



RIVERDALE CITY COUNCIL AGENDA
CIVIC CENTER - 4600 S. WEBER RIVER DR.
TUESDAY – AUGUST 2, 2022

5:30 p.m. – Work Session

No motions or decisions will be considered during this session, which is open to the public.

6:00 p.m. – Council Meeting (Council Chambers)

A. Welcome & Roll Call

B. Pledge of Allegiance – Steve Brooks

C. Invocation – TBA, by invitation

D. Public Comment

(This is an opportunity to address the City Council regarding your concerns or ideas. No action will be taken during public comment. Please try to limit your comments to three minutes.)

E. Presentations and Reports

1. Mayor's Report
2. Council Assignment Reports

F. Consent Items

1. Consideration to approve meeting minutes from:
July 19, 2022 Council Work Session
July 19, 2022 Council Meeting
2. Consideration to set a public hearing for a proposed consolidated fee schedule update.

G. Action Items

1. Consideration of Conditional Use Permit and Resolution 2022-28 for a new shared Shopping Center Pylon Sign use located at approximately 5091 South 1050 West, as requested by YESCO, LLC..

Presented by Mike Eggett

H. Comments

1. City Council
2. City Staff
3. Mayor

I. Adjournment

In compliance with the Americans with Disabilities Act, persons in need of special accommodation should contact the City Offices (801) 394-5541 at least 48 hours in advance of the meeting.

Certificate of Posting

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Riverdale City limits on this 29th day of July 2022 at the following locations: 1) Riverdale City Hall Noticing Board 2) the City website at <http://www.riverdalecity.com/> 3) the Public Notice Website: <http://www.utah.gov/pmn/index.html> and 4) A copy was also provided to the Standard-Examiner.

Michelle Marigoni
Riverdale City Recorder

****The City Council meeting on August 2, 2022 is viewable electronically and may be accessed by clicking on the link below. The regular City Council Chambers will be available for in person participation with recommended social distancing followed. The agenda for the meeting is also attached above. ****

https://www.youtube.com/channel/UCegcYe-pIXSRZGd5llencvA/videos?view_as=subscriber

Minutes of the **Work Session** of the **Riverdale City Council** held Tuesday July 19, 2022, at 5:30 p.m., at the Civic Center in the Council Chambers, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present:

City Council:	Braden Mitchell, Mayor Bart Stevens, Councilmember Steve Hilton, Councilmember Anne Hansen, Councilmember (5:42) Karina Merrill, Councilmember
City Employees:	Steve Brooks, City Attorney Cody Cardon, Business Administration Mike Eggett, Community Development Jared Sholly, Fire Chief Scott Brenkman, Police Chief Michelle Marigoni, City Recorder
Excused:	Alan Arnold, Councilmember

The City Council Work Session meeting began at 5:31 p.m. Mayor Mitchell welcomed all in attendance. It was noted for the record that all Councilmembers were present except Councilmember Arnold, who was excused, and Councilmember Hansen, who was expected to be late. Members of city staff were also present.

Public Comment:

Mayor Mitchell asked Cody Cardon to lead the pledge in place of Councilmember Arnold and noted there may be a fair amount of public comment.

Presentations and Reports: **Mayor's Report**

City Administration Report

Department Reports June
July Anniversaries Employee Recognition
Staffing Authorization Plans
Community Development Report
Legislative Summary Report

Consent Items

Consideration to approve meeting minutes from:

July 5, 2022 Council Work Session
July 5, 2022 Council Meeting

Mayor Mitchell asked if there were any changes to the minutes from the July 5 meetings. There were no changes.

Action Items

- 1. Motion to approve a new liquor license local consent for Maverik, located at approximately 1472 West Riverdale Road, Riverdale Utah 84405.**
- 2. Consideration of Ordinance #954 regarding proposed rezone request from Mobile Home Park-Recreational Vehicle Park (RMH-1) Zoning to Multiple-Family Residential (R-4) Zoning for property located at approximately 671 West 4400 South, Riverdale, Utah 84405, as requested by H&H – 39th Street, LLC.**

Mr. Eggett went over the executive summary and reported Matthew Steiner will be representing H&H tonight. There were about 40 people in attendance at the public hearing on June 28th. He suggested Council present findings or reasoning for any motions on this item.

