

Riverton City
REGULAR CITY COUNCIL MEETING
Minutes
February 16, 2016

Riverton City Hall
12830 South 1700 West
Riverton, Utah 84065

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 Dir.
Lisa Dudley, Admin. Services Director
Rosie Rivera, Riverton Precinct Chief
Mike Ulibarri, UFA Battalion Chief

A. GENERAL BUSINESS

1. Call to Order and Roll Call

Mayor Applegarth called the Riverton City Council Meeting to order at 6:30 p.m. and conducted a roll call. Council Members Johnson, Staggs, Stewart, Tingey, and Wayman were present.

2. Pledge of Allegiance – Boy Scout from Troop 949 led the Pledge of Allegiance.

3. Presentations/Reports

a. Recognition of Boy Scout Troops

Mayor Applegarth recognized Boy Scouts that were in attendance.

4. Public Comments

Mayor Applegarth called for public comments; there being none, he closed the public comment period.

B. PUBLIC HEARINGS

Proposed Rezone of 1.26 acres located at 2630 & 2604 West 12600 South from RR-22 (Rural Residential) to C-N (Commercial Neighborhood), Scott Walker, Applicant

Jason Lethbridge, Development Services Director, explained that Scott Walker submitted an application requesting that two properties located at 2630 and 2604 West 12600 South be rezoned. He said the properties were currently zoned RR-22 (Rural Residential ½ acre lots); property to the west of the subject parcel was currently zoned C-N (Commercial Neighborhood) and was occupied by a Century Link communications facility. He also said that to the north property was zoned RM-8 (Residential multi-family 8 units per acre) and to the west property was zoned C-G (Commercial Gateway) and was utilized as a retail center.

Mr. Lethbridge said the property was currently zoned RR-22 but was master planned for business park or commercial. He said the requested rezone was in compliance with the designation of the General Plan; however, the property was currently bank owned and was in a relative state of disrepair. By rezoning the property the applicant could move forward with cleaning up the property, removing dilapidated structures and constructing a new business that would serve Riverton and other south valley residents.

Mr. Lethbridge said on January 14, 2016, the Planning Commission voted to recommend approval of the rezone application.

Mayor Applegarth opened a Public Hearing and called for public comments:

Lance Bolerio concerned about traffic congestion at the intersection on 2700 West and 12600 South there with the students traveling to the three schools in that area. He recommended a traffic study be conducted before a decision would be made. It was confirmed that a traffic study would be required before any development would begin.

There being no further comments, Mayor Applegarth closed the Public Hearing.

Council members asked questions of Jason Lethbridge and the Applicant Scott Walker of the proposal.

Scott Walker described the proposal for a swim center for small children at the proposed location. He said they would be like to be built out by September 2016.

Ordinance No. 16-05 – Rezoning 1.26 Acres located at 2630 & 2604 West 12600 South from RR-22 (Rural Residential ½ Acre Lots) to C-N (Commercial Neighborhood) Scott Walker of Benefactor Two, LLC, Applicant

Council Member Tricia Tingey **MOVED** that the City Council adopt **Ordinance No. 16-05 - Rezoning 1.26 acres located at 2630 & 2604 West 12600 South from RR-22 to C-N**. 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-Yes, Staggs-Yes, Stewart-Yes, Tingey-Yes, and Wayman-Yes. **The motion passed unanimously.**

Proposed Rezone of 1.02 acres at 1925 West 12600 South from C-D (Commercial Downtown) to RM-14-D (Residential Multi-Family 14 units per acre Downtown), Brad Reynolds Construction, Applicant

Jason Lethbridge, Development Services Director, explained that Brad Reynolds Construction had requested that property located at 1925 West Park Avenue be rezoned from C-D (Commercial Downtown) to RM-14-D (Residential Multi-Family 14 Units per Acre Downtown). He said the property was currently vacant, a remnant parcel of the surrounding development. Also, he said that property to the south and west was zoned RM-14-D; property to the east was zoned C-D and was vacant, and property to the north was zoned C-D and RM-8-D (Residential Multi-Family 8 Units per Acre).

