



**RIVERDALE CITY COUNCIL AGENDA
CIVIC CENTER - 4600 S. WEBER RIVER DR.
TUESDAY MAY 20, 2014**

Minutes of the **Regular Meeting** of the **Riverdale City Council** held Tuesday, **May 20, 2014** at 6:04 PM at the Riverdale Civic Center, 4600 South Weber River Drive.

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

Others Present: Rodger Worthen, City Administrator; Shawn Douglas, Public Works Director; Michael Eggett, Community Development Director; Dave Hansen, Police Chief Ember Herrick, City Recorder and four members of the public including David Leahy, David Noe, Dave Wilbert and Gary Boatright Jr.

A. Welcome & Roll Call

Mayor Searle called the meeting to order and welcomed all in attendance including all Council members.

B. Pledge of Allegiance

Councilor Ellis 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 and there were none.

E. Presentations and Reports

Mayor Searle said there is a Strategic Planning meeting scheduled for 8 am on May 31, 2014 at the Riverdale Senior Center and the public is welcome to attend this meeting where the fiscal year 2015 budget will be discussed in depth.

Mayor Searle said Riverdale's six week Live Fit fitness challenge ended on May 19, 2014 and was a great success with many Riverdale families participating to improve their health and wellness. He thanked the Live Fit Committee for their service and said he hopes this will be an annual event designed to improve Riverdale's sense of community and highlight some of the recreation activities available in Riverdale including disc golf and pickleball.

Mayor Searle said he and City Administrator Rodger Worthen recently attended an open house at a new military academy in Riverdale located in the old Christian Heritage High School. He said this alternative school will be a good fit in the community as the focus is on service and 180 students between the ages of 12 and 18 have already registered for next fall.

Mayor Searle said Riverdale's Senior Center hosted a yard sale on Saturday May 17, 2014 and he thanked the Council members and scouts who assisted with the event. Councilor Griffiths said he serves on the Senior Center Board and enjoys working with this group. He said the yard sale was successful with many items sold and the proceeds going towards entertainment for the seniors and the purchase of items like exercise equipment.

Mr. Worthen said the department reports are interesting to read and he complimented the different departments and employees for their efforts to make Riverdale great. He referenced a letter from a resident complimenting Riverdale Animal Control Officer Bonnie Jones for handling a difficult situation. Mr. Worthen reviewed employees with date of hire anniversaries in May and the staffing authorization report.

Councilor Staten asked about the police report and a reference to a woman with four DUI charges in one month and if anything could be done to prevent this individual from repeatedly driving in Riverdale. Police Chief Dave Hansen said a DUI is a Class B misdemeanor and defendants are considered innocent until they are proven guilty in a court of law so they can rarely be locked up until their trials.

F. Consent Items

- 1. May 6, 2014 City Council Work Session**
May 6, 2014 City Council Regular Session
May 6, 2014 City Council Executive Session

Mayor Searle asked for any changes or corrections to the meeting minutes and none were noted.

- 2. Consideration of setting a public hearing on June 17, 2014 to adopt a certified tax rate.**
- 3. Consideration of approving language for anodized historical marker plaque as part of Riverdale City's Historical Preservation Project**

Councilor Ellis asked local historian Gary Boatright Jr. who wrote the draft language of the All-O-Wheat historical marker to give a short presentation. Mr. Boatright said he had already done a lot of research on this building for a paper he wrote and presented on about the forgotten history of Riverdale and he just condensed his findings for a marker at the Mayor and Council's request. According to Mr. Boatright, the purpose of a historical marker should be to try and convey why a particular building is important to the community and he asked for any questions. Councilor Mitchell said Riverdale is fortunate to have a professional willing to donate his time and expertise to this project and he thanked Mr. Boatright for his service to the city. Councilor Ellis also thanked Mr. Boatright and displayed a marker from Nova Color Inc. as an example of the trail makers he is proposing along the trail with the information and a picture and the city's logo in the

bottom corner of each marker. Mr. Boatright said the historical marker should be placed in an area along the trail where the old All-O-Wheat building could formerly be viewed and he said that he has identified a couple of locations. Councilor Mitchell asked about whether the city should use actual photos of city landmarks or an artist rendition and Councilor Ellis said a memorial marker along the trail for former Council member Nancy Brough has a photo; Mr. Boatright recommended the use of photos. Councilor Ellis said he will send out a draft of the marker before it goes to print.

