



**RIVERTON CITY
REGULAR CITY COUNCIL MEETING
AGENDA**

September 2, 2014

Notice is hereby given that the Riverton City Council will hold a **Regular City Council Meeting** beginning at **6:30 p.m.** on **September 2, 2014** at Riverton City Hall, located at 12830 South 1700 West, Riverton, Utah.

1. GENERAL BUSINESS

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Presentations/Reports
 1. Recognition of Boy Scouts
 2. 150 Days of Service Initiative – *Tish Buroker*
4. Public Comments

2. PUBLIC HEARINGS – 6:30 p.m. or as soon after as practicable

1. No Public Hearings Scheduled

3. DISCUSSION/ACTION ITEMS

1. No Discussion/ Action Items

4. CONSENT AGENDA

1. **Minutes:** RCCM 08/19/2014 and 08/26/2014
2. **Bond Releases:** Sparkles Car Wash – 90% Performance
3. **Resolution No. 14-58** – Approving Support of a Single Computer-Aided Dispatch System

5. STAFF REPORTS

1. Lance Blackwood –*City Manager*
2. Communications Report – *Angie Trammell, Communications Manager*
3. Vandalism Along Jordan Parkway Trail- *Lt. Rod Norton, Police Chief*
4. Cemetery Report – *Sheril Garn, Parks and Public Services Director*
5. Safety Training – *Ryan Carter, City Attorney*

6. ELECTED OFFICIAL REPORTS

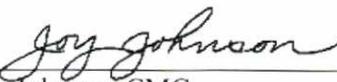
1. Mayor Bill Applegarth
2. Council Member Brent Johnson
3. Council Member Trent Staggs
4. Council Member Sheldon Stewart
5. Council Member Tricia Tingey
6. Council Member Paul Wayman

7. UPCOMING MEETINGS

1. September 16, 2014 – Regular City Council Meeting – 6:30 p.m.
 1. Items to discuss will include- Presentation of a Culinary Water Alternative Plan and Survey Information
2. September 30, 2014 – Work Session – 6:30 p.m.
 1. Items to discuss will include- Resolution Outlining Terms and Procedures for Culinary Water Alternative Plan and Survey
3. October 7, 2014 – Regular City Council Meeting – 6:30 p.m.
4. October 21, 2014 – Regular City Council Meeting – 6:30 p.m.

8. ADJOURN

Dated this 28th day of August 2014



Joy Johnson, CMC

Deputy Recorder

Public Comment Procedure

At each Regular City Council Meeting any person wishing to comment on any item not otherwise on the Agenda may address the Governing Body during the Public Comment period. The comment period is limited to 30 minutes. Any person wishing to comment shall limit their comments to no more than three (3) minutes, unless additional time is authorized by the Mayor. Citizen groups will be asked to appoint a spokesperson, who shall limit their comments to no more than five (5) minutes. All comments shall be directed to the Mayor and City Council. No person addressing the Governing Body during the comment period shall be allowed to comment more than once during that comment period. Speakers should not expect any debate or dialogue with the Mayor, City Council or City Staff during the meeting.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations or assistance during this meeting shall notify the City Recorder's Office at 801-208-3126, at least 24 hours prior to the meeting. Accessible parking and entrance are located on the south end of the building with elevator access to the City Council Chambers located on the second floor.

Certificate of Posting

I, Joy Johnson, the duly appointed and acting Recorder for Riverton City certify that, at least 24 hours prior to such meeting, the foregoing City Council Agenda was emailed to the Salt Lake Tribune, Deseret News and the South Valley Journal. A copy of the Agenda was also posted in the City Hall Lobby, on the City's Website at www.rivertoncity.com, and on the Utah Public Meeting Notice Website at <http://pmn.utah.gov>.

Dated this 28th day of August 2014

Joy Johnson, CMC
Deputy Recorder



Issue Paper

Item No. 4

Presenter/Submitted By: Mayor Applegarth	
Subject: Consent Agenda	Meeting Date: September 2, 2014
	Fiscal Impact:
	Funding Source:
Background:	
<p>4. CONSENT AGENDA</p> <ol style="list-style-type: none"> 1. Minutes: RCCM 08-19-2014 and 08-26-2014 2. Bond Releases: Sparkles Car Wash- 90% Performance Bond 3. <u>Resolution No. 14-58</u> – Supporting further integration of emergency telephone call systems by creating a single computer-aided dispatch system, through engaging a consultant to assist the VECC to select a public safety communications vendor. – <i>Ryan Carter, City Attorney</i> 	
Recommendation:	
Approve the Consent Agenda as listed.	
Recommended Motion:	
"I move the City Council approve the Consent Agenda as listed."	

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Riverton City
REGULAR CITY COUNCIL MEETING
Minutes
August 19, 2014

Riverton City Hall
12830 South 1700 West
Riverton, Utah 84065

10 **Attendance:**

11
12 Mayor William R. Applegarth

13
14 **Council Members:**

15 Council Member Brent Johnson
16 Council Member Trent Staggs
17 Council Member Sheldon Stewart
18 Council Member Tricia Tingey
19 Council Member Paul Wayman

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21
22
23 **City Staff:**

Lance Blackwood, City Manager
Virginia Loader, Recorder
Ryan Carter, City Attorney
Jason Lethbridge, Planning Manager
Trace Robinson, Public Works Director
Jeff Hawker, Asst. City Manager
Clint Mecham, UFA Battalion Chief
Rod Norton, UPD Chief, Riverton Precinct

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29 **Citizens:** Michael S. Johnson, Wyoma Darlington, Tycia Aldridge, Darrin Aldridge, Kaitlyn Hartwig, Calleen & Steve Passey, Taylor Spendlove, Donald R. Wardle, Jeremy Dimond, Brianne Emery, Becky Sckolmoski, Jennifer Springer, Courtney Blackham, Russ and Susan Blood, Jeff and Tacia Broadhead, Susan Pulsipher, Travis Gunther, Kim Murray, Eric Murray, Tish Buroker

30 **1. GENERAL BUSINESS**

31
32 **Call to Order and Roll Call**

33
34 6:00:14 PM Mayor Applegarth called the meeting to order at 6:30 p.m. and welcomed those in attendance. He then conducted a Roll Call and Council Members Johnson, Staggs, Stewart, Tingey, and Wayman were present.

