



**RIVERDALE CITY COUNCIL AGENDA
CIVIC CENTER - 4600 S. WEBER RIVER DR.
TUESDAY –JULY 15, 2014**

Minutes of the **Regular Meeting** of the **Riverdale City Council** held Tuesday, **July 15, 2014** at 6:06 PM at the Riverdale Civic Center, 4600 South Weber River Drive.

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

Others Present: Rodger Worthen, City Administrator; Steve Brooks, City Attorney;
 Roger Bodily, Fire Chief; Shawn Douglas, Public Works Director,
 Michael Eggett, Community Development Director; Lynn Fortie,
 Business Administrator, Ember Herrick, City Recorder and
 members of the public including Mike Medina, Steve Hampton,
 Lorin Parks, Eric Fairbourn, Kent Hill, David A. Leahy, Charles J.
 Kerkvliet.

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 Mitchell 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 Steve Hampton said he lives in the River Glen subdivision and is concerned about brush fires. According to Mr. Hampton, after a previous trail fire he was told the city would put together an action plan to address how to respond to fires on the trail and he asked if this was ever done. He said the fire damage has closed a portion of the trail and the detoured foot traffic past his home has made him and some of his neighbors uneasy and he requested additional police patrols to deter theft and give parents a sense of security when their children play outside. Mr. Hampton asked for permission to mow down the weeds in the open space between his home and the trail and for other suggestions residents can do to protect their properties from fire danger. Councilor Griffiths said Utah has a Firewise program Riverdale could incorporate to

create a plan to fight brush fires and organize volunteers to clear the area and create fire breaks. City Administrator Rodger Worthen said Riverdale owns the trail property and open space behind Mr. Hampton's neighborhood but it is a federally regulated wetland and the Army Corps of Engineers would need to approve any work or plan for this area. According to Mr. Worthen, all non-native Siberian Elm trees have been removed but the remaining Cottonwood trees in the area are protected. Mayor Searle said the Council will be discussing a proposal to repair the burned out section of the bridge during tonight's meeting but it may be a month before the work can be completed and the trail reopened.

E. Presentations and Reports

Mayor Searle thanked the staff and volunteers who worked to make Riverdale's 2014 Old Glory Days celebration successful and he noted the Council's first historical marker was unveiled at the July 4th Sunrise Service. Councilor Ellis said the marker will be placed on Riverdale's trail in a couple of weeks and two additional historical markers are in the works.

Councilor Staten introduced Ben Blich of Alpine-Trails Inc. who recently met with staff and is present tonight to give the Mayor and Council a brief presentation on options to improve Riverdale's BMX Park. Councilor Staten said City Attorney Steve Brooks told the Council at their Strategic Planning meeting on May 31, 2014 that the BMX Park should be repaired by professionals or razed to mitigate the city's liability. Mr. Blich said Riverdale has a unique opportunity to turn the current BMX Park into a Pocket Bike Park with a pump track which he said will be more kid friendly than the current amenity. He said Riverdale has the infrastructure in place to hydrate the soil and his staff could completed the work on Riverdale's park within a week, overseeing local volunteers on the final day to get the community invested in the park. Mr. Blich explained the difference between a skills area, pump-track, dirt jumps, and a free ride park and displayed images of parks his company has built in Park City, Draper and Morgan. He said scaling down Riverdale's current park will minimize the city's annual maintenance and he talked about liability signage, using city equipment to reduce the park's construction cost, and pricing options. Mr. Blich asked for any questions or comments and Councilor Staten asked how modifying Riverdale's BMX Park to remove the intermediate and advanced jumps will help reduce the risk of injury. Mr. Blich said the beginner park being proposed won't require any cyclist to go off jumps. Councilor Mitchell asked if the city will request other bids for Riverdale's BMX Park from companies other than Alpine-Trails and Mr. Worthen said staff will request other bids if there is Council consensus to do this. Mayor Searle thanked Mr. Blich for his presentation. **He asked for consensus to put the BMX Park discussion on the August 5, 2014 Council agenda for consideration and there was unanimous support for the proposal.** Mayor Searle said once the Council makes a determination about what they want to do with the park it will be appropriate for staff to solicit bids.

