

Minutes of the Regular Meeting of the Riverdale City Council held Tuesday, September 20, 2016, at 6:00 PM, at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present:

City Council: Braden Mitchell, Mayor Pro Tem
Brent Ellis, Councilor
Gary E. Griffiths, Councilor
Alan Arnold, Councilor
Cody Hansen, Councilor

City Employees: Rodger Worthen, City Administrator
Steve Brooks, City Attorney
Shawn Douglas
Jared Sholly, Fire Chief
Cody Cardon, Business Administration/Treasurer
Mike Eggett, Community Development
Jackie Manning, City Recorder

Excused: Norm Searle, Mayor

Visitors: John Overdiek Lois Davis Braden Moore
Lori Fleming Dave Pierson

A. Welcome and Roll Call

Councilor Mitchell called the meeting to order and welcomed all in attendance. He stated for the record, all members of the City Council are present, and excused Mayor Searle who is attending a conference.

B. Pledge of Allegiance

Councilor Mitchell invited City Administrator, Rodger Worthen, to lead the Pledge of Allegiance.

C. Moment of Silence

Councilor Mitchell called for a moment of silence and asked everyone to remember our police officers, fire fighters, U.S. Military service members, and members of the City Council as they make decisions this evening.

D. Open Communications

Councilor Mitchell invited any member of the public with questions or concerns to address the Council and asked that they keep their comments to approximately three minutes.

John Overdiek, stated he has been a resident of Riverdale City since 1967. He expressed his pleasure of knowing Larry Hansen, the former Riverdale City Administrator. He stated Larry is capable, trustworthy man. He discussed Larry's accomplishments. He stated Larry recently returned from a mission in Africa and brought Mr. Overdiek a tie. He asked the Council if they would consider renaming the Riverdale Senior Center to Larry Hansen Senior Center.

Mr. Overdiek discussed the importance of symbolism, such as placing your hand on your hear when acknowledging the American Flag. It discussed symbolism in relation to President Abraham Lincoln, such as naming streets after him. He discussed the symbolic gesture of naming churches after important individuals. He explained it is for those reasons he would like to have Larry Hansens name for the Senior Center. He felt Mr. Hansen displayed dignity, financial security, and felt this would be a good reflection of the building.

Mr. Overdiek felt the Senior Center was an asset to the community, and was provided by Larry Hansen. Mr. Overiek stated 110 people eat at the Senior Center at least once a week, or daily. He stated the main reason for the symbolic gesture was to properly represent and give credit to Larry Hansens hard work in assembling the Senior Center. He thanked the Council for their time and asked for consideration in the renaming of the Senior Center.

Lois Davis, Riverdale resident, commented on the lighting in the sewing room located in the Senior Center. She explained the lighting is poor and she felt the lamp shades were hindering the light. She asked who she needed permission from to remove the lamp shades. Mr. Worthen stated he will talk to Rich Taylor, the Community Center Director.

There were no further comments.

E. Presentations and Reports

1. Mayors Report. This item was not discussed.

2. City Administration Report

Mr. Worthen welcomed questions regarding the department reports. Mr. Worthen discussed the "Behind the Badge" program that recently honored two Riverdale City Police Officers and was covered by KSL. He discussed the accomplishments and services offered by these two officers.

Mr. Worthen highlighted the employee anniversaries and thanked the staff for all of their hard work. Mr. Worthen invited Mr. Eggett to comment on the Community Development Report. Mr. Eggett reported all the active developments currently in Riverdale City. Mr. Overdiek asked about the type of gasoline that will be used for the new Maverik and ethanol was confirmed by Mr. Eggett.

F. Consent Items

1. Review of Meeting Minutes for City Council Meetings held on August 16, 2016 Regular Meeting and Work Session.

No changes were requested for the meeting minutes.

2. Consideration to set a public hearing on October 4, 2016 to receive and consider comments regarding proposed surplus items.

3. Consideration to set a public hearing on October 4, 2016 to receive and consider comments regarding amending the culinary water fund budget for fiscal year 2016-2017 to accommodate emergency repairs.

There were no objections to set the public hearings.

MOTION: Councilor Ellis moved to approve the consent items as proposed. Councilor Griffiths seconded the motion. There was not any discussion regarding this motion. The motion passed unanimously in favor of approving

G. Action Items

1. Consideration of Riverdale Town Square (H&P Inv. redevelopment) Final Site Plan, 845 West Riverdale Road, Riverdale, Utah 84405.

Mike Eggett, Community Development, summarized the executive summary which explained:

H&P Investments, as represented by Dave Pierson, have finalized the drawings and Final Site Plan information of the Redevelopment Master Site Plan that will operate as a commercial retail center located at approximately 845 West Riverdale Road, between 900 West and Tony Divino Toyota, in a Regional Commercial (C-3) zone. This redevelopment area has been named "Riverdale Town Square". This site plan is being proposed for development on property currently owned by H&P Investments. On September 13, 2016, the Planning Commission provided a supportive recommendation to the City Council for approval of the Riverdale Town Square Final Site Plan, with the understanding that concerns noted by the Public Works Department have been addressed to the satisfaction of the Public Works Director.