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38 **CLOSED SESSION – 6:00 p.m.**

39
40 Council Member Sheldon Stewart **MOVED to meet in a Strategy Session to discuss litigation.**
41 Council Member Paul Wayman **SECONDED** the motion. Mayor Applegarth called for discussion on the motion; there being none, he called for a Roll Call Vote. The vote was as follows: Johnson-Yes, Staggs-Yes, Stewart-Yes, Tingey-Yes, and Wayman-Yes. **The motion passed unanimously.**

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44
45
46 **1. Strategy Session to discuss litigation**

1 Minutes of the Closed Session were taken and recorded and are now on file as a Protected
2 Record.

3
4 6:36:30 PM Mayor Applegarth called the Regular City Council Meeting to order at 6:36 p.m.
5 and welcomed those in attendance. He then conducted a Roll Call and Council Members
6 Johnson, Staggs, Stewart, Tingey, and Wayman were present.

7
8 **Pledge of Allegiance** – Jason Lethbridge directed the Pledge of Allegiance.

9
10 **Presentations/Reports**

11
12 **Recognition of Boy Scout Troops**

13
14 Mayor Applegarth recognized the Boy Scouts in attendance.

15
16 **Student Outcomes & Financial Update**

17
18 6:39:38 PM Dr. Johnson, Superintendent of the Jordan School District, presented information
19 from the Jordan School District regarding Student Outcomes and a District Finance Financial
20 Update. She presented information regarding a Mayors' Workforce "Wish List", Five Year AP
21 Test Performance comparisons from 2008-2009 to 2013-2014, Graduation Rate Comparisons
22 from 2008 to 2013, as well as Assessed Valuation Per Student, and the School District's Local
23 Tax Efforts regarding property tax and their debt service schedule.

24
25 Mayor Applegarth commends Dr. Johnson for the great educator she has always been.

26
27 **Public Comments**

28
29 Mayor Applegarth explained the public comment procedure and called for public comments.

30
31 7:01:50 PM Stacia Broadhead stated that she felt that the Bio Life issue was being settled too
32 quickly and she was disappointed that it has not gone to court.

33
34 7:03:36 PM Michael Johnson spoke in opposition of rezoning for chickens. He said there should
35 be rights for people that do not have chickens and do not want them in their neighborhoods. He
36 said chickens should not be classified with dogs and cats which are house hold pets. Chickens
37 should be restricted to properties where there are animal rights.

38
39 7:06:03 PM Kristen Cockrell from Rose Creek Crossing stated she felt there was a lack of
40 scrutiny regarding the Bio Life issue. She stated the classification of Medical Treatment Center
41 was wrong and she was opposed to reversing the original decision to deny approval.

42
43 7:07:49 PM Richard Snelgrove, a member of the Salt Lake County Council, said he was
44 advocating for the passage of the Salt Lake County Zoo, Arts and Parks (ZAP) Program tax. He
45 spoke of the many programs funded and supported by ZAP, i.e. the Riverton Arts Council. He
46 stated that the ZAP program tax would be a ballot item in the November 2014 Election.

47

1 [7:10:22 PM](#) Jennifer Springer, a resident of the Rose Creek Crossing neighborhood, expressed
2 utter disappointment with regards to the potential approval of the Bio Life facility.

3
4 [7:13:31 PM](#) Becky Scholmoski stated she was disappointed regarding the Bio Life issue. She
5 spoke of the parable of frog and scorpion.

6
7 [7:15:32 PM](#) Katlin Hartwig said that she had observed an increase in the number of rezoning
8 requests for multi-unit housing. She spoke in opposition to packing in high density housing. She
9 stated that the City should not overlook the potential for professional offices and businesses for
10 12600 South and asked that the right kind of commercial development that would bring jobs be
11 considered and not high density housing.

12
13 [7:18:19 PM](#) Kevin Mabey stated that if Council approves the settlement with Bio Life, he felt the
14 voice of the citizens did not count. He questioned the lack of appeal process and felt there was
15 substantial information for a defensible law suit.

16
17 [7:19:28 PM](#) Aaron Tarin, Counsel for HOA, distributed copies of statutes and an email from City
18 Attorney Ryan Carter. He discussed the Board of Appeals process and said he felt that this issue
19 had cause for a defensible law suit. He also felt a judge does not have jurisdiction to sign off on a
20 settlement agreement. He stated that Planning Commission is an advisory board with no
21 authority to make a decision on a site plan. He reiterated the Council's roll as the governing body
22 designated to make decisions regarding such matters. He said that his main concern was for the
23 erosion of the integrity of the process in Riverton. He added that his estimated cost for his legal
24 fees would be in the \$20,000 dollar range, and he had done it for free because he feels that the
25 issue is about "due process," and the citizens' right to be heard.

26
27 [7:33:07 PM](#) Elerie Cannon said she was not in favor of an eight foot high block wall for the new
28 development in the downtown area. She spoke against multi-family housing and said she would
29 like to see businesses.

30
31 [7:34:28 PM](#) There were no further comments and Mayor Applegarth closed the Public Comment
32 period.

33
34 **Mayor Applegarth moved to Agenda Item No. 3.1**

- 35
36 **1. Resolution No. 14-57 - Approving A Settlement Agreement for a Civil Action filed**
37 **against Riverton City by Build To Suit, Inc. in the Third Judicial District Court,**
38 **State of Utah, Case No. 140409977, and a General Release of All Claims,**
39 **Application No. PI 14-8001**

40
41 [7:35:26 PM](#) Jody Burnett responded to comments from the public and explained why he was
42 recommending the settlement agreement to the City Council tonight. He said that the Council
43 was not making a legislative decision. The legislative decision was made when Council zoned
44 this property as regional commercial. Build to Suit has filed an application for development
45 approval; they are entitled to consideration under the rules that are in place at the time of
46 application.

