



**RIVERDALE CITY COUNCIL AGENDA
CIVIC CENTER - 4600 S. WEBER RIVER DR.
TUESDAY –OCTOBER 21, 2014**

Minutes of the **Regular Meeting** of the **Riverdale City Council** held Tuesday, **October 21, 2014** at 6:00 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; Michael Eggett, Community Development Director; Rodger Bodily, Fire Chief; Cassie Preece, Riverdale Zumba Instructor; Ember Herrick, City Recorder and 30 members of the public including Lloyd High, Lucille Kelly, Sandy Crosland, RAMP Representative, Payton Watson, Hayden Ercanbrack, Mike Ford, Angie Ford, Kennedy Foremski, Alicia Rowe, Stan Hadden, Cathy McKitrick, Reporter with the Standard Examiner, Charles Kerkvliet, David Leahy and several Utah Military Academy Cadets.

A. Welcome & Roll Call

Mayor Searle called the meeting to order and welcomed all in attendance including all Council members except Councilor Ellis, who is expected shortly. He welcomed cadets from the Utah Military Academy.

B. Pledge of Allegiance

Community Development Director Michael Eggett 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.

Councilor Ellis joined the meeting in progress.

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 Lloyd High distributed copies of a Salt Lake Tribune article from the 1970's about planting trees in Red Butte Gardens as part of an ecological project he oversaw. Mr. High offered his expertise to help minimize the environmental impact of developing a proposed new city park on River Park Drive and expressed a desire to serve on the park ad hoc committee. Mr. High said he was recently in Riverdale's justice court

paying a fine and heard the judge order some defendants to do community service in cities throughout Weber County. He asked why individuals who are cited in Riverdale don't do their community service in Riverdale and he recommended the city's justice court policy be amended. Mr. High said individuals may take more pride in their community if they were to serve their community service sentence helping to beautify an existing city amenity or working to construct the proposed new city park. Mayor Searle thanked Mr. High for his offer to help but said he has already selected an ad hoc park committee to work with a professional park developer on the new park and he said staff will communicate his community service recommendation to City Attorney Steve Brooks, who was not present at tonight's meeting.

Riverdale Zumba Instructor Cassie Preece asked if the Council would be willing to waive the recreation center group fitness class fees for the month of November and possibly December if participants bring in a can of food to donate to a local food bank. She also asked the Council consider putting in new flooring in the large meeting room where she teaches because the cement is hard on the knees and hips of the 15 to 20 individuals that come to her Zumba classes. Mrs. Preece said Community Services Coordinator Rich Taylor has also discussed expanding the group fitness classes to include Yoga and the softer floor would benefit all group fitness classes. Mayor Searle thanked Mrs. Preece and said staff will investigate the food drive suggestion and he said Councilor Hunt is a flooring specialist that could recommend possible solutions to the cement floor problem. Councilor Hunt said he sells cushioned flooring that can be rolled out for fitness classes then rolled up after and Mrs. Preece said her concern with that proposal is that Zumba requires participants to perform many dance moves that could cause the flooring to bunch and create trip hazards. Councilor Hunt said that shouldn't be a problem and Mrs. Preece said if it is a surface that her fitness class participants can move freely on like the current laminate flooring over cement, only softer, then she would be in favor of it. Councilor Hunt said he will come over to the Riverdale Recreation Center with flooring samples. He asked when Zumba classes are taught and Mrs. Preece said Mondays and Wednesdays at 8:45 a.m. and 7:45 p.m.

E. Presentations and Reports

Mayor Searle said the purchase of 18 acres of property for a future park on River Park Drive has been finalized and he thanked Mr. Worthen for his efforts to facilitate this land purchase. He said as a member of Central Weber Sewer Board he has learned that sewer rates are going up 2.5% in the coming year for all residents and the Environmental Protect Agency is mandating a new sewer treatment process that will be expensive to implement and cause rates to increase further in the coming years.

