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Minutes of the **Regular Meeting** of the **Riverdale City Council** held Wednesday, **November 3, 2010** at 6:04 p.m. at the Riverdale Civic Center, 4600 South Weber River Drive.

Members Present: Bruce Burrows, Mayor  
David Gibby, Councilor  
Shelly Jenkins, Councilor  
Don Hunt, Councilor  
Norm Searle, Councilor  
Alan Arnold, Councilor

Others Present: Larry Hansen, City Administrator; Steve Brooks, City Attorney; Randy Daily, Community Development Director; Lynn Moulding, Public Works Director; Dave Hansen, Police Chief; Doug Illum, Fire Chief; Lynn Fortie, Business Administrator; James Ebert, Police Lieutenant; Stacey Comeau, Human Resources Director; Marilyn Banasky, City Recorder; and 13 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**

Mayor Burrows offered the Pledge of Allegiance. Mayor Burrows read a quote from the United States Congress.

**C. Moment of Silence**

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

**D. Open Communications**

Dave Leahy with the Riverdale Veteran's Committee gave an update on the Veteran's Memorial. He stated that the Memorial is on schedule and that all the tiles have been put on the Memorial, with the exception of a late order of 25 tiles. He stated that there is a total of 194 names and 145 tiles currently on the Memorial. He stated that the donor's monument is almost finished and the murals will be put on the backs of the monument this week. He reported that the dedication ceremony on November 11<sup>th</sup> is set and the only thing left to do is getting the plaza cleaned.

Courtney Dayton reported that the last time he was at a City Council meeting, the City Council was talking about a pay raise for employees and Council. He feels this is a bad time for people and that he hasn't got a pay raise for two years. He stated that it would be unwise to get them a pay raise as citizens are wallowing. He stated that he has a problem with "pay creep" which is paying an employee \$18 per hour for a \$14 per hour job. Mr. Dayton complimented the Riverdale Police Department as he called 911 twice this year and the police responded very quickly. He stated that he originally had misgivings about the cost for the Veteran's Memorial but feels Riverdale's is the best for a town this size. He

thanked the people who put it together. He stated that Riverdale sales tax is 7.5% and feels that is unfortunate for our merchants as people are avoiding Riverdale because of the high sales tax.

**E. Presentations and Reports**

**1. Mayor's Report**

Mayor Burrows reported that there was a great turnout on Saturday for the completion of the Riverdale Road segments that was held in the Shopko parking lot. He stated he talked to UDOT about the flashing I-84 signs and UDOT said they would follow up to see where the ordered signs are and when they would arrive.

**2. Recorder's Report (Review status of Council requested follow-up items.)**

None

**F. Consent Items**

**1. Approval of meeting minutes from:**

**October 19, 2010 Work Session**

**October 19, 2010 Regular City Council**

**October 26, 2010 Special City Council**

**Motion:** Councilor Hunt moved to approve the consent items. Councilor Arnold seconded the motion.

**Call the Question:** The motion passed unanimously.

**G. Action Items**

**1. Consideration of final site plan for the Larry H. Miller Chrysler Jeep Dodge development located at 1481 W. Riverdale Road.**

Randy Daily reported that the Planning Commission and staff recommend approval of the final site plan for the Larry H. Miller dealership. He stated that following final approval of the site plan Larry H. Miller will proceed with the rezoning and subdividing the property.

**Motion:** Councilor Gibby moved to approve the final site plan for the Larry H. Miller Chrysler Jeep Dodge development located at 1481 W. Riverdale Road. Councilor Searle seconded the motion.

Councilor Gibby stated that he looked over the site plan and finds it incredible, especially the landscaping. Councilor Jenkins asked for discussion on the item. She stated that she has items of concern with the site but nothing that is a deal breaker. She stated that the geotec report indicated that there will be a peer review and was wondering if there is a timeline when that would be available. Mr. Daily replied that Sunrise Engineering has received the geotec report and structural aspects of the building and are reviewing them. He stated that the peer review must be returned to the City prior to a building permit being issued. Councilor Jenkins stated that the site plan includes 52 parking stalls that Larry H. Miller is exchanging property with the Alpine Church for and feels that should be on the record and that the City Council is aware that an agreement is in place. She inquired if there was an agreement in writing. Brent Bigelow from Larry H. Miller replied that they do have a swap agreement with the church for the property west of the road which will provide 58 additional parking stalls for the church. He stated that this will also address concerns from the community of having church members parking along the street in the residential areas. He explained

that because of the parking lot addition for the church there is a need to add to the Alpine Church's detention pond and have performed another geotec study for that detention pond similar to the one done for the Larry H. Miller site.

Councilor Jenkins discussed her concern with the UDOT right of way and the appearance of the landscaping from the road. She inquired if UDOT was installing a water system to support some type of landscaping in their right of way and what Larry H. Miller intended to do there. Mr. Bigelow replied that they are in the process of sorting that out with UDOT. He reported that once UDOT has completed the improvements on Riverdale Road and installed the new merge lane, they will then install the curb and gutter. He stated once that is done, responsibility to maintain the landscaping transfers to the City and by City ordinance is then transferred to Larry H. Miller. He stated that he has had discussions with UDOT and the City to find out what is acceptable. Trent Jones, from FFKR Architects reported that UDOT is requiring Larry H. Miller to place irrigation provisions in UDOT's property to support vegetation. Councilor Jenkins inquired if there is a concept of the vegetation. Mr. Jones replied that there is and they are working with UDOT to plant a natural grass seed mix that includes wild flowers to stabilize the hillside. He stated that it is a low growth mix that is easily maintained to prevent litter which could be trapped by a high growth mix. He stated that they are also placing trees on the hillside and that the irrigation has special safety features to prevent blow out or flooding to alleviate erosion. Councilor Jenkins inquired if Larry H. Miller would agree to plant something nicer when the property transfers to their care. Mr. Jones reported that according to State law UDOT retains ownership of the right of way and that anything behind the sidewalk is for maintenance only and not ownership. Mr. Bigelow stated that it is not in their best interest to have a weed patch in front of their dealership.

