



**RIVERDALE CITY COUNCIL AGENDA
CIVIC CENTER - 4600 S. WEBER RIVER DR.
TUESDAY – FEBRUARY 3, 2015**

5:30 p.m. – Work Session (City Council Conference Room)

No motions or decisions will be considered during this session, which is open to the public.

6:00 p.m. – Council Meeting (Council Chambers)

A. Welcome & Roll Call

B. Pledge of Allegiance

C. Moment of Silence

D. Open Communications

(This is an opportunity to address the City Council regarding your concerns or ideas. Please try to limit your comments to three minutes.)

E. Presentations and Reports

1. Mayor's Report

2. Report on the Riverdale Remodel of Fire Station 41

Presenter: Roger Bodily, Riverdale Fire Chief

F. Consent Items

1. Review of meeting minutes from:

January 20, 2015 City Council Work Session

January 20, 2015 City Council Regular Session

G. Action Items

1. Consideration of recommendation from Planning Commission for Conditional Use Permit application for modification of an existing Saunders Outdoor Advertising sign located at approximately 1756 West 4800 South

Petitioner: Saunders Outdoor Advertising Representative

H. Discretionary Items

I. Adjournment

- The public is invited to attend all Council meetings.
- In compliance with the Americans with Disabilities Act, persons in need of special accommodation should contact the City Recorder at 394-5541 x 1232.
- This agenda has been properly posted and a copy provided to local news media.

**RIVERDALE CITY
CITY COUNCIL AGENDA
February 3, 2015**

AGENDA ITEMS: A,B,C

SUBJECT: Welcome & Roll Call – Mayor Searle
Pledge of Allegiance – Led by Councilor Staten on 01/20/15
Moment of Silence

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**RIVERDALE CITY
CITY COUNCIL AGENDA
February 3, 2015**

AGENDA ITEM: D

SUBJECT: Open Communications

PETITIONER: Anyone Interested

ACTION REQUESTED BY PETITIONER: Open agenda item provided for any interested person to be able to speak about any topic.

INFORMATION: Per Governing Body desire, this item will be placed on the agenda as a permanent and regular item.

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**RIVERDALE CITY
CITY COUNCIL AGENDA
February 3, 2015**

AGENDA ITEM: E1

SUBJECT: Mayor's Report

ACTION REQUESTED BY PETITIONER: Information Only

INFORMATION: To be presented at the meeting

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**RIVERDALE CITY
CITY COUNCIL AGENDA
February 3, 2015**

AGENDA ITEM: E2

SUBJECT: Report on the Riverdale Remodel of Fire Station 41

PETITIONER: City Council request for information

ACTION REQUESTED BY PETITIONER: Information only

INFORMATION: [Executive Summary](#)

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City Council Executive Summary

For the Council meeting on:
February 3, 2015

Petitioner:
Fire Chief Roger Bodily

Summary of Proposed Action

Chief Roger Bodily will update the council on the fire station remodel.

Summary of Supporting Facts & Options

Chief Bodily will update the council on the Fire Station remodel. He will be able to answer any questions the council may have concerning the project.

The fire station remodel is progressing and should be completed in about 1 month. There are still some items that are being completed and should be wrapped up soon.

Legal Comments - City Attorney



Steve Brooks, Attorney

Fiscal Comments - Treasurer/Budget Officer



Lynn Fortie, Business Administrator

Administrative Comments - City Administrator



Rodger Worthen, City
Administrator

**RIVERDALE CITY
CITY COUNCIL AGENDA
February 3, 2015**

AGENDA ITEM: F1

SUBJECT: Consideration of meeting minutes from:
January 20, 2015 City Council Work Session
January 20, 2015 City Council Regular Session

PETITIONER: City Recorder

ACTION REQUESTED BY PETITIONER: Approve minutes

INFORMATION: See attached minutes as follows:

[January 20, 2015 City Council Work Session](#)

[January 20, 2015 City Council Regular Session](#)

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Minutes of the **Work Session** of the **Riverdale City Council of Riverdale City** held Tuesday, **January 20, 2015** at 5:32 p.m. at the Riverdale Civic Center, 4600 South Weber River Drive.

Members Present: Norm Searle, Mayor
 Braden Mitchell, Councilor
 Michael Staten, Councilor
 Brent Ellis, Councilor
 Gary E. Griffiths, Councilor

Member Excused: Don Hunt, Councilor

Others Present: Rodger Worthen, City Administrator; Steve Brooks, City Attorney;
 Michael Eggett, Community Development Director; Ember Herrick, City
 Recorder and no members of the public.

Mayor Searle welcomed the Council members stating for the record that all were in attendance except from Councilor Hunt who is excused. He distributed free passes to the Motor Vu Drive In to all the Council members from a Christmas card from business owner Brent Coleman. Mayor Searle asked Councilor Staten to lead the pledge of allegiance and he asked if anyone was aware of any open communications and Councilor Staten said a resident may come and speak about the city owned land at address 3400 S Parker Drive. Mayor Searle said he had some questions about the November treasury report included in the packet as part of the department reports and he asked that this item be its own line on future agendas and the city recorder noted the Mayor's request. Mr. Worthen said Business Administrator Lynn Fortie will be in attendance during tonight's public meeting and will be able to answer questions about the treasury report.

Community Development Director Michael Eggett said during the public meeting he will give a report on a resident's request to open a hot chocolate stand in Riverdale. He said multiple city ordinances will need to be amended if there is Council consensus to allow hot chocolate and lemonade stands in Riverdale.

