

Minutes of the Regular Meeting of the Riverdale City Council held Tuesday, May 16, 2017, 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
Gary E. Griffiths, Councilmember
Alan Arnold, Councilmember
Cody Hansen, Councilmember

City Employees: Rodger Worthen, City Administrator
Steve Brooks, City Attorney
Jared Sholly, Fire Chief
Scott Brenkman, Police Chief
Mike Eggett, Community Development
Jackie Manning, City Recorder

Excused:

Visitors: Charles Kerkvliet David Leahy Lori Fleming
Richard Copps Ryan Anderson Dave Morter
Joe Garlington Brent Coleman GL Faust
Nick Clarke Sterling Martin Landon Minnoch
Kaden Richter Charlie Shaffer Jaxon Rowley
Kole Minnoch Connor Lindeau Logan Coy
Brent Coy Josh Wilson Ry (not legible)
Scout Troop 290

A. Welcome & Roll Call

Mayor Searle called the meeting to order and welcomed all in attendance. He stated for the record all Councilmembers were present. Mayor Searle invited the scout troop to introduce themselves. Kaden Richter introduced the members of troop 290 and explained they are in attendance to earn their citizenship in the community merit badge. Mayor Searle referred to the city website for the Boy Scout packet. Mayor Searle reminded the audience to sign in.

B. Pledge of Allegiance

Mayor Searle invited Steve Brooks, the City Attorney, 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 decisions 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.

There were no comments made.

E. Presentations and Reports

1. Mayors Report

There was nothing reported.

2. City Administration Report

Rodger Worthen, the City Administrator, summarized the city administration reports which outlines various job functions and activities of the city staff. Mr. Worthen recognized Chris Stone, an employee, for all of his hard work and efforts. Mr. Worthen read aloud the May staff anniversaries and thanked the staff for their service.

F. Consent Items

- 1. Review of meeting minutes for the City Council Work Session and Regular Meeting minutes held on May 2, 2017.**

Mayor Searle invited any corrections or comments regarding the City Council Work Session and Regular Meeting minutes held on May 2, 2017. There were no requested changes.

MOTION: Councilmember Ellis moved to approve the consent items as proposed. Councilmember Griffiths seconded the motion. There was not any discussion regarding this motion. The motion passed unanimously in favor.

G. Action Items

1. Consideration of Ordinance 888, rezone request from Howard C Coleman Family Trust & Howards Land LLC, regarding property located approximately 1378 West Ritter Drive, Zone change from A-1 (Agricultural) to R-1-8 (Single Family Residential)

Mike Eggett, the Community Development Director, summarized the executive summary which explained:

RD Development Group LLC, the petitioner in this matter (on behalf of the property owners; the Howard C Coleman Family Trust & Howards Land LLC), requested a rezone of two properties located at approximately 1378 West Ritter Drive from the current Agricultural (A-1) zone to a proposed Single-Family Residential (R-1-8) zoning to allow for potential future subdivision development opportunities for these properties. This request is for approximately 10.29 acres of land (see the attached zoning map document for more information).

A public hearing was noticed (per State Code requirements) during the May 9, 2017 Planning Commission meeting, to receive and consider public comment on the proposed amendment to the zoning map. At the conclusion of the public hearing and following conversation by the Planning Commission, a motion was provided by the body to recommend City Council approval of the rezone request for the R-1-8 zoning change, with the understanding that the applicant will comply with all City standards if they pursue future development of these properties.

Title 10 Ordinance Guidelines (Code Reference)

This rezone request is regulated under City Code 10-5 "Rezone Requests" and is affected by City Codes 10- 8 "Agricultural Zones (A-1)" and 10-10-9B "Single-Family Residential Zones (R-1-10, R-1-8, R-1-6, R-1-4.5)". The petitioner's properties are currently listed in the County Records under the ownership of Howard C Coleman Family Trust and Howards Land LLC. These Coleman Family properties are currently being utilized as agricultural and grazing use properties and have been operating in this fashion for many years. At current time the zoning is compatible with the current use on the site.

RD Development Group LLC/Anderson Development has entered into a purchase agreement with the Coleman Family for the properties affected by this petition. RD Development Group representatives have indicated that the group's intent for the properties is to potentially subdivide the properties into single-family residential lots that could be accessible from 1500 West and 1250 West (Coleman Lane) respectively.

The appropriate application and supporting documentation have been submitted and provided to the Planning Commission for review (please see attached documentation and maps for more). This request for rezone is in agreement with the General Plan for this location as this property is established in the General Plan Land Use section as Residential – Low Density.