Mr. Stevens asked Mr. Eggett if he would explain the timeline for rezones in the meeting, and that the zoning change does not mean people will need to move immediately.

Mr. Hilton asked if the landowner has taken any action to begin getting residents to move out, and if they are planning to assist any of them with relocation. Mr. Brooks said nothing is required other than deadlines, but the landowner may choose to assist.

Mr. Stevens commented that the residents have lease agreements they should be following and that there are resources available.

Mr. Brooks reiterated that findings or reasoning should be explained on any and all motions.

Mrs. Merrill asked about the conversations Mr. Eggett has had with residents who asked questions. Mr. Eggett explained they did not understand the process and were under the assumption that the public hearing was the final say and that they needed to relocate quickly.

3. Consideration of Resolution #2022-26 adopting the Interlocal Cooperation Agreement for Hazardous Materials Recovery and Cleanup.

Chief Sholly explained that the rotation and agreement was created by Ogden City to help mitigate the cleanup.

4. Consideration of Resolution #2022-27 adopting the amendment to the Interlocal Cooperative Agreement for seal and secure services.

Mayor Mitchell asked for an explanation of the benefits of the agreements. Chief Sholly explained that it has been working well and that it avoids companies racing to the scene to get the job.

5. Approval of Lease of Infrastructure Agreement with Eminent Technical Solutions (ETS) for the City's communication tower located near the city's water tanks and Roy Water Conservancy District's facility.

Mr. Cardon briefly explained this is for the 60-foot tower above Ritter Drive that ETS has been maintaining. This lease agreement is to allow other clients of ETS to utilize the tower, while protecting the city's property and recuperating some of the costs from installing the tower.

6. Approval of Master Service Agreement renewal with Eminent Technical Solutions (ETS) with updated pricing.

Mr. Cardon explained this is a renewal of an existing agreement for IT Services with updated pricing. The agreement is updated every three years.

Comments

1. City Council: Councilmember Stevens reported that more mosquito abatement treatment of storm drains was done due to the amount of water we have received lately.
2. City Staff:
3. Mayor: Mayor Mitchell noted that with Mr. Arnold not present, Councilmembers make sure to make motions. He asked Councilor Merrill to fulfill the role of Veteran's liaison.

Adjournment

Having no further business to discuss, the Work Session was adjourned at 6:00 p.m.

Minutes of the Regular Meeting of the Riverdale City Council held Tuesday, July 19, 2022, at 6:00 p.m., at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present: City Council: Braden Mitchell, Mayor
Alan Arnold, Councilmember
Bart Stevens, Councilmember
Steve Hilton, Councilmember
Anne Hansen, Councilmember
Karina Merrill, Councilmember

City Employees: Steve Brooks, City Attorney
Cody Cardon, Business Development
Mike Eggett, Community Development
Jared Sholly, Fire Department
Shawn Douglas, Public Works
Scott Brenkman, Police Department
Rich Taylor, Community Services
Michelle Marigoni, City Recorder

Excused: Alan Arnold, Councilmember

Visitors:

Welcome & Roll Call

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

Pledge of Allegiance – Cody Cardon

Invocation – Pastor Sitterood, Alpine Church

Public Comment

Garcia Family who live on Parker Drive spoke about the lighting on Parker Drive. The lights are spaced far between and are dim, so it does not feel safe. It is a busy road, and they are hoping for some LED lighting or more lights. They offered their property to install a light if necessary. They also live across from the sound wall on the freeway, and the land in front of the wall is full of weeds, is dry and a fire hazard, and does not look nice. They asked to have it maintained more.

Mr. Brooks and Mr. Stevens explained the freeway side of the road is state property, maintained by UDOT.

There was no other public comment.

Presentations and Reports

Mayor's Report

Mayor Mitchell

- Riverdale city is working through applicants to assist with the general plan update.
- Randy Koger's report shows he is very busy and does a great job and deserves recognition.

