

Riverton City
REGULAR CITY COUNCIL MEETING &
WORK SESSION

Minutes
January 21, 2014

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 Roy Tingey - *Excused*
Council Member Paul Wayman

City Staff:

Lance Blackwood, City Manager
Ryan Carter, City Attorney
Virginia Loader, Recorder
Jeff Hawker, Asst. City Manager
Jason Lethbridge, Planning Manager
Sheril Garn, Parks & Recreation Director
Trace Robinson, Public Works Director
Lisa Dudley, Finance Director
Rod Norton, UPD Chief
Erik Sandstrom, UFA Asst. Chief

Citizens: Michael Johnson, Wyoma Darlington, Boy Scouts, Merillee Booren, Ethan Booren, Tish Buroker, Terry Kohler, Glenn Shaw, Jason Shaw, Bryson Shaw, Nicole Wills, Davis Sills, Kelly Carone, Andrew Carone

1. GENERAL BUSINESS

Call to Order and Roll Call

[6:33:43 PM](#) Mayor Applegarth called the meeting to order at 6:33 p.m. and welcomed those in attendance. He then conducted a Roll Call and Council Members Johnson, Staggs, Stewart, and Wayman were present. Council Member Roy Tingey was excused.

Pledge of Allegiance – Andrew Carone, Boy Scout, directed the Pledge of Allegiance.

Presentations/Reports

Recognition of Boy Scout Troops

[6:41:21 PM](#) Mayor Applegarth recognized Boy Scouts from Troops 25, 1862, and the Boy Scouts introduced themselves.

Public Comments

Mayor Applegarth explained the public comment procedure and welcomed public comments.

Tish Buroker requested and encouraged funding in the upcoming budget for weed control in the Riverton portion of the Jordan River Parkway. She expressed her concerns regarding weed control and fire danger along the parkway. She then spoke of hazardous weeds, specifically, Phragmites and tamarisk and the problems they cause in that area. She again urged that money be appropriated to eradicate the damaging weeds from Riverton's portion of the parkway.

[6:47:38 PM](#) **Terry Poller**, representing Team Veteran Foundation, explained the purpose of that Foundation.

There were no further comments and Mayor Applegarth closed the Public Comment period.

2. STAFF REPORTS

Lance Blackwood, City Manager, [6:49:37 PM](#) called for the following Staff Reports:

Chief Sandstrom invited the Mayor and Council Members to attend the upcoming UFA Fire School on May 2, 2014.

Safety Training

[6:51:47 PM](#) Ryan Carter, City Attorney, reported that individual surveys of employees were being held; he will report on the results of the surveys when they are completed.

3. PUBLIC HEARINGS – There were no Public Hearings scheduled.

4. DISCUSSION/ACTION ITEMS

Commercial Site Plan, Riverton District Self Storage, 1.77 Acres, 12311 South 4000 West, C-R Zone, Richard Gallagher, Applicant

[6:52:06 PM](#) Jason Lethbridge, Planning Manager, explained an application for commercial site plan approval for Riverton District Self Storage, a storage unit facility to be located on 1.77 acres at 12311 South 4000 West. The property is zoned Commercial Regional. He said the property to the south is also zoned C-R, and the property to the north is zoned R-3. The property to the west, across 4000 West is zoned RR-22, and this project is bordered to the east by the Bangerter Highway. The commercial property to the south is occupied by the existing Empire Storage facility, also owned by the applicant.

Mr. Lethbridge said the proposed site plan was for a separate facility from the existing Empire Storage development. The owner has previously been approved for an indoor storage structure, but that project's approval has lapsed, and the applicant is now proposing a site plan that essentially mirrors that of the adjacent Empire Storage in layout and architecture.

Mr. Lethbridge said on January 9, 2014, the Planning Commission voted to recommend approval of the final plat application with the following conditions:

1. All portions of the buildings visible from the street or adjacent properties comply with the materials and architectural standards of the Commercial Regional Zone.
2. Storm drainage systems and accommodation comply with Riverton City standards and ordinances, and with the recommendations of the Riverton City Engineering Division.
3. An interim storm drainage and erosion control plan and an access management plan be approved by the City prior to any construction or grading on the site.
4. The parking stalls adjacent to the building shall conform to the size requirements of Riverton City Ordinance, and shall be separated from the building by a five (5) foot landscaped area.
5. The site and structures comply with any and all applicable Riverton City standards and ordinances, including the International Building and Fire Codes.