47

1 He also stated that staff was correct in classifying this proposed facility as a “medical clinic,”
2 based on the procedures and services to be provided. He commented that a dialysis center does
3 not provide any further medical services other than dialysis. However, we would also consider a
4 dialysis center a medical clinic because a medical procedure is occurring in a clinical setting.
5

6 Mr. Burnett stated that Bio Life’s business does not qualify as a manufacturing business, as there
7 is no manufacturing process taking place at this location. It does not meet the criteria for other
8 classifications such as a hospital, medical center, regional medical facility or other related
9 staffing offices. Even if Bio Life applied for a Conditional Use Permit, the statutory language
10 states that the permit “shall be approved” if reasonable conditions can be imposed. Based on the
11 follow up investigation by staff in checking with other jurisdictions, there is no evidence that this
12 type of business will generate the types of problems and issues stated by Mr. Tarin and others.
13

14 Mr. Burnett explained the appeals process and language in the Utah State Code, stating that he
15 feels this law suit would not be defensible. He would not be able to in good faith, assert a failure
16 to exhaust administrative remedies.
17

18 Mr. Burnett said he had been forthcoming with Mr. Tarin and the HOA by providing them with a
19 copy of the settlement statement and informing them of his plans and course of action. He said
20 that if Mr. Tarin and the HOA feel they have a position that merits opposition to the settlement
21 statement proposed, they have the right to seek to intervene in court and be heard at the hearing
22 that has been tentatively scheduled for Sept 8, pending the outcome of tonight’s vote of the City
23 Council.
24

25 7:44:26 PM Mr. Burnett explained the settlement agreement and reviewed the following 15
26 conditions included in the proposed Settlement Agreement:
27

- 28 1. Storm drainage systems and accommodation comply with Riverton City standards
29 and ordinances and with the recommendations of the Riverton City Engineering
30 Division.
- 31 2. An interim storm drainage and erosion control plan and an access management plan
32 be approved by the City prior to any construction or grading on the site.
- 33 3. The site and structures comply with any and all applicable Riverton City standards
34 and ordinances, including the International Building and Fire Codes.
- 35 4. Any and all rooftop equipment shall be screened from view with architectural features
36 such as; parapet walls, wing walls or screens.
- 37 5. Aluminum composite panels on the north end of the building be replaced with stone
38 used on the building.
- 39 6. Left-turn arrows and striping shall be added to the existing southbound left-turn lanes
40 on 3600 West, as approved by the City Engineer.
- 41 7. Lighting be reviewed by the applicant to minimize impacts.
- 42 8. All a biological waste material shall be disposed of according to applicable standards
43 and requirements.
- 44 9. In accordance with Riverton City Ordinance, dumpsters shall not be emptied nor trash
45 collected in any manner from this site between the hours of 10 p.m. and 7 a.m.
- 46 10. Screening for HVAC on the roof to be similar in color and general appearance to the
47 building. Not chain link fencing.

- 1 11. Wall height, grade of landscape. Wall behind the building should be 8 feet high,
2 grade should allow the building to sit lower. Build to Suit agrees to remove and
3 replace existing 6' wall with like kind 8' provided that consent and construction
4 easements can be obtained from all adjacent property owners on opposite side of the
5 fence and those property owners move/remove their property from existing fence and
6 construction easement area. Currently dirt from planters and additional fence prevent
7 replacement from occurring.
- 8 12. Trees should be 2-3 inch caliper consistent with other trees in the area (flowering
9 pear, maple). Pine trees to be 8'. Trees should be large and planting and fast growing.
- 10 13. Lighting/shields. All lighting shall be appropriately located and screened to minimize
11 light pollution upon neighboring properties.
- 12 14. Earth tone colors to remain consistent with surrounding buildings.
- 13 15. Signage posted stating "No Loitering" and enforced by local law enforcement. Two
14 signs shall be posted.

15
16 [7:46:24 PM](#) Mr. Burnett concluded and strongly recommended that the settlement agreement be
17 approved.

18
19 [7:46:47 PM](#) Council Member Trent Staggs commented that it was disappointing that a regional
20 commercial zone abuts to a residential area. However, he said that in light of everything that had
21 been discussed, he agreed with the proposed conditions and he was in favor of the settlement
22 agreement.

23
24 [7:49:46 PM](#) Council Member Sheldon Stewart **MOVED to approve Resolution No. 14-57-**
25 **authorizing the execution of a settlement agreement and general release of all claims.**
26 Council Member Tricia Tingey **SECONDED** the motion. Mayor Applegarth called for
27 discussion on the motion; there being none, he called for a Roll Call Vote. The vote was as
28 follows: Johnson-Yes, Staggs-Yes, Stewart-Yes, Tingey-Yes, and Wayman-No. **The motion**
29 **passed 4 to 1.**

30 31 2. PUBLIC HEARINGS

32 33 1. **Public Hearing – Proposed Rezone of 2.5 acres located at 1925 West Park Avenue** 34 **be rezoned from C-D (Commercial Downtown) to RM-8-D (Residential Multi-** 35 **Family 8 Units Per Acre Max Density) - Riverton Center, LLC, Applicant**

36
37 [7:51:38 PM](#) Jason Lethbridge, Planning Manager, explained an application for a rezone of 2.5
38 acres located at approximately 1925 West Park Avenue. He said the property is currently zoned
39 C-D. The surrounding properties to the north is also zoned C-D. The property to the west is
40 zoned C-D, but has the Elderly Housing Overlay in place as well. The properties to the east and
41 south are zoned R-4. The applicant is proposing rezone of the properties to RM-8-D, allowing
42 for multifamily development at a maximum density of 8 units per acre.

43
44 Mr. Lethbridge said the property had been zoned Commercial Downtown for many years, and
45 has had several commercial projects. However, the properties location and the adjacent single-
46 family zoning are not well suited for commercial development. He said that, given the ongoing
47 residential development of the properties northeast of this, additional residential development of
48 the ground would be in character with the surrounding area, and would further support the

1 existing commercial development of the downtown area.

2
3 Mr. Lethbridge said that on June 31, 2014, the Planning Commission voted to recommend
4 approval of the proposed rezone.