Mayor Searle said Mr. Eggett and City Administrator Rodger Worthen will give a Park Committee update during tonight's public meeting. Mr. Worthen said the committee met on January 8, 2015 and discussed hiring a consultant to help plan the park and he said he will mail out an RFP informally requesting bids for park consulting services this week. Mr. Worthen said the committee members were also encouraged to come with their own ideas and drawings of park concepts. Councilor Ellis said he likes to hear the input from the citizens on the committee and he asked how residents not on the committee can give their input and Mr. Worthen said they should contact a member of the committee with their ideas. Councilor Ellis suggested a newsletter article inform with the committee members names and phone numbers be published and Mayor Searle said he would also like to hold a public open house.

Mr. Eggett said the next park committee meeting is scheduled for February 26, 2015.

Mayor Searle asked for any changes or corrections to the previous meeting minutes and none were noted. He asked for input on the proposed four year reappointment of Steve Hilton and David Gailey to Riverdale's Planning Commission and said he is pleased with their service.

Mayor Searle said the first action item is consideration of Resolution 2015-1 awarding a bid for auditing services for Riverdale City following an RFP. There were no questions or comments on this item.

Mayor Searle said the second action item on the agenda is consideration of hazards removal and annexation of 3.53 acres of Riverdale City owned property at address 3400 South Parker Drive. Mr. Worthen discussed Riverdale Risk Management Committee's recommendation to secure the property and prepare it for future development of a park and said the Council will need to give staff authority to set a public hearing to discuss a proposed municipal boundary adjustment with Ogden City. Mr. Worthen said he spoke with Ogden City Manager Mark Johnson who seemed open to discussing a boundary adjustment for this Riverdale City owned property located within the boundary of Ogden City. Councilor Ellis asked about the boundary and Mr. Worthen indicated on the map included in the packet which lines denote boundaries and which represent a bootleg mountain bike trail. Mr. Worthen said an old well and building with evidence of transients present safety concerns the risk management committee voted unanimously to remove.

Councilor Mitchell asked who owns the surrounding properties and Mr. Worthen said Ogden City and UDOT own the land adjacent to Riverdale's parcel. Mayor Searle said it is a wooded area that could make a nice park if grass were planted. Councilor Staten said he has prepared a presentation for the Council's consideration about other development possibilities for this land for tonight's public meeting. Councilor Ellis asked if Riverdale City could partner with Ogden City to develop this parcel and Mr. Worthen said this topic would be a good item to discuss at the February Strategic Planning meeting.

Mayor Searle asked for any corrections to the previous RDA meeting minutes or proposed 2015 meeting schedule and none were noted. He said questions about the October and November treasury reports and proposed land purchase will be discussed during tonight's RDA meeting.

Mayor Searle asked for any discretionary items and Councilor Ellis said local historian and Riverdale resident Gary Boatright Jr. is working on additional historical markers for the city's trail and has asked that a newsletter article be published calling for pictures of Riverdale with historical significance.

There being no further business to discuss, the Council adjourned at 6:00 PM to convene into their regular session.

February 3, 2015

Attest:

Norm Searle, Mayor

Ember Herrick, City Recorder



**RIVERDALE CITY COUNCIL AGENDA
CIVIC CENTER - 4600 S. WEBER RIVER DR.
TUESDAY –JANUARY 20, 2015**

Minutes of the **Regular Meeting** of the **Riverdale City Council** held Tuesday, **January 20, 2015** at 6:00 PM at the Riverdale Civic Center, 4600 South Weber River Drive.

Members Present: Norm Searle, Mayor
Braden Mitchell, Councilor
Michael Staten, Councilor
Brent Ellis, Councilor
Gary E. Griffiths, Councilor

Member Excused: Don Hunt, Councilor

Others Present: Rodger Worthen, City Administrator; Michael Eggett, Community Development Director; Shawn Douglas, Public Works Director; Steve Brooks, City Attorney; Dave Hansen, Police Chief; Lynn Fortie, Business Administrator; Roger Wedde, Court Clerk Coordinator; Ember Herrick, City Recorder and 10 members of the public including Brad Brown, Brielle Brown, David Gailey, Betty Gailey, Greg Waters, David Leahy and three Bonneville High School Students including Logan Voight.

A. Welcome & Roll Call

Mayor Searle called the meeting to order and welcomed all in attendance including all Council members except Councilor Hunt who is excused. He asked the Bonneville High School students to introduce themselves and two student body officers thanked the city for previous donations and asked the Mayor and Council to donate to the upcoming 2015 graduation party. Riverdale Police Chief Dave Hansen said money is budgeted for this annual event and once the city receives a written request from the school's principal a check will be issued.

Logan Voight said he is with Communities That Care and he invited the Mayor, Council and staff to attend a town meeting on Thursday January 22, 2015 from 6:30 p.m. to 7:30 p.m. for a panel discussion on underage drinking and substance abuse with members of Utah's Ski and Snowboard Team and State of Utah First Lady Jeanette Herbert.

B. Pledge of Allegiance

Councilor Staten led the Pledge of Allegiance.

C. Moment of Silence

Mayor Searle called for a moment of silence when he asked everyone to remember our police officers, fire fighters, and U.S. military service members.

D. Open Communications

Mayor Searle invited any member of the public with questions or concerns to address the Council for approximately three minutes.

Riverdale resident Greg Waters presented the Mayor and Council with a petition with 32 signatures in support of preserving a bootleg mountain bike trail on city property at address 3400 South Parker Drive, including the signature of Councilors Staten and Ellis. Mr. Waters said the old farm equipment incorporated into the bike trail adds character and he asked that the Council preserve the existing features and engineer it for safety similar to a terrain park at a ski resort. He said the feature also caters to beginner cyclists with bypass routes around all of the trail's dangerous features.

E. Presentations and Reports

Mayor Searle extended condolences to the family of resident Nicholas Morse who was killed in a car accident recently.