City Administration Report

Department Reports June

July Anniversaries Employee Recognition

- Randy Koger, 32 years
- Brandon Peterson, 20 years
- Lynn Wright, 19 years
- Ryne Schofield, 5 years
- Travis Dahle, 5 years
- Sherri Brown, 5 years
- John Vandyke, 5 years

Staffing Authorization Plans – Remains below authorization. The police department is currently trying to hire an officer and are not getting many applications.

Community Development Report – Chick Fil A will be closed for 4 to 6 months for their remodel. Fiiz, HomeGoods, and Sierra Trading Post are coming soon.

Legislative Summary Report

Mr. Brooks reported there are some possible solutions for water share problems in the works with Weber Basin.

Consent Items

Consideration to approve meeting minutes from:

July 5, 2022 Council Work Session

July 5, 2022 Council Meeting

Mayor Mitchell asked if there were any changes to the minutes from the July 5 meetings. There is one change in a misspelling of Anne Hansen's name .

Councilmember Hilton made a motion to approve the minutes, Councilmember Merrill seconded the motion. All were in favor and the minutes were approved.

Action Items

1. **Motion to approve a new liquor license local consent for Maverik, located at approximately 1472 West Riverdale Road, Riverdale Utah 84405.**

Motion: Councilmember Hansen motioned to approve the new local consent

Second: Councilmember Hilton

Discussion on motion:

Roll Call / Verbal Vote:

Councilor Arnold: Excused

Councilor Hansen: Yes

Councilor Stevens: Yes

Councilor Hilton: Yes

Councilor Merrill: Yes

Motion passes unanimously.

2. **Consideration of Ordinance #954 regarding proposed rezone request from Mobile Home Park-Recreational Vehicle Park (RMH-1) Zoning to Multiple-Family Residential (R-4) Zoning for property located at approximately 671 West 4400 South, Riverdale, Utah 84405, as requested by H&H – 39th Street, LLC.**

Matthew Steiner is present representing H&H. Mr. Eggett went over the executive summary and information provided in the packet.

Mr. Eggett noted if the rezone is approved, the mobile homes will be able to stay as a non-conforming use until the proper processes have been completed and notifications made.

Mr. Steiner addressed the council to answer any questions. He said they are excited to be back with the rezone. The property has been difficult and Covid has made it worse. They have not been able to evict residents who are not paying rent. The group that owns it also manages three other parks along the wasatch front, and it has been nearly impossible to bring it up to current standards. This would give them a chance to make it a more viable piece of property.

Mr. Hilton asked about the issues they have had. Mr. Steiner said on an average month, 45 to 50 of 55 tenants pay monthly. This month, 26 have not paid. Code enforcement from January and March show 9 and 14 violations respectively. There are a lot of health and safety issues, and the owners have no recourse to enforce the codes as they are not able to go into the trailers. When the owners took over, they evicted many residents and demolished many old trailers. New trailer leases have not been able to go in, so RVs and squatters move in frequently. There is crime, sabotage, and other things making it very difficult to manage. This also causes problems for the good tenants, who want things fixed up and are frustrated that it is not safe to live there.

Mr. Hilton asked if it is viable to upgrade to allow the new sized mobile homes. Mr. Steiner said there have been evaluations for sewer improvement, but they stopped once the conversation about rezone began.

Mr. Stevens asked why this is being proposed as R-4. Mr. Steiner said the owners feel this would enable the property to be financially viable and a good fit. They have evaluated different products for the property, but nothing has been decided for sure.

Mr. Stevens asked if the owners also owned the lot across the street. They do not.

Motion: Councilmember Hilton made a motion to approve Ordinance #954 regarding proposed rezone request from Mobile Home Park-Recreational Vehicle Park (RMH-1) Zoning to Multiple-Family Residential (R-4) Zoning for property located at approximately 671 West 4400 South. He believes the property owner has made a compelling case that the property would be better served to be redeveloped. There are problems and it has only gotten worse over the years.

Second: Councilmember Hansen

Discussion on motion:

Mr. Stevens said something needs to be done, but he thinks R-3 would be better. The density is concerning to him.

