

**Riverton City**  
**REGULAR CITY COUNCIL MEETING**  
**Minutes**  
**April 21, 2015**

**Riverton City Hall**  
**12830 South 1700 West**  
**Riverton, Utah 84065**

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**Attendance:**

Mayor William R. Applegarth

**Council Members:**

Council Member Brent Johnson  
Council Member Trent Staggs  
Council Member Sheldon Stewart  
Council Member Tricia Tingey  
Council Member Paul Wayman

**City Staff:**

Lance Blackwood, City Manager  
Virginia Loader, Recorder  
Ryan Carter, City Attorney  
Jason Lethbridge, Planning Manager  
Trace Robinson, Public Works Director  
Sheril Garn, Parks & Public Services Director  
Rod Norton, Chief UPD Riverton Precinct  
Erik Sandstrom, UFA  
Jeff Hawker, Asst. City Manager

**Citizens:** Michael Johnson, Wyoma Darlington, Tish Buroker

**1. GENERAL BUSINESS**

1. **Call to Order and Roll Call** [6:32:01 PM](#)
2. **Pledge of Allegiance** [6:32:59 PM](#)
3. **Presentations/Reports**
  1. **Recognition of Boy Scout Troops** - [6:33:33 PM](#)
4. **Public Comments**

Mayor Applegarth called for public comments. [6:35:21 PM](#) There were no public comments.

**2. PUBLIC HEARINGS** – There were no Public Hearings scheduled.

**3. DISCUSSION/ACTION ITEMS**

1. **Preliminary Plat Subdivision, Autumnwood Estates Subdivision, 12175 South 3600 West, R-3 SD Zone, 36 Residential Lots, Ivory Development, Applicant**

[6:36:04 PM](#) Jason Lethbridge, Planning Manager, explained Ivory Development submitted an application requesting the approval of a subdivision of property located at 12175 South 3600 West. The property is currently zoned R-3 SD (Residential 14,000 square foot lots Specific Development) and is currently vacant agriculture land. Property to the north is zoned RR-22 (Rural Residential ½ acre lots). To the south and south west property is zoned R-1 (Residential 1 acre lots and RR-22, respectively). To the east on the adjacent side of the canal property is zoned RR-22. On the west property is zoned R-2 (Residential 19,000 square foot lots) and R-3. All of the land uses surrounding the property are single-family residential.

Mr. Lethbridge said the applicant is proposing to subdivide 19.34 acres into 36 single family residential lots of varying sizes. The varying lots sizes comes from requirements of the SD designation attached to the R-3 zoning. On June 3, 2014 the Riverton City Council approved a zoning change on this property to R-3 SD, the SD attaching certain zoning requirements that must be upheld during the subdivision process; those requirements were:

1. A minimum of ½ of the lots developed within this property shall be a minimum of .5 acres in size.
2. All lots adjacent to the south property line shall be a minimum of ½ acre in size.
3. Two access points shall be allowed to the property, one on the north and one on 3600 West.

Mr. Lethbridge said the proposed preliminary plat does comply with the requirements as found in the SD designation as well as the standard zoning requirement as found in the R-3 Zone regarding lot sizes, lot widths and lot frontages. Twenty lots within the subdivision are ½ acre or larger with the remaining 19 lots being larger than 14,000 square feet. All ½ acre lots are on the south side of the property adjacent to the 1 acre lots as required by the SD designation.

Mr. Lethbridge said on February 26, 2015 the Planning Commission voted to recommend approval of Application #14-1005, Autumnwood Estates Subdivision, located at 12175 South 3600 West South with the following conditions:

1. Storm drainage systems and installation shall comply with Engineering Department requirements and standards.
2. Any and all irrigation ditches associated with the property be addressed, with disposition of the irrigation systems approved by Riverton City and the proper irrigation company or users.
3. The subdivision shall comply with any and all applicable Riverton City standards and ordinances, including the International Building and Fire Codes.
4. Six foot solid masonry fencing be installed around the entire perimeter of the parcel, and that it meet the new fencing ordinances as approved by the City at the time of final plat approval.

[6:40:54 PM](#) Council Member Brent Johnson commented.

[6:41:29 PM](#) City Attorney Ryan Carter commented.

[6:42:51 PM](#) Planning Manager Jason Lethbridge commented.