6:58:29 PM Council Member Brent Johnson **MOVED the City Council approve the Riverton District Self Storage commercial site plan, application number PL-13-8003, located at 12311 South 4000 West, with the conditions outlined in the staff report.** 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-Excused and Wayman-Yes. **The motion passed unanimously.**

5. CONSENT AGENDA

6:58:56 PM Mayor Applegarth presented the following Consent Agenda:

1. **Minutes:** RCCM 01-07-14, WS 01-14-14
2. **Bond Releases:** N/A
3. **Resolution No. 14-11** - Authorizing the City to enter into a Master Utility Agreement with the Utah Department of Transportation for the construction of the Grade Separated Interchange at Bangerter Highway and Redwood Road
4. **Resolution No. 14-12** - authorizing the Mayor to execute an Agreement with Byron B. and Lisa W. Barlow for the acquisition of a storm drainage easement across a portion of land located at 12244 South Janice Drive
5. **Resolution No. 14-13** - authorizing the Mayor to execute an Agreement with Jeffery D. Howell and Shanna W. Howell for the acquisition of an easement across a portion of land located at 12213 South Janice Drive

6:59:02 PM Council Member Sheldon Stewart **MOVED the City Council approve the Consent Agenda as listed.** Council Member Brent Johnson **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-Excused and Wayman-Yes. **The motion passed unanimously.**

6. ELECTED OFFICIAL REPORTS

Mayor Bill Applegarth – reported on the arrival of the Senior Center Shuttle Bus earlier in the day and the celebration activities with the seniors accompanying that arrival. He encouraged the Council Members to attend luncheons at the Senior Center.

Council Member Brent Johnson – spoke of the inversion that is present in the Salt Lake Valley and the health issues associated with the inversion and the affect it is having on industry and tourism.

Council Member Trent Staggs – expressed appreciation to the public, specifically those residents from his district, for attending the City Council Meeting.

Council Member Sheldon Stewart – requested an update from UPD regarding the Crime Victim Advocate program. Chief Rod Norton reported on Crime Victim Advocate program plans for the upcoming Riverton Precinct Building. Mr. Stewart briefly spoke of a recent request to identify “Safe Houses” throughout the City.

Council Member Roy Tingey - *Excused*

Council Member Paul Wayman – reported that he attended a D.A.R.E. graduation and said he was impressed with Riverton City’s involvement in that program.

7. UPCOMING MEETINGS

Mayor Applegarth reviewed the following upcoming meetings:

1. January 14, 2014 - Work Session – 6:30 p.m.
2. January 21, 2014 - Regular City Council Meeting/Work Session – 6:30 p.m.
January 28, 2014 - Work Session – 6:30 p.m. - *Added*
3. February 4, 2014 - Regular City Council Meeting/Work Session – 6:30 p.m.
4. February 11, 2014 - Work Session – 6:30 p.m.

ADJOURN to Redevelopment Agency Meeting followed by a City Council Work Session.

[7:16:08 PM](#) Council Member Brent Johnson **MOVED** to recess the City Council Meeting to a **Redevelopment Agency Meeting**. Council Member Trent Staggs **SECONDED** the motion. Mayor Applegarth called for discussion on the motion; there being none, he called for a vote. The vote was as follows: Council Member Johnson-Yes, Staggs-Yes, Stewart-Yes, Tingey-Excused and Wayman-Yes. **The motion passed unanimously.** The City Council Meeting adjourned at 7:16 p.m.

Council Member Paul Wayman **MOVED** to reconvene the City Council Meeting at **7:37 p.m.** Council Member Trent Staggs **SECONDED** the motion. Mayor Applegarth called for discussion on the motion; there being none, he called for a vote. The vote was as follows: Council Member Johnson-Yes, Staggs-Yes, Stewart-Yes, Tingey-Excused and Wayman-Yes. **The motion passed unanimously.**

WORK SESSION

Mayor Applegarth called the meeting to order at 7:45 p.m. and welcomed those in attendance. He then conducted a Roll Call and Council Members Johnson, Staggs, Stewart, and Wayman were present. Council Member Roy Tingey was excused.

2. Presentation regarding 2014 Strategic Plans

1. Fireworks

Ryan Carter, City Attorney, presented a memorandum to the Council Members regarding “Legal limits for regulation of class C common fireworks in the state of Utah”. He explained that recently Riverton City Council received public comment regarding the discharge of fireworks in residential areas of the City to celebrate holidays. The Council was encouraged to discourage the use of fireworks to any extent possible. He then explained the following outlined in the memo: Legal Setting Prior to Convening of 2013 Utah Legislature, Adoption of House Bill 289 in the 2013 Session of the Utah Legislature, and Littering as a Leal Theory to Use Against the Discharge of Fireworks.

Mr. Carter further explained the public comment received by the City Council specifically asked that the Council bring legal pressure to bear upon citizens who otherwise legally discharge class C explosives by criminally charging such individuals with littering. He said that a littering complaint made on the evening of the 4th of July would not likely ever receive a timely response from a law enforcement officer because a call to report a littering case would naturally be assigned the lowest priority relative to other calls for service. Therefore, he said the use of littering statutes as an enforcement tool does not appear to be a likely method to address the use of class C common explosives.

Discussion was held regarding Ordinance No. 12-14, adopted July 17, 2012, which grants the Unified Fire Authority the power to prohibit the use of any ignition source, including fireworks, lighters, matches and smoking materials within the City. Council Member Johnson requested clarification from UFA regarding their concerns and plans for the possible extremely high fire season. Council Member Stewart also requested clarification from UPD regarding discharging fireworks outside of the time frames. Mayor Applegarth said that UPD and UFA would be scheduled for those discussions at the Regular City Council Meeting on May 6, 2014.

2. Economic Development/ Transit/Road Update

Jeff Hawker, Asst. City Manager/Economic Development Director, presented an Economic Development update outlining the Redevelopment Area and the Western Commercial District, as well as other commercial areas within the City.

Mr. Hawker explained the Western Commercial District, currently owned by PRI, was zoned Planned Commercial Center (PCC) in 2008 with the consultation of all property owners. He said the PCC Zone is used as a holding zone pending master planning of the area. He said that PRI has retained a marketing firm to do a study showing development that would support the amount of retail and transit in the Western Commercial District. He spoke of the buffering advantages of surrounding properties and said the City has been working with Herriman City for the

development of adjacent properties. He said both cities have a basic understanding of the types of usage and development for their properties that would be an asset to each city and to the region as a whole.

Mr. Hawker briefly discussed the sales tax revenue generated by Riverton City from FY 2004 to present. He then called for any questions.

Council Member Staggs asked if other areas in the City were being targeted for development besides the Western Commercial District. Discussion was held regarding the Downtown area and the corridors of 12600 South and 13400 South. Mr. Hawker said that different areas of the City are in various stages for possible development.

Council Member Stewart requested a copy of PRI's study when it is completed and that the issue be revisited at that time.

Council Member Staggs spoke of the City's capture rate and the amount of money spent in the City due to retail businesses. He suggested that a local business be highlighted in the monthly newsletter. He also recommended that the City consider larger business developments to generate sales tax revenue, such as an auto dealership.

Council Member Stewart requested that the City's deficiencies be identified and spoke of patterns and behaviors of people and how the City could accommodate those patterns to strengthen that base for Riverton businesses. Also, he recommended that vacant properties be considered for development, as sustainability is the key as the City is built out.

Mr. Hawker then presented information regarding economic development along proposed transit lines within the City.

Trace Robinson, Public Works Director, presented information regarding Transportation and explained that in 2007 the City bonded \$16,000,000 to construct the following projects:

- 13400 South from Bangerter to 4800 West
- 13400 South 2700 West to 3600 West
- 13400 South Redwood Road to Linda Marie
- 12600 South from Bangerter to 4570 West
- 2700 West 13400 South to Bangerter

He said that in 2008 Riverton City began the Strategic Planning Process and developed 5-Year Plans to provide infrastructure to facilitate City growth and prepare the Western Commercial District (WCD) for development for WCD Transportation, Street Lights, Stormwater WCD, Transportation East of Bangerter, Engineering, Stormwater East of Bangerter and Streets Maintenance.

Mr. Robinson reported on outside funding that has been obtained for the implementation of those 5-Year plans and Capital Improvement Projects that have been completed during the 2007-2015 time frame.

3. Stormwater Utility

Trace Robinson, Public Works Director, presented information regarding the Stormwater Utility and the requirements and penalties for violation associated with the National Stormwater Program.

Mr. Robinson explained the following six minimum control measures:

- Public education and outreach
- Public involvement/participation
- Illicit discharge detection and elimination
- Construction storm water runoff management
- Post construction storm water management
- Pollution prevention/good housekeeping

He reported that Riverton City was audited by the State of Utah Division of Water Quality in June 2013 and no corrective actions or deficiencies for the Stormwater Program were issued.