Councilor Jenkins stated that there was a suggestion that Larry H. Miller provide a monument sign and she suggested that they use the same style of stone as the "Welcome to Riverdale" signs. Mr. Bigelow replied that they could look into that. Councilor Jenkins inquired if after UDOT has completed their work and the curb, gutter, and sidewalk transfers would Larry H. Miller connect the sidewalk into Golden Spike Park. Mr. Bigelow replied that they can talk about that and evaluate the cost.

Councilor Hunt inquired as to how the shielding of parking lot lights would be handled if there were complaints. Mr. Bigelow stated that they take complaints on a case by case basis. Councilor Searle stated that he thinks the plan is superb and that the residents behind the development are excited. He felt the gesture to the Church to provide additional parking was great. He stated that he likes the idea of the monument sign and would be interested to see what ideas they have.

Councilor Gibby called the question.

Councilor Jenkins inquired if the items she brought up need to be included in the motion. Mr. Brooks replied that there wasn't consensus on the items so the motion goes through as stated.

**Call the Question:**

**Roll Call Vote:** Councilor Gibby, Aye; Councilor Jenkins, Nay; Councilor Hunt, Aye; Councilor Searle, Aye; Councilor Arnold, Aye. The motion passed with four in favor and one opposed.

**2. Consideration of final site plan for In-N-Out Burger located at 4040 Riverdale Road.**

Randy Daily reported that the Planning Commission and staff recommend approval of the final site plan for In-N-Out Burger.

**Motion:** Councilor Gibby moved to approve the final site plan for In-N-Out Burger located at 4040 Riverdale Road. Councilor Arnold seconded the motion.

**Call the Question:**

The motion passed unanimously.

**3. Consideration of Ordinance #775 adopting a new section in Title 1, Administration, Chapter 6, Mayor and City Council, Section 4, City Council by inserting language recognizing the adoption of City Council Rules and Procedures.**

Steve Brooks reported that this is a finalized version of what they have been working on for the past few months. He stated that rather than put the entire document in City Code, he made reference that it was adopted instead and that any changes can be made by Resolution. Councilor Jenkins stated that they discussed providing the rules regarding Open Communications to the public and wondered if that needed to be placed in the document. Mr. Brooks stated that wouldn't recommend it being placed in the document as that can be taken care of administratively. Councilor Searle stated that the word "within" needed to be added to Section 1.1 to make it read "within six months". He stated that the word "comply" was stricken and needs to be kept in Section 4.2.

**Motion:** Councilor Hunt moved to approve Ordinance #775 adopting a new section in Title 1, Administration, Chapter 6, Mayor and City Council, Section 4, City Council by inserting language recognizing the adoption of City Council Rules and Procedures designed to expedite and facilitate the transaction of business of the City Council, providing for reviews of the rules and that revisions to said rules may be made hereafter by Resolution of the City Council; providing for a repeal, severability and an effective date with the revisions noted. Councilor Gibby seconded the motion.

**Call the Question:**

**Roll Call Vote:** Councilor Jenkins, Aye; Councilor Hunt, Aye; Councilor Searle, Aye; Councilor Arnold, Aye; Councilor Gibby, Aye. The motion passed unanimously.

**H. Discretionary Items**

Mayor Burrows reported that City Recorder Marilyn Banasky has accepted the position of City Recorder with Lehi City and thanked her for her work and dedication.

Councilor Jenkins discussed changing the Santa Run from having Santa go through the City on a fire truck to having the Youth City Council hold an event with Santa at the Community Center and placing Christmas decorations at Riverdale Park. Larry Hansen reported that he checked with the departments and they are in agreement that this should go ahead and try to get it worked out if the Youth City Council wants to move it forward. He stated that there is power at the amphitheater to place Christmas decorations. Councilor Jenkins stated that they could possibly add features to it every year depending on donations. Mr. Hansen stated that if it expands into something like Roy City does on their municipal square then it could have manpower issues. Mayor Burrows stated that it hasn't been a policy decision by the Council for the Santa Run and that it is something the Fire Department has done. He is in favor of the Youth City Council moving forward with the idea. Councilor Searle inquired as to what the Fire

Department thinks about the change. Fire Chief, Doug Illum stated that the Fire Association started it several years ago when Riverdale was quite small. He reported that he talked to his firefighters and they are happy to turn it over to the Youth City Council. He stated that they will bring Santa to wherever they want Santa to be and will support the idea. Councilor Jenkins inquired if the Fire Department had a candy budget. Chief Illum replied that the cost of the candy is split between the City and the Fire Association. Councilor Jenkins stated that she has had a positive feedback from the merchants that want to be involved.

**I. Adjournment**

With no further business to come before the Council at this time, Councilor Gibby moved to adjourn the meeting. Councilor Hunt seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 7:11 p.m.

Approved: November 16, 2010

Attest:

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Bruce Burrows, Mayor

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Marilyn Banasky, City Recorder