Councilor Griffiths said in the work session there was a discussion about adding a quick reference (QR) code where people could scan the code with their phones and get additional information about the marker from the city's website. Mr. Boatright said QR codes could be out of date in a few years and even referencing the city's website will require Riverdale City to keep a historic page on its website for the next 30 years. Mayor Searle thanked Mr. Boatright and said the Council has budgeted for 12 historical markers.

Motion: Councilor Hunt moved to approve the consent items. Councilor Mitchell 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 Ordinance 856 creating a small subdivision at 4400 S. 750 W.

Community Development Director Michael Eggett said the petitioner Aaron Eames is represented tonight by his contractor David Noe. He said the Planning Commission forwarded a favorable recommendation to the Council to approve construction of a duplex on a vacant lot on 4400 South with the options that Mr. Eames could join the city's sewer line or the adjacent PRUD's sewer line. Mr. Eggett said since that meeting Public Works Director Shawn Douglas, City Engineer Scott Nelson and City Attorney Steve Brooks have identified a section of Riverdale City Code 8-3-1 requiring the developer tap into the city's sewer line because it is within 300 feet of the development.

Mr. Noe said Mr. Eames can save \$14,000 and avoid digging up 4400 South by tying into the PRUD's sewer line and he displayed a paper which he said contained the signatures of all the PRUD home owners, signifying their willingness to allow the duplex to tie into their line. Mayor Searle asked if the existing line can accommodate two more units and Mr. Noe said the system was built to accommodate two more lots. Councilor Hunt asked if there is documentation of this provision and Mr. Noe said two water meters exist on the vacant lot for this purpose but it was never recorded on a plat. Mr. Eggett confirmed his department did review a preliminary plan years ago to build two more units as part of the PRUD but the proposal never progressed for Council consideration.

Councilor Hunt asked who is in charge of the PRUD's sewer line and Mr. Douglas said the home owners association is responsible for maintaining the private sewer line and his concern throughout the city is that routine maintenance is not being done every three years on private lines like the city's lines. Mr. Noe said Joe Murphy told him there is a problem with the PRUD's current line and he argued allowing this duplex to join the line

could help alleviate the current sloping problem by creating more flow to the manhole. Mr. Worthen said extending the line will likely only cause water to move more quickly through the pipe but solids will continue to clog. Councilor Griffiths said if the problem worsens the duplex could be blamed and he recommended the developer tie into the city's line to avoid future complications and Mr. Noe said the odds that a problem would arise are very slim. Mr. Douglas said the city's isn't requiring this development be tied into the city's sewer line to cost the developer additional money but to help Mr. Eames avoid future problems with a sewer lateral running across the backyards of his duplex. Mr. Worthen said accessory buildings won't be able to be built in the backyard of this duplex with a sewer line running across it.

Councilor Hunt said the Council is uncomfortable approving a development against the recommendation of the city engineer. Mr. Noe said if it will save him \$14,000 Mr. Eames will likely attempt to join the current PRUD so that he can tap into the existing sewer line because home owner association fees are only \$10 a month. Councilor Hunt asked if the PRUD plat would need to be amended and Mr. Eggett said staff will be happy to help the petitioner through that process with the Planning Commission and City Council if that is Mr. Eames desire

Councilor Staten asked about sloping and drainage and said the engineer's recommendations needs to be followed and he referenced the elevated townhomes located across the street from this proposed development. Mr. Noe said there won't be drainage issues with this duplex because it will have slab on grade foundation an inch higher than the base elevation of the lot. He said if the duplex were elevated it will block the view of the adjacent PRUD homeowners which could upset the neighbors and Councilor Staten the neighbors will complain to Riverdale City if this duplex isn't properly sloped and there are pools of standing water in the backyard. Councilor Staten said he likes the concept being proposed but feels it would be unwise for the Council to approve the proposal until the developer has demonstrated the final plan meets the engineer's recommendations. He said drainage easements along property lines is another option the developer could consider.