City Administrator Rodger Worthen recognized the police department for their professionalism in the difficult situations they address and noted staff with anniversaries in the month of January thanking them for their service including Cindi Draper who has 20 years with Riverdale City, Roger Wedde with 15 years, and Stacey Comeau with 10 years. Mayor Searle and Mr. Worthen presented Mr. Wedde with a service recognition award. Mr. Worthen asked for any questions about the treasury reports or staffing authorization report and none were noted.

Community Development Director Michael Eggett gave staff a report on a hot chocolate stand business license inquiry by six year old Brielle Brown and her father Brad Brown. Mr. Eggett said he researched Salt Lake County's ordinance and found a brief discussion about allowing children to run lemonade stands in the 2012 minutes of Salt Lake County's health department meeting minutes where the body determined children do not need to secure a commercial vendors license. According to Mr. Eggett, there is one line in Salt Lake County's code exempting children's lemonade stands

Mr. Eggett said Riverdale's code doesn't allow sales from tables or tents except for limited events covered under the development agreements of certain permanent businesses. He said if Brielle wishes to sell hot chocolate from a vending cart she will need adult supervision and the cart will be subject to safety and fire inspections as outlined in the city's code. According to Mr. Eggett, these types of businesses are only allowed in certain zones in Riverdale and if there is Council consensus to change the standards it will require three sections of Riverdale City's code to be amended and determinations made about what products will be allowed to be sold from temporary structures, what age group is exempt from licensure, and how the Council would like staff to enforce the ordinance changes.

Councilor Staten said he supplement's his income with a home based woodworking business where he is subject to city ordinances that restrict his business to less than 25% of his home, requires him to sell his products online to minimize traffic congestion in the city's residential neighborhoods, and prevents him from operating out of an accessory building in his backyard. He asked when a home hobby becomes a business and Mr. Staten said selling any products or services within Riverdale city boundaries qualifies as

conducting business and the ordinances were designed to protect the residential character of Riverdale's residential zones.

Councilor Staten said when he decided to run for Council he intended to review Riverdale City's code and propose amending all ordinances that didn't make sense but he said he quickly realized many city requirements are to comply with state laws, including the definition of a firearm. Councilor Staten asked if the Council could allow children's lemonade stands and City Attorney Steve Brooks said not without amending the city code as explained by Mr. Eggett and opening the city up to requests from a plethora of other businesses and temporary structures in residential yards and on street corners competing with Riverdale's brick and mortar businesses in the commercial district.

Councilor Griffiths said he has health and safety concerns about a six year old handling hot chocolate because of the potential for scalding and burns inherent with handling a hot liquid and working with electrical equipment. He said temporary businesses in commercial zones could negatively impact permanent businesses and in residential areas these businesses could create parking and traffic congestion and legal complications with child labor laws.

Councilor Staten asked if yard sales are regulated in Riverdale and Mr. Eggett said they are with city ordinance stipulating that a homeowner cannot have more than three yard sales in a calendar year, cannot hold a yard sale for consecutive days, and can only sell their personal property. Councilor Staten asked if similar provisions could be made for lemonade stands if the seller secures a food handlers permit and Mr. Brooks said no because yard sales involve the sale of material goods but food stands involve the sale of consumables and even with a permit the health department would still need to monitor the conditions where food is being prepared. Councilor Mitchell commended Brielle for her entrepreneurial spirit and said he doesn't want to stifle businesses but the Council has a responsibility to act in the best interest of the city's 8,523 residents. According to Councilor Mitchell, every time an ordinance is amended it sets a precedent which could have negative unintended consequences in the future.

Mayor Searle said the two commercial areas Mr. Brown mentioned setting up a stand for hot chocolate sales would be in direct competition with Sinclair and Starbucks and Mr. Brown said he was investigating commercial locations because he was told by the city recorder that there was a moratorium on lemonade stands in residential zones. Mr. Brown said Ogden and South Weber are not as strict as Riverdale and Brielle may be forced to set up her business in one of those cities because Riverdale's vending cart standards will require a major financial investment. Mayor Searle said he would hate to see Riverdale police ticketing children for operating lemonade stands without licenses and Mr. Eggett said the city will be bound to enforce city ordinance if even one neighbor complains and he reminded the Browns that Brielle can sell lemonade or hot chocolate from a table with a vender's license at city sponsored events like Old Glory Days or the Youth City Council's Halloween Party. Mr. Brown asked about the process if his daughter wants to operate a vending cart and Mr. Eggett said because she is under age 16 she will need continuous adult supervision but he offered to assist the Browns in the site plan application which Mr. Eggett said will be subject to Planning Commission and City Council review.

City Administrator Rodger Worthen gave a report on the Riverdale Park Committee's January 8, 2015 meeting, thanking the committee members for their attendance and saying the body discussed retaining a consultant to help plan the future park. Mr. Worthen said some committee members came with ideas about what they would like to see built and he encouraged any members of the public that would like to have input on the future park to contact a park committee member and Councilor Ellis suggested that request also be included in a future newsletter article. Councilor Griffiths said he would like to see a bridge built to connect the new park to the trail located on the east side of the river and he will support any feature that encourages youth to unplug from their video games and interact with each other. Councilor Staten said he has heard concerns that the committee is hesitant to build any feature in the new park that will draw crowds like the splash pad because it turns a neighborhood park into a destination for nonresidents and he said he hopes the committee will consider playing fields. Mayor Searle said he would like to see an area dedicated to a farmers market and Councilor Ellis said the committee is looking for direction from a consultant before making any concrete decisions about the future of the planned park.

F. Consent Items

Mayor Searle asked for any changes to the January 6, 2015 Council meeting minutes and none were noted.