[6:43:15 PM](#) Council Member Tricia Tingey **MOVED the City Council approve Application #14-1005, Autumnwood Estates Subdivision, located at 12175 South 3600 West with the conditions outlined in the Staff Report.** Council Member Sheldon Stewart **SECONDED** the motion. Mayor Applegarth called for discussion on the motion; there being none, he called for a Roll Call Vote. The vote was as follows: Johnson-Yes, Staggs-Yes, Stewart-Yes, Tingey-Yes, and Wayman-Yes. **The motion passed unanimously.**

#### **4. CONSENT AGENDA**

[6:44:21 PM](#) Mayor Applegarth presented the following Consent Agenda:

1. **Minutes:** RCCM 04-07-15
2. **Bond Releases:** N/A
3. **Resolution No. 15-36** – Requesting approval to issue a PO Contract to Applied Geotechnical Engineers to complete the Lover’s Lane Land Stability and Safety Study - *Craig Calvert, Purchasing Manager*
4. **Resolution No. 15-32** – Adopting a Revised Personnel Policies and Procedures Manual – *Ryan Carter, City Attorney*
5. **Resolution No. 15-35** – Authorizing the City to enter an Interlocal Cooperation Agreement with Salt Lake County for the purchase of High-Resolution Google Imagery Data - *Trace Robinson, Public Works Director*
6. **Ordinance No. 15-05** - Amending Title 11, Chapter 5, of the Riverton City Code [Park Property] – *Sheril Garn, Parks & Public Services Director*

[6:44:33 PM](#) Council Member Sheldon Stewart removed Item 4.6 from the Consent Agenda for further discussion.

[6:45:29 PM](#) Mayor Applegarth commented.

[6:45:50 PM](#) Council Member Trent Staggs removed Item 4.4 from the Consent Agenda for further discussion.

Council Member Tricia Tingey **MOVED the City Council approve Consent Agenda** excluding Items 4.4 and 4.6. Council Member Sheldon Stewart **SECONDED** the motion. Mayor Applegarth called for discussion on the motion; there being none, he called for a Roll Call Vote. The vote was as follows: Johnson-Yes, Staggs-Yes, Stewart-Yes, Tingey-Yes, and Wayman-Yes. **The motion passed unanimously.**

#### **4.4 Resolution No. 15-32 – Adopting a Revised Personnel Policies and Procedures Manual**

[6:47:45 PM](#) Mayor Applegarth commented.

[6:47:28 PM](#) City Attorney Ryan Carter explained that in the year 2011, the Riverton City Council approved a newly rewritten version of the Riverton City Employees Policies and Procedures Manual. Since that time, City Administration identified a number of minor changes that needed to be made to the Manual to correct grammar problems or to bring the Manual into

conformance with existing City practices, or otherwise clarify existing policies. Administrative Staff has made sundry changes to the Manual for the Council to consider and approve, along with an added section addressing Early Retirement.

[6:49:13 PM](#) Council Member Trent Staggs **MOVED to adopt Resolution No. 15-32 - approving sundry changes to the Riverton City Policies and Procedures Manual as provided by Staff with the exception of the Early Retirement Program.** Council Member Paul Wayman **SECONDED** the motion. Mayor Applegarth called for discussion on the motion; there being none, he called for a Roll Call Vote. The vote was as follows: Johnson-No, Staggs-Yes, Stewart-No, Tingey-No, and Wayman-Yes. **The motion failed 3 to 2.**

[6:50:36 PM](#) Council Member Brent Johnson **MOVED to approve Resolution No. 15-32 – adopting the Revised Personnel Policies and Procedures as presented.** Council Member Tricia Tingey **SECONDED** the motion. Mayor Applegarth called for discussion on the motion; [6:51:24 PM](#) Council Member Paul Wayman then made a **Substitute Motion and MOVED to table this item until May 5.** [6:52:02 PM](#) Council Member Sheldon Stewart **SECONDED** the motion. Mayor Applegarth called for discussion on the motion; there being none, he called for a Roll Call Vote. The vote was as follows: Johnson-Yes, Staggs-Yes, Stewart-Yes, Tingey-Yes, and Wayman-Yes. **The motion passed unanimously.**

#### **4.6 Ordinance No. 15-05 - Amending Title 11, Chapter 5, of the Riverton City Code [Park Property]**

[6:53:18 PM](#) Parks & Public Services Director Sheril Garn commented.

[6:53:25 PM](#) Council Member Sheldon Stewart commented.

[6:54:45 PM](#) Council Member Trent Staggs commented.

[6:55:45 PM](#) Council Member Sheldon Stewart commented.