Roll Call / Verbal Vote:

Councilor Merrill: Yes
Councilor Hansen: Yes
Councilor Hilton: Yes
Councilor Stevens: No
Councilor Arnold: Excused

Motion passes 3 to 1.

3. Consideration of Resolution #2022-26 adopting the Interlocal Cooperation Agreement for Hazardous Materials Recovery and Cleanup.

Chief Sholly explained this gives the opportunity to clean up messes to many companies.

Motion: Councilmember Stevens motioned to approve Resolution #2022-26.

Second: Councilmember Hilton

Discussion on motion:

Roll Call / Verbal Vote:

Councilor Hilton: Yes
Councilor Arnold: Excused
Councilor Merrill: Yes
Councilor Hansen: Yes
Councilor Stevens: Yes

Motion passes unanimously.

4. Consideration of Resolution #2022-27 adopting the amendment to the Interlocal Cooperative Agreement for seal and secure services.

This is a good agreement to rotate through companies

Motion: Councilmember Hilton motioned to approve Resolution #2022-27

Second: Councilmember Merrill

Discussion on motion:

Roll Call / Verbal Vote:

Councilor Stevens: Yes
Councilor Hansen: Yes
Councilor Arnold: Excused
Councilor Hilton: Yes
Councilor Merrill: Yes

Motion passes unanimously

5. **Approval of Lease of Infrastructure Agreement with Eminent Technical Solutions (ETS) for the City's communication tower located near the city's water tanks and Roy Water Conservancy District's facility.**
(Copy from work session)

Councilor Stevens moved to approve the ____
Second Councilor Hansen
All in favor, none opposed.

6. **Approval of Master Service Agreement renewal with Eminent Technical Solutions (ETS) with updated pricing.**
(Copy from work session)

Councilor Merrill moved to approve the ____
Second Councilor Hansen
All in favor, none opposed.

Comments

1. **City Council:**
2. **City Staff:** Mr. Brooks congratulated Rich Taylor and Community Services for Old Glory Days. He also reported the fiber optic company is going to be moving forward soon.
3. **Mayor:** Water usage for the city is significantly lower than last year. **The residents and businesses are doing a great job. He will not be present at the next council meeting and Councilmember Arnold will be filling in.**

Adjournment.

Having no further business to discuss, Hilton called to adjourn the meeting. Councilor Hansen seconded. The meeting was adjourned at 6:46 p.m.

**RIVERDALE CITY
CITY COUNCIL AGENDA
August 2, 2022**

AGENDA ITEM: G1

SUBJECT: Consideration of Conditional Use Permit and Resolution 2022-28 for a new shared Shopping Center Pylon Sign use located at approximately 5091 South 1050 West, as requested by YESCO, LLC..

PRESENTER: Mike Eggett, Community Development

INFORMATION:

- a. [CC Exec Summ – Cond Use YESCO, Family Center Pylon Sign – \[20220802\]](#)
- b. [Resolution 2022-28](#)
- c. [Family Center Shop Center Sign Update App and Docs – 20220624](#)

[BACK TO AGENDA](#)



City Council Executive Summary

For the Council meeting on: 8-2-2022

Petitioner: YESCO Signs, LLC on behalf of CCA
(Kornwasser), LLC
Represented by Charlie Taylor

Summary of Proposed Action

YESCO Signs, on behalf of CCA (Kornwasser), LLC, has filed for a conditional use permit as required by Riverdale City Codes 10-16-3(E.), in order to modify an existing development plan for signage; and 10-16-8(B.), to install a new shopping center pylon sign on the existing Family Center at Riverdale location (south of Target) at approximately 5091 South 1050 West Riverdale Road. The Family Center at Riverdale site is located within a C-3 zone. Per City Code, a pole sign may exceed 40 feet in height if it is located along a UDOT designated interstate/freeway, up to a maximum height of 60 feet, and only if approved by issuance of a conditional use permit for the height change. Further, modifications, changes, and/or the installation of any new shopping center sign that changes or modifies a previously approved development agreement plan are required to receive City Council approval for the proposed modification, change, or installation as it affects the previously approved development project plan. Following the presentation and discussion of the proposal, the City Council may make a motion to approve, approve with amendments, or not approve the Conditional Use permit for the requested installation of a new commercial shopping center pylon sign, as proposed to be located at the Family Center at Riverdale site, with sufficient findings of fact noted to support the decision.

