
Minutes of the **Regular Meeting** of the **Riverdale City Council** held Tuesday, **October 7, 2008** at 6:03 p.m. at the Riverdale Civic Center, 4600 South Weber River Drive.

Members Present: Bruce Burrows, Mayor
 David Gibby, Councilor
 Doug Peterson, Councilor
 Shelly Jenkins, Councilor
 Gary Griffiths, Councilor
 Don Hunt, Councilor

Others Present: Larry Hansen, Chief Administrative Officer; Steve Brooks, City Attorney; Randy Daily, Community Development Director; Lynn Fortie, Business Administrator; Dave Hansen, Police Chief; Marilyn Hansen, City Recorder; other city staff and 14 citizens.

A. Welcome & Roll Call

Mayor Burrows called the meeting to order and welcomed all those present. He noted that all Councilmembers were present.

B. Pledge of Allegiance

Councilor Peterson offered the Pledge of Allegiance. Mayor Burrows read a quote from Thomas Jefferson.

C. Moment of Silence

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

D. Open Communications

Miles Crabtree stated that he is the owner of Crabtree Auto and is representing the Utah Auto Recyclers Association as there is some proposed legislation that will adversely affect cities and counties regarding salvaged vehicles. Mr. Crabtree gave an overview of what happens to a wrecked car. He stated that currently, only a bonded dealer who has a salvage permit can purchase salvaged vehicles at the auctions, but that the proposed legislation would allow anyone to purchase the salvaged vehicles. He stated that he feels there is a purpose for regulating these types of sales and is afraid that if the public is allowed to purchase these cars, they will end up in driveways as usually more than one car is needed for parts to fix up others. Mr. Crabtree stated that he would like to hear the City's opinion on this legislation. Mayor Burrows suggested that Mr. Crabtree contact the Utah League of Cities and Towns as they have a legislative policy arm and give them first hand information on his concerns so that they can take a position.

E. Presentations and Reports

1. Mayor's Report

Mayor Burrows reported that he received a letter from the State Auditors office indicating that they reviewed and approved the FY 09 budget. Councilor Gibby gave a brief report on the successful open house at the Fire Station which was held on October 6, 2008. Mayor Burrows read a letter from the

Riverdale Elementary Principal thanking the Council for their contribution that was used toward the purchase of books to increase student's reading levels. Mayor Burrows gave a report on the progress of the landscaping at the Rocky Mountain Power substation.

2. Recorder's Report (*Review status of Council requested follow-up items*)
None

F. Consent Items

1. **Approval of meeting minutes from:**
September 16, 2008 Work Session
September 16, 2008 Regular City Council

2. **Set public hearing on October 21, 2008 to declare certain personal property as surplus.**

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

Call the Question:

The motion passed unanimously.

G. Action Items

1. **Consideration of approval to re-roof the Civic Center.**

Lynn Fortie reported that there have been problems with the roof on the Civic Center for quite a while and that this bid will use a 60 mil product and carry a 20 year warranty.

Motion: Councilor Gibby moved to approve the bid in the amount of \$26,600 to N.R.C. for work on the Civic Center roof. Councilor Peterson seconded the motion.

Call the Question:

Roll Call Vote: Councilor Jenkins; Aye, Councilor Peterson, Aye; Councilor Griffiths, Aye; Councilor Hunt, Aye, and Councilor Gibby, Aye. The motion passed unanimously.

2. **Consideration of Resolution #2008-42 approving the final site plan for Peacock Ridge.**

Randy Daily reported that the Planning Commission has reviewed the final site plan and recommends approval. Mayor Burrows stated that even with final site plan approval, the developer still has the obligation to take the project through and ensure that it is built properly, which includes hillside stabilization, geotek reports on each building lot, and obtaining any other approvals before building permits would be issued. Councilor Hunt inquired as to the height of the retaining wall that will hold the road in place. Kent Hill reported that the retaining wall will go from one foot to six feet in the middle and back down to one foot again. Councilor Jenkins reported that the Planning Commission had some question regarding the CC&R's for this development. Mr. Daily reported that this development is being built under the old PRUD ordinance which didn't require approval of the CC&R's. Mr. Hill stated that he previously submitted a copy of the CC&R's to the City. Councilor Hunt inquired about open space in the development. Mr. Daily reported that because of transfer of property between the City and Mr. Hill and Mr. Parks in order to settle the litigation, the open space was approved based on the concept plan that was submitted.

Motion: Councilor Gibby moved to approve Resolution #2008-42 approving the final site plan for the Peacock Ridge subdivision located at approximately 5633 South 1225 West in Riverdale City, Weber County, Utah. Councilor Griffiths seconded the motion.

