

Minutes of the Regular Meeting of the Riverdale City Council held Tuesday, September 4, 2018, at 6:00 p.m., at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present:

City Council:

Norm Searle, Mayor
Braden Mitchell, Councilmember
Brent Ellis, Councilmember
Cody Hansen, Councilmember
Bart Stevens, Councilmember

City Employees:

Rodger Worthen, City Administrator
Steve Brooks, City Attorney
Scott Brenkman, Police Chief
Jared Sholly, Fire Chief
Jackie Manning, City Recorder

Excused:

Alan Arnold, Councilmember

Visitors:

John Anderson David Leahy Chuck Kerkvliet
Mike Davis Scott Nelsen CEC

A. Welcome & Roll Call

The City Council meeting began at 6:01 p.m. Mayor Searle called the meeting to order and welcomed all in attendance, including all Council Members and all members of the public.

B. Pledge of Allegiance

Mayor Searle invited Councilmember Stevens to lead the Pledge of Allegiance.

C. Moment of Silence

Mayor Searle 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. Mayor Searle recognized the passing of Senator John McCain.

D. Public Comment

Mayor Searle 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. No action will be taken during public comment. There were no public comments.

E. Presentations and Reports

1. Mayors Report

Mayor Searle invited the Councilmembers to attend the grand opening for the business Eye Glass World on September 11, 2018 at 10:30 a.m. Mayor Searle noted Tony Divino's upcoming 30 year business anniversary dinner.

2. Landslide Update

Rodger Worthen, the City Administrator, briefly discussed the landslide and noted there were no significant updates, other than the landslide is continuing to progress at a slower pace. Mr. Worthen stated he will have a representative with the Utah Geological Survey (UGS) present landslide monitoring information at a future city council meeting.

3. Presentation and Discussion regarding a preliminary draft design of a new roadway round about located approximately 1050 West and South Weber Drive.

Mr. Worthen summarized the executive summary which explained:

City Staff is seeking discussion and input from the City Council on the preliminary design concept of a proposed roundabout at 1050 West & Ritter Drive & SR-60. The preliminary design concept can then be used in the formulation of an environmental review required by UDOT to release CMAQ funding.

In 2016, the City of Riverdale was awarded state transportation Congestion Mitigation and Air Quality (CMAQ) Improvement Program funding to construct a round about traffic improvement at the five-way intersection of 1050 West & Ritter Dr. & SR-60. The award is for \$500,000 in CMAQ funding - programmed in the year 2022. This funding can be advanced to award earlier if the City pursues submittal of an environmental study of the improvement. Construction costs above the amount awarded would come from Proposition One funds. In order to advance the award of Community Multi-

scale Air Quality Model (CMAQ) funding to the stage of construction the City, in consultation with the Utah Department of Transportation (UDOT) Region One engineers, have agreed on a preliminary round-about concept design. This design concept (attached) may be amended in the future and is not final based on other input from the public and further review by UDOT, but is utilized in the formulation of an environmental review/plan of the project. This activity is critical in the attainment of an environmental study as required by Federal funding guidelines administered by UDOT. As such, the City staff desires to begin the environmental work once input is received from the City Council and residents on the design layout and concept.

Staff will also be inviting the public and adjoining land owners to provide input on the preliminary design and required to hold a public hearing on the final design plan. The preliminary drawing was dispersed to members of the audience.

There was a discussion regarding access points to Golden Spike Park and how access to that park could be impacted with the additional cul-de-sac added with the conceptual round-about. Shawn Douglas, the Public Works Director, explained all the access points to Golden Spike Park are residential accesses regardless of the cul-de-sac addition. He further explained the Coleman Subdivision development provides wider roads which should help mitigate traffic. Mr. Douglas discussed the benefits and improvement of safety by reducing the 5-way intersection to 4-way.

There was a discussion regarding the proposed design with an emphasis on increased safety as well as the importance of acquiring feedback from residents living within that area. There was a discussion regarding the required environmental study, which could impact/change the conceptual round-about design drawing. Councilmember Mitchell suggested the staff hold a public open house meeting to discuss the design with residents before the environmental study is conducted, and as needed there-after to promote transparency, awareness and feedback from the residents. The councilmembers each expressed a favorable review of the conceptual drawing, but also expressed eagerness to hear from the residents who may be impacted by this round-about. Mr. Worthen noted UDOT will have final approval of the overall design of the round-about.

There was a discussion regarding the purpose and distribution of CMAQ grants. Mr. Worthen noted by having the conceptual design and moving up the date of the environmental study, it could result in the CMAQ funds being released earlier than 2022.

There was a discussion regarding the purpose of roundabouts and how they can help slow traffic, promote fluid traffic movements, and reduce air pollution emitted by vehicles. Mr. Douglas discussed pedestrian safety, such as refuge islands, and felt the round-about would be a benefit to the active pedestrians in that area as well.

