
Minutes of the **Regular Meeting** of the **Riverdale City Council** held Tuesday, **November 21, 2006** at 6:00 pm at the Riverdale Civic Center, 4600 South Weber River Drive.

Members Present: Bruce Burrows, Mayor
David Gibby, Councilor
Stacey Haws, Councilor
Gary Griffiths, Councilor
Doug Peterson, Councilor

Members Excused: Shelly Jenkins, Councilor

Others Present: Larry Hansen, Chief Administrative Officer; Steve Brooks, City Attorney; Randy Daily, Community Development Director; Lynn Moulding, Public Works Director; Lynn Fortie, Business Administrator; Jan Ukena, City Planner; Doug Illum, Fire Chief; Marilyn Hansen, City Recorder; other city staff and approximately 5 citizens.

A. Welcome & Roll Call

Mayor Burrows called the meeting to order and welcomed all those present.

B. Pledge of Allegiance

Councilor Haws offered the Pledge of Allegiance. Mayor Burrows gave a quote from Theodore Roosevelt.

C. Moment of Silence

Mayor Burrow's quote was followed by a Moment of Silence.

D. Open Communications

None

E. Presentations and Reports

1. Mayor's Report

Mayor Burrows distributed a letter from the Fire Chief of Uintah City expressing their gratitude for the fire truck that was donated to their community. He reported that the Council dinner for the holidays would be Saturday, December 16th from 5 - 7 p.m.

2. Administrator's Report

a. Department Information

Larry Hansen discussed the report.

b. Employee Recognition

Larry Hansen recognized the following employees whose anniversary date falls in the month of November.

Employee	Length of Service	Department
David Hansen	21 years	Police Department
Jeanette Hall	16 years	Community Services
Lynn Fortie	15 years	Business Admin.
Kirk Favero	9 years	Public Works
Matt Sorensen	7 years	Public Works
Earlene Lee	7 years	Court
Matthew Rhoades	2 years	Fire Department
Steve Brooks	2 years	Legal Services
Joan Daily	1 year	Court
Brenden Pearson	1 year	Community Services

c. Staffing Authorization Plan

Mr. Hansen discussed the report and noted that the city is still operating under authorization.

Larry Hansen stated that he wanted to report back to the Council pertaining to the Welcome to Riverdale signs. He stated that once the stones were installed, City Inspector Jeff Woody, Mr. Daily and himself inspected these stones. He explained that because the stones are sandstone, there is some fragmentation and peeling on both stones, to the extent that during their inspection they could flick pieces of the rock off. He stated that both rocks have fissures in them and he is concerned that with the freeze-thaw cycle, the rock could break or fragment. Mr. Hansen stated that when they brought this to their attention of the company who provided the rock they did a couple of things. They went in and knocked off part of the face of the rock, actually peeling away a 1-2” thickness of stone due to the fissure. He stated that because we are spending a fair amount of money for these signs and if we want to have a quality job that lasts the way it should, we are not sure if we should proceed and he has placed an administrative hold on this item until the Council gives him further direction. Councilor Gibby inquired how it would affect the look of the stone if sealer was put on it to avoid the freeze-thaw cycle. Mr. Hansen stated that the stone company has offered to put sealer on the stones, but he doesn’t know if that would require any maintenance. He explained that if the Council felt that would be acceptable, we would have them seal the stones and then mount the letters and logo. Mr. Daily noted that the stone supplier would be responsible for sand blasting and sealing of the stones. Councilor Gibby stated that if sealing is done right, it is probably not a permanent fix, but maybe a fifteen year fix if done right. He explained that the nature of sandstone is that it is porous and would have anticipated some problems if the stones were not sealed. Councilor Gibby stated that he feels they should sandblast and fill the cracks.

Councilor Peterson arrived at 6:23 p.m.

Councilor Haws asked if there would be an excess expenditure for sealing the stones. Mr. Hansen reported that there doesn’t appear to be any additional cost, but that we may want to consider holding off on the “Always Welcome” lettering on stone at 300 West. Mayor Burrows reported that he had a discussion with a Washington Terrace resident who asked if we would consider placing “Welcome to Washington Terrace on the back of the stone instead of “Always Welcome”. He explained that he hasn’t talked to the Terrace about this as he felt the Council needed to talk about it first. **Mayor Burrows asked for consensus to have the current stones sandblasted and sealed. Consensus was reached. Mayor Burrows asked for consensus to talk to Washington Terrace to see if they want their name on the reverse side of the stone. Councilor Gibby stated that he felt it should be at the expense of Washington Terrace. Consensus was reached.**