Mr. Lethbridge said the applicant wished to rezone 1.02 acres in order to expand the existing development located to the south and west. He said the one acre commercial parcel existed as a remnant of the zoning request that facilitated the residential development at the south and west. At the time it was felt that once the intersection was signaled that the corner may be a great location for commercial activity; however, the applicant now wished to incorporate the one acre parcel into the surrounding residential development.

Mr. Lethbridge said that on February 11, 2016, the Planning Commission voted to recommend approval of the rezone application.

Council Member Tingey said she was concerned with commercial property being rezoned to residential property.

Mayor Applegarth opened a Public Hearing and called for public comments; there being no comments, Mayor Applegarth closed the Public Hearing.

Ordinance No. 16-06 – Rezoning 1.02 Acres located at 1925 West Park Avenue from C-D (Commercial Downtown) to RM-14-D (Residential Multi-Family 14 Units Per Acre Downtown)

Council Member Brent Johnson **MOVED** that the City Council adopt **Ordinance No.16-06 - Rezoning 1.02 acres located at 1925 West Park Avenue from C-D to RM-14-D and amending the Riverton City General Plan from Community Commercial to Medium High Density Residential**. Council Member Sheldon Stewart **SECONDED** the motion. Mayor Applegarth called for discussion on the motion. Council Member Staggs said that he had expressed in a prior meeting that the proposed property along 12600 South was the best hope for commercial building in that area and he had voted against the project; however, he said the size of the proposed property would not make a significant difference. He then expressed concern regarding landscaping elements on the corner of 12600 South and Park Avenue. There being no further discussion, Mayor Applegarth called for a roll call vote. The vote was as follows: Johnson-Yes, Staggs-Yes, Stewart-Yes, Tingey-No, and Wayman-Yes. **The motion passed 4 to 1.**

Proposed Vacation of approximately 1700 sf of undeveloped right-of-way located at approximately 1526 West 12950 South, Riverton City, Applicant

Jason Lethbridge, Development Services Director, explained a proposed vacation of undeveloped and unneeded public right-of-way located at approximately 1526 West 12950 South. He said the area in question was an undeveloped portion of right-of-way that was dedicated to the City in the past under the assumption that the 12950 South would continue further east. He said the roadway was extended several years ago curving to the south, and all required right-of-way for that extension was dedicated at that time, but the remnant piece had remained. The adjacent property owner proposed and it had been approved for a subdivision of their property, and the area to be vacated would be incorporated back in to that property. He said the area in question was not required for any current or future right-of-way expansion, and no easements or utilities associated with 12950 West lie within the area.

Mr. Lethbridge said that Vacation of public right-of-way was not required to be reviewed by the Planning Commission prior to action by the City Council.

Mayor Applegarth opened a Public Hearing and called for public comments; there being no comments, he closed the Public Hearing.

Ordinance No. 16-07 – Vacating an undeveloped portion of a Public Street known as 12950 South in Riverton City, Utah

Council Member Bent Johnson **MOVED** that the City Council adopt **Ordinance No. 16-07 - Vacating a portion of a public street known as 12950 South in Riverton City, Utah as described**. Council Member Tricia Tingey **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.**

C. DISCUSSION/ACTION ITEMS – N/A

D. CONSENT AGENDA

Mayor Applegarth presented the following Consent Agenda:

1. **Minutes:** RCCM 02-09-16
2. **Bond Releases:**
 - a. BioLife Plasma Center Site Plan – 90% Performance

Council Member Paul Wayman **MOVED** that the City Council approve the Consent Agenda. Council Member Tricia Tingey **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.**

E. STAFF REPORTS

Lance Blackwood, City Manager, called for Staff Reports.

Mike Ulibarri, UFA Battalion Chief, reported that UFA reports had now been standardized for each UFA City.

Chief Rivera, Riverton Precinct Chief, asked Council Members to remind their neighbors not to leave their vehicles running with keys in them. She said two cars had been stolen in one day.

F. ELECTED OFFICIAL REPORTS

Mayor Applegarth said Legislation was still in session and he reported on proposed bills that he was tracking.