A public hearing is not required to consider this Site Plan proposal. Following the presentation and discussion of the proposal, the City Council may make a motion to approve the Riverdale Town Square final site plan proposal, approve the proposed final site plan with any requested modifications, or not approve the Riverdale Town Square final site plan. If this approval was provided, then this project could move forward for development on the site, as established in the Final Site Plan approval consideration documents.

Title 10 Ordinance Guidelines (Code Reference)

This Final Site Plan review is regulated under City Code 10-25 "Development in All Zones", and is affected by City Codes 10-10A "Regional Commercial Zones (C-1, C-2, C-3)", 10-14 "Regulations Applicable to All Zones", 10-15 "Parking, Loading Space; Vehicle Traffic and Access", and 10-16 "Sign Regulations".

Per the applicant, the desired uses for this development are commercial retail and food service type uses.

On September 1, 2016, the Design Review Committee reviewed the exterior elevation renderings, architectural materials, landscaping and irrigation plan, and signage concepts. Following discussion of these design and architectural elements, the Design Review Committee provided approval of these four elements for the Riverdale Town Square project. Documentation associated with the above noted design elements have been provided following this summary.

Attached with this executive summary is all supported documentation for the site plan application, as well as staff reviews of the information. The City Council should discuss any concerns raised by these summaries.

For review and approval purposes, there has also been provided a copy of the Engineer's Cost Estimate for the project, which reflects costs for improvements in the right-of-way that will need to be guaranteed by the project developer. This Engineer's Cost Estimate document has been reviewed by the City Engineer and has been recommended for approval by the City Engineer, as reflected with the attached letter.

Additionally, as part of this approval consideration, there are shopping center signs renderings and site locations that have been submitted for final review and approval by the City Council and are designed for use by the tenants within the Riverdale Town Square development.

On September 13, 2016, the Planning Commission reviewed the Final Site Plan proposal for the Riverdale Town Square development project proposal and gave a supportive recommendation to the City Council for approval of the Riverdale Town Square Final Site Plan, with the understanding that concerns noted by the Public Works Department have been addressed to the satisfaction of the Public Works Director.

General Plan Guidance (Section Reference)

The General Plan use for this area is currently set as "Planned Commercial - High" and this proposed project would comply with this land use.

Councilor Ellis asked about the culinary water line issues. Dave Pierson, with Galloway, explained they have worked with the Public Works Director, Shawn Douglas, and the lines have now been moved, with water meters being located on the south side of the building. This has eliminated any of the prior concerns.

There was a brief discussion regarding the design and look of the development. It was noted that Braden Moore was the head architect for this development.

MOTION: Councilor Hansen moved to approve Riverdale Town Square (H&P Inv. redevelopment) Final Site Plan, 845 West Riverdale Road, Riverdale, Utah 84405. Councilor Arnold seconded the motion.

Councilor Mitchell invited discussion regarding the motion. There was not a discussion.

ROLL CALL VOTE: Councilor Mitchell, Arnold, Hansen, Griffiths and Ellis all voted unanimously in favor.

H. Discretionary Items

Councilor Hansen thanked John Overdiek for his kind words and thoughts regarding Larry Hansen. Councilor Mitchell recalled the teenagers who previously received an award for their service in emergency response to a car accident and noted that they were recognized on national television and awarded accordingly.

Councilor Mitchell asked if the members of the Council wanted to vote to determine if the Senior Center name change should be on a future agenda. Councilor Griffiths proposed to add the name change on a future agenda item. Councilor Mitchell called for a second, and explained it would take two members of the Council to get an item on the agenda.

Councilor Griffiths discussed Larry Hansen's talent and abilities and hard work for the Senior Center. Councilor Arnold explained he felt everything that was said about Larry Hansen was true, but expressed caution regarding memorializing a building after a person who was still living. He discussed the potential complications such as, if Larry Hansen were to run for mayor, and then there is a building named after him. Councilor Hansen disclosed he didn't feel it would be appropriate for him to comment or make a decision regarding this item, because of his family relationship to Larry Hansen. Mr. Overdiek stated if money were the issue, he would pay for it. There was further discussion regarding the naming of a building after someone who is living with regards to waiting until they are deceased.

I. Adjournment.

MOTION: Having no further business to discuss, Councilor Ellis made a motion to adjourn. The motion was seconded by Councilor Arnold; all voted in favor. The meeting was adjourned at 6:29 PM.

Braden Mitchell, Mayor Pro Tem

Jackie Manning, City Recorder

Date Approved: **November 1, 2016**