Mr. Robinson said that in January 2014 a User Rate Analysis was completed with the following proposed Utility Fee/End User Rate:

	2014	2015	2016	2017	2018	2019	2020
	0.00%	0.00%	25.00%	20.00%	16.67%	0.00%	0.00%
Monthly Fee Per ERU	\$ 4.00	\$ 5.00	\$ 6.00	\$ 7.00	\$ 7.00	\$ 7.00	\$ 7.00

He then presented the following Stormwater Utility proposed 5-Year Plan for Capital Projects:

Project	2014 Construction Cost Total	Construction Year	2014	2015	2016	2017	2018	2019	2020	Inflated Construction Cost
Projects East of Bangarter										
										Total
Riverton Village Park Retrofit	\$ 88,600	2014	\$ 88,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 88,600
Detention Pond 3508 W Chamonix Way Safety Project	18,000	2014	18,000	-	-	-	-	-	-	18,000
3200 South Sweet Caroline Drive Drainage Project	53,000	2015	-	55,120	-	-	-	-	-	55,120
11951 South Lamptonview Road Drainage Project	181,000	2015	-	188,240	-	-	-	-	-	188,240
11951 South Lamptonview Under Drain Project	600,000	2018	-	-	-	-	701,915	-	-	701,915
11811 South Storm Drain System	74,000	2017	-	-	-	83,240	-	-	-	83,240
	\$ 1,014,600		\$ 106,600	\$ 243,360	\$ -	\$ 83,240	\$ 701,915	\$ -	\$ -	\$ 1,135,115
Projects West of Bangarter										
										Total
Riverton Blvd 4570 W to 4150 W	\$ 400,000	2016	\$ -	\$ -	\$ 432,640	\$ -	\$ -	\$ -	\$ -	\$ 432,640
5040 W Cedar Point Peak Drive	13,000	2016	-	-	14,061	-	-	-	-	14,061
Foothills Stormdrain Outfall Phase 1	650,000	2020	-	-	-	-	-	-	822,457	822,457
City Wide System Upgrades	50,000	multiple	-	52,000	54,080	56,243	58,493	60,833	63,266	344,915
Mountainview Park Retrofit	25,000	2014	25,000	-	-	-	-	-	-	25,000
Engineering and Construction	13,160	multiple	13,160	29,536	50,078	13,948	76,041	6,083	170,818	359,665
	\$ 1,151,160		\$ 38,160	\$ 81,536	\$ 118,219	\$ 70,192	\$ 134,534	\$ 66,916	\$ 1,056,541	\$ 1,566,097
Miscellaneous										
										Total
										-
										-
TOTAL	\$ 2,165,760		\$ 144,760	\$ 324,896	\$ 118,219	\$ 153,431	\$ 836,449	\$ 66,916	\$ 1,056,541	\$ 2,701,212

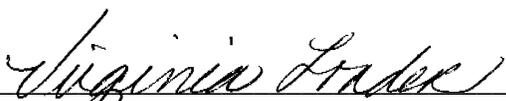
Mayor Applegarth concluded the presentation by adding the following proposal for monthly utility fee increases (taken from the May 2010 Riverton Newsletter):

Budget Year	Sanitation District Fee	Lighting District Fee	Storm Water Utility Fee	Culinary Water Fee	Secondary Water Fee*
Current	\$12.50	\$5.41	None	\$20.10	\$26.33
2010-11	\$12.50	\$5.41	\$2.00	\$20.70	\$27.12
2011-12	\$12.50	\$5.41	\$4.00	\$21.32	\$27.93
2012-13	\$12.50	\$5.41	\$5.50	\$21.96	\$28.77
2013-14	\$12.50	\$5.41	\$7.00	\$22.62	\$29.63
2014-15	\$12.50	\$5.41	\$7.00	\$23.30	\$30.52
Total 5 Year Increase	None	None	\$7.00	\$3.20	\$4.19

THE MAYOR’S FIVE YEAR FINANCIAL PLAN HAS BEEN WELL THOUGHT OUT AND VERIFIED. WHILE I AM IN THE OFFICE OF MAYOR, I WILL NOT PROPOSE ANY ADDITIONAL INCREASE OF UTILITY FEES THAT ARE NOT LISTED ABOVE.

Mayor Applegarth explained that if a utility fee were proposed in the upcoming budget it would not exceed \$2.00 per month; and, regardless of the outcome, he assured the City Council that a fee increase would not be brought back to them for the next four years.

Council Member Paul Wayman **MOVED to adjourn the City Council Meeting at 9:50 p.m.** Council Member Trent Staggs **SECONDED** the motion. Mayor Applegarth called for discussion on the motion; there being none, he called for a vote. The vote was as follows: Council Member Johnson-Yes, Staggs-Yes, Stewart-Yes, Tingey-Excused and Wayman-Yes. **The motion passed unanimously.**


 Virginia Loader, MMC
 Recorder

Approved: CC 01-28-14