Council Member Johnson reported that his appointment to the Jordan Valley Water Conservancy Board was ratified by legislators, he had been sworn in, and he had attended his first Board Meeting. He then asked about the status of the Streamlining Planning/Building Study, and he was informed that an evaluation of the responses was being done. Following brief discussion, the Council agreed to allow the Mayor to sign the contract and submit it to the Council for ratification on March 1, if legally allowable. Mr. Johnson then urged the public to be aware of their bodies and respond to anything unusual; he then gave his insight to skin cancer.

Council Member Staggs spoke of a \$20,000 Invasive Species Mitigation Grant that had been applied for and received as part of the Jordan River Commission. He then thanked staff for data they provided regarding acreage within Riverton City, which he briefly explained. He said he favors diversity in housing options and reported that Riverton City had very low density in comparison to other surrounding cities.

Council Member Stewart reported on UFA and reported on a proposed wildland interface bill related to reimbursement for wildland fires. Mike Ulibarri, UFA Battalion Chief, explained the reimbursement process for wildland fires, and he spoke of the former Rosecrest fire in Herriman and the reimbursements that had been received. Mr. Stewart then spoke of the UFSA fund balance. He also informed Council Members of the May 6th UFA Fire School and encouraged their participation. He then spoke of tree replacement and reimbursement of damaged trees in his district.

Lisa Dudley, Administrative Services Director, explained a process to ensure that funds remained in the area that requested reimbursement and she said it was a matter of tracking. Staff was instructed to prepare a resolution for Council's approval that would define the reimbursement process.

Council Member Tingey reported that Planning and Zoning Departments from various cities were going to Blackridge Elementary over a four week period to teach them how to plan a city. She then reported that she was on the Healthy Riverton Committee and asked for UFA and UPD representatives to be on the committee. Sheril Garn agreed to schedule the Council Conference Room on the first Thursday of each month at 4:30 p.m. for six months and then every other month once the committee was established.

Council Member Wayman said he was looking at ways to make the intersection at 12600 South 2700 West more safe. He then asked if the City Council was interested in supporting proposed Legislative Bill 333 regarding taxing electronic cigarettes, vapor, etc. The Council Members

were interested and agreed that a resolution be presented at the City Council Meeting on March 1st. He then spoke of the TRAX Alignment that would also be discussed on March 1.

G. UPCOMING MEETINGS

Mayor Applegarth reviewed the following upcoming meetings:

1. March 01, 2016 – 6:30 p.m. – Regular City Council Meeting & Strategic Planning
2. March 15, 2016 – 6:30 p.m. – Regular City Council Meeting & Strategic Planning

H. STRATEGIC PLANNING SESSION

1. Public Works

Trace Robinson, Public Works Director, and Dan Woodbury, Water Engineer, presented information on the following Public Works Departments:

Culinary Water

Dan Woodbury reported on the Historical Usage, as well as the current usage, of the Culinary System and he said there were 10,000 current connections.

Mr. Woodbury presented information and displayed maps regarding Chlorine Residual throughout the City. He then presented information regarding Storage Sizing Requirements as follows:

- Equalization Storage Volume
- Fire Flow Storage Volume
- Emergency Storage Volume
- Total Storage Deficit: 5.19 Million Gallons
 - 5MG Storage Tank Cost Estimate: \$5,655,000

Discussion was held regarding a storage tank versus existing wells for storage and funding options.

Secondary Water

Dan Woodbury reported on the Historical Usage of the Secondary System and he said the current usage was designed for 19 MGD; however, the actual usage was 30 MGD.

Discussions ensued and Mr. Woodbury said the cost to pipe water from the Green Well to the City Park, Golf Course, and Cemetery would be \$2,783,080.

Mr. Woodbury presented information regarding Level of Service, Energy Efficiency, and Water Quality that would provide a balance of Water System Optimization. He reviewed annual energy costs and said their energy savings goal was a 10% savings, which equaled 500,000 kWh per year, with a potential for savings of \$38,850 per year.