Title 10 Ordinance Guidelines (Code Reference)

This Conditional Use Permit request is regulated under City Code 10-16 "Sign Regulations" and 10-19 "Conditional Uses".

Community Development staff has discussed the conditional use sign permit requirements with the project representatives who are associated with the requested new shopping center pylon sign. If a conditional use permit was approved, then the pole sign could be elevated to the maximum requested height of 60 feet for the requested sign as located along Interstate 84 within the C-3 zone.

For discussion purposes, included are supplementary documents regarding this request which includes the sign permit application and conditional use application and also the proposed sign location and representative sign imagery.

Staff would encourage the City Council to review this matter, including concerns noted herein, and then discuss these matters with the petitioner. Staff would then recommend that the City Council act accordingly to make a motion to approve, approve with amendments, or not approve the Conditional Use permit for the requested installation of a new commercial shopping center pylon sign, as proposed to be located at the Family Center at Riverdale site, with sufficient findings of fact noted to support the decision.

General Plan Guidance (Section Reference)

The General Plan land use for this site is Planned Commercial - High

Legal Comments – City Attorney

Steve Brooks, Attorney

Administrative Comments – City Administrator

Steve Brooks, City Administrator



RESOLUTION 2022-28

A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR AN EXISTING DEVELOPMENT PLAN SIGNAGE MODIFICATION AT THE FAMILY CENTER AT RIVERDALE LOCATED AT APPROXIMATELY 5091 SOUTH 1050 WEST

WHEREAS an application was submitted by YESCO Signs, on behalf of CCA (Kornwasser), LLC, (herein Applicant), for consideration of a Conditional Use Permit to allow for an existing Development signage plan modification located at the Family Center at Riverdale located at approximately 5091 South 1050 West; and

WHEREAS the application is for property and location legally described in the attached documentation; and

WHEREAS after due notice, the Riverdale City Planning Commission held a public hearing regarding the conditional use permit application in accordance with state law and city ordinance at which time oral and written testimony was presented by the applicant, its agents, residents, and other interested persons; and

WHEREAS at the conclusion of the public hearing the Riverdale City Commission voted to recommend that the City Council approve the conditional use permit; and

WHEREAS the City Council at its regular Council meeting on August 2, 2022, received the application and supporting materials, staff report and all other information constituting the record of this application, along with the Planning Commission's recommendation; and

WHEREAS the City Council, upon further deliberation, voted to approve the conditional use permit and directed staff to prepare findings and this resolution as a contemporaneous record of the Council's decision.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Riverdale, Utah, that it adopts and memorializes the findings of the Planning Commission and the attached supporting documentation of the proposed conditional use permit and finds that the application to issue a conditional use permit for an existing development signage plan modification, located at the Family Center at Riverdale located at approximately 5091 South 1050 West, as outlined in the supported documentation is in the best interest of the City and is hereby granted.

HEREUPON said resolution was declared duly passed and adopted on the 2nd day of August, 2022.

Braden Mitchell
Riverdale City Mayor

Attest:

Michelle Marigoni
City Recorder



**Riverdale
City**

Community Development
4600 So. Weber River Drive
Riverdale, Utah 84405
Acct #10-36-9000

**CONDITIONAL USE PERMIT
APPLICATION**

DATE 6-8-2022
ADDRESS OF SITE 5091 S 1050 W (Family Center at Riverdale)
APPLICANT'S NAME YESCO LLC, attn: Charlie Taylor
ADDRESS 1605 Gramercy Road, Salt Lake City, UT 84104
PHONE NUMBER 801-464-6468

NOTE: Plans: Detailed location, site and building plans shall accompany the completed application forms provided by the city. For structures in existence, only a location plan need be provided.

