

Minutes of the Regular Meeting of the Riverdale City Council held Tuesday, July 5, 2023, at 6:00 p.m., at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present:

City Council:

Braden Mitchell, Mayor
Alan Arnold, Councilmember
Bart Stevens, Councilmember
Steve Hilton, Councilmember
Anne Hansen, Councilmember
Karina Merrill, Councilmember

City Employees:

Steve Brooks, City Administrator/Attorney
Cody Cardon, Business Administrator
Mike Eggett, Community Development Director
Scott Brenkman, Police Chief
Shawn Douglas, Public Works Director
Jared Sholly, Fire Chief
Michelle Marigoni, City Recorder

Visitors:

| | |
|-------------------|------------------|
| Carla Beckstead | Eileen Frey |
| Maria Knorr | Doris Pancich |
| Marie Nye | Thatiam Falls |
| Tilly Mutsaers | Barbara Knuder |
| Theresa Evans | Richard Copp |
| Marshall Isaacson | Jill Garner |
| Carol Rasmussen | Russell Lee |
| Carol Daz | Lance Beech |
| Marian Subic | John Overdiek |
| Judy Gabourie | Bruce Burrows |
| Gayle Hale | Ron Dille |
| Ed Gallegos | Cody Hansen |
| Reta Dearden | Jane Hall |
| Fredericka White | Bonnie Norris |
| Vivian James | Lois Woody |
| Eileen Frey | Jeffry Walker |
| Dean Anderson | Barbara Andersen |

A. Welcome & Roll Call

The City Council meeting began at 6:00 p.m. Mayor Mitchell 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 Mitchell invited Anne Hansen to lead the Pledge of Allegiance.

C. Invocation

Mayor Mitchell invited Steve Hilton to offer the invocation.

D. Public Comment

Mayor 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, noting no action will be taken during public comment.

Bruce Burrows said he was impressed with the parade on July 4. He appreciated how open the council members were to the people, though he didn't think they had been talking to residents recently. The city does not do surveys any longer, but people feel the council is turning their backs on the senior citizens of the city. The city officials owe a debt of gratitude to the seniors, and they need to have concern for their feelings and talk to them.

Marie Nye taught a driver's class in Riverdale before the senior center was built. There is now a beautiful building. Over 20 years of teaching she has been in many senior centers; Riverdale's is the finest. Miranda is the hardest working director she has ever seen and there is a terrific group of volunteers. Social interaction cannot be measured but it cannot be ignored. Widows, widowers, and others who are alone come to interact with others. She understands business, and how it is tempting to sell property when someone offers a large sum of money, but the people can't be ignored, and it should be looked at with pride and not dollar signs. She asked council members to think about their grandparents when making decisions.

John Overdiek said there was a document on September 22, 2022 given to him and was presented to the RDA Board. "A brief history and timeline of the Riverdale Senior Center" was given to him by Larry Hansen who couldn't be at the meeting. He spoke about development and how council members are over money-making positions for taxation. The building is a treasure and a wonderland for the seniors. He spoke about rights in real estate and how the citizens are the actual owners of the center. He threatened a class-action lawsuit against the RDA and said next time he will have more documentation.

Jay Hudson, South Ogden resident, asked if there was a planning document that says it will be torn down or not torn down. He asked Bruce Burrows to join him at the podium and gave him a book. Mr. Burrows said he would give it to the people who keep track of the history.

Marsha Knorr asked how the issue was publicized. Michelle Marigoni explained the agendas are posted on the public notice website, the board at the civic center, and Riverdale's website, as per state noticing code. Mr. Arnold said the notice was given appropriately and also extra notifications were given by council members.

E. Presentations and Reports

1. Mayor's Report

- The annual ULCT Convention in Salt Lake will have registration open soon. He encouraged members to attend.
- The sewer district is planning on a property tax increase, which would be about \$16 per year.

2. City Council Assignment Reports

3. Fire crew recognition

- On June 24 there was an incident on the river where a woman was in the river holding onto a tree. Marcus Garcia and Jace Stromberg were on scene. Marcus went into the river and grabbed the woman, which took a great deal of courage. He was holding her up and they both were recovered by Ogden Fire. He thanked the firefighters for their courageous work. Mr. Stevens said they were also manning the first aid booth at Old Glory Days.

F. Consent Items

1. Consideration to approve the City Council meeting minutes from June 20, 2023 Work Session and Regular Meeting.

Mayor Mitchell invited any corrections or comments regarding the above referenced meeting minutes.

MOTION: Councilmember Arnold moved to approve the meeting minutes. Councilmember Hansen seconded the motion. There was not any discussion regarding this motion. The motion passed unanimously in favor.

G. Action Items

1. a) Motion to un-table and consideration of Ordinance #964 regarding a proposed Final Subdivision and Site Plan request for Coleman Vu Estates PRUD Subdivision located at approximately 5368 South 1050 West, as requested by Goldcrest Homes LLC.

MOTION: Councilor Hansen moved to un-table Ordinance #964 regarding a proposed Final Subdivision and Site Plan request for Coleman Vu Estates PRUD Subdivision located at approximately 5368 South 1050 West, as requested by Goldcrest Homes LLC.

SECOND: Councilor Hilton

ROLL CALL VOTE:

| | |
|--------------------|-----|
| Councilor Hilton: | Yes |
| Councilor Hansen: | Yes |
| Councilor Stevens: | No |
| Councilor Arnold: | No |
| Councilor Merrill: | Yes |

Motion passes 3 to 2, item un-tabled.

Mr. Eggett stated the requested documents were submitted on time, including an acceptable revision to the stormwater agreement. The city engineer and public works director both recommended approval. The engineer's cost estimate was updated and found to be acceptable. Mr. Eggett went over comments and updated responses in the packet.