5
6 [7:56:30 PM](#) Council Members Sheldon Stewart and Trent Staggs commented that the proposal
7 was good use of property.

8
9 [8:02:13 PM](#) Mayor Applegarth opened a Public Hearing and called for public comments.

10
11 [8:02:36 PM](#) John Spence spoke in opposition to high density housing and said that downtown
12 has not gone away. He said he visited a couple of businesses that they said they are doing very
13 well.

14
15 [8:06:49 PM](#) Kaitlin Hartwig said that the City did not have foresight in planning; therefore they
16 should be careful about unintended consequences. She urged the Council to be more careful as
17 they plan, look at it as a bigger picture, and don't take the easy way out.

18
19 [8:10:16 PM](#) Tish Buroker spoke in favor of the proposal and said she felt it was going to be a
20 great residential area and it would be a great buffer for older subdivisions.

21
22 There being no further comments, Mayor Applegarth declared the Public Hearing closed.

23
24 [8:11:19 PM](#) Paul Wayman said that the development was fitting in together and working well
25 together and said it was a well thought out development.

26
27 **Ordinance No. 14-16 – Rezoning 2.5 Acres located at 1925 West Park Avenue**
28 **from C-D (Commercial Downtown) to RM-8-D (Residential Multi-Family, 8**
29 **Units Per Acre Max Density), Riverton Center, LLC, Applicant**

30
31 [8:11:59 PM](#) Council Member Paul Wayman **MOVED to approve Ordinance No. 14-16 -**
32 **rezoning 2.5 acres located at approximately 1925 West Park Avenue from C-D to RM-8-D.**
33 Council Member Brent Johnson **SECONDED** the motion. Mayor Applegarth called for
34 discussion on the motion; [8:12:21 PM](#) Council Member Trent Staggs said he agreed with
35 Councilman Wayman's comments and hopes the City can be pro-active and foster for more
36 commercial development along 12600 South. He then referred anyone interested to the City's
37 Strategic Plan. There being no further discussion, Mayor Applegarth then called for a Roll Call
38 Vote. The vote was as follows: Johnson-Yes, Staggs-Yes, Stewart-Yes, Tingey-Yes, and
39 Wayman-Yes. **The motion passed unanimously.**

40
41 **2. Public Hearing – Proposed amendments to RM-14-D Zone, addressing Building**
42 **Setback Requirements and Collector Street Fencing Standards - Riverton City,**
43 **Applicant**

44
45 [8:13:37 PM](#) Jason Lethbridge, Planning Manager, explained that Riverton City has proposed
46 several amendments to the existing RM-14-D ordinance. He said that ordinance allows for
47 multi-family development at a maximum density of 14 units per acre in the Downtown area.
48 The ordinance was originally adopted with a standard multi-family development as a model,

1 which included the assumption of front-loaded garages. The City recently approved a
2 development in the Downtown area which is zoned RM-14-D, and for which the developer
3 included rear-loaded, or “alley-loaded” garages. This amendment clarifies the language in
4 the RM-14-D ordinance for site plans with such garage arrangements.
5

6 Mr. Lethbridge said the other proposed amendment is to Section 18.57.170, which requires
7 collector street fencing where a project would abut Redwood Road or 12600 South. The
8 amendment will make the RM- 4-D ordinance language consistent with Riverton City’s
9 fencing ordinance and site plan standards, which allows discretion on the part of the Council
10 in fencing decisions.
11

12 Mr. Lethbridge said that on June 31, 2014, the Planning Commission voted to recommend
13 approval of the proposed amendment.
14

15 8:15:17 PM Tricia Tingey expressed concern regarding the proposed fencing along Redwood
16 Road, which would allow small children to easily pass through. Jason Lethbridge said that the
17 intent of the amendment is that the discretion and latitude regarding fencing requirements rests
18 with the Council.
19

20 8:18:41 PM Ryan Carter said that default fencing is solid masonry fencing and any alternative
21 for fencing would be at the discretion of the City Council at the time of the site plan.
22

23 8:19:53 PM Mayor Applegarth opened a Public Hearing and called for public comments.
24

25 8:20:04 PM John Spence said he back yard was adjacent to a new development where a solid
26 masonry fence was installed and his side of the fence had not been painted by the developer
27 Mayor Applegarth said that action would be taken to get that fence completed.
28

29 There being no further comments, Mayor Applegarth declared the Public Hearing closed.
30

31 **Ordinance No. 14-17 – Amending Riverton City Ordinance Section 18.57, Rm-14-D,**
32 **addressing Building Setbacks and Fencing Standards, Riverton City, Applicant**
33

34 8:21:19 PM Council Member Trent Staggs **MOVED to adopt Ordinance No. 14-17 -**
35 **amending sections 18.57.070, Setback Requirements, and 18.57.170, Fencing, as described**
36 **in Exhibit “A.** Council Member Sheldon Stewart **SECONDED** the motion. Mayor Applegarth
37 called for discussion on the motion; there being none, he called for a Roll Call Vote. The vote
38 was as follows: Johnson-Yes, Staggs-Yes, Stewart-Yes, Tingey-Yes, and Wayman-Yes. **The**
39 **motion passed unanimously.**
40

41 **3. DISCUSSION/ACTION ITEMS**
42

43 **2. Preliminary Plat Subdivision, The Cottages at Western Springs, 4358 West 12900**
44 **South, 61 Single-Family Lots, R4-SD Zone, Brighton Homes Utah LLC, Applicant**
45

46 8:21:57 PM Jason Lethbridge, Planning Manager explained that Brighton Homes LLC
47 submitted an application requesting preliminary plat approval for a subdivision of land located at
48 approximately 4358 West 12900 South. He said the property is zoned R-4 SD (Residential

1 10,000 square foot lots Specific Development). The Specific Development of this zoning district
2 includes additional requirements that were not contained in the R-4 zoning district and will be
3 discussed later in this report. Property to the north is zoned RR-22 (Rural Residential). Property
4 to the east and south is zoned PCC (Planned Commercial Center) and is listed in Riverton's
5 General Plan as "Future Study Area." Properties to the west are zoned R-1 (Residential 1 acre
6 lots) and RR-22.

