

Riverton City
REGULAR CITY COUNCIL MEETING
Minutes
October 6, 2015

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
Virginia Loader, Recorder
Ryan Carter, City Attorney
Jason Lethbridge, Planning Manager
Trace Robinson, Public Works Director
Lisa Dudley, Finance Director
Sheril Garn, Parks & Public Services Director
Rosie Rivera, Riverton Precinct Chief
Mike Ulibarri, UFA Battalion Chief
Angie Trammell, Communications Manager

1. GENERAL BUSINESS

1. Call to Order and Roll Call

Mayor Applegarth called the Riverton City Council Meeting to order at 6:30 p.m. and conducted a roll call. Council Members Johnson, Staggs, Stewart, Tingey, and Wayman were present.

2. Pledge of Allegiance – Trace Robinson led the Pledge of Allegiance.

3. Presentations/Reports

1. Recognition of Boy Scout Troops

Mayor Applegarth read a Proclamation proclaiming the month of October 2015 as “Domestic Violence Awareness Month.” Comments were offered from Council Member Stewart.

2. Riverton Choice Awards for Excellence in Education – Southland Elementary School

Council Member Paul Wayman presented the Riverton Choice Awards for Excellence in Education for the following Southland Elementary School students:

Sydney Horner - 6th Grade Student Sydney Horner is a student that any teacher

would love to have in her class. She is always responsible, hard-working, and kind. She goes out of her way to give more than 100% in everything she does. She is an exceptional leader, friend, and excels in academics and also athletics. Her positive attitude brightens everyone's day!

Blake Mower – **4th Grade Student** Blake Mower is a leader by always trying to do his best! He leads out by staying on task, he includes others, and is always polite. He will help others without being asked, stays focused, and pays attention to what is going on around him. He helps his class by setting a great example for others to follow.

Ashley Mortensen – **Special Education, K-6 Teacher** Ashley Mortensen is an exceptional special education teacher. She truly cares about her students and is very proactive in making sure that their academic and emotional needs are met. She works very hard with the faculty and her special education staff. Ashley is always efficient and calm in all situations when students are struggling and needing her support. She takes great pride in being prepared, keeping her files within compliance, and mostly in being an advocate for and meeting her student's individual needs. We are very lucky to have Ashley as one of our Resource Teachers at Southland Elementary.

3. River Friendly Programs

Laura Hanson, Executive Director of Jordan River Commission, presented information regarding the River-Friendly Community and Development/Project Recognition Programs and described possible sources of funding for a few projects along Riverton City's portion of the River. Ms. Hanson said they wanted to inspire healthy competition among the cities for their portions of the Jordan River.

Council Member Trent Staggs spoke regarding the importance of the pond restoration project in Council District 4, the Invasive Species Management Grant, and the Technical Advisory Committee that would be walking the City's area of the River to bring back ideas on other projects that might be pursued. He also spoke of potential funding sources to be used for a possible boat launch for kayaks or canoes along Riverton City's section of the river. Mr. Staggs requested that staff review sample resolutions/ordinances that were presented and make any recommendations.

Mr. Staggs spoke regarding the appointment of Tish Buroker on the Jordan River Commission Board as an Alternate Board Member.

Mayor Applegarth removed Item 4.3 from the Consent Agenda for consideration as part of the previous discussion.

3. Resolution No. 15-66 – Appointing Tish Buroker as Riverton City's Alternate Representative to the Jordan River Commission

Council Member Paul Wayman **MOVED to approve Resolution No. 15-66 – Appointing Tish Buroker as Riverton City's Alternate Representative to the Jordan River Commission.**

Council Member Sheldon Stewart **SECONDED** the motion. Mayor Applegarth called for discussion on the motion. There being none, Mayor Applegarth 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.**

4. Public Comments

Mayor Applegarth called for public comments.

Edward Staley – said there were 4,000 new homes slated for construction west of Bangerter Highway, which he heard would increase garbage rates. He referred to a handout regarding TRAX and asked questions regarding the handout. Mayor Applegarth responded and answered Mr. Staley’s questions and referred him to the City Newsletter.