4. Recorder's Report (*Review status of Council requested follow-up items*)
Mayor Burrows stated that the August, 2006 Town Meeting comments were included with the Recorder's Report. He explained that some of the citizens had requested that elected officials respond to them. Mayor Burrows asked the Councilmembers to look over the list and contact the residents and then give a brief write-up of their discussion to Lynette Limburg in the City Administrative Offices. Mayor Burrows indicated that he had contacted Mike Davis and gave Chris Stone notes from his discussion. Councilor Griffiths stated that he would contact the residents in his neighborhood. Councilor Peterson indicated that he had talked to Leon Poulson and Mike Davis.

F. Consent Items

1. **Approval of meeting minutes from:
November 8, 2006 Council Work Session
November 8, 2006 Regular City Council
November 8, 2006 Closed Executive Session**

Mayor Burrows indicated that Councilor Jenkins had submitted changes to the November 8, 2006 City Council Minutes concerning her comments on the Woods property set-back issue.

2. **Report on the Condition of the Treasury for the month ending October 31, 2006.**
Lynn Fortie, Business Administrator, reported that October was a fairly routine month. He explained that in the General Fund, the Community Services department spent \$14,000 for fireworks for July 2007. In the Water Department, they spent \$6,600 for pumping and the Motor Pool purchased a Chevy Pick up for \$20,000. Mayor Burrows explained that when we purchase the fireworks early we receive 1% additional fireworks for each month in advance that we place our order.
3. **Accept Litz and Company FY 2006 Audit Report.**
Lynn Fortie reported that Litz and Company should be at the meeting by 7:00 p.m. as they had another commitment. Mayor Burrows stated that they will move forward with agenda and go back to that item when Litz and Company arrive and not have motion on the consent items at this time.

G. Action Items

1. **Consideration of Ordinance #671 amending the Riverdale Zoning Map, Proposed Rezone Approximately 17 Acres of Property, Approximately Located at 4181 South Riverdale Road from C-2 (Commercial) and M-1 (Manufacturing) to C-3 (commercial) with a RCP (Retail/Commercial Park Overlay).**
Randy Daily, Community Development Director, stated that the recommendation from the Planning Commission and staff is to approve the rezone for the 17 acres of property at 4181 South Riverdale Road from C-2 and M-1 to C-3 with an RCP overlay. He noted that the public hearings have been held and no opposition has been raised. He stated that they have followed all the requirements of State law and our ordinances to rezone this property. Councilor Haws stated that one of the alternatives listed on the Executive Summary is to possibly place an underlying zone of CP-3 on the property. He asked Mr. Daily to explain what the difference is between a C-3 and CP-3 zone. Mr. Daily responded that a change in the underlying zone would not change the intent of the overlay zone and would make everything a Conditional Use. He stated that it is not a recommendation to have the underlying zone a CP-3 because it is really regulated by the RCP overlay. Mr. Daily explained that the only reason to have the underlying zone is in case something happened to the

center and they wanted to subdivide the property, then that underlying zone would be better to be a commercial zone rather than a manufacturing zone. He stated that it is their recommendation to zone the underlying zone C-3. Councilor Haws questioned if it came out of the development would that remove the RCP overlay part. Mr. Daily responded that there are issues of the Development Agreement that would go with the property and that the underlying zone would revert back to a zone that is more amenable to Riverdale Road, which is why they want to take out the C-2 and M-1 zoning.

Motion: Councilor Gibby moved to approve Ordinance 671 amending the Riverdale City Zone District Map by changing the zoning of seventeen acres of land located at approximately 4181 South Riverdale Road, from C-2 and M-1 (Commercial and M-1 Manufacturing) to C-3 (Commercial 10-10a) with a retail Commercial Park Overlay (RCP), otherwise known as the Riverdale IV LC project zone change, all of which is within Riverdale City, State of Utah. Councilor Peterson seconded the motion.

Call the Question

Roll Call Vote: Councilor Peterson, Yes; Councilor Griffiths, Yes; Councilor Gibby, Yes; Councilor Haws, Yes. The motion passed unanimously.