7
8 Mr. Lethbridge said the applicant has proposed to subdivide 22.91 acres into 61 single-family
9 residential lots ranging in size from 7,000 square feet up to 45,000 square feet. In December of
10 2013 the Riverton City Council approved a request by the applicant to rezone the property to R-4
11 SD. The SD, meaning Specific Development, attached additional requirements for subdivision
12 that are not found in the standard R-4 zoning code. Those conditions are included in this staff
13 report.

14
15 Mr. Lethbridge said that on June 31, 2014, the Planning Commission voted to recommend
16 approval of the application with the following conditions:

- 17 1. Storm drainage systems and installation shall comply with Engineering Department
18 requirements and standards.
- 19 2. Any and all irrigation ditches associated with the property be addressed, with
20 disposition of the irrigation systems approved by Riverton City and the proper
21 irrigation company or users.
- 22 3. The subdivision shall comply with any and all applicable Riverton City standards and
23 ordinances, including the International Building and Fire Codes.
- 24 4. Easements encumbering buildable space on lots 208, 209, 111 and 124 shall be
25 vacated prior to plat recordation.
- 26 5. Landscaping in open space areas shall be installed as proposed on submitted
27 landscape plans and shall be included in the final plat subdivision submittal.
- 28 6. Perimeter fencing shall consist of a minimum of six (6) foot solid vinyl on the north
29 and east property lines, with solid masonry along the south.
- 30 7. Sunday drive, in its entirety, shall be dedicated to Riverton City extending from the
31 southern boundary line north to 12600 South.
- 32 8. Improvements to Sunday Drive shall be according to Riverton City Engineering
33 Department requirements and standards and shall extend north to 12600 South.
- 34 9. All required fencing be completed with Phase 1.
- 35 10. Total lot yield is not guaranteed with approval of Preliminary Plat.

36
37
38 8:28:29 PM Council Member Sheldon Stewart said that he preferred solid fencing on the north
39 end of the property rather than the south, to which the Developer agreed.

40
41 8:30:18 PM Council Member Sheldon Stewart **MOVED the City Council approve Application**
42 **#14-1002 The Cottages at Western Springs preliminary plat subdivision, located at**
43 **approximately 4358 West 12900 South with the conditions outlined in the Staff Report with**
44 **an update to No. 6 to require solid masonry on the north and vinyl on the south property.**
45 Council Member Tricia Tingey **SECONDED** the motion. Mayor Applegarth called for
46 discussion on the motion; there being none, he called for a Roll Call Vote. The vote was as
47 follows: Johnson-Yes, Staggs-Yes, Stewart-Yes, Tingey-Yes, and Wayman-Yes. **The motion**
48 **passed unanimously.**

3. Status of Transit Study

8:31:28 PM Jeff Hawker, Asst. City Manager, introduced Briann Emery, UTA Project Manager, and Hal Johnson, which he said would briefly review the Transit Study process and the future of the transit project process.

Mr. Hawker explained that among other entities, Riverton City participated in the Southwest Salt Lake County Transit Feasibility Study in 2010 and is currently participating in the Southwest Salt Lake County Transit Study.

Briann Emery and Hal Johnson explained the process taken by UTA for the selection of preferred transit routes. They said a study would be completed in the fall after which the preferred routes would be presented to the public for comments.

8:44:57 PM Council Member Paul Wayman asked for clarification of the study and how the public could become involved at an earlier time in the process.

Ms. Emery and Mr. Johnson said that UTA representatives would be happy to meet for further explanation and discussion. They also said that they would provide a project website link to Mr. Hawker that he would make available to the Council Members.

8:51:24 PM Mayor Applegarth stated that Jeff Hawker would be the contact person for any questions regarding UTA and/or their projects.

4. CONSENT AGENDA

8:59:27 PM Mayor Applegarth presented the following Consent Agenda:

1. **Minutes:** RCCM 08-05-14
2. **Bond Releases:** N/A
3. **Resolution No. 14-52** – Allowing the City to issue a PO to Midwest Commercial Interiors for the purchase of office furniture for the Police Precinct
4. **Resolution No. 14-53** – Allowing the City to issue a PO to Spacesaver Intermountain for the purchase of evidence lockers for the Police Precinct
5. **Resolution No. 14-54** – Allowing the City to issue a PO to TV Specialists Inc. for the purchase of integrated conference room equipment for the Police Precinct
7. **Resolution No. 14-56** – Authorizing the Mayor to execute an agreement with Patrick and Susan Barnes for the acquisition of a storm drain easement through their property at 951 West River Walk Drive

Council Member Trent Staggs requested that Item 4.6 be removed from the Consent Agenda for further discussion.

Council Member Trent Staggs **MOVED** the City Council approve the Consent Agenda as listed. Council Member Sheldon Stewart **SECONDED** the motion. Mayor Applegarth called for discussion on the motion; there being none, he called for a Roll Call Vote. The vote was as

1 follows: Johnson-Yes, Staggs-Yes, Stewart-Yes, Tingey-Yes, and Wayman-Yes. **The motion**
2 **passed unanimously.**

3
4 **Consent Agenda Item 4.6**

5
6 **Resolution No. 14-55 – Approving the execution of an Interlocal Cooperation**
7 **Agreement between Riverton City, the Jordan School District, the City of Bluffdale,**
8 **Herriman City, the City of South Jordan, the City of West Jordan, and Salt Lake**
9 **County for the purpose of establishing a mutual goal among the parties**

10
11 Mayor Applegarth explained that the Jordan School District (“District”) negotiated at length with
12 Riverton City, Bluffdale, Herriman, South Jordan, West Jordan and Salt Lake County (the
13 “Cities”) to prevent further attempts by any particular city to disconnect from the District’s
14 existing boundary and create a new school district. He said the end result of the negotiations was
15 described in the proposed Interlocal Agreement. He said under the terms of the Interlocal
16 Agreement, the District has agreed, among other things, to develop a long range plan that
17 describes future development of District facilities with direct input from the Cities. The District
18 also agreed to work cooperatively with the Cities to identify sites for District facilities that would
19 not interfere with long range planning objectives of the Cities, which he said was especially
20 important to Riverton City because the District owns several acres of land in close proximity to
21 the farming operation that is under the ownership of Property Reserve, Inc. in the vicinity of
22 13400 South, to the west of Bangerter Highway.