Council Regular Meeting, July 5, 2023

Councilor Hansen asked Mr. Eggett if the staff felt there was anything to warrant tabling the item again. Mr. Eggett said the items regarding 1050 West have been handled in meetings with UDOT, but all items with the city have been addressed.

Mr. Arnold said he had no problem with the subdivision, but he did with the egress as it is already a mess, and he would not support something with that egress to 1050. He said one main job of the council is to protect the community, but that this was about money, and it should be able to be reconfigured though some lots would be lost. He travels the road daily and it will cause problems.

Mr. Stevens had a similar concern that the egress was potentially a problem and should be moved north to correspond with 500 South. He understood the UMA owned the property to the north, but asked if they could do a land swap with them. He said he could not support it and that he did not appreciate receiving inappropriate calls.

Mrs. Merrill also had a problem with the egress where it has been proposed and asked that some more consideration be given.

Ms. Hansen said based on her review of the plans, but not having a full understanding of the traffic impact with the UDOT road and considering that there is also a roundabout coming which could have an impact on the traffic as well. She felt that with these unknowns, but the developer meeting the city's code requirements, it is not a good idea to hold up the approval.

Adam Anderson with Goldcrest reported the alignment has been looked at and had been in place for over a year. UDOT asked them to take 5150 straight which would take a large portion of UMA's parking lot. UDOT said if 5150 could not be extended, then the current proposed location was preferred. The alignment is where UDOT said to put it. UDOT conceded that the roundabout would pose less risk. UDOT showed 86 turnarounds at the entrance to the Motor-Vu, so it could cause problems.

Mr. Arnold said when the roundabout goes in, an exit from the other subdivision to the west would be lost. He said it is already a mess and it shouldn't be moved forward just because they don't know how much worse it would be. It impacts the community, and the egress is a bad idea.

Mr. Anderson said the access point has been the same since UDOT told them where to put it. Extending 5150 was not feasible. He said he is out of options and can't force UDOT to move the road. Mr. Arnold suggested Goldcrest work with UMA for a land swap. He said he didn't know what else to do and they have already gone to UMA and vetted the options. He asked for a path forward if the proposed option was not feasible. The group who owned the property before Goldcrest had spoken to UMA prior to Goldcrest picking up the project. Mr. Stevens said he understood UMA was protective of their parking. Mr. Anderson said they tried to extend 5150 but the radius was not allowed. Mr. Arnold said it would cause them to lose three lots but should be able to connect 5150.

Thatium Falls with Goldcrest explained that if it were extended, it would cut off about half of UMA's parking lot. They have spoken to UMA representatives, who were asking for land and not willing to give any up.

MOTION: Councilor Hansen moved to approve Ordinance #964 regarding a proposed Final Subdivision and Site Plan request for Coleman Vu Estates PRUD Subdivision located at approximately 5368 South 1050 West, as requested by Goldcrest Homes LLC.

SECOND: No second, motion dies.

MOTION: Councilor Arnold moved to table Ordinance #964 regarding a proposed Final Subdivision and Site Plan request for Coleman Vu Estates PRUD Subdivision located at approximately 5368 South 1050 West, as requested by Goldcrest Homes LLC.

SECOND: Councilor Stevens

Ms. Hansen said she agrees that there could be a concern with the traffic on 1050 w with the new development but that the actual impact can't be assumed, and that the Council has a duty to the residents not only for safety but to make reasonable decisions that also don't put the city at legal risk. That these kinds of decisions being made are the reason the legislature is fighting to take away power from cities. Losing the ability to make decisions on the planning and zoning of our community would not be in the best interest of the residents. The developers have done what they were required to do and shouldn't be denied over something that is only within UDOT's authority to control.

ROLL CALL VOTE:

| | |
|--------------------|-----|
| Councilor Merrill: | Yes |
| Councilor Arnold: | Yes |
| Councilor Hansen: | No |

Council Regular Meeting, July 5, 2023

Councilor Hilton: Yes
Councilor Stevens: Yes

Motion passes, 4 in favor 1 opposed. Item was tabled.

Jeff Walker, general counsel for Goldcrest sarcastically said he appreciated being short-sheeted. They have the right to a vote yes or now instead of tabling and kicking it down the road. He requested they vote so they have their legal rights. He said they have every right to call council members. He threatened that the next time council sees them it will be with a notice of lawsuit. He said it's unfair and inappropriate, and the reason the state is taking the stance they are.

b) Motion to un-table and consideration of Resolution #2023-19 regarding a proposed Planned Residential Unit Development (PRUD) Overlay request applied to the Coleman Vu Estates PRUD Subdivision at approximately 5368 South 1050 West, Riverdale Utah 84405, as requested by Goldcrest Homes LLC.

Mr. Eggett noted these items were before the council on May 16, 2023 and tabled at that time.

MOTION: Councilor Hansen moved to un-table Resolution #2023-19 regarding a proposed Planned Residential Unit Development (PRUD) Overlay request applied to the Coleman Vu Estates PRUD Subdivision at approximately 5368 South 1050 West, Riverdale Utah 84405, as requested by Goldcrest Homes LLC.

SECOND: No second – motion dies.

Item remained tabled.

H. **Comments**

Mr. Brooks and Mayor Mitchell passed along thanks to Rich Taylor for a great celebration on July 4th.

I. **Adjournment**

MOTION: Having no further business to discuss, Councilmember Arnold moved to adjourn. The motion was seconded by Councilmember Merrill all voted in favor. The meeting was adjourned at 6:57 p.m.

Date Approved: 7/18/2023