2. Consideration of Final Site Plan and Subdivision Plan.

Randy Daily, Community Services Director, reported that this item is a product of a lot of work on staff side and the Boyer Company to satisfy our desires for a development that will be unique to Riverdale. He noted that the Planning Commission, Public Works, Fire Department, and the City Engineer have all recommended final approval. Jan Ukena, City Planner presented the exhibits to the Council. Mayor Burrows reported that the Design Review Committee will be meeting soon to go over the colors and designs for this development. Councilor Haws asked how big the roundabout would be. Lynn Moulding stated that it would be big enough to accommodate semi traffic for docking purposes. He stated that the inside circle is almost 80' in diameter. Councilor Haws asked if the semi traffic will come in and out of the development using 550 West or Pacific Avenue. Brad Galvez from the Boyer Company stated that they will come down Pacific and 550 West. He explained that the roundabout will accommodate semi-truck traffic. Councilor Peterson inquired if the traffic study addresses the assumptions of traffic on Pacific and 550 West. Mr. Galvez stated that it did and that they looked at current projections and what traffic the development will generate. Councilor Peterson asked if they knew what the ratio increase would be to current traffic. Mr. Galvez said he couldn't tell but that they have had UDOT involved and that most of the southern ingress and egress had been evaluated. Councilor Haws stated that the traffic study discussed right turns having acceleration lanes and that he thought that he would see those on Riverdale Road. Mr. Galvez stated that Great Basin based their engineering on what they received from UDOT. Councilor Haws asked about access to the storage units. Mr. Galvez stated that they now provide access from 550 West on a private road. He stated that the new access will be safer as they will also have access at a lighted intersection. Councilor Haws asked when the intersection at 550 West will be signalized. Mr. Daily replied that when UDOT warrants the light, it will be signalized. Mr. Galvez stated that they feel the minute this development is open, it is warranted.

Motion: Councilor Gibby moved to approve the Final Site Plan for Boyer's 550 West development at approximately 4181 South Riverdale Road. Councilor Griffiths seconded the motion.

Councilor Peterson stated that he is surprised that they call out 300 West and Riverdale Road as the primary roads impacted by this development but Pacific Avenue will be heavily impacted over time. He is concerned if the road and roundabout will have the ability to handle the larger volume over time. Mayor Burrows reported that future discussions will be needed to facilitate these concerns. Councilor Haws asked if there are any modifications to the other end of Pacific Avenue. Mr. Hansen replied that there are some prospective ones, but that they are not part of this project.

Call the Question

The motion passed unanimously.

3. Consideration of Resolution #32-2006 adopting 550 West Developer's Agreement between Riverdale City and the Boyer Company.

Randy Daily, Community Services Director, reported that the Council has the Developer's Agreement and Executive Summary in their packet and recommends adoption of the Developer's Agreement.

Motion: Councilor Gibby moved to approve resolution #32-2006 authorizing execution of an Developer's Agreement between Riverdale City and Boyer Company, Inc. Councilor Peterson seconded the motion.

Councilor Haws stated that the part that deals with the 550 West improvements was a little vague and he is concerned that there wasn't anything from Great Basin Engineering included in the packet. Mr. Daily explained that just as with any road that is planned to be dedicated to Riverdale City it must follow our standards. He noted that Public Works Director Lynn Moulding and City Engineer Scott Nelson have reviewed everything and feel that the design of the road will meet all requirements for a City road.

Call the Question

Roll Call Vote: Councilor Griffiths, Yes; Councilor Gibby, Yes; Councilor Haws, Yes; Councilor Peterson, Yes. The motion passed unanimously.

4. Consideration of Final Site Plan for Combe Farms Subdivision.

Randy Daily, Community Services Director, reported that the Planning Commission has recommended final approval for the Pines at Combe Farms as a PRUD. Jan Ukena, City Planner, explained that the Planning Commission had a list of twenty different items that needed to be taken care of and have worked on this item for the last four months. At the November 14, 2006, Planning Commission meeting everything was done but the landscape plan, in which a fence was inadvertently left off. She reported that the Planning Commission requested that the fence be placed back on the site plan and recommended that the City Council approve the Final Site Plan. She noted that there are 52 lots and the development will be terraced so that every lot will have a view. Councilor Gibby asked how steep the terracing is. Ms. Ukena stated that it is from 0-9 feet. Councilor Peterson asked if the terracing would be accomplished by using rocks or bricks. Norm Frost stated that they would use stones. Ms. Ukena reported that the Home Owner's Association will be taking care of the open space but the roads and utilities will be turned over to the City and will be built to City standards. Councilor Haws asked when the fence will be built. Ms. Ukena replied that the fence would be built before occupancy of any houses would be allowed.

Motion: Councilor Gibby move to approve Final Site Plan for the Pines at Combe Farms Subdivision. Councilor Peterson seconded the motion.

Call the Question

The motion passed unanimously.