23
24 Mayor Applegarth also spoke of other features of the Agreement that included the following:

- 25
- 26 • Mayors of the above described Cities would be allowed to participate in District Board
27 meetings, including some closed sessions.
 - 28 • Mayors would be entitled to weigh in on the design and construction of District facilities.
 - 29 • District shall provide Mayors with a plan which describes how supplemental funding
30 from the Utah Legislature would be offset with other revenues, once the Utah Legislature
31 eliminates said supplemental funding.

32 **9:08:30 PM** Council Member Tricia Tingey **MOVED** the City Council approve **Resolution**
33 **No. 14-55 - authorizing the execution of the Interlocal Cooperation Agreement between**
34 **Jordan School District, Riverton City, Bluffdale, Herriman, South Jordan, West Jordan**
35 **and Salt Lake County to coordinate the future development of District facilities.** Council
36 Member Paul Wayman **SECONDED** the motion. Mayor Applegarth called for discussion on the
37 motion; there being none, he called for a Roll Call Vote. The vote was as follows: Johnson-Yes,
38 Staggs-Yes, Stewart-Yes, Tingey-Yes, and Wayman-Yes. **The motion passed unanimously.**

39
40 **5. STAFF REPORTS**

41
42 **1. City Manager Lance Blackwood – No Reports**

43
44 **2. Safety Training – 9:09:29 PM** City Attorney Ryan Carter displayed pictures of the
45 trees along 1830 west that were recently removed showing the diseased trunks and branches,
46 which explained the reasons why they were removed.

47

1 Brief discussion was held regarding health assessments of other trees throughout the City, which
2 if deemed necessary, would become a budget issue.

3
4 **6. ELECTED OFFICIAL REPORTS**

5
6 **Mayor Bill Applegarth – 9:24:17 PM** distributed a copy of a resolution from Salt Lake County
7 for support of a single computer-aided dispatch platform for Salt Lake City and Valley
8 Emergency Communications Center (VECC). They intend to lead to the execution of a contract
9 and recommend the selection of a single Computer-Aided Dispatch System. Mayor Applegarth
10 requested this issue be on the September 2nd Regular City Council Meeting Consent Agenda for
11 consideration. He then distributed a copy of a letter from the Utah Daughters of Pioneers
12 regarding a monument that was located in the City's Main Park. He then requested a review and
13 recommendation from Staff for the September 2nd Regular City Council Meeting.

14
15 Mayor Applegarth then commended all of City Staff for their consistent efforts in providing
16 great public/customer service.

17
18 **Council Member Brent Johnson** – No report.

19
20 **Council Member Trent Staggs – 9:40:40 PM** reported that he attended his first SLVLESA
21 meeting. He reported that a resident meeting regarding the Jordan River Parkway had been
22 postponed and spoke of the Jordan River Commission. Mayor Applegarth requested that the
23 Jordan Riverton Commission be the first item for discussion at the September 30th Work Session.
24 He then mentioned the Jordan School District's presentation and spoke of great teachers;
25 however, he said that nothing replaces a good parent who encourages education in the home.

26
27 **Council Member Sheldon Stewart – 9:45:19 PM** reported that the UFA District Board held
28 their truth and lending meeting and their quarterly review of their budgets. He then reported on
29 brown lawn areas in his district, Neighborhood Watch Groups, and he invited all to a
30 Neighborhood Preparedness Fair in his district on September 13.

31
32 **Council Member Tricia Tingey** – expressed concern regarding multi-family densities and
33 recommended that the Council hold off on multi-family developments to see if TRAX brings in
34 commercial development. She said there is already an overcrowding of schools and she would
35 like to see the City exhaust commercial possibilities before selling out to densities.

36
37 Mayor Applegarth said that a commercial, as well as a TRAX, benefit would be destination
38 office space.

39
40 **Council Member Paul Wayman** – spoke of the City's sign ordinance and he requested
41 authorization to review it with staff and anyone else that wants to and prioritize the City's sign
42 issues. He then expressed his concern with the number of signs that are being posted to street
43 light poles and recommended the City hire seasonal workers to remove signs and clean up poles.

44
45 **10:03:36 PM** Ryan Carter said that some sign amendments have already been submitted for the
46 Planning Commission's review and he would like to bring all the amendments together at one
47 time.

48

1 Discussion then ensued regarding seasonal/part-time workers for sign and weed abatement and
2 Mayor Applegarth recommended that discussion continue at a Strategic Planning Session.

3
4 10:12:52 PM Councilman Wayman said that he received a resident complaint regarding parking
5 on the street near Southland Elementary for sports practice events. He asked if Staff would draft
6 a letter for Council's signature to the Jordan School District stating that it is nice to allow
7 practice at the school but to please allow parking at the school. He then reported that he recently
8 went on walking/biking trails located in Utah County. He said it would be nice if the City would
9 help endorse grants for biking trails. It was suggested that this issue become a Strategic Plan
10 issue.

11 12 **7. UPCOMING MEETINGS**

13
14 10:22:05 PM Mayor Applegarth reviewed the following upcoming meetings:
15

1. August 26, 2014 – Regular City Council Meeting – 6:30 p.m.
2. September 2, 2014 - Regular City Council Meeting – 6:30 p.m.
3. September 16, 2014 - Regular City Council Meeting – 6:30 p.m.