Mr. Woodbury then presented the following Water Summary:

- Storage Tank (5 MG) within the next 3 to 5 years
- Main Tank Surface Rehabilitation Project
- 11800 South (3050 West) Valve Modification Project
- Surge Suppression Tank at 4200 West PS
- 4570 W. 13200 S. Culinary and Secondary Water Lines Project
- Valve Station & pipeline on 1300 West & 11400 South
- Energy efficiency and optimization (Rocky Mountain Power & CascadeEnergy)

Streets

Trace Robinson said that in 2008 Riverton City began the Strategic Planning Process and developed 5-Year Plans to provide infrastructure to facilitate City growth and prepare the Western Commercial District for development. He spoke of outside funding the City had received from 2009 to 2015 for a total of \$17,282,700. He then presented on the following:

- CIP Projects completed 2007-2015
- Transportation Projects Completed 2015
- Western Commercial District (WCD) Project status to date
 - Modification to WCD Road Alignments
 - 4150 West
 - WCD Infrastructure
 - WCD Transportation Tasks Completed 2015
 - WCD Transportation Phasing
 - Infrastructure Tasks and Projects 2016

Trace Robinson presented information regarding the following Public Works Divisions and Activities:

- **Street Maintenance**
 - Staff = 8 full time employees
 - Sidewalk, Curb & Gutter
 - Paved Areas
 - Funding
 - IWORQS Program
 - Maintenance Strategies
 - **Snow Plowing**
 - Tracking Progress
 - Equipment
 - Current Snow Plowing Policy regarding 2”, 4”, 4”-6”, >6” of snow and changes this season

Discussion was held regarding snow plowing cul-de-sacs and the Council concurred that crews should not plow cul-de-sacs in storms less than 6” and only clear the throat of a cul-de-sac but not the bubble in 6” storms. Council Members stressed the importance of communicating the new policy to the residents through the newsletter and social media.

- **Project Requests**
 - Sidewalk Ped Bridge – 12600 S 2650 W – est. \$8,700

- Curb projects - \$81,102
- **Equipment**
 - Crack Seal Machine
 - Loader
 - Bobtail Snow Plow
 - Asphalt Zipper
 - Asphalt Pull Box

The City Council determined a Crack Seal Machine to be a priority and requested it be bid and approved at the March 1 City Council Meeting, and the Loader would be in the Mayor's Budget.

- **Fleet**
 - Duties of the Mechanic
 - Vehicles 108, Small Equipment 108, and out of service or lost 36
 - Annual Preventative Maintenance
 - Suggested Strategies
 - Contract Preventative Maintenance
 - Overtime
 - New Fleet Rotation (1-2 Yrs)
 - Contract more of the larger repairs
 - Additional Mechanic
 - **Street Lights**
 - Riverton has 3118 Street Lights
 - Average Response Time 1 day once in work order system. (RMP 3 to 4 weeks response time)
 - Estimated that 20% of Electricians time is spent on non-street light calls
- 2016/2017**
- Maintenance \$60,000
 - Retro-fit \$30,000
 - New Construction (13200 South) \$85,000
- Equipment Needs**
- Current Truck 2007 with 35' working height
 - We need a truck with a 42' working height
- Personnel Needs**
- Streets**
- 1 new FTE, Maintenance Worker I,
 - 1 FTE, Maintenance Worker I to replace Brent Bennett' slot when retirement obligation has been met (Class "C" Roads)
- Street Lighting**
- 1 New FTE, Apprentice Electrician (General Fund)
- Fleet**
- 1 New FTE, Mechanic (Divided among Departments)
- Stormwater**
- 1 FTE Maintenance Worker I (Stormwater Utility)

Discussion was held regarding revenue sources for streets, the failure of Proposition 1 election and the negative impact that has had on City's. Mayor Applegarth said that Street Budgets should not be part of General Fund money.

I. ADJOURN

Council Member Sheldon Stewart **MOVED to adjourn.** Council Member Tricia Tingey **SECONDED** the motion. Mayor Applegarth called vote. The vote was as follows: Johnson-Yes, Staggs-Yes, Stewart-Yes, Tingey-Yes, and Wayman-Yes. **The motion passed unanimously.** The meeting adjourned at 10:37 p.m.

Approved: CC 03-01-16

Posted:

PNW

City Website

Lf