

Minutes of the Regular Meeting of the Riverdale City Council held Tuesday, August 1, 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
Bart Stevens, Councilmember
Steve Hilton, Councilmember (Webex)
Anne Hansen, Councilmember (Webex)
Karina Merrill, Councilmember

City Employees: Steve Brooks, City Administrator/Attorney
Cody Cardon, Business Administrator
Mike Eggett, Community Development Director
Scott Brenkman, Police Chief
Michelle Marigoni, City Recorder

Excused: Alan Arnold, Councilmember

Visitors:

A. Welcome & Roll Call

The City Council Work Session meeting began at 5:30 p.m. Mayor Mitchell welcomed all in attendance and noted for the record that Councilmember Stevens was present, and Councilmembers Hilton, Hansen and Merrill were present via Webex. Councilmember Arnold was excused. Members of the city staff were also present.

B. Pledge of Allegiance

Mayor Mitchell invited Karina Merrill to lead the Pledge of Allegiance.

C. Invocation

Mayor Mitchell invited Steve Brooks to offer the invocation.

D. Public Comment

Mayor Mitchell invited public to speak. There was no public comment.

E. Presentations and Reports

1. Mayor's Report

The streetlights are all being replaced with LED lamps, which will pay for themselves within four years.

Mayor Mitchell asked to be notified when police and fire BBQs happen.

The local LDS church is doing a day of service on September 9. Alpine Church and the Riverdale Lyons Club will also participate. Mr. Douglas will find projects they can help with.

2. City Council Assignment Reports

3. Presentation – Utah Municipal Clerks Association (UMCA)

Denise Woods and Alicia Fairborne presented information about the UMCA and other recorders' groups, and recognized Michelle Marigoni for attaining her CMC designation.

F. Consent Items

1. Consideration to approve the City Council meeting minutes from July 18, 2023 Work Session and Regular Meeting.

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

MOTION: Councilmember Stevens moved to approve the meeting minutes with the previously discussed changes. Councilmember Merrill seconded the motion. There was not any discussion regarding this motion. The motion passed unanimously in favor.

G. Action Items

1. **a) Consideration of Ordinance #968 approving a Final Subdivision request for Riverside Flats Subdivision, located at approximately 671 West and 633 West 4400 South, Riverdale, Utah 84405, as requested by Wright Development Group.**

Mr. Eggett explained this subdivision would shift lines and move four lots into two lots for the 152 apartment units. The lots include the Carey's Cycle and Ken Garff parcels, in addition to the Lesley's parcels. He briefly went over the executive summary and other information included in the packet. Concerns from the city engineer and staff have been resolved.

MOTION: Councilor Merrill moved to approve Ordinance 968 approving a Final Subdivision request for Riverside Flats Subdivision, located at approximately 671 West and 633 West 4400 South, Riverdale, Utah 84405, as requested by Wright Development Group.

SECOND: Councilor Hilton

ROLL CALL VOTE:

Councilor Hilton:	Yes
Councilor Hansen:	Yes
Councilor Stevens:	No
Councilor Arnold:	Absent
Councilor Merrill:	Yes

Motion passes with three in favor and one opposed.

- b) Consideration of Final Site Plan request for Riverside Flats Apartments, located at approximately 671 West 4400 South, Riverdale, Utah 84405, as requested by Wright Development Group.**

Mr. Eggett noted the conditional use approval was reviewed and approved by the Planning Commission on May 23 2023, as well as a favorable recommendation on the site plan request on the same date. He went over the executive summary for this item and site plan information in the packet, noting all staff and engineering concerns had been addressed. A traffic study was also conducted and is available for councilors to view.

Mayor Mitchell spoke about being supportive of the development but had concerns about the cleanup efforts in the old Lesley's park. He informed Logan Johnson about the amount of public concern and complaints he had received and asked that some progress be made quickly. Mr. Johnson reported the partners wanted to have an approved site plan before spending the money on demolition.

Mr. Johnson reported that the bus stop would be moved and landscaped, which could help with parking congestion. Their marketing data shows the proposed amount of parking is adequate. Left turns in and out of the complex will be restricted. Mr. Stevens asked if there were garages, which there are not.

MOTION: Councilor Hilton moved to approve the Final Site Plan request for Riverside Flats Apartments, located at approximately 671 West 4400 South, Riverdale, Utah 84405, as requested by Wright Development Group.

SECOND: Councilor Merrill

ROLL CALL VOTE:

Councilor Stevens:	No
Councilor Arnold:	Absent
Councilor Merrill:	Yes
Councilor Hansen:	Yes
Councilor Hilton:	Yes

Motion passes with three in favor and one opposed.

2. **Consideration to adjourn into a closed session pursuant to UCA 52-4-205 (c), to discuss pending or reasonably imminent litigation.**

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MOTION: Councilor Stevens moved to adjourn to a closed session.

SECOND: Councilor Merrill

ROLL CALL VOTE:

Councilor Hansen:	Yes
Councilor Stevens:	Yes
Councilor Hilton:	Yes
Councilor Arnold:	Absent
Councilor Merrill:	Yes

Motion passes, the closed session began at 6:24 p.m.

In attendance: Mayor Mitchell, Councilor Stevens, Councilor Hilton, Councilor Hansen, Councilor Merrill, Steve Brooks Mike Eggett, Michelle Marigoni.

MOTION: Councilor Stevens moved to reopen the meeting.

SECOND: Councilor Merrill

ROLL CALL VOTE:

Councilor Arnold:	Absent
Councilor Merrill:	Yes
Councilor Hilton:	Yes
Councilor Hansen:	Yes
Councilor Stevens:	Yes

Motion passes, the meeting reopened at 6:49 p.m.

H. **Comments**

Mr. Stevens asked if the hedge on 4600 S by the crosswalk could be removed, as it is a safety concern.

Mr. Brooks reported the new Code Enforcement employee has started.

Ms. Hansen recommended encouraging the property owner on 700 West at least start cutting down weeds.

I. **Adjournment**

MOTION: Having no further business to discuss, Councilmember Merrill moved to adjourn. The motion was seconded by Councilmember Stevens all voted in favor. The meeting was adjourned at 6:55 p.m.

Date Approved: 8/15/2023