16 17 **8. ADJOURN**

18
19 10:22:11 PM Council Member Tricia Tingey **MOVED to adjourn the City Council Meeting.**
20 Council Member Sheldon Stewart **SECONDED** the motion. Mayor Applegarth called for
21 discussion on the motion; there being none, he called for a vote. The vote was as follows:
22 Council Member Johnson-Yes, Staggs-Yes, Stewart-Yes, Tingey-Yes, and Wayman-Yes. **The**
23 **motion passed unanimously.** Mayor Applegarth declared the meeting adjourned 10:22 p.m.
24
25
26
27

28 _____
29 Virginia Loader, MMC
30 Recorder

31 Approved: Pending Minutes
32

**Riverton City
WORK SESSION
Minutes
August 26, 2014**

**Riverton City Hall
12830 South 1700 West
Riverton, Utah 84065**

Attendance:

Mayor William R. Applegarth

Council Members:

Council Member Brent Johnson
Council Member Trent Staggs
Council Member Sheldon Stewart
Council Member Tricia Tingey
Council Member Paul Wayman

City Staff:

Lance Blackwood, City Manager
Trace Robinson, Public Works Director
Joy Johnson, Deputy Recorder
Ryan Carter, City Attorney
Jason Lethbridge, Planning Manager

Citizens: Kristen McDonald, Arthur Sutherland, Michelle Cluff, Martin Cluff.

1. GENERAL BUSINESS

1. Call to Order and Roll Call

Mayor Bill Applegarth called the meeting to order at 6:30 p.m. and welcomed those in attendance. He then conducted a Roll Call and Council Members Johnson, Staggs, Stewart, Tingey and Wayman were present.

2. Discussion regarding Business Restrictions – Title Lending, Disproportionate Fee (cost of study) Pawn Shops and Check Cashing

Ryan Carter, City Attorney presented a Business License Fee Study which was conducted by South Jordan City. Mr. Carter led a discussion on Check Cashing Companies, Title Loan Companies and Pawn Shops. He referred to Utah State Code Title 13. Mr. Carter then provided additional information relating to disproportionate fees.

Mr. Carter discussed case law regarding these types of businesses. Council then reviewed Riverton City Ordinance 10-02 and Riverton's Check Cashing Businesses and zoning regulations.

Council Members asked staff to prepare considerations for amendments to Sections 18.187, 18.050.030 and 18.85.090 of Riverton City Code, regulating Check Cashing Businesses. Council also requested that amendments included definitions, and population and distance based limitations.

3. Presentation & Discussion of Water Rate Study/Survey – Voting Alternatives

Ryan Carter, City Attorney, presented a discussion regarding Referendum Ballot Initiatives and Citizens Initiatives according to Utah State Code 20A. Council was informed on the requirements, rules, and deadlines for these procedures.

Trace Robinson, Riverton City Public Works Director, presented the findings of the Zion's Bank rate study that showed purchasing all culinary water from the Jordan Valley Water Conservancy District with a base rate of \$35.18 for up to 10,000 gallons. Additional use was charged under a tier structure.

At the request of the City Council, Trace Robinson and Lisa Dudley were asked to provide the rates of a non-tier structured program broken down into 1000 gallon units. This additional study resulted in a base rate of \$2.50 per user and the cost of \$3.91 per 1000 gallons used. The Council decided to present to the Citizens for their input, the \$2.50 base +1000 gallon option, along with the other option of continuing with the use of Riverton City culinary water from wells owned by the City.

Mr. Robinson also explained the results of a study completed by him and Lisa Dudley, Finance Director. At the request of the City Council, Trace and Lisa showed the results of purchasing water from the Conservancy District with a rate structure that started with a base rate of \$2.50 and then showed a rate of \$3.91 for each additional thousand gallons. This is the option selected by the Council for further consideration, along with the other option of continuing with the use of Riverton City culinary water from wells owned by the City.

The Council also discussed the alternatives to have the matter decided on a ballot or by a survey. The Council chose the survey and instructed staff to return at the September 16th City Council Meeting, with a plan for informing the citizens, as well as the methodology for designing a survey that would be sent to every Riverton City water customer.

Council Members discussed the importance of conducting a series of "Town Hall" meetings. Additionally, they requested a resolution outlining the terms and procedures for a culinary water alternative plan and survey. It is estimated that such a resolution will be presented at the September 30th City Council meeting.

2. ADJOURN

Mayor Applegarth declared the City Council Meeting adjourned at 9:30 p.m.

Joy Johnson, Deputy Recorder

Minutes approved: Pending Minutes



Issue Paper

Item No. 4.2

Presenter/Submitted By:	Trace Robinson	
Subject: 90% Performance Bond Release for Sparkles Car Wash	Meeting Date:	September 2, 2014
	Fiscal Impact:	
	Funding Source:	
Background: Engineering, Public Works and Water Department have performed the necessary infrastructure inspections for the SPARKLES CAR WASH and have found the site complete and constructed to Riverton City's standards. All improvements have been constructed and we recommend that approval be given for a \$25,992.50 release of the bond, and that Riverton City accept the improvements made.		
Recommendation: It is recommended that approval be given to release \$25,992.50 of the bond and that the City accept the improvements.		
Recommended Motion: "I move that we approve the release \$25,992.50 of the bond."		

**DESCRIPTION OF SUBDIVISION IMPROVEMENTS COMPLETED
AND THE DOLLAR AMOUNT REQUESTED FOR EACH.**

SPARKLES EXPRESS CAR WASH Improvement	ORIGINAL BOND AMOUNT date	80% RELEASE DATE	80% RELEASE AMOUNT	90% RELEASE DATE	90% RELEASE AMOUNT	100% RELEASE DATE	100% RELEASE AMOUNT	AMOUNT REMAINING
SEWER	Separate Agreement							
Culinary Water	\$ 17,461.66			9/2/2014	\$15,715.49			\$ 1,746.17
Secondary Water	10,618.90			9/2/2014	9,557.01			1,061.89
Demolition	-			9/2/2014	-			-
Storm Drain	-			9/2/2014	-			-
Streets	-			9/2/2014	-			-
Sidewalk & Signs	-			9/2/2014	-			-
Fencing & Landscaping	-			9/2/2014	-			-
Record Drawings & GIS	800.00			9/2/2014	720.00			80.00
Other	-			9/2/2014	-			-
								-
								-
								-
								-
								-
								-
Total	\$ 28,880.56		\$ -		\$25,992.50		\$ -	\$ 2,888.06

Total amount of bond release requested: **\$ 25,992.50**

**APPROVAL AND ACCEPTANCE STATUS
OF THE SUBJECT SUBDIVISION IMPROVEMENTS:**

Engineer's Certification: All work described above has been inspected and the above quantities verified. All work appears to have been completed in accordance with Riverton City Subdivision Standards and Specifications.