For more information relative to the zoning codes affecting this request and permitted and conditional uses for these zones, please reference the respective sections of City Code, as noted above. Public hearing notifications required by State and City Code have been completed in conformance with the standards established by these Codes and as reflected in the attached documentation.

Staff would encourage the City Council to review this matter and discuss with the petitioners any concerns that may exist in this matter. Staff would then recommend that the City Council act to: approve the rezone request, approve the request with amendments, table the request, or not approve the rezone request based upon sufficient findings of fact to support the decision.

There was no additional discussion regarding this rezone request.

MOTION: Councilmember Arnold moved to approve Ordinance 888, rezone request from Howard C Coleman Family Trust & Howards Land LLC, regarding property located approximately 1378 West Ritter Drive, Zone change from A-1 (Agricultural) to R-1-8 (Single Family Residential). Councilmember Hansen seconded the motion.

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

ROLL CALL VOTE: Councilmember Mitchell, Arnold, Hansen, Griffiths and Ellis all voted in favor of Ordinance 888.

2. Consideration of Ordinance 889, rezone request from Riverdale City, regarding property located approximately 1500 West Ritter Drive, Zone change from A-1 (Agricultural) to R-1-8 (Single Family Residential).

Mike Eggett, the Community Development Director, summarized the executive summary which explained:

Riverdale City, as the petitioner in this matter, is requesting a rezone of two properties located at approximately 1500 West Ritter Drive from the current Agricultural (A-1) zone to a proposed Single-Family Residential (R-1-8) zoning to allow for potential future development opportunities for these properties. This request is for approximately 0.31 acres of land (see the attached zoning map document for more information). As required by State Code, a public hearing was noticed during the May 9, 2017 Planning Commission meeting, to receive and consider public comment on the proposed amendment to the zoning map. At the conclusion of the public hearing and following conversation by the Planning Commission, a motion was provided by the body to recommend City Council approval of the rezone request for the R-1-8 zoning change.

Title 10 Ordinance Guidelines (Code Reference)

This rezone request is regulated under City Code 10-5 "Rezone Requests" and is affected by City Codes 10-8 "Agricultural Zones (A-1)" and 10-10-9B "Single-Family Residential Zones (R-1-10, R-1-8, R-1-6, R-1-4.5)".

The City properties are currently listed in the County Records under the ownership of Riverdale City. These properties are currently not being utilized for any specific purpose and are a maintenance concern for the City. At current time the Agricultural (A-1) zoning has established these lots as legal nonconforming properties owned and maintained by the City. A rezone of these properties would afford Riverdale City more opportunities to make available the land for conveyance to future interested parties.

The appropriate application and supporting documentation have been submitted and provided to the Planning Commission for review (please see attached documentation and maps for more).

This request for rezone is in agreement with the General Plan for this location as this property is established in the General Plan Land Use section as Residential – Low Density.

For more information relative to the zoning codes affecting this request and permitted and conditional uses for these zones, please reference the respective sections of City Code, as noted above.

Public hearing notifications required by State and City Codes have been completed in conformance with the standards established by these Codes and as reflected in the attached documentation.

Staff would encourage the City Council to review this matter and discuss with the petitioners any concerns that may exist in this matter. Staff would then recommend that the City Council act to: approve the rezone request, approve the request with amendments, table the request, or not approve the rezone request based upon sufficient findings of fact to support the decision.

Mr. Eggett further explained this property lacked development potential as it is currently zoned.

Councilmember Hansen referred to the planning commission meeting in which the rezone public hearing occurred and clarified a comment made by a resident, Jane Hall. He believed her comment made at that meeting was in regards to the order in which the information was presented. [During the Planning Commission Meeting the public hearing was held before Mr. Eggett presented the information pertaining to the rezone.] There was a brief discussion regarding planning commission meetings, with the intent for information to be presented to the public prior to any public hearing.

MOTION: Councilmember Arnold moved to approve Ordinance 889, rezone request from Riverdale City, regarding property located approximately 1500 West Ritter Drive, Zone change from A-1 (Agricultural) to R-1-8 (Single Family Residential). Councilmember Mitchell seconded the motion.

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

ROLL CALL VOTE: Councilmembers Arnold, Hansen, Griffiths, Ellis and Mitchell all voted in favor of Ordinance 889.

H. Discretionary Items

Mayor Searle stated the last luncheon with the elementary students would be on the upcoming Thursday and invited the City Council to attend.

I. Adjournment.

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MOTION: Having no further business to discuss, Councilmember Mitchell made a motion to adjourn. The motion was seconded by Councilmember Ellis; all voted in favor. The meeting was adjourned at 6:24 p.m.

Norm Searle, Mayor

Jackie Manning, City Recorder

Date Approved: **June 6, 2017**