☒ SITE PLAN RECEIVED ☒ BUILDING PLANS RECEIVED

Present Zoning of the Property: C-3 Present Use of the Property: Commercial
Acreage of the Property: .64 acre portion of overall 26.35 acre SC property Width of Property on the Street: 224' frontage
Proposed Conditional Use of Property: Pylon sign display

SIGNED: Alex Ush DATE: 6-8-2022

I authorize YESCO LLC, attn: Charlie Taylor to act as my representative in all matters relating to this application.

Alex Ush
OWNER

Charlie Taylor
AGENT AS AUTHORIZED BY OWNER

PLANNING COMMISSION SCHEDULED TO HEAR THIS APPLICATION FOR CONDITIONAL USE ON:

DATE: 7/12/2022 ^{Council} DECISION OF COMMISSION: Rec. Council Approval
SIGNATURE OF CHAIRPERSON: _____ DATE: _____

PLANNING COMMISSION PUBLIC HEARING:

DATE: — DECISION OF COMMISSION: N/A
SIGNATURE OF CHAIRPERSON: N/A DATE: —

Fee \$75.00 Date Paid: 6/24/2022 Receipt No. 175770125PT



Riverdale City
4600 South Weber River Drive
Riverdale, UT 84405
(801) 394-5541

XBP Confirmation Number: 123122958

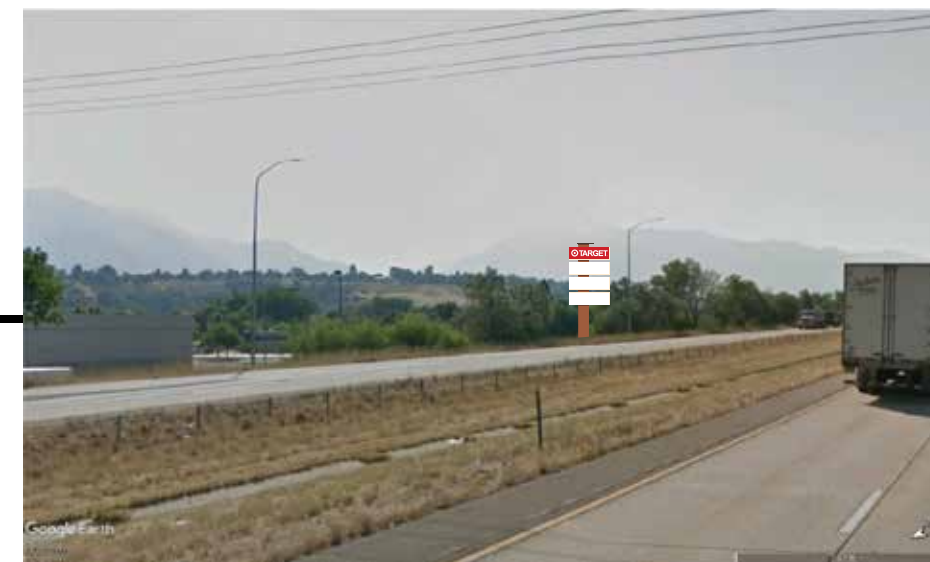
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Transaction Number: 175770125PT MastercardXXXX-XXXX-XXXX-8752 Status: Successful			
Account #	Item	Quantity	Item Amount
10369000	Sundry Revenues	1	\$75.00
Notes: CONDITIONAL USE PERMIT 5091 S 1050 W			