[6:55:53 PM](#) Council Member Trent Staggs commented.

[6:56:25 PM](#) Parks & Public Services Director Sheril Garn commented.

[6:56:36 PM](#) Mayor Applegarth commented.

[6:56:42 PM](#) Council Member Trent Staggs commented.

[6:57:09 PM](#) Parks & Public Services Director Sheril Garn commented.

[6:57:44 PM](#) Council Member Sheldon Stewart commented.

[6:58:18 PM](#) Mayor Applegarth commented.

[6:58:30 PM](#) Council Member Sheldon Stewart **MOVED to adopt Ordinance No. 15-05 - Amending Title 11, Chapter 5, of the Riverton City Code [Park Property] redacting from 11.05.080 (2) to remove the word “organized or” and “for the following” and any references below that subparts a through f.** Council Member Trent Staggs **SECONDED** the motion. Mayor Applegarth called for discussion on the motion; there being none, he called for a Roll Call Vote. The vote was as follows: Johnson-Yes, Staggs-Yes, Stewart-Yes, Tingey-Yes, and Wayman-Yes. **The motion passed unanimously.**

[6:59:31 PM](#) Mayor Applegarth commented.

[6:59:44 PM](#) Parks & Public Services Director Sheril Garn commented.

[7:00:19 PM](#) Council Member Brent Johnson commented.

[7:14:59 PM](#) Council Member Tricia Tingey commented.

**5. STAFF REPORTS** – City Manager Lance Blackwood – No Reports

## **6. ELECTED OFFICIAL REPORTS**

**Mayor Bill Applegarth - [7:01:17 PM](#)**

[7:04:49 PM](#) Council Member Sheldon Stewart commented.

[7:05:50 PM](#) Council Member Brent Johnson commented.

[7:06:16 PM](#) Mayor Applegarth commented.

**Council Member Brent Johnson – [7:06:42 PM](#)**

[7:07:53 PM](#) Planning Manager Jason Lethbridge commented.

[7:08:17 PM](#) Mayor Applegarth - Close Montessori May 31<sup>st</sup>

[7:10:21 PM](#) Council Member Brent Johnson commented.

[7:11:12 PM](#) City Attorney Ryan Carter commented.

[7:12:31 PM](#) Mayor Applegarth commented.

[7:13:12 PM](#) Council Member Brent Johnson commented.

**Council Member Trent Staggs – [7:15:32 PM](#)** Upcoming Service Project on May 14<sup>th</sup> by Roi Hardy Park.

**Council Member Sheldon Stewart – [7:20:47 PM](#)**

[7:24:42 PM](#) Mayor Applegarth commented.

**Council Member Tricia Tingey – [7:27:16 PM](#)**

[7:28:15 PM](#) Trace Robinson commented.

[7:28:38 PM](#) Mayor Applegarth commented.

[7:29:17 PM](#) Council Member Tricia Tingey commented.

[7:29:47 PM](#) Mayor Applegarth commented.

**Council Member Paul Wayman – [7:30:06 PM](#)**

[7:31:01 PM](#) Council Member Sheldon Stewart commented.

[7:31:24 PM](#) Council Member Paul Wayman commented.

[7:31:51 PM](#) Mayor Applegarth commented.

[7:32:51 PM](#) City Manager Lance Blackwood commented.

[7:33:05 PM](#) Parks & Public Services Director Sheril Garn commented.

**7. UPCOMING MEETINGS**

[7:34:01 PM](#) Mayor Applegarth reviewed the following upcoming meetings:

1. May 5, 2015 – 6:30 p.m. – Regular City Council Meeting
2. May 12, 2015 – 6:30 p.m. – Regular City Council Meeting

[7:34:40 PM](#) Mayor Applegarth commented.

[7:35:20 PM](#) Council Member Paul Wayman commented.

[7:36:05 PM](#) Council Member Brent Johnson commented.

**8. ADJOURN**

[7:36:36 PM](#) Council Member Council Member Tricia Tingey **MOVED the City Council adjourn.** Council Member Sheldon Stewart **SECONDED** the motion. Mayor Applegarth called for discussion on the motion; there being none, he called for a Roll Call Vote. The vote was as follows: Johnson-Yes, Staggs-Yes, Stewart-Yes, Tingey-Yes, and Wayman-Yes. **The motion passed unanimously and the Regular City Council Meeting adjourned at 7:36 p.m.**

**Approved:** CC 05-05-15