

Minutes of the **Work Session** of the **Riverdale City Council** held Tuesday, May 21, 2019, at 5:30 p.m., at the Civic Center in the Administrative Offices, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present:

City Council:	Norm Searle, Mayor Braden Mitchell, Councilmember Brent Ellis, Councilmember Alan Arnold, Councilmember Cody Hansen, Councilmember Bart Stevens, Councilmember
City Employees:	Rodger Worthen, City Administrator Jackie Manning, City Recorder
Excused:	Steve Brooks, City Attorney Mike Eggett, Community Development

The City Council Work Session meeting began at 5:30 p.m. Mayor Searle welcomed all in attendance. It was noted Steve Brooks, the City Attorney, and Mike Eggett, the Community Development Director was excused from tonight's meeting.

Public Comment:

Mayor Searle informed the council there may be someone present from the Shady Grove Homeowner's Association (HOA) to discuss concerns regarding water drainage issues within their development. Representatives of the HOA have been in contact with city staff regarding this same matter. It was noted it was private property. There was a brief discussion regarding governmental roles with regards to private property.

Presentations and Reports:

Councilmember Stevens asked for an update regarding the active landslide within Riverdale City. Rodger Worthen, the City Administrator, noted it was still active and explained there is an open law suit against the city from the property owners above and below the landslide. There was a brief discussion regarding the potential removal of the homes located at the top of the landslide and it was noted the mortgage companies ceased pursuing that option once they found out about the lawsuit.

Consent Items:

Mayor Searle invited any corrections or comments for the work session and regular meeting minutes for the City Council Meetings held on May 7, 2019. There were no requested changes.

Action Items:

Mayor Searle invited discussion regarding the first action item, consideration of Resolution 2019-10, the Annual Municipal Waste Water Report. Shawn Douglas, the Public Works Director, summarized the executive summary and invited questions.

There was a brief discussion regarding sewer systems with an emphasis on how sump pumps impact the sewer flow.

Mayor Searle invited discussion regarding the second action item a and item b: a. consideration to approve the Final Site Plan and Amended Subdivision/Condominium Plat for Riverdale Business Park Phase 2, approximately 5187 South 1500 West, Riverdale, Utah 84405; requested by Mike Ford; and b. consideration to approve the Development Agreement for the Riverdale Business Park Phase 2. Mr. Worthen summarized the executive summary and invited questions. It was noted item a and item b will have separate motions.

Mr. Worthen discussed a concern as expressed by the Community Development Director, Mike Eggett, with regard to the gymnasium listed on the developer's agreement. Mr. Eggett felt that parking in that area would be difficult to accommodate for a gymnasium. There was a discussion regarding whether to strike gymnasium from the developer's agreement.

Councilmember Arnold discussed the existing business park that was previously requested and approved by this applicant, Mike Ford, and noted a concern regarding violations to that developer's agreement, such as overnight parking. It was noted each business park has a business association, who is supposed to be overseeing the businesses within the development to ensure they are following the developer's agreement.

Mr. Worthen noted storm drain requirements would be recorded with the plat for this amended subdivision.

Discretionary Items:

There were no discretionary items for this meeting.

Adjournment:

Having no further business to discuss the City Council adjourned at 5:59 p.m. to convene into their Regular City Council Meeting.