

Riverton City
REGULAR CITY COUNCIL MEETING
Minutes
February 2, 2016

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
Sheril Garn, Parks & Public Services Dir.
Lisa Dudley, Admin. Services Director
Rosie Rivera, Riverton Precinct Chief
Angie Trammell, Communications Manager

A. 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.

Pledge of Allegiance – Boy Scout Landon led the Pledge of Allegiance.

1. Presentations/Reports

a. Recognition of Boy Scout Troops

Mayor Applegarth recognized Boy Scouts that were in attendance.

b. Riverton Choice Awards for Excellence in Education–Riverton Elementary School

Council Member Brent Johnson presented the Riverton Choice Awards for Excellence in Education for the following Riverton Elementary School students:

Lucy Richins-3rd Grade, Jaxon Larson-5th Grade and Ms. Susan Giles-Kindergarten Teacher

The following item was moved to follow the Consent Agenda.

c. Annual Open and Public Meetings Act Training after Consent Agenda

2. Public Comments

Mayor Applegarth called for public comments; there being none, he closed the public comment period.

B. PUBLIC HEARINGS

Reconsideration of Proposed Rezone of 6 acres located at 13742 S Redwood Road from C-G to RM-14, allowing multifamily development at a maximum density of 14 units per acre, Hamlet Homes, Applicant

Jason Lethbridge, Development Services Director, explained that Michael Brodsky representing Hamlet Development submitted an application requesting a rezone of property located 13742 and 13698 South Redwood Road. He said the property was currently zoned C-G (Commercial Gateway); to the west of the parcels being considered property was zoned R-4 (Residential 10,000 square foot lots) and RR-22 (Rural Residential ½ acre lots). He said that to the north property was zoned R-3 (Residential 14,000 square foot lots) and C-G; located to the east property was zoned C-G and was currently utilized by two commercial businesses, a tire store and a retail building.

Mr. Lethbridge said the applicant requested two parcels totaling 6.03 acres in size be rezoned to RM-14 (Residential Multi-Family 14 Dwelling Units per Acre). He said the RM-14 zone was a zone that allowed a maximum density of 14 homes per acre, and a rezone of the property to RM-14 would make way for a townhome/condo development of up to approximately 80 units. He said the applicant included with their application a conceptual site plan, proposed building elevations and cross sections, and a traffic memo submitted by Hales Engineering on behalf of the applicant.

Mr. Lethbridge said that on November 12, 2015, the Planning Commission voted to recommend denial of the application and on December 5, 2015, the City Council voted to deny the application.

Mr. Lethbridge said the applicant again requested that two parcels totaling 6.03 acres in size be rezoned to RM-14 (Residential Multi-Family 14 Dwelling Units per Acre). However, the applicant resubmitted a concept plan with a maximum density of 12 units per acre, which included ten townhome units and 64 condo units for a total of 74 units.

Ryan Hales, Hales Engineering, presented proposed building elevations and cross sections, and traffic information referencing an ITE Trip Generation Manual.

Lengthy discussion was held regarding the need for a traffic signal at Western Charm Drive and Redwood Road. Trace Robinson, Public Works Director, said that when UDOT's traffic warrants were met a traffic signal would be installed. Mayor Applegarth said that a traffic signal was not tied to the Hamlet Home project but it was necessary to assist traffic flow.

In response to Council Member Tingey, Michael Brodsky, Hamlet Development, explained the difference in the project from what was first submitted, which was an amended plan wherein the density would be decreased from 14 units per acre to 12 units per acre. He presented and discussed project statistics and a concept plan. He said he would build a row of ramblers along the west property line, which would be 25 feet in height. When asked why he did not request an RM-8 Zone, Mr. Brodsky said that would not be financially feasible.

Council Member Tingey said she was not in favor of 12 units per acre because she was interested in protecting the people that were already there.

Further discussion occurred.

Mayor Applegarth opened a Public Hearing and called for public comments:

Dave Rowe spoke of a meeting with the developer and the developer spoke of the possibility of building an additional 30 units, which he spoke against.

Howard Jackson spoke in opposition to the development and said there would be too many units in one place.

Ron Burnside spoke in opposition to the development and increased traffic.

Lady spoke in opposition to the development and doubted the installation of a traffic signal at the proposed location.

Morris Bowen said that residential housing would have less of an impact to the current residents than any other permitted use.

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

Mr. Brodsky clarified that he did say that if he were able to purchase the two adjacent properties (approximately 2.5 acres), it and would generate an additional 30 homes. He said if that happened he would again be required to apply for a zone change request for those properties from the City Council.

Following further discussion of a traffic signal on Redwood Road and Western Charm, Mayor Applegarth said he and Trace Robinson would do everything in their power to get a traffic light at that location. He said good traffic management demanded a light at that location. He also said that the Redwood Road Widening Project had been funded and it was on UDOT's schedule.