Public Works Director/ City Engineer

8-28-14
Date

City Inspection Certification: All work described above has been inspected and the appropriate testing requirements have been successfully completed or exceeded.

RIVERTON CITY
SUBDIVISION BOND REDUCTION REQUEST

DEVELOPER'S INFORMATION

1. Subdivision Name: **SPARKLES EXPRESS CAR WASH**
2. Address: **13328 S MARKET CENTER DR**
3. Subdivision Developer: **DRIGGS DAN**
4. Bond Company: **Riverton City**
5. **90%** Bond Release Request date: **August 7, 2014**
6. Date of bond release approval by City Council: **September 2, 2014**
7. Description of completed subdivision improvements (attached.)

CITY APPROVAL

Amount of bond release approved by Staff: \$ **25,992.50**

Date of bond release approval by Staff: **August 27, 2014**

The bond amount for the subdivision shall be reduced by an amount equal to as shown above.

Mayor, Riverton City

Date

Attest:

Date



Issue Paper

Item No. 4.3

Presenter/Submitted By:	Ryan Carter, City Attorney	
Subject: Adopt a Resolution supporting further integration of emergency telephone call systems by creating a single computer-aided dispatch system, through engaging a consultant to assist the VECC to select a public safety communications vendor.	Meeting Date: September 2, 2014.	
	Fiscal Impact: N/A	
	Funding Source: N/A	
Background: <p>For years, Riverton City residents have received emergency telephone call service through a primary service answering point known as the Salt Lake Valley Emergency Communications Center ("VECC"). Riverton City is a member of VECC's board of directors through adoption of an interlocal agreement, which also created VECC as an interlocal entity. Recently and in isolated instances, callers for emergency service have experienced trouble receiving emergency response because calls for service have been overlooked when a primary service answering point forwards the call to a dispatch center. Sometimes, the dispatch center which receives a call fails to recognize that the call for services lies within the jurisdiction of the dispatch center.</p> <p>VECC has discussed this matter with other primary service answering points in Salt Lake County and come to realize that a solution for this problem is to integrate the Computer Aided Dispatch ("CAD") programs which operate the different primary service answering points. To this end, Salt Lake County has pledged funding to aid in the cost of integrating or unifying the CAD programs in operation. The governmental entities involved in this issue also need to undergo a process to select a unifying CAD system, if the existing programs cannot be integrated. The attached resolution expresses support of proceeding with a process to integrate or unify the CAD systems in Salt Lake County through engaging a consultant to assist in vendor selections.</p>		
Recommendation: <p>Approve an amendment to Resolution No.14-58, supporting further integration of emergency telephone call systems by creating a single computer-aided dispatch system, through engaging a consultant to assist the VECC to select a public safety communications vendor.</p>		
Recommended Motion: <p>"I move that we adopt <u>Resolution No.14-58</u> supporting further integration of emergency telephone call systems by creating a single computer-aided dispatch system, through engaging a consultant to assist the VECC to select a public safety communications vendor."</p>		

RIVERTON CITY, UTAH
RESOLUTION NO.14-58

**A RESOLUTION AGREEING TO SUPPORT A SINGLE COMPUTER-AIDED
DISPATCH SYSTEM, THROUGH ENGAGING A CONSULTANT TO ASSIST THE
VALLEY EMERGENCY COMMUNICATIONS CENTER BOARD OF TRUSTEES TO
SELECT A PUBLIC SAFETY COMMUNICATIONS VENDOR.**

WHEREAS, the Riverton City Council is committed to providing critical, lifesaving, public safety communications (911); through the establishment of a single Computer-Aided Dispatch (CAD) system in all of Riverton City for all those who live, work, visit and play in Riverton City; and

WHEREAS, House Bill 155, Utah Communication Agency Network and Utah 911 Committee Amendments, was enacted during the 2014 Utah Legislative session, which establishes, in part, the Computer-Aided Dispatch Restricted Account; and

WHEREAS, the Computer-Aided Dispatch Restricted Account was created by the Legislature to be used exclusively to enhance public safety efforts within the state by funding the procurement of a single Computer-Aided Dispatch system for public safety agencies within counties of the first class, when authorized through an interlocal agreement between Riverton City's two primary Public Safety Answering Points (PSAPs); and

WHEREAS, Salt Lake County has budgeted up to 1.37 million dollars to purchase software and train public safety personnel on a single Computer-Aided Dispatch system; and

WHEREAS, Salt Lake City Corporation and the Valley Emergency Communications Center Board of Trustees have determined that it is in the best interests of the inhabitants of their respective jurisdictions to enter into an Interlocal Cooperation Agreement to jointly engage a consultant through a Request for Proposals/Request for Qualifications (RFP/RFQ) process, intended to lead to the execution of a contract, and, in cooperation with the CAD selection committee, recommend the selection of a single Computer-Aided Dispatch system.

NOW THEREFORE BE IT RESOLVED by the Governing Body of Riverton City as follows:

1. Riverton City resolves to fully support and abide by the recommendations of the RFP/RFQ Consultant, in coordination with the CAD selection committee, whose purpose shall be to select a vendor or vendors to provide a single CAD system capable of achieving the above-stated goals of establishing an efficient and effective 911 system in Riverton City and meeting the requirements of House Bill 155.
2. This resolution shall take effect upon passing.

PASSED AND ADOPTED by the City Council of Riverton, Utah, and this _____ day of September 2014 by the following vote:

Council Member Brent Johnson	_____	Yes	_____	No
Council Member Trent Staggs	_____	Yes	_____	No
Council Member Sheldon Stewart	_____	Yes	_____	No
Council Member Trish Tingey	_____	Yes	_____	No
Council Member Paul Wayman	_____	Yes	_____	No

RIVERTON CITY

[SEAL]

Bill Applegarth, Mayor

ATTEST:

Virginia Loader, MMC
Recorder