost the City little to nothing to construct if grants were awarded. The bridge would allow for trail

connectivity. Councilor Arnold noted the City was projecting to spend a lot of money for park development consisting of grass fields. Mayor Searle stated the Riverdale City Park is over-used and very busy. He stated the city is short on park space and felt this new park would be an asset to the residents. Mayor Searle offered a copy of the concept plan for the park design to the new members of the Council.

MOTION: Councilor Ellis moved to approve Ordinance 877 Planning Commission recommendation of Rezone requests for properties located in Riverdale City between 1050 W and 900 W along River Park Drive, change from Office Park (OP) to Open Space (O-1). Councilor Mitchell seconded the motion.

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

ROLL CALL VOTE: Councilor Arnold voted in opposition. Councilors Hansen, Griffiths, Ellis, and Mitchell voted in favor. The motion carried with a majority vote.

3. Consideration of Ordinance 878 Planning Commission recommendation of Rezone request for properties located at 863 W Riverdale Road, change from Light Manufacturing Use (M-1) to Regional Commercial (C-3)

Mr. Eggett summarized an executive summary from the packet, which explained:

Riverdale City Administration, acting as the petitioner in this matter, are requesting a rezone of properties located at approximately 843 West Riverdale Road from the current Light Manufacturing Use (M-1) zone to a proposed Regional Commercial (C-3) zoning, in order to be in zoning alignment with surrounding properties in this area. This request is for approximately 9 acres of land that would be affected by the proposed rezone request (see the attached zoning map document for more information). A public hearing was held before the Planning Commission on January 12, 2016 regarding the proposed amendment to the zoning map. Following the public hearing, the Planning Commission recommended City Council approval of the above noted rezone request.

Councilor Mitchell verified the location of the property and wanted to ensure the surrounding property owners were aware of the proposed changes. Mr. Eggett confirmed the property owners were informed.

MOTION: Councilor Hansen moved to approve Consideration of Ordinance 878 Planning Commission recommendation of Rezone request for properties located at 863 W Riverdale Road, change from Light Manufacturing Use (M-1) to Regional Commercial (C-3). Councilor Arnold seconded the motion.

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

ROLL CALL VOTE: Councilor Hansen, Griffiths, Ellis, Mitchell, and Arnold all voted in favor. The motion passed unanimously.

4. Consideration to authorize bidding for construction of 4400 South Bridge.

Mr. Douglas discussed the bridge connection of Roy and Ogden. The City needs permission from the Council to collect bids for the purchase of the structure itself. The final design drawings will be reviewed and sent to bid at a later date.

There was a brief discussion regarding the design of the bridge. Mr. Douglas confirmed painting would be a requirement of UDOT (Utah Department of Transportation). Mr. Douglas confirmed the painting would increase the overall cost of the infrastructure.

MOTION: Councilor Mitchell moved to authorize bidding for structure materials for the construction of 4400 South Bridge. Councilor Ellis seconded the motion.

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

CALL THE QUESTION: The motion passed unanimously.

5. Consideration of Resolution 2016-1, Inter-local Agreement between Weber-Morgan Narcotic Strike Force.

Chief Hansen summarized an executive summary in the packet which explained: Riverdale City has long had an Inter-local Agreement with Weber-Morgan Narcotics Strike Force and the Gang Unit to assist with the investigation of drug and gang related crime. The Narcotics Strike Force and Gang Unit are now a combined unit. All jurisdictions within Weber County have an agreement with the strike force. The strike force can be called upon anytime to assist with any type of crime that involves drugs and gangs. The strike force will provide an agent to either assist, or ultimately handle the investigation. The Riverdale Police Department has frequent contact and interaction with the strike force agents regarding investigations occurring within Riverdale City. Chief Hansen expressed it would be in the best interest of the city to approve this inter-local agreement.

Councilor Hansen stated Riverdale City currently does not have an officer participating in the Strike Force, but rather participates by providing funding. This agreement is a renewal of prior agreements. There was a discussion regarding the cost to have an officer participate in the task force. Chief Hansen estimated an additional officer would cost the City 100 thousand per year, versus the cost to support the task force in funding, which is 15 thousand per year.

Councilor Griffiths inquired about the possibility of acquiring grants to fund officers to participate. Chief Hansen explained there is no longer grant funding available.

Chief Hansen discussed his experience in participating in the Strike Task Force in prior years and discussed the benefits and importance of having access to the Strike Task Force. Chief Hansen felt this agreement is worthwhile as it allows for sharing expertise as a group, rather than separate cities and it allows for back-up from surrounding cities, should the need arise.

MOTION: Councilor Mitchell moved to approve resolution 2016-1, Inter-Local Agreement between Weber-Morgan Gang Narcotic Strike Force. Councilor Griffiths seconded the motion.

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

ROLL CALL VOTE: Councilor Griffiths, Ellis, Mitchell, Arnold and Hansen all voted in favor. The motion passed unanimously.

6. Consideration of Ordinance 875, Handicap Parking Amendments, Title 6.

Mr. Brooks summarized an executive summary from the packet which explained:

Currently, our city code refers to a state code section that has been changed. This needs to be amended in order to comply with the state statute. Also, another amendment is proposed to fill a possible loop hole in our current code. There are no costs to the city for the proposed code changes; and are merely housekeeping in nature. This came as a request from the Code Enforcement Officer, Randy Koger.

Councilor Arnold asked if the Code Enforcement officer had the right and ability to ask someone to show proof of the handicap placards. Mr. Brooks confirmed the Code Enforcement Officer did have the authority and noted Mr. Koger had experience in handicap placards.

There was a brief discussion regarding the fines for placards to which Mr. Brooks confirmed the range was anywhere from \$25 to several hundred dollars depending on the offense. Mr. Brooks expressed appreciation to Mr. Kroger regarding his diligence on enforcing the codes within Riverdale City.

MOTION: Councilor Arnold moved to approve ordinance 875, Handicap Parking Amendments, Title 6. Councilor Mitchell seconded the motion.

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

ROLL CALL VOTE: Councilor Ellis, Mitchell, Arnold, Hansen, and Griffiths all voted in favor. The motion passed unanimously.

H. Discretionary Items

Mr. Worthen stated he has met with members of the UTA (Utah Transit Authority) regarding bus stop improvements for Riverdale City. The improvements will allow Riverdale City to become the first city to have a handicap compliant bus stop in the state of Utah.

I. Adjournment.

MOTION: Having no further business to discuss, Councilor Ellis made a motion to adjourn. The motion was seconded by Mitchell; all voted in favor. The meeting was adjourned at 7:18 PM.

Norm Searle, Mayor

Jackie Manning, City Recorder

Date Approved: **February 16, 2016**