Call the Question:

Roll Call Vote: Councilor Peterson; Aye, Councilor Griffiths, Aye; Councilor Hunt, Aye; Councilor Gibby, Aye, and Councilor Jenkins, Aye. The motion passed unanimously.

3. Consideration of Resolution #2008-43 amending the Family Center – Weber River East (DDRC) site plan.

Randy Daily reported that DDRC has submitted a request to move the existing wetland to a remote location by the river and increase the building area in the development by 16,232 square feet. He stated that the plan has been reviewed and the Planning Commission recommends approval. Councilor Jenkins inquired how the storm drain would work. Averd Taylor stated that he is the engineer for DDRC and reported that the original storm drain was a piped channel that dumped into the Weber River with that a smaller pipe that takes the low-flow water into the existing wetland. He explained that the proposed wetland location is owned by Mr. Cutrubus. Mr. Taylor reported that the proposed wetland will continue to function as it has in the past but in a new location. Councilor Gibby inquired if the new wetland would pick up additional drainage from other areas. Mr. Taylor reported that the current wetland collects drainage upstream and is why the original pipe was installed. He explained that Walmart and Sams Club have a sand trap as part of their system and that the new wetland will act as a second system. He stated that the wetland will not take the high water flows but the low-flows that contain the highest concentration of pollutants and will clean the water before it reaches the river. Councilor Jenkins inquired about the language in the agreement which made reference to the Army Corps of Engineers and a 2-1 trade for the wetland and had questions about the property that is owned by H & P Investments. Mr. Taylor reported that Mr. Cutrubus owns the existing pond area and that there is an agreement between Mr. Cutrubus and DDRC to transfer the land with additional land in the existing office park area. He explained that DDRC has been working on this wetland project for seven to eight years. He stated that they have met with the Army Corps of Engineers and have received their approval to relocate the wetland. Councilor Jenkins reported that part of the Corps agreement indicated that there was a five year agreement to maintain the wetland and inquired if DDRC planned to maintain it. Dan North reported that he has been working with DDRC for five years and that part of the agreement with Corps is that they ensure the survivability of the wetland and that they have contracted with the woman who did the wetland studies to monitor it for the next five years. He stated that DDRC is open to deeding this property to the City or another entity, if they want this land and that they would still monitor it for that five year period to ensure that the wetland survives.

Motion: Councilor Gibby moved to approve Resolution #2008-43 approving the amended site plan of the Family Center – Weber River East (DDRC) area located at approximately 4940 South 1050 West. Councilor Peterson seconded the motion.

Councilor Jenkins inquired if the wetland area was originally counted into the landscaping percentages for the project. Mr. Daily replied that it did and explained that DDRC is now creating new landscaping and feels that this can still count as part of the project. Mayor Burrows stated that most of the new scrubber ponds have small fish in them to eat the mosquito larva and wondered if they would be put in the wetland area. Mr. Taylor reported that a different entity usually plants those fish.

Call the Question:

Roll Call Vote: Councilor Griffiths; Aye, Councilor Hunt, Aye; Councilor Gibby, Aye; Councilor Jenkins, Aye, and Councilor Peterson, Aye. The motion passed unanimously.

4. Consideration of Ordinance #719 authorizing a property subdivision at 4800 South River Park Drive.

Randy Daily reported that Ordinance #719 will require some language changes as it involves two parcels instead of one. Averd Taylor gave an overview of the property exchange. He reported that DDRC is looking to exchange parcels with H & P Investments in order to move the wetland. He explained that the property is made up of several different parcels that have been combined into one plat and they are asking to be able to create two plats to make the land transfer between the Cutrubus parcel and the DDRC one, which involves 2.10 acres. Mr. Daily reported that DDRC has also indicated that they will finish the sidewalk behind Walmart as part of this project.

Motion: Councilor Peterson moved to approve Ordinance #719 approving a commercial subdivision and property consolidation for the Family Center Weber River Development at 4800 South River Park Drive in the City of Riverdale, providing for severability and an effective date. Councilor Hunt seconded the motion.

Call the Question:

Roll Call Vote: Councilor Hunt; Aye, Councilor Gibby, Aye; Councilor Jenkins, Aye; Councilor Peterson, Aye, and Councilor Griffiths, Aye. The motion passed unanimously.

H. Discretionary Items

None

I. 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 7:00 p.m.

Attest:

Approved: October 21, 2008

Marilyn Hansen, City Recorder

Bruce Burrows, Mayor