Mayor Searle asked for consideration of the reappointment of Steve Hilton and David Gailey to the Planning Commission for four year terms ending January 31, 2019. He thanked Commissioner Gailey who was present and Commissioner Hilton for their service and said he is glad they are willing to serve another term. Mr. Eggett said both commissioners provide good input and contribute to constructive conversations leading to good recommendations by the body to the City Council for their consideration.

Motion: Councilor Ellis moved to approve the consent items. Councilor Griffiths seconded the motion.

Mayor Searle asked for discussion on the motion and there was none.

Call the Question: The motion passed unanimously.

G. Action Items

1. Consideration of Resolution 2015-1 awarding a bid for auditing services for Riverdale City following an RFP

Mayor Searle said the first action item is consideration of Resolution 2015-1 awarding a bid for auditing services for Riverdale City following an RFP. Business Administrator Lynn Fortie said he only received two bids to provide auditing services for Riverdale City after putting out an RFP on the regular five year schedule. He said his executive summary explains that both firms meet the requirements outlined in the RFP and the only differences are that Gilbert and Stewart are located in Provo and submitted a bid of \$33,750 and Christensen, Palmer and Ambrose are located in Ogden and submitted a bid of \$33,730, for five years of auditing services. Councilor Ellis asked if Riverdale City

has worked with either of these firms in the past and Mr. Fortie said the city has retained Christensen, Palmer and Ambrose for the past five years and has had several past non-consecutive contracts with the firm, which he said has been good to work with. Mayor Searle said there is only a \$20 difference between the two bids and Councilor Mitchell asked if Mr. Fortie believes the rates are competitive and Mr. Fortie said yes as both firm's bids are just slightly higher than the amount Riverdale paid for the last five years of service.

Motion: Councilor Staten moved to approve Resolution 2015-1 awarding a bid for five years of auditing services for Riverdale City to the low bidder Christensen, Palmer and Ambrose for \$33,730. Councilor Mitchell seconded the motion.

Mayor Searle asked for discussion on the motion and there was none.

Roll Call Vote: Councilor Staten, aye; Councilor Griffiths, aye; Councilor Ellis, aye; and Councilor Mitchell, aye. The motion passed unanimously.

2. **Consideration of 3.53 acres of city owned property at address 3400 South Parker Drive**
 - a. **Consideration of Riverdale Risk Management Committee's recommendation to secure the property and prepare it for future development of a park**
 - b. **Consideration of setting a public hearing to discuss a proposed municipal boundary adjustment with Ogden City**

Mayor Searle said the second action item on the agenda is consideration of the Riverdale Risk Management Committee's recommendation to secure the recently purchased 3.53 acres of city owned property at address 3400 South Parker Drive property and prepare it for the future development of a park. Mr. Worthen said this land was purchased in December 2013 and is currently a wooded area with old farm equipment and dilapidated agricultural structures, a well and fencing materials that currently pose a hazard and need to be removed. According to Mr. Worthen, the former property owners initially asked for a grace period to remove some of the old equipment but the time allotted has expired and staff recently sent the Burch Family Trust written notification that they have until February 1, 2015 to remove anything they wish to retain before the city cleans up the property. Mr. Worthen said he walked the property with Mayor Searle and Public Works Director Shawn Douglas and they recommended to the Risk Management Committee that the city's liability be mitigated by removing the hazards and posting private property no trespassing signs. Mr. Worthen distributed images of the hazards and said it appears transients are living in the building and have constructed a cooking stove and are using straw for bedding which poses a fire hazard and a shallow well presents a water hazard. He shared an anecdote about a cyclist in Brigham City who was seriously injured and has long-term mental challenges following a bike accident in a canal. Mr. Worthen said this 3.53 acre parcel was purchased to provide an overflow parking lot and future park to connect to Riverdale's existing trail and the original intent was never for this land to be a

mountain biking trail but the Council can discuss this further at their Strategic Planning Meeting on February 7, 2015.

Mr. Brooks said Ogden City's Public Works Department contacted Mr. Douglas when they became aware of the bootleg mountain bike trail and obstacles incorporating in the old farm equipment on Riverdale and Ogden City land because they were concerned about liability. Mr. Brooks said he contacted Paul Johnson the Claims and Litigation Manager for Riverdale's liability insurance provider the Utah Risk Management Mutual Association and Mr. Johnson advised the city to close off the trail, post signage indicating that the land is private property and that trespassing is prohibited, and to remove the obvious hazards. According to Mr. Brooks, the proper role of cities is to provide essential services and not to sponsor bootleg mountain bike trails that are inherently dangerous and expose taxpayers to unnecessary liability and are only used by a small segment of Riverdale's 8,523 residents. He shared an anecdote about a child that broke his arm at a city's skate park which was properly engineered and signed but still cost the city \$20,000 to defend in court.

Mr. Douglas said he is not opposed to bike features in the city and has spent countless hours working with Riverdale's bike committee but he feels strongly that the well and the outbuilding need to be removed from this city land before someone is injured. Councilor Ellis asked about the cost of the cleanup and Mr. Douglas said he will try and use city equipment and public works employees so that the primary cost will be for disposal of the old building materials and equipment. Councilor Griffiths shared an anecdote about a tar pit hazard when he worked in Salt Lake and said he supports staff in removing the hazards on city property as soon as the weather permits and Mr. Douglas said with Council consensus the cleanup will begin immediately.

Mr. Worthen said he is also requesting authorization to set a public hearing to discuss a proposed municipal boundary adjustment with Ogden City so this land can be annexed into Riverdale.