Council Member Brent Johnson then explained to the residents that the property was currently zoned Gateway Commercial, which allowed an 80 feet height maximum. He spoke of the highest and best use that would protect the residents and that would have the least impact on the neighborhood. He then spoke of the permitted uses that could be built at that location and suggested that the residents would be impacted less by allowing residential units. He then entertained questions and comments from the audience.

Mayor Applegarth spoke in regards to balancing the rights of property owners and the public. He then entertained comments and questions from the audience.

Ordinance No. 15-26 – Rezoning 6.03 acres located at 13742 South and 13698 South Redwood Road from C-G (Commercial Gateway) to RM-14 (Residential Multi-Family 14 units Per Acre), Michael Brodsky of Hamlet Development, Applicant

Council Member Brent Johnson **MOVED** the City Council Approve **Ordinance No. 15-26** - Rezoning 6.03 acres located at 13742 and 13698 South Redwood Road from C-G to RM-14 with an SD that the houses on the far west will not exceed 10 units, and amending the Riverton City General Plan from Community Commercial to High Density Residential. Council Member Sheldon Stewart **SECONDED** the motion with a **friendly amendment** to clarify the SD wherein **the 10 units on the west do not exceed the 25 feet limit on the height, and the overall density not be greater than 12 units per acre, not to exceed 74 units overall; also, an 8 foot privacy wall on all adjacent sides of the property with a minimum setback of 45 feet.** 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.**

C. DISCUSSION/ACTION ITEMS – N/A

D. CONSENT AGENDA

Mayor Applegarth presented the following Consent Agenda:

1. **Minutes:** RCCM 01-26-16

Council Member Tricia Tingey **MOVED** that the City Council approve the Consent Agenda. 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.**

c. Annual Open and Public Meetings Act Training after Consent Agenda

Ryan Carter, City Attorney, presented annual Open and Public Meetings Act Training as required by UCA 52-4-104.

E. STAFF REPORTS

Lance Blackwood, City Manager, called for Staff Reports.

Lisa Dudley, Finance Director, said she would provide an accounting of \$15,000 in the Council District budgets.

Chief Rivera spoke of upcoming Active Shooter Training for staff. She thanked the snow removal crews for their work and timely responses. Public Works Director Trace Robinson then spoke of general snow removal activities and thanked UPD for their cooperation. Chief Rivera said she would be providing the Riverton Precinct 4th Quarter Report within the next week and she would address questions at the next City Council Meeting. She then reported that UPD Officer Steve Shreve would be retiring soon and they would be looking for his replacement.

F. ELECTED OFFICIAL REPORTS

Mayor Applegarth spoke of the upcoming UTA Open House on February 3rd from 4 to 8 p.m.

Council Member Johnson spoke of the need for security cameras at the Riverton Park in order to alleviate graffiti. He spoke of various types of cameras and addressed comments and questions.

Council Member Staggs requested an update upon on a trailer house that he previously reported on at 11800 South. Jason Lethbridge said Code Enforcement was moving forward on the issue but he did not yet have a report. He then expressed appreciation to Sheril Garn and Tish Buroker for their support and for attending Jordan River Commission meetings and activities. He then spoke of a \$90,000 grant they were pursuing, which included cash, in kind contributions and matching funds. He said a 6 acre project had been defined and, if approved, they could begin the project by August. He then spoke of the most recent Interim Financial Report regarding water source and supply figures. He then requested discussion of a proposed Historical Society and the process involved at the March 1st City Council Meeting. City Attorney Ryan Carter agreed to oversee that issue.

Council Member Stewart expressed appreciation for the snow plowing process and asked for clarification from Trace Robinson regarding cul-de-sacs. Trace Robinson spoke of the snow plowing process and he encouraged the Council Members to ride with a snow plow driver to see the procedure. Mr. Stewart then thanked Roman for addressing a tree and HOA snow plowing issue. He then requested an update regarding the CenterCal Development at the next City Council Meeting.

Council Member Tingey - No report.

Council Member Wayman requested information regarding crosswalk flags on 12600 South 2700 West and Trace Robinson said they were planning on installing flags at that intersection. He then reported that he recently attending the legislature with the Mayor and Council Member Staggs and he handed out Radon kits there.

G. UPCOMING MEETINGS

Mayor Applegarth reviewed the following upcoming meetings:

UTA Open House - February 3rd 4:00-8:00

1. February 09, 2016 – 6:30 p.m. – Regular City Council Meeting & Strategic Planning
2. February 16, 2016 – 6:30 p.m. – Regular City Council Meeting & Strategic Planning
3. February 23, 2016 – 6:30 p.m. – Regular City Council Meeting

H. ADJOURN

Council Member Sheldon Stewart **MOVED to adjourn.** Council Member Tricia Tingey **SECONDED** the motion. Mayor Applegarth called 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 8:31 p.m.

Approved: CC 02-09-16

Posted:

PNW

City Website