Valerie Bills - commented on the new audio link on the City’s website and recommended that Park Reservations be made available online rather than in person.

Wyoma Darlington – commented on a safety issue with the development in front of post office on 12600 South.

There were no further public comments; Mayor Applegarth closed the public comment period.

2. PUBLIC HEARINGS – There were no Public Hearings scheduled.

3. DISCUSSION/ACTION ITEMS

1. **Resolution No. 15-70 – Consideration and adoption of a resolution of the City Council of the City of Riverton, Utah, authorizing the Issuance and Sale of not more than \$11,700,000 aggregate principal amount of Franchise and Sales Tax Revenue Refunding Bonds, Series 2015; and related matters**

Lisa Dudley, Finance Director, introduced Laura Lewis, the City’s Financial Adviser, Lewis Young Robertson & Burningham.

Laura Lewis explained that the Series 2015 Bonds would be issued for the purpose of (a) refunding a portion of the Issuer’s outstanding Franchise and Sales Tax Revenue Bonds (the “Refunded Bonds”), (b) funding debt service reserve funds, as necessary and (c) paying costs of issuance of the Series 2015 Bonds. She said the Issuer intends to issue its Series 2015 Bonds in the aggregate principal amount of not to exceed \$11,700,000, to mature in not more than nineteen (19) years from their date or dates, to be sold at a price not less than ninety-seven percent (97%) of the total principal amount thereof, and to bear interest at a rate or rates of not to exceed five and one-half percent (5.5%) per annum. The Series 2015 Bonds were to be issued and sold by the Issuer pursuant to the Resolution. She said the Issuer proposed to pledge 100% of all the revenues produced by Pledged Sales and Use Taxes, Pledged Energy Sales and Use Taxes, and “Pledged Telecommunications License Taxes. The issuance of the Series 2015 Bonds shall be subject to the final approval of Bond Counsel and to the approval of the City Attorney. Brief discussion occurred among Ms. Lewis, Council Members, and staff, and Council Member Trent Staggs confirmed that the original Series in 2007 Bonds, with what had been paid to date

in principal and interest, and with what was being proposed, the savings would be \$866,000 over time.

Council Member Tricia Tingey **MOVED to approve Resolution No. 15-70 – Consideration and adoption of a resolution of the City Council of the City of Riverton, Utah, authorizing the Issuance and Sale of not more than \$11,700,000 aggregate principal amount of Franchise and Sales Tax Revenue Refunding Bonds, Series 2015; and related matter.** Council Member Sheldon Stewart **SECONDED** the motion. Mayor Applegarth called for discussion on the motion. There being none, Mayor Applegarth 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.**

Council Member Sheldon Stewart recommended that Items 3.4, 3.5, and 3.6 be addressed.

4. Multi-Family Site Plan, Residence at Park Avenue Phase 4, 2000 West Park Avenue, RM-8-D Zone, 24 Units, 3.0 Acres, Brad Reynolds Construction, Applicant

Jason Lethbridge, Planning Manager, explained that Brad Reynolds Construction submitted an application requesting approval of a Multi-Family Residential Site Plan proposed to be located at 2000 West Park Avenue (12765 South). He said the property was zoned RM-8-D (Residential multi-family 8 units per acre Downtown) with property to the north being zoned C-D (Commercial Downtown), which was currently occupied by a gas station and convenience store. He said, to the east and south, property was zoned RM-8-D as Phases 1 and 3 of the Residences on Park Avenue. Further, to the west, property was zoned C-D which was occupied by the Jordan School District Technology Center.

Mr. Lethbridge said the applicant proposed to construct 24 attached townhouse style residential units on property totaling approximately 3.0 acres. He said the proposed site plan extended the existing phase 1 development to the west into surplus property sold by the Jordan School District to the applicant. He said that accesses into the proposed development came from internal public roads in Phase 1, and no new accesses onto Park Avenue were proposed for the development.