Councilor Griffiths said this duplex will be a good addition to Riverdale and it will be nice to have this vacant lot developed. He and Mr. Noe had a brief discussion about the volume of cement mix for the driveway and sidewalk. Mr. Douglas said Mr. Noe has built nice homes in Riverdale and has been good to work with on past projects and the city is eager to facilitate the development as long as it conforms to city code. Mr. Noe said Riverdale City Code 8-1-3 appears to be outdated and was likely written when septic tanks were still being used and he said the requirement seems overly restrictive in 2014 with a modern sewer system. He said requiring the duplex to join the city's sewer line at an additional cost of \$14,000 is unreasonable when there is a much closer PRUD sewer line the duplex could tap into and he has the signatures of all the PRUD homeowners signifying their support of the duplex joining their line. Mr. Eggett said RCC 8-1-3 has been modified numerous times over the years, the latest update being in 2013, but he wasn't able to determine when the three foot requirement was added to the code.

Motion: Councilor Staten moved to deny the petitioner's request to create a small subdivision at 4400 S. 750 W. Councilor Griffiths seconded the motion.

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

Call the Question: The motion passed unanimously.

Councilor Staten thanked staff for making a tough recommendation and complimented the planning staff for not giving in to the argument that property owners should be allowed to develop their property as they see fit, regardless of city codes. Mr. Worthen said this petition has been a challenge and he also complimented Mr. Douglas and Mr. Eggett. Councilor Hunt asked why the petition was allowed to come before the Council with outstanding issues and Mr. Eggett said the petitioner wanted an opportunity to appeal to the Council despite staff's recommendations.

2. Consideration of 4400 S. Street Improvement Application and Project under I-84 and over I-15

Mayor Searle said Riverdale and Roy have widened 4400 South adding bike lanes but there are still areas in need of improvement to facilitate bike and pedestrian traffic under I-84 and over I-15 where the street narrows. He said the mayors and city managers of Ogden, Roy and Riverdale all appear to support a walk/bikeway through this area which would involve cutting back the bridge abutments under I-84 to create a shared 11 foot trail on the south side of the street and a bridge over I-15. Mayor Searle said improving 4400 South will benefit active transportation and give pedestrians and cyclists a safer alternative to using Riverdale Road. He said Weber Area Council of Governments (WACOG) transportation funds are available and applications are due by June 2, 2014 so tonight's proposal is to authorize staff to submit an application to help fund this road improvement project. Mayor Searle said WACOG is more likely to help fund the project if the cities that will benefit from the improvement are willing to contribute matching funds.

Mayor Searle asked for discussion on the proposal and Councilor Staten referenced the emails he has sent about this topic to the Mayor and Council, which he wanted included in the record. Councilor Staten said only creating a path on south side for both bikes and pedestrians to avoid crossing hazards and he said a wayfinding sign could be added at the intersection of Parker Drive and 4400 South directing pedestrians and cyclists to use the shared lane for Roy and all points west. He said a physical jersey barrier should be added between vehicle traffic and the new lane to protect pedestrians and cyclists. Councilor Staten said he would also like to see a four foot striped climbing bike lane between the two roundabouts on the south side of the street which could be done by narrowing the two traffic lanes through this section to 10 feet in each direction. Mr. Douglas asked about the utility of this proposed lane with bicycles merging in and out of traffic and Councilor Staten said as a cyclist he would use it and it gives cyclists options allowing them to move over between the roundabouts to allow faster vehicle traffic to pass them. Mr. Douglas asked if this proposed lane would require the abutments on the south side to also be cut under I-84 and Councilor Staten said it would not and he added that sharrow signs will work if this proposal isn't feasible.

