

Minutes of the **Work Session** of the **Riverdale City Council** held Tuesday October 3, 2023, at 5:30 p.m., at the Civic Center in the Council Chambers, 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  
Mike Eggett, Community Development Director  
Shawn Douglas, Public Works Director  
Jared Sholly, Fire Chief  
Casey Warren, Police Chief  
Michelle Marigoni, City Recorder

Excused:

Visitors: Chris Hupp Lance

The City Council Work Session meeting began at 5:30 p.m. Mayor Mitchell welcomed all in attendance and noted for the record that all Councilmembers were present. Members of the city staff were also present.

**Public Comment:**

**Presentations and Reports:**

1. **Mayor's Report**
2. **City Council Assignment Reports**

**Consent Items**

1. **Consideration to approve meeting minutes from:**  
September 5, 2023 Council Work Session  
September 5, 2023 Council Meeting

Mayor Mitchell asked if there were any changes or corrections to the minutes. The former police chief's name was not correct and will be corrected.

**Action Items**

1. **Consideration of Resolution #2023-27 renewing a contract with Robinson Waste for garbage and recycling services.**

Mr. Douglas explained Lance with Robinson was present and this was a renewal of a long-standing contract.

2. **Consideration of Resolution #2023-28 awarding a bid to Paragon Construction for the 2023 Water Line Improvement Project in an amount not to exceed \$642,882.00.**

Mr. Douglas explained this was due to a water leak under I-84 a few years ago. The improvement will be on the water line that goes under the freeway and under the river. A larger pipe with a thicker wall will be installed, which will be welded together and then pulled through the hole. Councilor Hansen asked about the large difference in the bids and if this company was confident in their work and if there would be large change orders. Mr. Douglas said they are confident in their numbers.

3. **Consideration of Resolution #2023-29 adopting the Intercounty Automatic Aid Fire Agreement**

Chief Sholly explained this was an update to the current agreement to include Washington Terrace, as their department has grown large enough to qualify.

**4. Consideration of Resolution #2023-30 for a Development Agreement for property located at approximately 4851 South 1500 West as requested by 6S T Development and Tesla.**

Mr. Brooks explained this is the agreement for water purchase and is nearly identical to the Shake Shack agreement.

**5. Consideration of Ordinance #972 regarding proposed Rezone Request from Mobile Home Park-Recreational Vehicle Park (RMH-1) Zoning and Multiple-Family Residential (R-4) Zoning to Regional Commercial (C-3) Zoning for property located at approximately 633 West 4400 South, Riverdale, Utah 84405, as requested by Wright Development Group.**

Mr. Eggett noted Logan Johnson would be present to represent H&H as well as Wright Development Group. The property would be an overflow parking lot for Ken Garff as part of a land swap for the corner property at 700 West and 4400 South for the new apartment development.

**6. Motion to un-table and consideration of Ordinance #970 approving proposed Riverdale City Comprehensive General Plan Update.**

Mr. Eggett reminded councilors that this was tabled at the last meeting. He noted there were three areas that were missing zoning designations, which have been added. There were two other minor changes to land use designations.

**7. Discussion and action regarding potential noise issue at Shake Shack as it pertains to Riverdale City Code Title 4, Chapter 8: Noise Abatement.**

Mr. Brooks said Shake Shack is getting close to opening, however they are unable to get a transformer for power until April 2024. They have requested to use a generator, but there is a noise issue with using a generator as there are apartment buildings behind the store. Mr. Arnold asked what the decibel level would be, Mr. Brooks reported it would be around 66 decibels. Mr. Douglas noted the generator would need to run 24/7. There may also be a fire code issue. Shake Shack was hoping to open in early November.

Councilor Hansen asked if the closed session could be done before this item. Mayor Mitchell did not have an issue with changing the order and there was a consensus reached.

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

**9. Discussion and action to consider lawsuit settlement negotiations.**

**Comments**

1. City Council:
  - Councilor Arnold asked what Rocky Mountain Power was doing on 1500 West. The power lines were being moved to follow the lot boundaries for the America First campus.
  - The utility relocations were completed under Cozy Dale Drive while the road was closed. It will need to be closed again for paving.
  - Councilor Hansen asked if Cozy Dale's name was still going to be changed. Mr. Douglas said it has been changed to 1500 West. Ms. Hansen reminded everyone that there were other options suggested by Cami Ellis. Mr. Douglas suggested an exemplary/historical sign below the street sign would be preferred.
2. City Staff:
3. Mayor:

**Adjournment**

Having no further business to discuss, the Work Session was adjourned at 6:03 p.m.