Mr. Worthen recognized staff with anniversaries in the month of July, thanking them for their service, including Riverdale's Code Enforcement Officer Randy Koger who has 24 years with the city and does a great job in a tough position. Mayor Searle said he appreciated Mr. Koger stepping up code enforcement in Riverdale. Mr. Worthen said Treasurer Lynn Fortie is tracking city revenues and he referenced a new graph included in the packet with the May Treasury Report. He said the Utah State Legislature is holding a truth in taxation meeting on July 16, 2014 to discuss sales tax distribution and Mayor Searle said he plans to attend this

meeting and speak on Riverdale City's behalf. Mr. Worthen said Mr. Eggett maps Riverdale's sales tax revenues quarterly in an effort to gauge how the city is doing. He recognized the police for their community outreach and neighborhood block parties and complimented them for patrolling Riverdale's trail and stepping up their weekend patrols throughout the summer. Mr. Worthen said Riverdale's public works projects are ongoing this summer and the pump to Riverdale's well broke so the city is utilizing Weber Basin water until the motor is repaired. According to Mr. Worthen, staffing is at authorization and Jeannette Hall and Cherie Burrows have both announced they are retiring and Rich Taylor has been hired as Riverdale's new Community Services Coordinator. Mayor Searle congratulated Community Development Director Michael Eggett on the birth of his new baby girl.

F. Consent Items

Mayor Searle asked if there were any changes to the June 17, 2014 Council meeting minutes and none were noted in addition to the one correction noted by Councilor Mitchell in the work session.

Motion: Councilor Staten 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 conditional use permit amendment for proposed uses in the Planned Commercial (CP-3) Zone at address 5152 S. 1500 W.

Mayor Searle said the first action item is consideration of a conditional use permit amendment for proposed uses in the Planned Commercial (CP-3) Zone at address 5152 S. 1500 W. Mr. Eggett said Mike Medina with JLT Investments is speaking on behalf of the petitioner during tonight's public meeting to request the building at 5152 S. 1500 W. be used as the new location for Riverdale's Harley-Davidson motorcycle dealership sales and service. According to Mr. Eggett, this proposal received a unanimous favorable recommendation from the Planning Commission and now the City Council has an opportunity to review this new proposed uses in commercial zone. He said the sidewalk will be completed by the current property owner and JLT Investments is planning on making a serious investment to improve the existing building.

Mr. Medina said the owner of the local Harley-Davidson is excited about the prospect of relocating their dealership to another location in Riverdale where they will have more room and he asked the Council if they had any questions. Councilor Griffiths said he is pleased the dealership was able to find a suitable location in Riverdale. Councilor Hunt asked about fire and building inspections and Mr. Eggett said tonight's request is just to approve the conditional use permit application and he assured the Council that staff will ensure all inspections are completed in accordance with state and city codes if this new use is allowed. Mr. Medina said the building remodel is currently being designed but the site was selected because the ceiling heights and entryway will work well for a motorcycle dealership. He said JLT Investments plans to add roll up garage doors and make some other minor modifications but the shell of the building will be similar to the

current footprint. Councilor Hunt said his priority is to ensure that the integrity of the adjacent residential neighborhood is maintained and he said he is open to this proposal because he hasn't received any complaints from residents about being negatively impacted by the Larry H. Miller dealership. Councilor Ellis said this new location should be preferable to the Harley-Davidson's current store on 900 West and he said a motorcycle dealership appears to be a good fit for the area. Mayor Searle asked for any additional Council comments or questions and there were none.

Motion: Councilor Staten moved to approve the conditional use permit amendment for proposed uses in the Planned Commercial (CP-3) Zone at address 5152 S. 1500 W. Councilor Ellis seconded the motion.

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

Call the Question: The motion passed unanimously.

2. Consideration of Resolution 2014-19 granting a special exception to off premise signs for Reagan Sign request

Mayor Searle said the second action item is consideration of Resolution 2014-19 granting a special exception to off premise signs for Reagan Sign allowing the company to raise their existing billboard 10 feet so it is visible over a Utah Department of Transportation (UDOT) fence. Mr. Eggett introduced Eric Fairbourn with Reagan Sign and said state law trumps city code allowing sign companies to heighten their billboards if sign visibility is impacted by UDOT construction. According to Mr. Eggett, the Planning Commission forwarded a majority favorable recommendation to the City Council for this request, as reflected in the draft meeting minutes included in the packet. Councilor Mitchell asked how UDOT construction impacted the sign and Mr. Eggett said ten years ago UDOT raised the viaduct several feet and added a chain link fence which obstructs visibility of the billboard.