City Administrator Rodger Worthen recognized staff with anniversaries in the month of October thanking them for their service, including Krystn Hinojosa and Amy Marks who have worked for Riverdale City for a decade. Mayor Searle presented Mrs. Hinojosa with a service recognition award for her 10 years of service to Riverdale City and excused Mrs. Marks who is attending a work conference. Mr. Worthen asked for any questions about the treasury reports or staffing authorization report and none were noted.

Sandy Crosland a representative of the Renew RAMP (Recreation, Arts, Museums, Parks) Committee gave a presentation on projects funded through RAMP initiatives including parks, trails, concerts, summer art programs, museums, the ice sheet expansion,

and Weber County Sports Complex. She said the average family pays \$12 a year for RAMP amenities and taxpayer funds are matched through monetary donations and volunteer service hours. Ms. Crosland said RAMP has built 450 miles of trails in Weber County and helped pay for Riverdale projects like the city's splash pad, trail restrooms, tunnel under Parker Drive and three trail expansions. She said if RAMP is renewed it could help pay for a new Riverdale skate park or other projects that are ready to break ground with cost estimates and project timelines. Ms. Crosland said RAMP is a 501(c)(4) so the committee can't accept donations or proclamations from municipalities but the Mayor, Council and residents can help continue RAMP by putting a yard sign on their lawn and encouraging voters to cast ballots in favor of RAMP's renewal. Mayor Searle said this is a good funding initiative and he referenced an article in the last Riverdale City newsletter in support of the vote for RAMP.

Mayor Searle said there will be no discussion about amending Riverdale City Code Title 7 Public Parks and Trails Section 2-9 Horseback riding because the petitioners Uintah City Resident Jeff Stewart and Uintah Councilmember Don Pearson are not in attendance.

F. Consent Items

Mayor Searle asked if there were any changes to the October 7, 2014 Council meeting minutes and none were noted.

Motion: Councilor Staten moved to approve the consent items. Councilor Griffiths 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. a. **Consideration of final site plan review of Bravo Arts Academy proposal**
- b. **Consideration of Resolution 2014-26 adopting a development agreement for Bravo Arts Academy address 5165 S. 1500 W.**

Mayor Searle said the first action item is consideration of a final site plan review for Bravo Arts Academy and Resolution 2014-26 adopting a developer's agreement. Petitioners Angie and Mike Ford showed their Bravo Arts Academy promotional video. Mrs. Ford said the location at 5165 S. 1500 W. in Riverdale and the daycare's early opening time will be ideal for employees who work at Hill Air Force Base and America First Credit Union. Mayor Searle said Riverdale City Engineer Scott Nelson has requested the property line be adjusted 12 inches to the west so the proposed daycare's sidewalk will be located in the city's right of way and Councilor Staten said as an engineer he would like the developer to comply with this request and Mr. Ford said he is willing to make the change. Councilor Griffiths said he is impressed with the Utah Military Academy which recently opened and believes the Bravo Arts Academy will be another positive addition to the city. Councilor Ellis said his grandchildren participated in Bravo's two week summer program and he asked what art and dance classes will be offered and Mrs. Ford said 85% of the building will be used as a daycare with 15%

dedicated to art and dance classes. She said Bravo's nearby Washington Terrace facility has a large arts academy. Councilor Ellis asked how many children Bravo can accommodate and Mrs. Ford said state law will allow them to provide daycare for 302 children.

Councilor Hunt asked about the intended future use of vacant lot four and Mr. Ford said he is not sure at this time; Mr. Eggett said any proposal will be subject to Council consideration. Councilor Hunt asked if the health, safety and welfare of the children has been evaluated at this location across from the Larry H. Miller and Harley-Davidson dealerships and Mr. Eggett confirmed this was discussed by the Planning Commission, as indicated in the draft meeting minutes included in the packet. Mrs. Ford said all of the children play areas will be fenced in accordance with state law and the drop off and pick up lanes have been carefully engineered to maximize safety with a fingerprint keypad to regulate who has access to the building. She said Bravo will provide 55 jobs with health and dental insurance benefits to employees and will allow mothers to work with their children or nearby if they are employed at another Riverdale business. Councilor Hunt said the Harley-Davidson dealership has many motorcyclists coming and going on the weekends and Mrs. Ford said Bravo is only open Monday through Friday. Mayor Searle asked for any additional questions or comments and none were noted.

