

Minutes of the **Work Session** of the **Riverdale City Council** held Tuesday, February 4, 2020, 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 Bart Stevens, Councilmember Steve Hilton, Councilmember
City Employees:	Rodger Worthen, City Administrator Steve Brooks, City Attorney Shalee Evans, City Recorder Rich Taylor, Community Services Robert Wingfield, Planning Commissioner
Excused:	

The City Council Work Session meeting began at 5:30 p.m. Mayor Searle welcomed all in attendance and stated for the record that all Councilmembers are present.

Public Comment:

Mayor Searle asked if anyone knows of any public comment. There was no known public for tonight's meeting.

Presentations and Reports:

Mayor Searle wanted to make all Councilmembers aware that the new RC Willey store that is being built was to take place of the Riverdale store. But RC Willey has decided to keep the Riverdale store open for the time being. Mayor Searle also noted that the city has tickets for the Chamber of Commerce Annual Gala at the Egyptian Theatre and the YCC 40-year Gala if anyone would like to attend, just to let him know.

Mayor Searle asked if Steve Brooks will introduce the new Justice Court Judge before he is sworn in during the regular session meeting.

Mayor Searle noted that Chief Sholly will introduce the fire fighters that will be sworn in during the regular session meeting.

Mayor Searle invited any questions for Rich Taylor, regarding the Community Services Department Annual Report. Mayor Seale complimented Rich Taylor on the packet and noted that it was very impressive.

Mayor Searle invited any discussion regarding the Discussion of Proposed Policy Document – Park Development. Rodger Worthen stated that this discussion is a first presentation of the draft and would like councilmembers opinions. He asked if there are items councilmembers would like added or taken out, to let him know and then it can be addressed at a later date.

Consent Items:

Mayor Searle invited any corrections or comments for the first consent item. Consideration to approve meeting minutes from January 21, 2020, for the work session and regular meeting. There were no requested changes.

Mayor Searle invited discussion on the last three consent items. Consideration of reappointment of Robert Wingfield and Blair Jones, and consideration of appointment of Suzette DeMar to the Planning Commission. Mayor Searle wanted to mention that Blair Jones is always willing to help with activities within the community.

Action Items:

Mayor Searle invited discussion regarding the action item. Consideration for Amended Site Plan approval of proposed Riverdale Retail/Restaurant Building, property located approximately 4104 Riverdale Road, Riverdale, Utah 84405, as requested by the DRH Company and AWA Engineering Group.

Mike Eggett went over the executive summary which explained, The DRH Company, as represented by Dee Hansen and Eric Malmberg (project engineer), has applied for a Amended Site Plan review of a new retail/restaurant building and supporting facilities redevelopment project located at approximately 4104 South Riverdale Road on the old Lighthouse Chevron building site.

This parcel is zoned as the Community Commercial (C-2) zone and received a conditional use permit approval by the Planning Commission during their meeting held on June 11, 2019. Additionally, on June 18, 2019, the City Council approved the originally proposed 4104 South Riverdale Retail site plan. On May 30, 2019, this project also received Design Review Committee approval for the proposed exterior design elements of this proposed retail building and site.

The amended site plan request was reviewed by the Planning Commission on January 14, 2020. At the conclusion of the discussion in this matter the Planning Commission provided a favorable recommendation to City Council to approve the Amended Site Plan request as submitted by The DRH Company at this site.

Councilmember Ellis asked about the Fire Marshal's comment about access with a fire truck. Mike Eggett noted that his comment has been updated, and there is an access in case of fire. Councilmember Arnold asked why the neighboring property is not cooperating with the plans. Mr. Eggett stated that the neighboring property feels that if he gives up parking spaces it will decrease his property value if he were to ever sell his property.

Discretionary Items:

There were no discretionary items.

Adjournment:

Having no further business to discuss the City Council adjourned at 5:56 p.m. to convene into their Regular City Council Meeting.