

Minutes of the Regular Meeting of the Riverdale City Council held Tuesday, February 5, 2019, 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
Alan Arnold, Councilmember
Cody Hansen, Councilmember
Bart Stevens, Councilmember – participated via conference call

City Employees: Rodger Worthen, City Administrator
Steve Brooks, City Attorney
Mike Eggett, Community Development
Scott Brenkman, Police Chief
Rich Taylor, Community Services Director
Jared Sholly, Fire Chief
Jackie Manning, City Recorder

Visitors: Wanda Ney David Gailey Steve Hilton
Dee Hansen Joseph Earnest

A. Welcome & Roll Call

The City Council meeting began at 6:05 p.m. Mayor Searle called the meeting to order and welcomed all in attendance, including all Council Members and all members of the public. It was noted Councilmember Stevens was participating via conference call.

B. Pledge of Allegiance

Mayor Searle invited Councilmember Arnold 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.

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

a. Outstanding Citizen Award – David Gailey

Mayor Searle presented an outstanding citizen award to David Gailey for his numerous years of public service and dedication to the Riverdale City. Mr. Gailey discussed his years of service and thanked all public officials and staff members he worked with over the years. He discussed his service in the army and work conducted for the federal government. He emphasized his love of service and thanked his family for their support. Councilmember Ellis expressed appreciation for Mr. Gailey's service, as did Mayor Searle.

F. Consent Items

1. Consideration to approve the City Council meeting minutes from: December 18, 2018 Work Session and Regular Meeting; and January 15, 2019 Work Session and Regular Meeting.

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

2. Consideration of Planning Commission Appointment(s) to serve a 4-year term from February 2019 to January 2023.

Mayor Searle explained with Commissioner David Gailey retiring and with Commissioner Steve Hilton's term expiring it leaves two planning commission vacancies. Steve Hilton has agreed to serve another term on the planning commission

and Mayor Searle has asked Wanda Ney to fill the vacancy left by David Gailey.

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

G. Action Items

1. Consideration of Resolution 2019-03, amending the online PTIF (Public Treasurers Investment Fund) account management platform

Rodger Worthen, summarized the executive summary which explained:

This resolution is for the purpose of re-adding the Business Administrator to the list of authorized users who have access and/or can transact with the PTIF. The current authorized users include the City Administrator and Human Resources Manager/Treasurer.

MOTION: Councilmember Arnold moved to approve Resolution 2019-03, amending the online PTIF (Public Treasurers Investment Fund) account management platform. Councilmember Hansen seconded the motion.

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

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

2. Consideration of Final Site Plan Approval for Quick Quack Car Wash, located approximately 697 West Riverdale Road, Riverdale, Utah 84405; requested by QQ Utah 3, LLC.

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

QQ Utah 3 LLC., as represented by Joseph Earnest and/or Larvin Pollack, has submitted application for a Final Site Plan review of a new car wash site and facilities located at approximately 697 West Riverdale Road in a cross-zoned parcel within the Regional Commercial (C-3) zone and the Light Manufacturing Use (M-1) zone.

This site plan is being proposed for development on property that is adjacent to a tire repair store, a music store, and across from an automotive sales facility. The property is currently owned by River Corner, LLC. A public hearing is not required to consider this Site Plan proposal.

This final site plan submittal was reviewed by the Planning Commission on November 13, 2018. At the conclusion of discussion in the matter a motion was approved to recommend City Council approval of the proposed Quick Quack site plan, subject to resolving all outstanding staff concerns. Those noted staff concerns have been addressed at this time, with the understanding that currently noted staff comments will be fulfilled as part of the process prior to moving forward with a building permit for this site.

If final approval is provided, then this matter could move forward in carrying out all activities required to move forward with a building permit on this site.

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-3)", 10-11A "Light Manufacturing Use Zone (M-1)", 10-14 "Regulations Applicable to All Zones", 10-15 "Parking, Loading Space; Vehicle Traffic and Access", and 10-16 "Sign Regulations".

The proposed development parcel is located on property south of Riverdale Road and east of 700 West on property currently owned by River Corner, LLC. The property is located in a mixed C-3 and M-1 zoned area and the requested use of car wash is a permitted use in these zones.

Attached with this executive summary is a document entitled "Final Site Plan Review – Quick Quack Car Wash"; this is a supplementary document addressing items on the Preliminary Site Plan application document. Also attached, following this executive summary, are comments from the Public Works Director, the Fire Chief, the Police Chief, the City Administrator, the Fire Inspector, and contracted City Engineer. The City Council should discuss any concerns raised by these summaries.

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.

Mr. Eggett noted the storm water long term maintenance plan will be recorded with the plat. The applicant is aware of

and has agreed to all the additional requirements as noted by the public works director, Shawn Douglas.

Councilmember Ellis expressed appreciation for the foresight of the cross access agreement between Quick Quack and the surrounding business owners. He asked about traffic flow control measures. Joseph Earnest, the applicant, explained signage would help assist in the flow of traffic. He didn't foresee it being an interruption to the adjacent business, Les Schwab Tires.

MOTION: Councilmember Arnold moved to approve the Final Site Plan Approval for Quick Quack Car Wash, located approximately 697 West Riverdale Road, Riverdale, Utah 84405; requested by QQ Utah 3, LLC. Councilmember Ellis seconded the motion.

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

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

H. Discretionary Items

Mayor Searle discussed the different future options being explored by Weber County for recycling. More research is needed before any official decision can be made regarding recycling.

I. Adjournment.

MOTION: Having no further business to discuss, Councilmember Ellis made a motion to adjourn. The motion was seconded by Councilmember Mitchell; all voted in favor. The meeting was adjourned at 6:36 p.m.

Norm Searle, Mayor

Jackie Manning, City Recorder

Date Approved: February 19, 2019