Motion: Councilor Staten moved to approve the final site plan for Bravo Arts Academy at address 5165 S. 1500 W. with the condition the developer work with Riverdale City's Engineer to resolve a sidewalk right of way concern. Councilor Mitchell 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.

Mr. Eggett said all developments in CP-3 Zones are required to have a developer's agreement and Mr. Brooks has reviewed the proposed language and is recommending Council approval. Mr. Eggett noted that any future amendments to the uses listed in the agreement would be subject to Council consideration.

Motion: Councilor Mitchell moved to approve Resolution 2014-26 adopting a developers agreement for Bravo Arts Academy address 5165 S. 1500 W. Councilor Hunt 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.

2. Discussion about drafting a letter of intent to secure Transportation Alternative Project (TAP) Funds for 2015

Mr. Worthen said he is asking for direction on applying for Transportation Alternative Project (TAP) funds to do bike/pedestrian projects in Riverdale in the coming year. According to Mr. Worthen, submitting a letter of intent by the deadline of November 3, 2014 requesting TAP funds from the State of Utah for specific projects doesn't financially obligate Riverdale City. Mr. Worthen said he and Riverdale Public Works Director Shawn Douglas met with Councilor Staten to discuss suggested areas to request TAP funds to build, which he said were included in the Riverdale Bicycle and Pedestrian Plan and include:

1150 West sidewalk on the west side

1050 West sidewalk and improved crossings

Parker Drive limited road widening for safe travel of bicycles

Fisherman's trailhead (Johnny's Dairy) and trail-way bridge planning and construction

Crabtree Auto extension of east side sidewalk to newly purchased park property

South Weber Drive bike lane and road shoulder enhancements

According to Mr. Worthen, road shoulder enhancements on South Weber Drive would improve safety for cyclists because the road is narrow and winding. He said Riverdale connects Roy and Ogden and many people use Riverdale's trail to bike to work. Mayor Searle said the majority of the city's bike lanes are concentrated on Riverdale's north side and a multiuse path has been approved for construction in 2015. He suggested a project on the south side of Riverdale Road be selected and Councilor Hunt agreed and complimented Councilor Staten on his tenacity in pursuing funding for bike projects in Riverdale to make the community more transportation friendly. Councilor Griffiths said residents have complained to him the south side of the city is like an unincorporated area with no continuous sidewalks. Councilor Staten said in the past south side projects were more difficult because the Utah Department of Transportation (UDOT) maintains many of the major roads like 1050 West and South Weber Drive. According to Councilor Staten, recently UDOT experienced a paradigm shift and is currently becoming more supportive of active transportation proposals. He said UDOT has agreed to stripe bike lanes where the width is sufficient on 1050 West the next time they chip seal, but the project would move forward more quickly if Riverdale City would fund part of the expense. Councilor Staten said he would also like to see 1345 West and 1500 West striped for cyclists. He said there is growing political will to improve South Weber Drive so that South Weber residents have easier access to Riverdale's trail but this street widening project will require substantial capital outlay and likely won't qualify for TAP funding. Councilor Staten encouraged the Council to focus on striping Parker Drive. Councilor Griffiths said he supports striping city streets with bike lanes and the aging population on the south side of Riverdale would like to see sidewalks completed to increase pedestrian safety. Mayor Searle said a large sidewalk project would likely be approved for TAP funding but completing little sections of sidewalk could appear to the Board as a project the city could fund without TAP assistance.

Councilor Hunt said Ritter Drive is heavily traveled and he would like to see sidewalks constructed on one side of the road and bike lanes striped on the road he lives on 1345 West up Ritter Drive and along Freeway Park Drive, his cycling route. Mayor Searle

said he felt unsafe walking on Ritter Drive while he was campaigning and would like to investigate the possibility of widening the road and constructing sidewalks. He acknowledged that if developments are built off Ritter Drive in the future any sidewalks built with public funds may be damaged during construction or need to be ripped out to build driveway accesses. Mayor Searle said Ritter Drive has been closed to eastbound traffic turning off of Freeway Park Drive for nearly five years and he said he wants to have a serious discussion about reopening this city road at the next Riverdale Strategic Planning Meeting. He said the manager of a business on 1500 West has petitioned him to reopen Ritter Drive on more than one occasion and Councilor Ellis said he agrees Ritter Drive should be reopened to accommodate the new businesses going in on 1500 West. Mayor Searle said he would like the city to fund a traffic study to get a professional recommendation about traffic calming measures that could be constructed on Ritter Drive so the road can be reopened, while addressing public concerns about speeding on this residential street. Councilor Griffiths said Ritter Drive is a dangerous and life threatening road that experienced decreased traffic flows with the road closure five years ago, but has seen additional traffic during the fourth phase of Riverdale Road construction. He said he would like to see Ritter Drive improved and made more accessible to residents and businesses if safety can be maintained without creating “a race track for a new dealership to demo their vehicles”.

Mr. Worthen asked the Council if Ritter Drive is the project they would like to request TAP funding to improve because this current residential area is prime for future development. He said if there is consensus he will submit a letter of intent by the November 3, 2014 deadline and Mayor Searle said experts can then be hired to engineer the project drawings and create a cost estimate before the final January 2015 deadline when the TAP Board will decide which projects they will help fund next year. Councilor Staten said the TAP Board is looking for projects that will enhance regional connectivity or remove barriers to tying in alternative public transportation modes to existing roads and trails. Mayor Searle asked about the feasibility of a project to widen South Weber Drive and Councilor Staten said that is a multimillion dollar project and TAP only has a million dollar budget and many cities in Weber and Davis Counties vying for those limited funds. Councilor Staten said South Weber Drive is owned by the State of Utah and is impacted by a Hill Air Force Base (HAFB) Aircraft Compatibility Use Zone (ACUZ) and in his opinion it isn't a feasible project for the city to pursue funding for at this time.

Mayor Searle asked for consensus to draft a letter of intent to secure Transportation Alternative Projects (TAP) Funds for 2015 to put in sidewalk on one side of Ritter Drive and consensus was unanimous in favor.

H. Discretionary Items

Mayor Searle asked for any discretionary items and Councilor Mitchell asked if Mr. High's open communications concerns from the October 7, 2014 Council meeting about Riverdale Mobile Home Community address 5100 S. 1050 W. have been addressed by staff. Mr. Worthen said several building permits were requested this summer and staff verified the contractor doing the work on the mobile homes was licensed with the State of Utah. He said the Riverdale Mobile Home Community does have a city business license

but he hasn't verified if they have a license through the State of Utah. Councilor Griffiths said Mr. High should follow up with the State of Utah. Councilor Hunt asked about code violations in the mobile home community and if staff issues citations for unkempt yards, abandoned vehicles, and deteriorating mobile homes. He asked what authority the city has in a mobile home park with private roads and Mr. Worthen said there are code violations throughout the city and Riverdale's Code Enforcement Officer Randy Koger works with all offenders to resolve the violations before issuing citations. Riverdale Fire Chief Roger Bodily said following a mobile home fire, Riverdale's Building Official Jeff Woody inspects the structure and issues restrictions pending completion of repair work or condemns the home if it is too damaged to repair. Mr. Eggett said staff cannot enter a private home without cause and so officials are limited to responding to reported fire damage and code violations. Chief Bodily said he inspected an illegal building addition to a mobile home in their neighborhood with Mr. Woody and the homeowner was told to remove it and restore the original home structure. Councilor Griffiths said it would be good to get new residents to move into the vacant mobile home lots in this community and he said Riverdale's Redevelopment Agency Housing Assistance Program has loan money available for qualified applicants. He said staff needs to follow through on mobile home inspections and permitting. There were no additional discretionary items noted.

I. Adjournment:

With no further business to come before the Council at this time, Councilor Mitchell moved to adjourn the meeting. Councilor Ellis seconded the motion. The motion passed unanimously.

The meeting adjourned at approximately 7:41 p.m.

Approved: November 18, 2014

Attest:

Norm Searle, Mayor

Ember Herrick, City Recorder