Councilor Staten showed a YouTube video he created with a GoPro camera of himself and another cyclist biking the bootleg trail he said has been named "The Shire" which was created by cyclists and made popular by social media. He said the trail has obstacles for intermediate cyclists and paths allowing beginners to bypass the hazards and he referenced a website where 90 riders including Ogden Mayor Mike Caldwell have posted their times for 600 rides. Councilor Staten said he respectfully disagrees with Mr. Brooks that cities shouldn't sponsor these amenities because they bring tourism to Utah and he cited two examples: Ogden's Bike Park and Park City's mountain bike trail network. Councilor Staten said he didn't sue Ogden City when he broke his collar bone on a feature at the Ogden Bike Park and he said there are risks associated with all city streets and amenities. Councilor Staten said he has books on trail design that indicate liability can be mitigated if trails are properly engineered and if there are options available for all skill levels. He said he recognizes the need to remove fence posts and wire, the wood spool, and the manure spreader to make The Shire Trail safer and said his son would like to be involved in improvements as part of his Eagle Scout Project. According to Councilor Staten, the Ogden Trails Network would like to see The Shire Trail preserved and improved and the Ogden Cycling Foundation has volunteered to adopt and maintain

the trail. He said there are many organizations that would be willing to partner with Riverdale and Ogden cities to fund the improvement of this mountain bike trail. Councilor Staten said he is opposed to unnecessary government intervention and he supported the removal of a rope swing in Riverdale last summer because the feature was on private property, the hole created by the damaged kayak park posed a legitimate hazard, and it was negatively impacting residences. He said The Shire Trail can be made safe with some minor modifications, could be improved and maintained at no cost to taxpayers, and doesn't impact any residences. Councilor Staten said the purpose of his presentation was to educate the Mayor and Council members about the possibilities of this recently acquired city property as a mountain biking trail that could tie into Riverdale's existing trail system. Councilor Ellis thanked Councilor Staten saying his presentation did an excellent job of educating the body about a possible use for this city property to create a destination feature to draw people to Riverdale. He said he would like to see the land developed into more than just a parking lot and Mayor Searle said the future of this property will be discussed further at the Strategic Planning meeting on February 7, 2015.

Councilor Mitchell asked if the city could mitigate liability by putting up signs warning cyclists that there are dangerous obstacles on the mountain bike trail and notifying them that if they proceed they will be riding at their own risk. Mr. Brooks said signs won't protect the city from lawsuits and if dangerous features have been identified they must be removed. He said if there is Council consensus to build a mountain bike trail then the city needs to hire a licensed firm to engineer it. Mr. Brooks asked if there is consensus to authorize Mr. Douglas to remove the well & building immediately, with the understanding that the old farm equipment on the mountain bike trail will remain until the future of the park can be discussed further at the upcoming strategic planning meeting. Councilor Staten agreed the well and fencing should be removed as soon as possible and said he would even support the removal of two of the obstacles and the city closing the trail temporarily until there is consensus about how to develop the property. He said the unique contour of the land makes this an ideal mountain bike trail even with the features removed.

Councilor Griffith said he did a search on the internet during Councilor Staten's presentation and found several Utah attorneys that represent cyclists and claim they can get large settlements in bicycle injury cases. He said now the Council has discussed these hazards in an open public meeting the city has a responsibility to close the trail, put up signage, and remove any hazards immediately. Councilor Griffiths said he isn't opposed to bike trails and he recognizes these features appeal to a certain segment of the population but the Council has a responsibility to act in best interest of the entire community and to secure city owned property. Mayor Searle asked for any additional questions or comments and none were noted.

Motion: Councilor Griffiths moved to approve the risk management committee's recommendation to secure the property and prepare it for future development of a park. Councilor Ellis seconded the motion.

Mayor Searle asked for discussion on the motion and Mr. Douglas asked for clear direction about what features his department is authorized to remove from the property

and Councilor Griffiths said that determination is at the discretion of the risk management committee. There was no additional discussion on the motion.

Roll Call Vote: Councilor Griffiths, aye; Councilor Ellis, aye; Councilor Mitchell, nay; and Councilor Staten, aye. The motion passed with three in favor and one opposed.

Motion: Councilor Mitchell moved to set a public hearing to discuss a proposed municipal boundary adjustment with Ogden City. Councilor Staten seconded the motion.

Mayor Searle asked for discussion on the motion and there was none.

Call the Question: The motion passed unanimously.

H. Discretionary Items

Mayor Searle asked for any discretionary items and Councilor Staten thanked Riverdale Police for diffusing life threatening situations and said he wants to show his support for local law enforcement in the face of recent national criticism of police officers. Councilor Griffiths shared an anecdote where he said an officer would have been justified in using deadly force and he expressed gratitude for how the police diffused a dangerous situation, which he attributed to their good judgment and training. Chief Hansen thanked the Council for their support and for approving his department's training budget so that Riverdale police officers have the resources they need to do their jobs well.

Councilor Ellis thanked the public works department for their bank restoration work to repair the damage done during flooding in the spring of 2011 and for saving money by using city owned equipment and manpower instead of contracting the work out. Mayor Searle said he attended a Weber River Pathways meeting recently where there was a discussion about continuing uniform mileage markers from the mouth of Ogden Canyon to Weber Canyon. He asked if this could be an Eagle Scout project and Mr. Douglas said he has been working on this with Ogden City and the markers are already in his budget for 2015. There were no additional discretionary items noted.

I. Adjournment:

With no further business to come before the Council at this time, Councilor Staten moved to adjourn the meeting. Councilor Ellis seconded the motion. The motion passed unanimously.

The meeting adjourned at approximately 7:51 p.m.