Councilor Ellis asked about the Planning Commission's discussion about maintenance of the sign to keep the billboard looking well maintained and Mr. Worthen said if this request is granted the old sign will be replaced including securing a building permit and passing all inspections. Mayor Searle asked for any additional questions or comments and there were none.

Motion: Councilor Hunt moved to approve Resolution 2014-19 granting a special exception to off premise signs for Reagan Sign request at 680 W. 4400 S. Councilor Griffiths seconded the motion.

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

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

3. Consideration of Resolution 2014-22 approving subdivision amendment to Parks River Walk at address 4355 S. 600 W.

Mayor Searle said the next action item is consideration of Resolution 2014-22 approving subdivision amendment to Parks River Walk at address 4355 S. 600 W. Mr. Eggett said lots 12 and 13 have been redrawn and lot eight has been eliminated with the land incorporated into lots seven and nine, as well as the modification of the green space portion of the plan. According to Mr. Eggett, the Planning Commission forwarded a unanimous favorable recommendation to the City Council for this request, as reflected in the draft meeting minutes included in the packet. He said lot eight has been omitted but the other lots will not be renumbered to avoid confusion with the existing occupied lots and Weber County. According to Mr. Eggett, all the lots meet city setback requirements. Mr. Eggett said the one outstanding issue is that elevations be recorded prior to the Mylar being recorded with the County and he introduced the developers Lorin Parks and Kent Hill to answer any questions about the proposed amendments. Councilor Mitchell said he likes that several of the building lots will be more buildable now but he asked if the new plan meets all city requirements with the reduction of open space. Mr. Brooks said nothing in Riverdale City Code dictates green space for PRUDS and Mr. Hill said the land will be used for additional parking or a community swimming pool, features all residents can utilize. Councilor Ellis asked if the home owners' association had been consulted about the changes and Mr. Parks said he talked to each property owner in the PRUD and none of the residents opposed the proposed amendments.

Motion: Councilor Mitchell moved to approve Resolution 2014-22 approving subdivision amendment to Parks River Walk at address 4355 S. 600 W. with the stipulation that the outstanding elevation issues identified by Riverdale's engineer be resolved prior to the Mylar being recorded with Weber County. Councilor Ellis seconded the motion.

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

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

4. Consideration of awarding 2014 Riverdale Street Overlay Projects to Granite Construction in the amount of \$318,888.00

Mayor Searle said the fourth action item is consideration of awarding the 2014 Riverdale Street Overlay Projects to Granite Construction in the amount of \$318,888.00. Public Works Director Shawn Douglas said Granite Construction is a company that has been around a long time and has done quality work for the city in the past and he is confident in their ability to complete the projects on time and within budget. Mr. Douglas asked the Council for authorization to do additional street overlay work on an additional block on 900 West because the current projects are \$120,000 under budget. Mr. Worthen said it will be more economical for the city to do this road work with the current pricing and Councilor Griffiths said if the funding is available he would support the current project's extension to avoid another seam cut in the road. Mr. Douglas said street crews never know what they will run into when they cut into the road but this should be a fairly simple project.

Motion: Councilor Staten moved to approve awarding 2014 Riverdale Street Overlay Projects to Granite Construction in the amount of \$318,888.00 with the provision that additional road work be allowed at the discretion of the Public Works Director within the annual budgeted amount. Councilor Hunt seconded the motion.