4. Discussion regarding a proposed addition to Title 8, regarding the transfer of water rights from new development(s).

Mr. Worthen summarized the executive summary which explained:

Riverdale City administration and public works have recently been working and planning on how best to provide for future water needs within Riverdale City. There are several options investigated with additional ideas forthcoming; one of which is to utilize currently held surface water rights (owned by Riverdale) to supplant existing water treated by Weber Basin Water Conservancy District. In other words convert idle/unused surface water rights into delivered treated water via Weber Basin Water in place of developing or drilling a 2nd water well with its associated unknowns, costs, and perpetual maintenance needs and repairs. Currently, Riverdale City utilizes Weber Basin Water Conservancy District for a good majority of our water with the balance from the City's single culinary water-well. In order to reduce costs and supply additional water for the future it is proposed to investigate other water supply means (unused resources) for beneficial use. And furthermore, to add to this resource (surface water rights) via a new code requirement for developers to convey water for their development to the City; thus fulfilling their (developer) increase of demand upon the City's existing culinary system. This is considered an exaction from the developer for his resulting impact upon the City's water system.

Hence, the purpose of this chapter would be to obtain water rights supporting development within the city's growth area(s). The requirement achieved through the transfer of water rights to the city as a condition of connection to the city's municipal water system by developers. The City will be able work with WBWCD to use the surface water rights obtained to expand water availability, lessen impact upon the current water system, be more fiscally sound within the water fund, and meet growth demands for water. City staff desires input from City Council on the proposed code idea.

There was a discussion regarding the potential difficulty for developers in obtaining water rights, thus hindering the ability to develop property. Mr. Douglas explained the process of purchasing water shares through the various water share entities. It was noted that this requirement would have the water shares stay with the land versus having it leave the city after a property is sold and developed.

Mr. Douglas discussed the water shares owned by Riverdale City and emphasized the desire to utilize them by having Weber Basin Water treat the water in lieu of pursuing the well drilling option, as previously discussed. Mr. Worthen explained the well drilling was a less reliable water source option with potential increased annual maintenance costs.

There was a discussion regarding commercial versus residential water use with an emphasis on the calculations, utilized by the State of Utah, that would be used to determine the amount of water shares required at time of

development.

F. Consent Items

1. Consideration to approve the City Council meeting minutes from: July 31, 2018 Fire Consolidation Joint Meeting; and August 7, 2018 Work Session and Regular Meeting.

Mayor Searle invited any corrections or comments regarding the above referenced meeting minutes. There were no requested changes.

2. Consideration of Ratification of the Planning Commission election results for Chair and Vice Chair. (Commissioner Robert Wingfield– Chair; Commissioner Dave Gailey– Vice-Chair)

Mayor Searle disclosed the election results and invited comments. There were no comments regarding this item.

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

G. Action Items

1. Consideration of Ordinance 902, an ordinance adopting current editions of the electrical and abatement of dangerous building codes providing a repealer, severability and an effective date.

Steve Brooks, the City Attorney, summarized the executive summary which explained:

These are proposed adoptions of the new Electrical Code (2017) and the Abatement of Dangerous Building Code (1997). These codes are used for building/construction, demolition, fire, etc. Updates have all been received and should be adopted in order to stay current with national and regional standards.

MOTION: Councilmember Hansen moved to approve Ordinance 902, an ordinance adopting current editions of the electrical and abatement of dangerous building codes providing a repealer, severability and an effective date. Councilmember Mitchell seconded the motion.

Mayor Searle invited discussion regarding the motion. There was not a discussion.

ROLL CALL VOTE: Councilmembers Ellis, Mitchell, Hansen and Stevens all voted in favor of the motion. The motion carried unanimously in favor.

H. Discretionary Items

Councilmember Ellis asked for an update regarding the construction along Riverdale Road with relation to the Krispy Kreme business development. Mr. Worthen explained the road construction near Krispy Kreme along Riverdale Road and 500 West include utility work improvements, and as such will take some time. Krispy Kreme is anticipated to open during the month of November. Mr. Worthen discussed road improvements within the 500 West RDA Area.

There was a brief discussion regarding the 700 West CDA Area and it was noted Mr. Worthen and Mayor Searle met with the School Board Representative, Jeff Stevens to discuss the CDA Area. He felt it was a productive meeting and should have an update for the Riverdale RDA Board soon.

I. Adjournment.

MOTION: Having no further business to discuss, Councilmember Hansen made a motion to adjourn. The motion was seconded by Councilmember Mitchell; all voted in favor. The meeting was adjourned at 6:49 p.m.

Norm Searle, Mayor

Jackie Manning, City Recorder

Date Approved: September 18, 2018