

Minutes of the Regular Meeting of the Riverdale City Council held Tuesday, August 15, 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 Scott Brenkman, Police Chief Michelle Marigoni, City Recorder
Visitors:	Becky Taylor

**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 Chief Brenkman to lead the Pledge of Allegiance.

**C. Invocation**

Mayor Mitchell invited Anne Hansen 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.

Becky Taylor, a lifetime resident of Riverdale, had expressed frustration to Mayor Mitchell about the general appearance of the city. She wanted to do something to help the city, as throughout the years it had gotten worse. She spoke about code enforcement. She wanted to launch a city beautification initiative, with a clear definition of what it should look like with timelines, etc. and advertised in schools, churches, and the newsletter. She challenged councilmembers to go through the neighborhoods and see how bad it is. There are people who would be willing to improve their lots but may not be able to, so other residents could help. The cleanup starting could inspire others to clean up their yards.

**E. Presentations and Reports**

**1. Mayor's Report**

There will be a monthly meeting about the Three Gates Trail, which will follow the old rail line. The state has a large budget for the project.

The sewer board went through truth in taxation and will raise rates. It should only cause an increase of approximately one dollar per month.

Mayor Mitchell has been speaking to residents about a farmer's market. He has spoken to Rich Taylor at the Community Center, and it will most likely be handled through the special event process.

**2. Mosquito Abatement presentation – Councilmember Stevens**

**3. City Administration Report**

- a. Department Reports July
- b. August Anniversaries Employee Recognition
  - Dean Gallegos 28 years
  - Norm Farrell 25 years
  - Bart Poll 25 years
  - Neil Amidan 10 years
- c. Staffing Authorization Plans
- d. Community Development Report

There were no new updates on the road closure at 1500 West.

**F. Consent Items**

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

Mayor Mitchell invited any corrections or comments regarding the above referenced meeting minutes. There were none.

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

**G. Action Items**

Item 2, closed session, was moved to the beginning of the meeting. Items 1a and 1b were addressed after the closed session.

Present for closed session: Mayor Mitchell, Steve Brooks, Councilors Arnold, Stevens, Hilton, Hansen and Merrill, Michelle Marigoni.

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

**MOTION:** Councilor Arnold moved to adjourn to a closed session.  
**SECOND:** Councilor Merrill

Unanimous in favor. Closed session began at 6:52 pm.

**MOTION:** Councilor Merrill moved to adjourn the closed session and reopen the meeting.  
**SECOND:** Councilor Hilton

Unanimous in favor. Council meeting reopened at 7:18 pm

**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.**

Mr. Brooks noted there was some further information received.

**MOTION:** Councilor Merrill 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. Brooks noted there was a small amount of further information received, including a traffic study for 1050 West. There may be an option for a subdivision amendment at a later date, however UDOT is not changing their stance on the accesses. UDOT did not allow three access points as requested by the developer. The proposed access near Utah Military Academy was removed by UDOT.

Chief Brenkman and Shawn Douglas both observed the area at different times and are comfortable with the access points from public safety and public works stances. Mr. Brooks said from a legal standpoint, a decision needs to be made. Mr. Brooks asked Council to make a serious consideration and provide findings.

Councilor Merrill asked if the observation was done during school or if it was in the summer, as the concerns were aimed at school traffic. Mr. Brooks said it was not during school, but the traffic study took this into consideration. She also

asked for clarification on the locations of the roads. The power poles would need to be moved for another option to be feasible.

Councilor Arnold said UDOT was responsible for the no left-hand turn situation throughout Layton, which was not successful. He said the developers would lose three lots to move the access but are unwilling to give up any profits.

Mayor Mitchell reiterated that their hands are tied, and hoped the developers would continue to negotiate with UDOT in good faith and do all they could to provide the best product.

Councilor Arnold said there could be a road near the power poles if they really wanted to do it.

- MOTION:** Councilor Merrill 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:** Councilor Hilton

Councilor Hansen said she didn't think the Council was incorrect in tabling this item previously. Tabling an item to make sure the residents are safe and that it's in the best interest of the city is the proper thing to do. The information needed to move forward is available.

- ROLL CALL VOTE:**
- |                    |     |
|--------------------|-----|
| Councilor Merrill: | Yes |
| Councilor Arnold:  | Yes |
| Councilor Hansen:  | Yes |
| Councilor Hilton:  | Yes |
| Councilor Stevens: | Yes |

Motion passes unanimously.

**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.**

This item was discussed before item 1a. Mr. Brooks briefly described the PRUD request.

- MOTION:** Councilor Merrill 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:** Councilor Hansen

Mr. Arnold noted there is pending litigation on this matter, which notes specific council members. He suggested there may not be a quorum of members who are not under pressure to pass the item and that it should not be discussed.

- ROLL CALL VOTE:**
- |                    |     |
|--------------------|-----|
| Councilor Merrill: | Yes |
| Councilor Arnold:  | No  |
| Councilor Stevens: | No  |
| Councilor Hansen:  | Yes |
| Councilor Hilton:  | Yes |

Motion passes 3 to 2, item un-tabled.

- MOTION:** Councilor Hilton moved to approve 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:** Councilor Hansen

- ROLL CALL VOTE:**
- |                    |           |
|--------------------|-----------|
| Councilor Stevens: | Yes       |
| Councilor Arnold:  | Abstained |
| Councilor Merrill: | Yes       |
| Councilor Hansen:  | Yes       |

Councilor Hilton: Yes

Motion passes 4 in favor with 1 abstained.

**H. Comments**

City Staff:

Mr. Brooks updated Council on the Lesley's lot. There was some mowing done, but their mower belt broke. They had a track hoe in there and disconnected the water. The transformer needs to be moved before the power can be taken out.

- The flag on 700 West and 4400 South and another damaged flag have been replaced.
- A couple of seniors came to look at the financial records for the senior center.
- The hedge was trimmed at 4600 South.
- The resident who spoke about the code being outdated on gun laws has been working with the city on updates.
- Sept 9<sup>th</sup> day of service, October 30<sup>th</sup> city clean up.
- Tesla is tentatively planning to begin construction on September 5<sup>th</sup>.
- Interviews for Police Chief August 16<sup>th</sup>.

Mayor:

- Mayor Mitchell praised Mr. Brooks for addressing minor issues consistently as they come up.
- The street lights have been being replaced at a rapid rate.

**I. Training- Strategic Planning**

There was not time for this item.

**J. Adjournment**

**MOTION:** Having no further business to discuss, Councilmember Hilton moved to adjourn. The motion was seconded by Councilmember Hansen all voted in favor. The meeting was adjourned at 7:52 p.m.

Date Approved: 9/5/2023