

Minutes of the Regular Meeting of the Riverdale City Council held Tuesday, February 4, 2020, 2020, at 6:00 p.m., at the Civic Center, 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
Steve Brooks, City Attorney
Rich Taylor, Community Services
Mike Eggett, Community Development
Scott Brenkman, Police Chief
Jared Sholly, Fire Chief
Shalee Evans, City Recorder
Marcus Garcia, Fire Fighter
Oscar Huerta, Fire Fighter
Shawn Stanger, Fire Fighter
Jordan Batt, Fire Fighter
Scott Call, Fire Fighter
Cameron Cessna, Fire Fighter
Robert Wingfield, Planning Commissioner

Visitors: Dee Hansen Harold DeMar Suzette DeMar

A. Welcome & Roll Call

The City Council meeting began at 6:00 p.m. Mayor Searle called the meeting to order and welcomed all in attendance, including all Council Members and all members of the public.

B. Pledge of Allegiance

Mayor Searle invited Shalee Evans, City Recorder, to lead the Pledge of Allegiance.

C. Moment of Silence

Mayor Searle called for a moment of silence and asked everyone to remember our police officers, fire fighters, U.S. Military service members, and members of the City Council as they make decisions this evening.

D. Public Comment

Mayor Searle invited any member of the public with questions or concerns to address the Council and asked that they keep their comments to approximately three minutes. No action will be taken during public comment. There were no public comments made. Mayor Seale also stated that over 2,400 new jobs will be coming to Hill Air Force Base.

E. Presentations and Reports

1. Mayors Report

Mayor Searle wanted to share that he attended a WACOG meeting, and he learned Hill Air Force Base is expanding. He mentioned it is a 39-million-dollar expansion. He noted that Hill Air Force Base had over 5 million visitors at the Base museum last year.

2. Swearing in of Justice Court Judge

Steve Brooks welcomed Paul Olds, Riverdale City's new Justice Court Judge. He introduced him and his family. He then was sworn into office by the City Recorder.

3. Swearing in of Fire Fighters, and employee recognition

Chief Sholly introduced all the fire fighters. They were all sworn into office by the City Recorder. Kristen, Fire Department, was recognized for her hard work and going above and beyond for the department. Mayor Searle thanked Kristen for all her hard work.

4. Community Services Department Annual Report
Rich Taylor presented the Annual Report.

5. Discussion of Proposed Policy Document – Park Development

Rodger Worthen presented the Draft Policy Document, The parks and recreation program of any community is a major element to the quality of life and a primary contributor to how closely its citizens identify with their neighborhood and overall community life. Applicable elements of Parks and Open Space provide for a quality of life element needed within City recreation objectives. Elements such as passive or tranquil park use, trails, sports programming space, and community health options all benefit residents of the community. As such, this policy declaration supports the implementation of these goals and expands upon the goals and action items within the City's General Land Use Plan. This policy declaration further establishes direction and standards to City staff for the creation of recreation centered parks. This policy document encapsulates recent City Council and Planning Commission discussions and proposed ideas relative to City surplus lands that could be utilized or constructed into public recreational areas, trails, parks and dual utility area open space. As per the City's General Plan goal the City is deficient in existing park and recreation space. In addition, existing park space is limited with constraints of more permanent use type facilities such as splash pads, bowery uses, or constrained ball fields Existing parks are also surrounded by residential development, roadways and other buildings.

Councilmember Arnold stated that he thinks we will need a closed session to speak about what do with surplus property.

Councilmember Stevens stated that Rodger mentioned that this was discussed at the October meeting. He noted that he does not recall this being discussed at the October meeting.

Steve Brooks stated that the agenda did not state it to have a multiple debated discussion. He noted that it needs to be a closed executive session.

Councilor Stevens stated that he believes this park idea is dumb and he does not like it.

Mayor Searle noted that they had a developer come in and develop the park in exchange for the 17 acres.