Approved: February 17, 2015

Attest:

Norm Searle, Mayor

Ember Herrick, City Recorder

**RIVERDALE CITY
CITY COUNCIL AGENDA
February 3, 2015**

AGENDA ITEM: G1

SUBJECT: Consideration of recommendation from Planning Commission for Conditional Use Permit application for modification of an existing Saunders Outdoor Advertising sign located at approximately 1756 West 4800 South

PETITIONER: Saunders Outdoor Advertising Representative

ACTION REQUESTED BY PETITIONER: Consideration of recommendation from Planning Commission for Conditional Use Permit application for modification of an existing Saunders Outdoor Advertising sign located at approximately 1756 West 4800 South

INFORMATION: [Executive summary](#)

[Conditional Use Application](#)

[Sign Details](#)

[Draft Planning Commission Meeting Minutes January 27, 2015](#)

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City Council Executive Summary

For the Council meeting on: 2-3-2015

Petitioner: Saunders Outdoor Advertising,
Represented by Weston Saunders (SOA) and/or
Jared Johnson (YESCO)

Summary of Proposed Action

Saunders Outdoor Advertising have applied for a follow-up conditional use permit to change the format of their billboard advertising sign located at approximately 1756 West 4800 South from a traditional sign to a full size digital screen conversion (improvements only on the south face of the sign) in place of the previously approved partial digital screen conversion. This billboard modification is proposed to advertise exclusively for the Ogden Regional Medical Center in Washington Terrace. This billboard is an existing sign located in a Light Manufacturing Zone (M-1). At the last Planning Commission meeting, the Commission reviewed the petitioner's conditional use request and recommended that the City Council approve the submitted request. Following the presentation and discussion of the proposal, the City Council may make a motion to grant approval of the conditional use permit as it relates to the proposed modifications to this sign, approval of the conditional use permit with any proposed amendments, or not approve the conditional use request.

Title 10 Ordinance Guidelines (Code Reference)

All sign permit requests are regulated under City Code 10-16 "Sign Regulations". Conditional use requests are regulated by City Code 10-19 "Conditional Uses".

City staff have been in conversation with Saunders Outdoor Advertising regarding this conditional use request for a modification to this specific billboard advertising sign as noted above and found within this packet of information. Information regarding this request was also previously provided to the City Council and Planning Commission. This billboard is located to the north of the Crown Bedroom Warehouse building along the I-15 highway corridor and is visible from the I-15 corridor. There would appear to be very minimal impact to residents in Riverdale City from this sign location.

Supplementary information regarding the sign proposal and location have been provided for review by the City Council. It is also anticipated that Jared Johnson and/or Weston Saunders will be present to discuss (and answer questions regarding) the digital screen and its installation since YESCO would install and monitor/maintain the digital sign for Saunders Outdoor Advertising, if the permit was granted by the City.

The applicable sections of the City Code relative to this matter are listed below for your review:

10-16-7: OFF PREMISES SIGNS:

- A. Existing off premises signs may remain as a conditional use as long as they are kept in good maintenance, repair and are free from damage. Any existing signage other than the I-15 corridor shall not be enlarged or replaced when damaged by acts of nature or man. Maintenance and advertising changes are permitted without approval of the planning commission or city council. Any enlargement or modification requires approval as a conditional use for existing signs along the I-15 corridor. The

installation of new off premises signs is prohibited except for Riverdale City businesses in which the sign is placed on property directly adjacent to the business location. All proposals for off premises signs for Riverdale City businesses shall be a conditional use and will require a permit and shall be counted as allowable sign area for the business, and be approved by the planning commission and the city council. (Ord. 702, 5-6-2008)

10-16-8: SIGN/ZONE REGULATIONS:

B. Commercial And Manufacturing Districts: In commercial districts C-1, C-2, C-3, and CP-1, CP-2, CP-3, and manufacturing districts M-1, M-2, MP-1 and MP-2, the following regulations apply:

1. Development Signs: One or more signs of a temporary nature for main buildings or uses under development provided such signs shall not exceed in combined total area one hundred (100) square feet.
2. Public Necessity Signs: These signs are informational and not advertising in nature. One or more public necessity signs are allowed, provided that no such sign shall exceed twenty four (24) square feet in area.
3. Business Signs: One or more business signs not exceeding three (3) square feet in combined total area for each linear foot of occupied frontage (building width facing street), except that the maximum size of any single business sign shall not exceed three hundred (300) square feet in area and the total area of all commercial or industrial uses shall be six hundred (600) square feet, if the linear building width is sufficient to allow this size of sign. Each commercial or industrial use backing onto a freeway shall be permitted not more than one business sign on the freeway side. New car sales automobile dealerships that have multiple manufacturer makes of vehicles are permitted three hundred (300) square feet of sign area for each new car line. (Ord. 837, 6-4-2013)
4. Pole/Pylon Signs Height Regulations: No pole/pylon sign shall be erected to a height exceeding forty feet (40') above the ground. All pole/pylon type signs shall be positioned on the site in a landscaped area. All pole/pylon signs shall be internally illuminated.
5. Existing Signs: Any lawful sign completely constructed, in existence, and lawfully installed in the city at the time of the passage hereof, shall be allowed to exist at its present height. At such time that the existing sign structure or location is changed, in any manner whatsoever, then said sign must come into compliance with the height limitation, as set forth in subsection B4 of this section.

10-19-5: BASIS FOR REVIEW OF CONDITIONAL USE PERMIT:

The planning commission shall review a conditional use permit with evidence presented to establish that:

- A. A conditional use shall be approved if reasonable conditions are proposed or can be imposed to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.
- B. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied.
- C. The proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well being of the community; and
- D. Such use will not, under the circumstances of the particular case and the conditions imposed, be detrimental to the health, safety and general welfare of persons nor injurious to property or improvements in the community, but will be compatible with and complementary to the existing surrounding uses, buildings and structures when considering traffic generation, parking, building design

and location, landscaping and signs; and

E. The proposed use conforms to the goals, policies and conditions specified in this chapter for such use; and

F. That the proposed use conforms to the goals, policies and governing principles and land use of the master plan for the city; and

G. The proposed use will not lead to the deterioration of the environment, or ecology of the general area, nor will it produce conditions or emit pollutants of such a type or of such a quantity so as to detrimentally affect, to any appreciable degree, public or private property, including the operation of existing uses thereon, in the immediate vicinity or the community or area as a whole. (Ord. 665, 8-19-2008)

Departmental staff has reviewed the submission and discussed this application with City Attorney Steve Brooks. Departmental staff have advised Saunders Outdoor Advertising staff to have a representative present to address any associated questions or comments brought up by the Planning Commission regarding this application.

Staff would encourage the City Council to review this matter and then discuss any concerns that may arise. Staff would then recommend that the City Council act accordingly to make a motion granting approval (which may include amendments) or non-approval of the Conditional Use request for modification of the Saunders Outdoor Advertising billboard sign located at 1756 West 4800 South from a traditional billboard to a full size digital screen conversion (only on the south face of the billboard sign) as proposed.

General Plan Guidance (Section Reference)

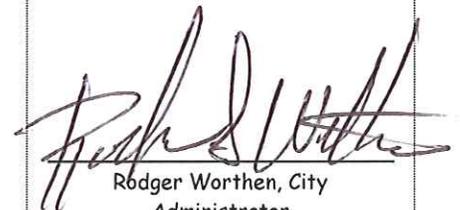
This site is listed on the general plan as Neighborhood Commercial - Low.

Legal Comments - City Attorney



Steve Brooks, Attorney

Administrative Comments - City Administrator



Rodger Worthen, City
Administrator



Riverdale City

Community Development
4600 So. Weber River Drive
Riverdale, Utah 84405

CONDITIONAL USE PERMIT APPLICATION

DATE 1/13/2015
ADDRESS OF SITE 1756 W 4800 S RIVERDALE, UT 84067
APPLICANT'S NAME SAUNDERS OUTDOOR ADV.
ADDRESS 1764 W 2900 S OGDEN, UT 84401
PHONE NUMBER 801-621-2350

NOTE: Plans: Detailed location, site and building plans shall accompany the completed application forms provided by the city. For structures in existence, only a location plan need be provided.

SITE PLAN RECEIVED BUILDING PLANS RECEIVED

Present Zoning of the Property: M-1 Present Use of the Property: SIGNS/Undeveloped
Acreage of the Property: 2.46 acres Width of Property on the Street: N/A
Proposed Conditional Use of Property: Digital Billboard Sign Conversion

SIGNED: WESTON SAUNDERS DATE: 1-14-2015

I authorize _____ to act as my representative in all matters relating to this application.

OWNER AGENT AS AUTHORIZED BY OWNER

PLANNING COMMISSION SCHEDULED TO HEAR THIS APPLICATION FOR CONDITIONAL USE ON:

DATE: 01/27/15 DECISION OF COMMISSION: Unanimous Favorable
SIGNATURE OF CHAIRPERSON: _____ DATE: _____

PLANNING COMMISSION PUBLIC HEARING: N/A

DATE: _____ DECISION OF COMMISSION: _____
SIGNATURE OF CHAIRPERSON: _____ DATE: _____

Fee \$50.00 Date Paid: 1/14/2015 Receipt No. 15.487048

RIVERDALE CITY CORPORATION
4600 SOUTH WEBER RIVER DRIVE
RIVERDALE UT 84405

394-5541

Receipt No: 15.487048

Jan 14, 2015

SAUNDERS OUTDOOR ADV.

Previous Balance:		.00
BUILDING PERMITS - BUILDING PERMIT		50.00
10-32-2100 BUILDING PERMITS		
<hr/>		
Total:		50.00
<hr/>		
CHECK	Check No: 48374	50.00
Total Applied:		50.00
<hr/>		
Change Tendered:		.00
<hr/>		

Duplicate Copy

01/14/2015 10:23AM

Better beginnings.



MOUNTAINSTAR

Lakeview Hospital



Saunders

DRAWING NUMBER: CS6-MS01132015

DATE:

APPROVED BY:

Saunders

OUTDOOR ADVERTISING INC.

THIS DRAWING WAS CREATED TO ASSIST YOU IN VISUALIZING OUR PROPOSAL. THE ORIGINAL IDEAS HEREIN ARE THE PROPERTY OF SAUNDERS OUTDOOR ADVERTISING, INC.. PERMISSION TO COPY BY ANY MEANS OR REVISE THIS DRAWING CAN ONLY BE OBTAINED THROUGH WRITTEN AGREEMENT WITH SAUNDERS.

Saunders

OUTDOOR ADVERTISING

Full size Display Sample

115 Northbound - North Salt Lake, UT





Weber County Parcel Search

2380 Washington Blvd Ogden, Utah

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[Tax History](#)

[Property Characteristics](#)

[Delinquent Taxes](#)

Today's Date: 01/14/2015

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Parcel # 08-087-0020

Ownership Info

Owner JPL INVESTMENTS L C

Property Address 1756 W 4800 S
RIVERDALE 84067

Mailing Address 1764 W 2900 S
OGDEN UT 844013255

Tax Unit 26

[View in Geo-Gizmo](#)

Plat Map

Plat Map Last Uploaded:
10 Nov 2014

08-087 [View PDF](#)

Dash Pages

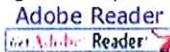
08-087-1 [View PDF](#)

08-087-2 [View PDF](#)

08-087-3 [View PDF](#)

08-087-4 [View PDF](#)