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

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

5. Consideration of approval to contract with Farrell Brothers Construction for Weber River Trail fire damage bridge repair in the area east of the Woods subdivision at approximately 4275 South in the amount of \$23,679.00

Mayor Searle said the fifth action item is consideration of approval to contract with Farrell Brothers Construction for Weber River Trail fire damage bridge repair in the area east of the Woods subdivision at approximately 4275 South. Mr. Douglas said there is a lot of community support to repair this fire damaged section of the trail. He said he requested four bids and three of the contractors submitted bids for consideration with Farrell Brothers Construction coming in with the lowest bid in the amount of \$23,679.00. According to Mr. Douglas, if the Council approves this expense the specially treated wood will be delivered within three weeks and the work completed within another week. Mayor Searle thanked Mr. Douglas for expediting this project and he asked if the treated lumber will need additional maintenance to seal it from the elements and said there are volunteers in the community who would be willing to help. Mr. Douglas said sealing treated wood has not been necessary on other city bridges but he said he will verify this with the manufacturer. Mr. Douglas said several boy scouts have also contacted him eager to help with this project and he said he may utilize volunteers to replant the wild roses that were destroyed in the fire.

Councilor Griffiths said he has spoken with Fire Chief Roger Bodily to suggest how the gate could be redesigned to allow a brush truck to access the area in the event of another fire in the future. Councilor Mitchell thanked Mr. Douglas and his staff for the detour signs they have placed in his neighborhood to help pedestrians get around the burned out section of the trail. He said he has been impressed with the number of people who use the trail and his neighbors will be happy to see the bridge repaired quickly. Mayor Searle asked Police Chief Dave Hansen to have his officers increase patrols in this area and Chief Hansen said they have been doing this and will continue to do so.

Motion: Councilor Hunt moved to approve approval to contract with Farrell Brothers Construction for Weber River Trail fire damage bridge repair in the area east of the Woods subdivision at approximately 4275 South in the amount of \$23,679.00. Councilor Mitchell seconded the motion.

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

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

6. Consideration of Resolution 2014-21 of amending Riverdale's bail schedule fees

Mayor Searle said the sixth action item is consideration of Resolution 2014-21 amending Riverdale's bail schedule fees. City Attorney Steve Brooks said the State of Utah is taking a larger percentage from cities as of July 1, 2014 and so he is proposing Riverdale City increase the bail schedule fees to cover the revenue loss. Mayor Searle asked for any questions or comments and none were noted.

Motion: Councilor Ellis moved to approve Resolution 2014-21 of amending Riverdale's bail schedule fee. Councilor Hunt seconded the motion.

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

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

7. Consideration of Resolution 2014-20 approving an exclusive Riverdale Towing Agreement

Mayor Searle said the seventh action item is consideration of Resolution 2014-20 approving an exclusive Riverdale Towing Agreement. Chief Hansen said Riverdale City has had an exclusive towing agreement with a single provider since 2003 and a new RFP was issued but no bids were received so he is proposing renewing Riverdale's contract with Stauffer's Towing. According to Chief Hansen, Riverdale Police Officers call Stauffer's to tow vehicles illegally parked or in accidents, if the driver doesn't have a preferred towing company. He said Riverdale City does not receive any monetary compensation through this towing contract and having an exclusive towing provider has significantly improved customer service and reduced the number of complaints his office has received. Chief Hansen said Stauffer's provides additional services to the community including having a tow truck available in the event a float were to break down during Riverdale's Old Glory Days Parade and assisting the local police and fire departments with training events. Councilor Hunt asked if individuals involved in traffic accidents are obligated to use Stauffer's Towing and Chief Hansen reiterated Stauffer's is only called if the individual that needs their vehicle towed has no preference. Chief Hansen said Weber County Dispatch uses a rotating list of towing providers which historically have slow response times and the advantage of using Stauffer's is their contract with the city stipulates a 15 minute or less response time. Councilor Griffiths said Stauffer's also has a sally port or secured garage so police can access and collect evidence from a vehicle involved in a police investigation and Chief Hansen confirmed his detectives have access to Stauffer's lot 24 hours a day seven days a week.

Motion: Councilor Staten moved to approve Resolution 2014-20 approving an exclusive Riverdale Towing Agreement. Councilor Griffiths seconded the motion.

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

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

H. Discretionary Items

Mayor Searle asked for any discretionary items and there were none.

I. Adjournment:

With no further business to come before the Council at this time, Councilor Hunt moved to adjourn the meeting. Councilor Mitchell seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 7:21 p.m.

Approved: August 5, 2014

Attest:

Norm Searle, Mayor

Ember Herrick, City Recorder