5. Consideration of Resolution #30-2006 to enter into an Interlocal Agreement with Washington Terrace concerning Combe Farms Subdivision.

Lynn Moulding, Public Works Director discussed this item. Councilor Gibby asked Mr. Moulding if he was satisfied that this agreement will be functional and serve well for both communities. Mr. Moulding replied that he was. Mayor Burrows stated that it is important to note that this Interlocal Agreement will clean up a number of handshake agreements that have existed and put in writing what is in the ground and what has been agreed to and what will be agreed to. He stated that Washington Terrace had this item on their agenda at their last City Council meeting and conceptually approved it. Larry Hansen stated that Mr. Frost has proposed paying \$400/unit to the Riverdale Sewer Fund and will accept to offset any concerns on sanitary sewer sharing system. He explained that this will help us on the proportionate share and we feel that it will also be acceptable to Washington Terrace.

Motion: Councilor Gibby move to approve Resolution #30-2006 approving an Interlocal Agreement with Washington Terrace concerning the installation, costs and management of sewer and storm sewer systems at or near the Combe Pines subdivision and Rohmer Park. Councilor Griffiths seconded the motion.

Call the Question

Roll Call Vote: Councilor Gibby, Yes; Councilor Haws, Yes; Councilor Peterson, Yes; Councilor Griffiths, Yes. The motion passed unanimously.

6. Consideration of Resolution #31-2006 dissolving the Weber Area Consolidated Dispatch Agency.

Mayor Burrows reported that this item is a dissolution of our agreement with the dispatch agency which was dissolved in favor of a special service district which was voted in by the voters.

Motion: Councilor Haws moved to approve Resolution #31-2006 dissolving the Interlocal Agreement participating with the Weber Area Consolidated Dispatch Agency. Councilor Gibby seconded the motion.

Call the Question

Roll Call Vote: Councilor Haws, Yes; Councilor Peterson, Yes; Councilor Griffiths, Yes; Councilor Gibby, Yes. The motion passed unanimously.

Mayor Burrows recommended hearing Item F3 as Brent Litz from Litz and Company had arrived.

F3 Accept Litz and Company FY 2006 Audit Report.

Brent Litz, from Litz and Company, gave an overview of the audited financial statements for Riverdale City. He stated that the first page after the index indicates the audited financial statement are in accordance with standards of the United States and Government Auditing Standards. Mr. Litz stated that they only found three minor items for the Council and management to consider.

They were in the areas of Cash Management, Budgetary Compliance, and Class C Road Funds as outlined on page 46 of the report. Mr. Litz gave an overview of financial statements. He noted that the fund balances of the Governmental Funds, listed on page 13, all have positive fund balances. Mr. Litz stated that for last year revenues came in smaller than expenditures by \$2,600, but that they pretty much broke even. He stated that the RDA and Capital Projects fund had accumulations from prior years, to be used on future projects. Mr. Litz stated that the Enterprise Funds each had positive income. He noted that the report took longer due to research on old RDA Agreements and resolving of entries that needed to be made into the financial statements. He thanked the staff of Riverdale City for their support and cooperation during the audit.

Motion: Councilor Gibby moved to approve the consent items with the addition of Councilmember Shelly Jenkins minute change and the minutes to reflect those changes. Councilor Peterson seconded the motion.

Call the Question

The motion passed unanimously.

Mayor Burrows recommended recessing from the City Council meeting into the RDA meeting.

Motion: Councilor Peterson moved to recess from the City Council meeting in favor of an RDA meeting. Councilor Haws seconded the motion.

Call the Question

The motion passed unanimously.

The City Council meeting recessed at 7:35 p.m.

The meeting re-convened at 8:17 p.m.

H. Closed Executive Session

- 1. Motion to close the Public Meeting for the purpose of strategy sessions to discuss pending or reasonably imminent litigation pursuant to Utah Code 52-4-205(1)(c).**

Motion: Councilor Haws moved to adjourn into Closed Executive Session. Councilor Peterson seconded the motion.

Call the Question

Roll Call Vote: Councilor Peterson, Yes; Councilor Griffiths, Yes; Councilor Gibby, Yes; Councilor Haws, Yes. The motion passed unanimously.

The meeting re-convened at 9:27 p.m.

I. Discretionary Items

None

J. Adjournment

With no further business to come before the Council at this time, Councilor Peterson moved to adjourn the meeting. Councilor Gibby seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 9:28 p.m.

Attest:

Approved: December 5, 2006

Marilyn Hansen, City Recorder

Bruce Burrows, Mayor