Viewing Plat Maps requires



Dedication Plat

No Dedication Plats found

Current References

Entry #	Book	Page	Recorded Date
1362291	1770	2510	06-SEP-95
Kind of Instrument QUIT CLAIM DEED			

Prior Parcel Numbers

No Prior Serial Numbers Found

Legal Description

** For Tax Purposes Only **

PART OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY:BEGINNING AT THE INTERSECTION OF THE WEST LINE OFINTERSTATE HIGHWAY NO. 15 AND THE NORTH LINE OF 4800SOUTH STREET SAID POINT BEING NORTH 89D52'11" EAST1835.38 FEET AND NORTH 0D07'49" WEST 33 FEET FROM THESOUTHWEST CORNER OF SAID QUARTER SECTION RUNNING THENCENORTHERLY ALONG INTERSTATE HIGHWAY NO. 15 TO A POINTNORTH 89D32' EAST 320 FEET AND NORTH 0D11'EAST FROM THE BEGINNING; THENCE NORTH 0D11' EAST ALONGFENCE LINE TO A POINT NORTH 89D32' EAST 320 FEET AND1269.50 FEET NORTH 0D11' EAST FROM THE POINT OFBEGINNING; THENCE NORTH 37D02' EAST 869.54 FEET; THENCEWEST 39.06 FEET TO THE BAMBERGER RAILROAD RIGHT-OF-WAY FENCELINE; THENCE SOUTH 38D15' WEST 962.93 FEET; THENCE TO THE LEFTALONG THE ARC OF A 2068.89 FOOT RADIUS CURVE 198.53 FEET;THENCE SOUTH 53D11'28" EAST 83.47 FEET THENCE ALONG THEARC OF A 3044.79 FOOT RADIUS CURVE TO THE LEFT 923.38 FEET(LONG CHORD BEARS SOUTH 14D45'17" WEST 919.84 FEET);

Saunders Outdoor Advertising – Cond Use Req Sign Location





Minutes of the **Work Session** of the **Riverdale City Planning Commission** held Tuesday, **January 27, 2015** at 6:03 p.m. at the Riverdale Civic Center, 4600 South Weber River Drive.

Members Present: Steve Hilton, Commissioner
Kathy Eskelsen, Commissioner
Lori Fleming, Commissioner
Michael Roubinet, Commissioner
Cody Hansen, Commissioner
Blair Jones, Chairman
David Gailey, Commissioner

Others Present: Michael Eggett, Community Development Director; Ember Herrick, City Recorder and two members of the public Weston Saunders and Jared Johnson.

Chairman Jones said the first action item on the agenda is consideration of a conditional use permit to modify a Saunders Outdoor Advertising billboard for Ogden Regional Medical Center from partial electronic to a full digital sign. Mr. Eggett said the petitioners Weston Saunders and Jared Johnson with Saunders Outdoor Advertising are present and he reviewed the packet information and asked for any questions and none were noted.



Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Tuesday, **January 27, 2015 at 6:30 p.m.** at the Riverdale Civic Center, 4600 South Weber River Drive.

Members Present: Blair Jones, Chairman
Steve Hilton, Commissioner
Kathy Eskelsen, Commissioner
Lori Fleming, Commissioner
David Gailey, Commissioner
Michael Roubinet, Commissioner
Cody Hansen, Commissioner

Others Present: Michael Eggett, Community Development Director; Ember Herrick, City Recorder and three members of the public Weston Saunders, Jared Johnson and Craig Bielik.

E. Action Items

1. Consideration of recommendation to City Council for Conditional Use Permit application for modification of an existing Saunders Outdoor Advertising sign located at approximately 1756 West 4800 South

Chairman Jones said the first action item on tonight's agenda is consideration of a conditional use permit for a proposed billboard conversion to a full electronic sign. Mr. Eggett said in his opinion an electronic sign will have minimal impact at this location and the petitioner Saunders Outdoor Advertising has complied with all city ordinances and the request has been reviewed by Riverdale City Attorney Steve Brooks. Commissioner Hilton asked about the permanency of Ogden Regional Medical Center's (ORMC) lease with Saunders Outdoor Advertising and Weston Saunders said it will be a three year lease with a possible additional three year extension after which time Saunders will be able to run electronic advertisements for any business they contract with. Commissioner Hilton asked if ORMC's sign will have the ER wait time clock as part of their display and ORMC Representative Craig Bielik confirmed it will be, but 80 percent will be dedicated to other marketing messages similar to an existing billboard in Layton. Commissioner Hilton asked if the ER wait time will be a separate LED display and Mr. Saunders said no the wait time will be incorporated into the full electronic sign. Commissioner Hilton asked if any business will be able to advertise on this electronic sign after ORMC's contact ends and Mr. Saunders confirmed that is correct. Commissioner Hansen asked why all the ORMC information about sign displays was included in the packet and Mr. Eggett said it is for informational purposes only. He said Saunders is the petitioner on behalf of their client ORMC and Saunders will maintain the electronic sign and determine who advertises on it in perpetuity. No additional questions or comments were noted.

Motion: Commissioner Roubinet moved to send a favorable recommendation to the City Council for a Conditional Use Permit application for modification of an existing Saunders Outdoor Advertising sign located at approximately 1756 West 4800 South. Commissioner Hilton seconded the motion.

There was no discussion on the motion.

Call the Question: The motion passed unanimously.

**RIVERDALE CITY
CITY COUNCIL AGENDA
February 3, 2015**

AGENDA ITEM: H

SUBJECT: Discretionary Items

PETITIONER: Elected, Appointed, and Staff

ACTION REQUESTED BY PETITIONER: Open agenda item provided for comments or discussion on discretionary items.

[BACK TO AGENDA](#)