TOTAL: \$75.00

Billing Information
CHARLES TAYLOR
, 84405

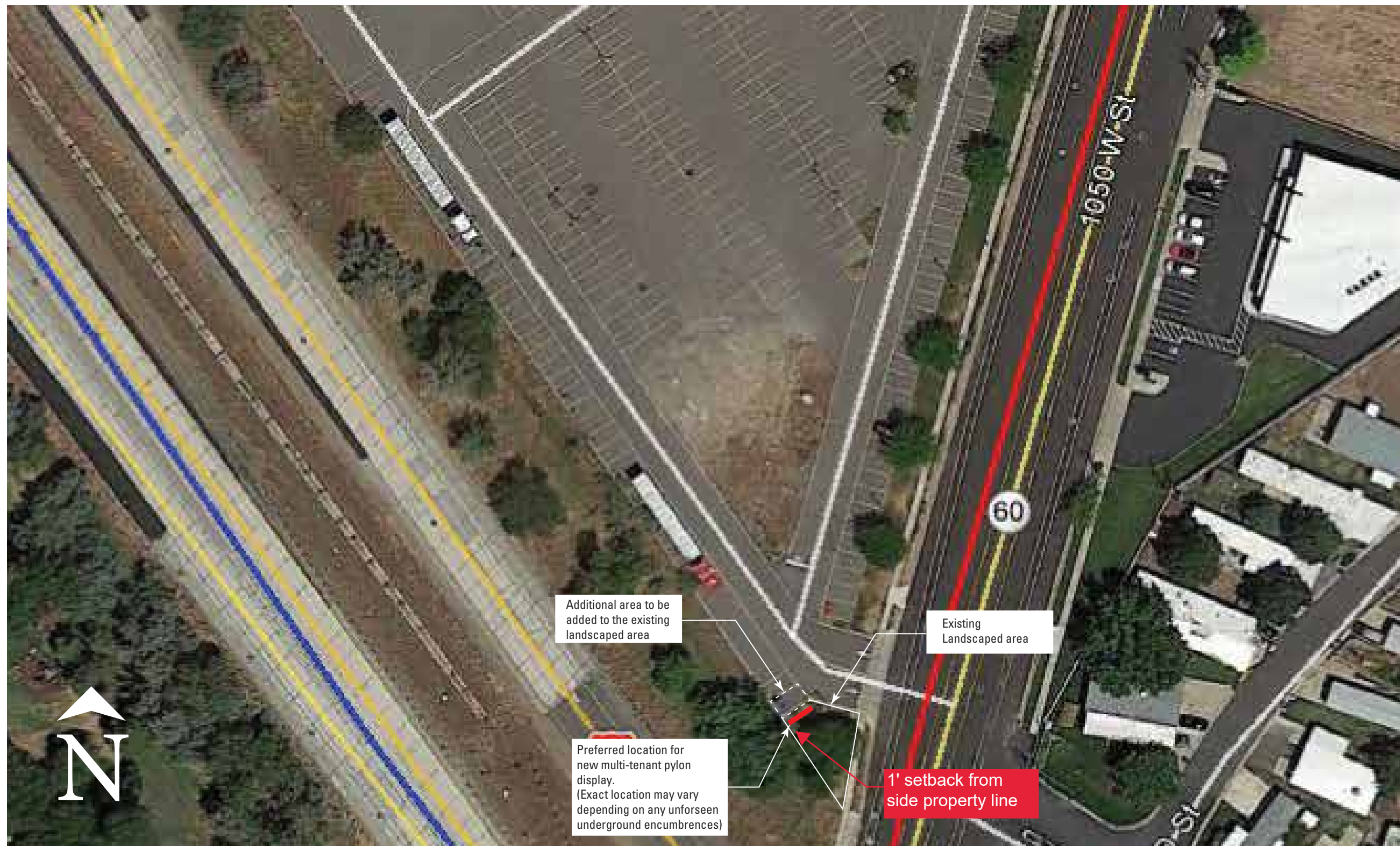
Transaction taken by: Admin cjacobsen

*Ctaylor@yesco.com
(sent Receipt)*



South Bound

ART 1.0



DESIGN

1605 South Gramercy Rd.
Salt Lake City, UT 84104
801.487.8481

www.yesco.com

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This drawing was created to assist you in visualizing our proposal. The original ideas herein are the property of YESCO LLC. Permission to copy or revise this drawing can only be obtained through a written agreement with YESCO.

The colors shown are only approximated on any computer monitor, inkjet or laser print. The final product may vary slightly in color from your computer monitor or print.

Revisions

[illegible]

Client Sign / Date

Landlord Sign / Date

Kornwasser
The Family Center at
Riverdale (Target)

Acct. Exec: Jeff Krantz

Designer:	Christian
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Orig: 1.19.2020

OPY-22716 R3

scale: as noted

ART 2.0