Mr. Lethbridge said that on October 1, 2015, the Planning Commission voted to recommend approval of the Final Plat Application with the following conditions:

1. Storm drainage systems and accommodation comply with Riverton City standards and ordinances, and with the recommendations of the Riverton City Engineering Division.
2. An interim storm drainage and erosion control plan and an access management plan be approved by the City prior to any construction or grading on the site.
3. The site and structures comply with any and all applicable Riverton City standards and ordinances, including the International Building and Fire Codes.
4. Eight foot solid core concrete fencing installed along the western and northern property lines of the proposed development.

Developer Brad Reynolds addressed questions from Council Members regarding his development.

Council Member Sheldon Stewart **MOVED to approve the Residences at Park Avenue Phase 4 Multi-family Site Plan, Application # PL-15-8007, with the conditions outlined in the Staff Report.** Council Member Brent Johnson **SECONDED** the motion. Mayor Applegarth called for discussion on the motion. There being none, Mayor Applegarth 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.**

5. Final Plat Subdivision, The Cottages at Western Springs Phase 2, 4358 West 12900 South, 35 Single-Family Lots, R4-SD Zone, Brighton Homes Utah LLC, Applicant

Jason Lethbridge, Planning Manager, explained that Brighton Homes LLC submitted an application requesting final plat approval for a subdivision of land located at approximately 4358 West 12900 South. He explained that the property was zoned R-4 SD (Residential 10,000 square foot lots Specific Development); the Specific Development of the zoning district included additional requirements that were not contained in the R-4 zoning district, and property to the north was zoned RR-22 (Rural Residential). He said that property to the east was a future phase of the subdivision and was zoned R-4 SD, and to the south, property was zoned PCC (Planned Commercial Center) and was listed in Riverton's General Plan as "Future Study Area." Further, properties to the west were zoned R-1 (Residential 1 acre lots) and RR-22.

Mr. Lethbridge said that Phase two of the proposed subdivision included the construction and dedication of internal subdivision streets, as well as 35 single-family lots. Phase two followed the requirements of the SD zoning with larger ½ acre lots adjacent to the existing half acre zoning on the northern side of the subdivision.

Mr. Lethbridge said that on September 17, 2015, the Planning Commission voted to recommend approval of the final plat application with the following conditions:

1. Storm drainage systems and installation shall comply with Engineering Department requirements and standards.
2. Any and all irrigation ditches associated with the property be addressed, with disposition of the irrigation systems approved by Riverton City and the proper irrigation company or users.
3. The subdivision shall comply with any and all applicable Riverton City standards and ordinances, including the International Building and Fire Codes.
4. Landscaping in open space areas shall be installed as proposed on submitted landscape plans and shall be included in the final plat subdivision submittal.
5. Perimeter fencing shall consist of a minimum of six (6) foot solid vinyl on the south and east property lines, with solid masonry along the north.
6. Provide an acceptable retaining wall, concrete barriers, and signage for the street that ends at the canal.
7. Show 5 feet side lot PUEs on the plat.
8. Submission of an acceptable SMP and associate covenant to maintain.

9. A final agreement shall be executed regarding applicant's degree of responsibility to bridge the canal.

Taylor Spendlove, Brighton Homes, addressed questions from the Council regarding the subdivision.

Council Member Sheldon Stewart **MOVED to approve Application #14-1008 The Cottages at Western Springs Phase 2 Final Plat Subdivision, located at approximately 4358 West 12900 South with the conditions outlined in the Staff Report, and clarifying a solid core fencing requirement around the perimeter.** Council Member Tricia Tingey **SECONDED** the motion. Mayor Applegarth called for discussion on the motion. There being none, Mayor Applegarth 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.**

Prefacing the next agenda item, Mayor Applegarth presented an overview of the Park Bond Balance Reserve and explained that the Park Bond was not only designated for the Main Park but to be used for park improvements in the City as well. He explained that there was approximately \$255,000 remaining in the Park Bond and he presented and explained the following list of items that the remainder of the Park Bond could be used for:

Margaret Park Design Fee	\$	11,350.00 - Resolution No. 15-71 - Below
Margaret Park Construction		120,000.00
Midas Creek Bridge		30,000.00
Oquirrh Mini Park Improvements		11,000.00
Restroom Door Locks		30,000.00

Sheril Garn explained that the Park Rangers are not employed during the winter months to unlock and lock park restrooms; however, the installation of automatic door locks on the restrooms would still allow usage during the winter months.

City Hall Safety Issue		50,000.00
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Trace Robinson explained that the narrow road between City Hall and the park behind City Hall and the safety issues with traffic and children in that area. He recommended expanding the asphalt and installing additional parking stalls in that area. He also spoke of the installation of bark along the trees on 1830 West.

TOTAL: \$ 252,350.00

Mayor Applegarth asked for Council's approval to proceed with bidding the above projects, and the Council concurred.

Resolution No. 15-71 – Approving the issuance of a P.O. Contract to G. Brown Site Architects, Inc. for the Landscape Design of the Margaret Park Subdrain Project Area

Lance Blackwood, City Manager, explained that Margaret Park had some landscaping removed and/or damaged from a subdrain project. He said the subdrain project appeared to have fixed the flooding problem; however, he said the landscaping needed to be restored. He said that Purchasing issued a Request for Proposal to select a company to provide those services and a scoring tabulation was presented.

Council Member Paul Wayman **MOVED to approve Resolution No.15-71 - Approving the issuance of a P.O. Contract to G. Brown Site Architects, Inc. for the landscape design of the Margaret Park Subdrain Project Area.** Council Member Brent Johnson **SECONDED** the motion. Mayor Applegarth called for discussion on the motion. Council Member Trent Staggs said he spoke to residents on Lampton View and they were appreciative of the project. Mayor Applegarth 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.**

4. CONSENT AGENDA

Mayor Applegarth presented the following Consent Agenda:

1. **Minutes:** RCCM 09-22-2015
2. **Bond Releases:** N/A
3. **Resolution No. 15-66** – Removed and addressed previously in the meeting.
4. **Resolution No. 15-67** – Authorizing the City to enter into an Interlocal Cooperation Agreement with Salt Lake County for the construction of Bike Lanes on 2700 West from 11800 South to Bangerter Highway – Trace Robinson, Public Works Director
5. **Resolution No. 15-68** – Approving the issue of a P.O. Contract to A-Shed USA for the construction of a garage for the Riverton Unified Police Precinct – **Removed**
6. **Resolution No. 15-69** – Authorizing the City to enter into a contract with Data Marketing to provide Mailing Services – Craig Calvert, Purchasing Manager

Council Member Paul Wayman requested the removal of Item 4.5 from the Consent Agenda.

Council Member Paul Wayman **MOVED that the City Council approve the Consent Agenda with the exception of Item 4.5.** Council Member Tricia Tingey **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.**

5. **Resolution No. 15-68** – Approving the issue of a P.O. Contract to A-Shed USA for the construction of a garage for the Riverton Unified Police Precinct

Jason Lethbridge, Planning Manager, explained that the Riverton Unified Police Precinct Chief proposed that an accessory building be constructed on the precinct's site. He said funding for the project would come from the remaining balance of the bond money for the Precinct Building. Purchasing solicited bids for the construction and only one contractor responded. He said the bid amount appeared to be a competitive price and was within their budget; therefore, the Police Chief would like to proceed.

Lance Blackwood, City Manager, reminded the Council that the UPD Riverton Precinct Building and any improvements was part of a 1.9 million dollar bond. He said the City managed the bond but the debt service was paid for by SLVLESA/UPD.

Council Member Paul Wayman **MOVED to approve Resolution No. 15-68 – Approving the issue of a P.O. Contract to A-Shed USA for the construction of a garage for the Riverton Unified Police Precinct.** 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 follows: Johnson-Yes, Staggs-Yes, Stewart-Yes, Tingey-Yes, and Wayman-Yes. **The motion passed unanimously.**

5. STAFF REPORTS

Lance Blackwood, City Manager, called for Staff Reports.

Chief Rivera said that the Sheriff had interviewed 100 applicants that had all passed background checks, from which they were looking to hire additional officers for Riverton City. She explained that all applicants were from other entities, which would be lateral moves to UPD.

1. Angie Trammel, Communications Manager – Redesign of City’s Website

Angie Trammel, Communications Manager, reported that the initial concepts and items in the RFP for the website had been met. She said the design and implementation of the website would go through nine phases and they were currently on Phase 2. She said the main goal of the website was simplification with ease of submitting feedback, a City Directory, online submittals, and continuity throughout the website. She thanked Council Members Stewart and Staggs for their participation in the process.

In response to Council Member Staggs, Ms. Trammell said the estimated time for completion was January 2016. Council Member Stewart stressed the importance of “branding” on the website.

2. Ryan Carter/Jason Lethbridge – Development Ordinance Changes

Jason Lethbridge, Planning Manager, said that there were several changes, and fairly broad ones, to the development ordinances that they had been moving through the approval process, which he said had taken longer than had been expected due to ripple effects of the ordinance changes and issues regarding the appeal process. He said the ordinance changes would be presented to the Council at the first meeting in November.

City Attorney Ryan Carter explained that, pending before the Planning Commission with direction from the City Council, the general land use authority was shifting from the City Council to the Planning Commission in all administrative settings. He said that cities were moving away from choosing local members to serve as appeal authorities on the Board of Adjustment and they were choosing land use attorneys. He said more discussion would be held at a future meeting.

6. ELECTED OFFICIAL REPORTS

Mayor Applegarth – reported that the Development Agreement for Mountain View Place at Riverton would be addressed by the Planning Commission on October 8, 2015 and it would be presented to the City Council on October 20, 2015. He said the associated legal document would

go to the Planning Commission and the City Council at the same time. He urged the Council Members to contact Jason Lethbridge for questions regarding the Planning and Zoning documents or Ryan Carter for questions regarding the legal documents. He then explained the approval process for the CenterCal development.

Mayor Applegarth then addressed the Political Sign Ordinance, which does not allow political signs on City properties or in public-right-of-ways. However, he said that the Council previously discussed the issue and agreed to allow political signs in public right-of-ways, unless it created a safety issue.

In response from a member of the audience, Mayor Applegarth explained that the Mayor could not raise any fees, he could propose an increase but the City Council would make the final decision. He said he was not proposing any increase in garbage fees.

Council Member Johnson – spoke of a retirement party that was held in honor of Brent Bennett and he commended Brent’s service to the Riverton rodeo. He then recognized the passing of Shirley Newman and her family’s efforts for what they had done and for what they would continue to do. He then reported that he launched a new webpage, www.brentjohnsonnow.com to provide better communications.

Council Member Staggs – recognized Trace Robinson regarding a stormdrain on Country Mile, in addition, speed boards that had been installed on several streets. He then thanked Sheril Garn for resolving watering issues in City parks. He also reported on a resident meeting regarding the design of the Keystone Development on 1300 West 12600 South.

Council Member Stewart – spoke of a road closure on Bobcat Drive and Trace Robinson said that, with other development in that area, there would be other accesses to Western Springs. Mr. Stewart then said that he had been reflecting over the past four years of his term and shared statistics reported for Riverton City with the following four principles that he believed existed: increased economic development, increase in housing for all stages of life, more areas to recreate with increased variety of options, and reduction in tax rates due to economic activities and prudent and spending choices. He said a full description of the statistics were available on his webpage at www.sheldonforyou.com.

Council Member Tingey – expressed concerns regarding a used car dealership in her area and requested that it be taken care of as soon as possible. She also spoke of a cabinet business in her area and requested that it be visited often. She said if it was being ran contrary to the Conditional Use Permit, the business be revoked. She then spoke favorably about the Refinancing Bonds and the City’s Bond Rating of AA or AA-. She said the City had always been careful with their money as well as their debt and she commended the current City Council, as well as previous City Councils, for their efforts.

Council Member Wayman – spoke of orange cones and continual road repair that has occurred on 12600 South 2700 West.

7. UPCOMING MEETINGS

Mayor Applegarth reviewed the following upcoming meetings:

1. October 20, 2015 – Regular City Council Meeting – 6:30 p.m.
2. November 3, 2015 – Regular City Council Meeting – 6:30 p.m.

2. Report on Town Days 2015-2016

Sheril Garn, Parks and Public Services Director, reported that, shortly after July 4th, staff met with UPD and UFA to discuss Riverton Town Days events in detail. She said there were safety concerns and requested Council's direction on the following two Town Days events:

1. Parade – She said throwing candy was a real safety problem at 13400 South 1900 West, at 13400 South Redwood Road, and at Redwood Road turning east at the intersection. She said barricades were installed but they did not work well in some areas. Chief Rivera spoke of her safety concerns, not only for citizens but for those who were in the parade. She said they used every resource they had and suggested that candy not be thrown until those three areas were passed.

Discussion occurred and the Council Members said they were opposed to eliminating candy from the parade. The Council requested the issue be discussed further at the Strategic Planning in January.

2. Carnival – Sheril reported that The City of Fun had provided the carnival for a number of years but there were issues and the City went to bid. They contracted with a new vendor, with whom they were disappointed in, as well as the attendees. She said the City would lose approximately \$9,600 to \$13,000 in lost revenue if the City does not have a carnival at Town Days. Chief Rivera talked about issues they had with the carnival vendor and the attendees. She said that all their resources were sent to carnival and they could not provide traffic control after the fireworks.

Following discussion of the carnival, the consensus of the Council was to no longer fund a Town Days Carnival but provide more family friendly activities on the event lawn at the Main Park. However, Council Member Wayman wanted to solicit public input before making a decision and Council Member Tingey recommended using social media to solicit public input.

The Council asked staff to look for ways to enhance Town Days and requested the issue be discussed further at the Strategic Planning in January.

Council Member Stewart recommended an area be designated as a fireworks fall zone with no blanket/spectator access but with access to restrooms.

3. Zoning Issues on 12600 South Corridor and Downtown Area

Council Member Trent Staggs and Planning Manager Jason Lethbridge presented information and led discussion regarding vacant properties in the downtown area (12600 South and Redwood Road to 1300 West) as well as alternative zoning for those properties.

Council Member Staggs discussed the possibility of creating areas in the commercial downtown that would attract more retail and professional office businesses. He said that staff had proposed an overlay zone in the downtown area that would establish desired uses specific to the vacant

properties. He said that staff would determine the overlay zones and Council would determine the types of allowed uses within those zones. Mr. Lethbridge said that an Overlay Zone in the downtown area should include the establishment of further specifications on permitted uses, additional architectural standards, and setbacks, landscaping, parking requirements, etc. The City Council directed staff to continue to pursue alternative options for the property. A subcommittee was formed for review of the area, which included Council Members Staggs and Johnson.

Council Member Staggs proposed a Closed Session be held to discuss real estate transactions at a City Council Meeting on October 20th or November 3rd.

Mayor Applegarth spoke of traffic safety concerns at the Neighborhood Walmart with overgrown bushes or trees making the approach a blind corner. He said he had spoken with the Walmart Manager and he was working on a solution.

8. ADJOURN

Council Member Tricia Tingey **MOVED to adjourn**. Council Member Sheldon Stewart **SECONDED** the motion. Mayor Applegarth called for discussion on the motion. There being none, he called for a vote. 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**. The meeting adjourned at 9:42 p.m.

Approved: CC 11-17-15