

Minutes of the Regular Meeting of the Riverdale City Council held Tuesday, August 20, 2024, 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 Anne Hansen, Councilmember Michael Richter, Councilmember Stacey Haws, Councilmember
City Employees:	Steve Brooks, City Administrator/Attorney Brandon Cooper, Community Development Director Casey Warren, Police Chief Jared Sholly, Fire Chief Michelle Marigoni, City Recorder
Excused:	
Visitors:	Logan Johnson

Welcome & Roll Call

The City Council meeting began at 6:00 p.m. Mayor Mitchell called the meeting to order and welcomed those in attendance, including all Council Members, City Staff, and members of the public.

Pledge of Allegiance – Michael Richter

Invocation – Anne Hansen

Public Comment

Mayor Mitchell invited members of the public to speak. There was no public comment.

Councilor Hansen moved to strike item numbers three and four from the agenda. This was seconded by Councilor Haws.

Councilor Hansen explained her reasoning for the motion:

1. The agenda did not list the items as transparently as she would like. While the proposals were actual moratoriums, the wording suggested that no changes would occur until a future date.
2. The ordinances were amended only a few hours before the meeting, leaving insufficient time for review.
3. She felt that the approach bypassed standard procedures, with no involvement from the Planning Commission or other checks and balances. She emphasized that such a tool should be used sparingly and only in emergency situations.
4. The process seemed non-transparent, as it did not allow the public an adequate opportunity to provide input.

While Councilor Hansen agreed that the ordinances needed to be addressed, she believed a moratorium was not the appropriate solution.

Councilor Haws did not fully agree with Councilor Hansen's reasons but acknowledged the legitimate use of this process. He expressed concern that such an item appeared on the agenda without prior discussion with the council. He was open to considering the issue at the next meeting but agreed with Councilor Hansen that moratoriums should be reserved for emergencies.

Councilor Richter thanked the staff for their input but stated that he could not identify an immediate public safety or welfare concern that would justify a moratorium.

Councilor Stevens expressed a desire to see the presentations, gather more information about the reasons behind the proposals, and engage in further discussion.

Councilor Arnold agreed with Councilor Stevens, adding that while he did not understand the urgency, he would also like to hear more.

Councilor Arnold No

Councilor Richter	Yes
Councilor Hansen	Yes
Councilor Stevens	No
Councilor Haws	Yes

Motion passes 3 to 2, the items will not be discussed during this meeting.

Presentations and Reports

Mayor's Report

- Central Weber Sewer District voted to increase property tax by about 8%.
- LPC meeting 8/19 – affordable housing was discussed; Weber County has a proposal for some lower-income homes (\$350,000 for 1100 sq feet and no garage).
- Discussion about letting the state determine parking requirements.
- Larry Hansen's mother, a long time Riverdale citizen, passed away recently. Condolences were offered.

City Administration Report

a. Department Reports July

Councilor Stevens noted fire response numbers are extremely high. Chief Sholly explained more detail is being included, which may appear to be higher numbers.

b. August Anniversaries Employee Recognition

Officer Stanger – 5 years
Dean Gallegos – 29 years
Bart Poll – 26 years
Norm Farrell – 26 years

c. Staffing Authorization Plans

d. Community Development Report

- o Grand openings are being planned for Tesla and Chuck E Cheese, the grand opening for Ichiban Sushi is August 28th at 4pm.
- o Goldcrest is almost done with phase 1 and 2 improvements and is working on some paperwork. Building may begin in the next few months.

Consent Items

1. Consideration to approve meeting minutes from:

August 6, 2024 Council Work Session
August 6, 2024 Council Meeting

Mayor Mitchell asked if there were any changes to the minutes. There were none.

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

Action Items

1. Consideration to approve Final Site Plan request for Ken Garff parking lot improvements for property located at 667 W 4400 S, Riverdale UT, as requested by Wright Development and Garff Properties Riverdale, LLC.

Mr. Cooper introduced the final site plan for an overflow parking lot, related to the development of the old Leslie's Mobile Home Park. Logan Johnson with Wright Development was present. The plan, primarily for the Garff Automotive Group, had received a plat extension and conditional use permit approval from the Planning Commission. The council reviewed the site plan, which proposed improvements such as paving, landscaping, security fencing, and lighting. The project aimed to improve the current condition of the lot and provide continuity along the street for nearby residents. Concerns raised included ensuring proper drainage, addressing lighting to minimize off-site impact, and clarifying the use of the site for parking cars during business hours.

Council members asked questions about the plan's compliance with city ordinances, the timeline for completion, and the impact on surrounding areas, particularly the river corridor. Councilor Arnold raised concerns about the future development of the river corridor, noting that a parking lot might not align with long-term plans for that area. Mr. Johnson acknowledged the low-impact nature of the project and its flexibility for future changes. There were also discussions about maintaining the landscaping and addressing issues with semi-truck unloading on Riverdale Road, with Chief Warren indicating that they monitor for safety but often allow trucks to unload where needed.

Motion: Councilmember Arnold moved to approve the Final Site Plan request for Ken Garff parking lot improvements for property located at 667 W 4400 S, Riverdale UT, as requested by Wright Development and Garff Properties Riverdale, LLC.

Second: Councilmember Richter

Councilor Stevens	Yes
Councilor Haws	Yes
Councilor Hansen	Yes
Councilor Arnold	Yes
Councilor Richter	Yes

Motion passes unanimously.

2. Consideration of Resolution #2024-29 approving a Real Estate Purchase Contract.

Mr. Cooper proposed the potential purchase of a 4.07-acre piece of land, the Peacock Ridge subdivision, located beneath the Davis and Weber Canal. Mr. Cooper provided an overview of the situation, noting that the land had already been approved as a PRUD (Planned Residential Unit Development), but concerns have arisen about developing the hillside. The property is located in a high-risk area, near a canal that previously breached, posing concerns for potential hillside development. The adjacent land had already been acquired by the city.

The city has an interest in purchasing the property to prevent further development and protect the hillside. Kent Hill, the property owner, agreed to a purchase price of \$495,190, with a \$5,000 earnest payment and a 35-day due diligence period.

Councilor Arnold expressed worries about fire risks and the potential liability to the city. Councilor Richter questioned the feasibility and value of the purchase, given the high cost and limited apparent benefits to the city. Councilor Hansen noted that the canal's past breach in 1999 caused significant damage, and the current purchase might prevent similar disasters, which would be costly for the city to manage.

Potential uses were discussed, including selling a portion of the land and possibly establishing a trail along the canal, although this idea would need further approval from the Davis and Weber Canal Company. Council members acknowledged the high cost but felt that preventing development along the hillside could mitigate future risks.

Overall, the discussion focused on weighing the immediate cost of the land purchase against long-term risks to the community if the land were developed.

Motion: Councilmember Arnold moved to approve Resolution 2024-29 approving the Real Estate Purchase Contract for \$495,190.

Second: Councilmember Haws

Councilor Hansen	Yes
Councilor Richter	Yes
Councilor Haws	Yes
Councilor Stevens	Yes
Councilor Arnold	Yes

Motion passes unanimously.

3. ~~Consideration of Ordinance #986 notifying the public of a pending ordinance regarding residential short-term rentals.~~

4. ~~Consideration of Ordinance #987 notifying the public of a pending ordinance regarding residential treatment facilities.~~

Comments

A road construction project on 300 West is creating a lot of traffic issues, with average daily traffic of 16,000 cars. Though it's mainly a project handled by the Terrace, the city is still receiving complaints from residents. Schools reopening exacerbated the issue. Additionally, Riverdale Road may need to be blocked off two times for improvements at the future Panera site. Panera is preparing to start demolition, but there is no official start date.

Graffiti on Parker Drive has been taken care of by UDOT thanks to Chief Warren and Steve May, code enforcement, who were ready to go paint it themselves. They will be working with UDOT to make sure it is done properly in the future.

Mayor Mitchell reported a local religious group is organizing a service project to clean up overgrown properties, including properties near the school and the landslide area.

Councilor Arnold mentioned that he has been handling weed control in the Coleman Farms HOA, which has not been maintaining the properties along Ritter Drive. Mr. Brooks agreed to help address the issue and look into the HOA's responsibilities.

Adjournment

Having no further business to discuss, Councilmember Arnold moved to adjourn the meeting. Councilmember Richter seconded the motion. The meeting was adjourned at 7:11 p.m.

Date Approved: 9/17/2024