Councilor Mitchell said he supports this proposal especially if the city can save money by only cutting the abutments under I-84 on the south side as a cost saving measure but he asked what obligations will come if WACOG helps fund this street improvement project. Mayor Searle said Riverdale can request funding without obligating the city to pay any matching funds but projects are more likely to get approved if the city is willing to match funding. Mr. Worthen said Roy and Ogden also seem willing to help fund this project as their cities will directly benefit too and he said staff could also approach UDOT and other agencies about matching funding.

Councilor Staten asked if the improvements under I-84 and over I-15 should be two separate proposals with different funding applications and Mayor Searle said he recommends the city keep the two projects linked at this time because there appears to be support for both. Mayor Searle said the application process doesn't obligate any city funds and Councilor Mitchell said that gives him greater confidence and he agrees the two projects should be proposed together because Roy and Ogden will benefit from the I-84 project as well as the I-15 bridge. Councilor Ellis said improving the infrastructure is a good investment as the Riverdale West Bench and Ogden Airport areas develop and road improvements to 4400 South will benefit all three cities.

Councilor Staten asked about the possibility of using RDA funds for this project because it is adjacent to the RDA West Bench Project Area and Mayor Searle said former City Administrator Larry Hansen recommended applying for WACOG transportation funding and partnering with Roy and Ogden first. Mayor Searle said he spoke with Weber County Economic Development Director Doug Larsen about this project and he was supportive because of the safety issues so there is a good chance Riverdale's WACOG application will be successful. Councilor Griffiths asked if other cities could use RDA funds to help pay for this road improvement project and he suggested Riverdale get a joint financial commitment from other cities. Mayor Searle said he has sent letters to the mayors of Roy and Ogden and in his discussions with Ogden Mayor Caldwell appears to be supportive of the proposal because he is aware of the issues on 4400 South. Councilor Hunt asked about support from Roy's Mayor Cragun and he said he was under the impression there wasn't unanimous support for the street improvements made on the Roy end of 4400 South. He recommended Mayor Searle speak with Mayor Cragun to gain additional perspective about the likelihood of Roy contributing funds towards this project. Mayor Searle said he has spoken to Mayor Cragun and he appeared to be supportive and even encouraged Riverdale to bring in Washington Terrace and South Ogden City.

Mayor Searle said Riverdale just made a major expenditure buying land for a park on River Park Drive and so it is wise to secure as much partner funding as possible for this street improvement project on 4400 South.

Motion: Councilor Mitchell moved to authorize administrative staff to submit an application to WACOG to fund the 4400 S. Street Improvement Project under I-84 and over I-15 and coordinate project funding with other cities. Councilor Ellis 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 if there were any discretionary items and Councilor Ellis distributed flyers from the Weber Mosquito Abatement District warning that the wet spring could mean more mosquitoes this season. Mayor Searle said he saw more mosquitoes in 2013 than in previous years and Councilor Ellis said residents are encouraged to call and report mosquito problems to the abatement district.

Councilor Staten thanked Mayor Searle and Councilor Mitchell for participating in the Council bike ride on May 13, 2014 and he said the group discussed the BMX bike park on that ride. He said two groups have been contacting Mr. Douglas for permission to do some work on the BMX Park and he has set up a meeting with a representative from Alpine Trails a company that helped Ogden City build their bike park. Councilor Staten Riverdale could do something similar and modify the current advanced park with some basic features for entry level riders to increase public involvement and better train Riverdale's public works staff to properly maintain the park. Mayor Searle said the park would likely require some work each spring and then routine maintenance through the summer and fall so that it is safe for public use. He said Riverdale could invest time and resources to improve its BMX Park but as this will involve the expenditure of public funds it should be the subject of discussion to determine if this would be in the best interest of the majority of Riverdale residents. Mayor Searle suggested this discussion be an action item on the upcoming Strategic Planning meeting on May 31, 2014.

Councilor Mitchell complimented Riverdale Police Officer Lynn Wright for his professionalism in handling a recent incident and said he represented his department well. Chief Hansen said he will pass along the compliment.

Adjournment:

With no further business to come before the Council at this time, Councilor Mitchell moved to adjourn the meeting. Councilor Hunt seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 7:30 p.m.

Approved: June 3, 2014

Attest:

Norm Searle, Mayor

Ember Herrick, City Recorder