Mayor Searle asked if there is a consensus to set this item on a later agenda. Councilmember Arnold, Mitchell, Ellis and Hilton agreed to have this item on a later agenda, and to hold a closed session to discuss real-estate matters.

F. Consent Items

1. Consideration to approve the City Council meeting minutes from: Work Session and January 21, 2020 Regular Session.

Mayor Searle invited any corrections or comments regarding the above referenced meeting minutes.

MOTION: Councilmember Mitchell moved to approve the meeting minutes. Councilmember Ellis seconded the motion. There was not any discussion regarding this motion. The motion passed unanimously in favor.

2. Consideration of reappointment of Robert Wingfield to Planning Commission with term to expire January 2024.

MOTION: Councilmember Hilton moved to approve the appointment of Robert Wingfield. Councilmember Ellis seconded the motion. There was not any discussion regarding this motion. The motion passed unanimously in favor.

3. Consideration of reappointment of Blair Jones to Planning Commission with term to expire January 2024.

MOTION: Councilmember Arnold moved to approve the appointment of Blair Jones. Councilmember Ellis seconded the motion. There was not any discussion regarding this motion. The motion passed unanimously in favor.

4. Consideration of appointment of Suzette DeMar to Planning Commission with term to expire January 2022.

MOTION: Councilmember Arnold moved to approve the appointment of Suzette DeMar. Councilmember Ellis seconded the motion. There was not any discussion regarding this motion. The motion passed unanimously in favor.

G. Action Items

1. 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, Community Development, 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.

This site plan is being proposed for redevelopment on property that is adjacent to a furniture store, an apartment complex, and across from a church and gas station/convenience store. The property is currently owned by BN Riverdale, LLC. A public hearing is not required to consider this Site Plan proposal.

Following the presentation and discussion of the proposal, the City Council may make a motion to approve the Amended Riverdale Retail pad site plan proposal, approve the proposed amended site plan with any requested modifications, or not approve the proposed Amended Riverdale Retail site plan. If the proposed amended site plan was approved by City Council, then this matter could move forward to a re-finalization of all preplanning items (including the escrow/bond establishment) and then move to updated preconstruction discussions for this site.

Councilor Ellis asked about traffic flow. Dee Hansen stated that before we do the overall site plan, that they will see the traffic flow and if there are any incidents. He noted that they should have good circulation. He has been working closely with UDOT to make sure they have good traffic flow. Councilmember Arnold stated that he thinks traffic is going to increase a lot because that gas station has never been successful, and Starbucks is very successful. Mayor Searle noted that Car Quick used to be located at this site and it was very busy, and it did very well. Councilmember Mitchell stated that he knows high school students are excited about the Starbucks and they will be going there. He just noted that he hates hearing from residents "Why did you do that" or "Why didn't you stop that". He just stated that he is nervous due to how popular Starbucks is. Rodger Worthen stated that we do not have a lot of data with traffic at this site. He also noted that the council can put in an advisory that if there are traffic issues that they will have to construct a right in and right out median on 300 West street. Councilmember Arnold asked if Paras Furniture ends up wanting to work with Dee, if the city can adjust the motion instead of having Dee Hansen come back to another meeting. Steve Brooks stated that he would prefer to keep it clean and avoid issues and just keep it motion by motion. Mike Eggett noted that in the future if he receives an application for a site plan for Paras Furniture, he can provide options for that application.

MOTION: Councilmember Arnold moved to approve Amended Site Plan for proposed Retail/Restaurant Building, property located approximately 4104 Riverdale Road, Riverdale Utah 84405, Councilmember Ellis seconded the motion.

Mayor Searle invited discussion regarding the motion. There was not a discussion.

H. Discretionary Items

I. Adjournment.

MOTION: Having no further business to discuss, Councilmember Mitchell made a motion to adjourn. The motion was seconded by Councilmember Arnold; all voted in favor. The meeting was adjourned at 7:16p.m.

Norm Searle, Mayor

Shalee Evans, City Recorder

Date Approved: