

**Riverton City
REGULAR CITY COUNCIL MEETING &
WORK SESSION**

**Minutes
February 4, 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
Council Member Paul Wayman

City Staff:

Lance Blackwood, City Manager
Ryan Carter, City Attorney
Joy Johnson, Deputy Recorder
Jeff Hawker, Asst. City Manager
Jason Lethbridge, Planning Manager
Trace Robinson, Public Works Director
Rod Norton, UPD Chief

Citizens: Michael Johnson, Wyoma Darlington, Boy Scouts, Merillee Booren, Norma Bench, Larry Brown, Nate Pugsley, Jennifer Johnson, Jeremy Johnson, Lori Dee Crane, Kevin Crane, James Endrizzi, Dennis Page, Don Feil, Clifton Green, Joyce Green, David Green, Paula Green, Ila Blanden, Tish Buroker, Hunter Gardner, Hayden Heaton, Tim Heaton, Ben Jameson, David Nickle, Darin Nickle, Kent Letham, Cecilia Murray, Emily Murray, Brent Devey, Julie, Devey Duane Devey, Mary Kae Neilson

1. GENERAL BUSINESS

Call to Order and Roll Call

Mayor Applegarth called the meeting to order at 6:30 p.m. and welcomed those in attendance. He then conducted a Roll Call and Council Members Johnson, Staggs, Stewart, Tingey and Wayman were present.

Pledge of Allegiance – Scout Hayden Heaton directed the Pledge of Allegiance.

Presentations/Reports

Recognition of Boy Scout Troops

Mayor Applegarth recognized Boy Scouts from Troop 1115 and Troop 818. The Boy Scouts introduced themselves and their troop members.

Riverton Choice Awards for Excellence in Education – South Hills Middle School

Council Member Paul Wayman presented the Riverton City Choice Awards for Excellence in Education to the following individuals selected from South Hills Middle School:

Emily Murray 9th Grade - Our teachers describe Emily as "a hard working student who always does her ultimate best." She has a positive attitude, is the epitome of kindness to her peers and teachers, and provides a positive example of service and leadership to her fellow students. One of her teachers says, "She is the kind of person that will take any group or organization and make it better." Emily recently demonstrated this quality as, together with her leadership classmates, she taught a motivational lesson to 5th graders at a local elementary school. Emily maintains excellent grades, attendance, and citizenship - all qualities of a high-performing student. South Hills is lucky to have her!

Connor Anderson 9th Grade - Connor Anderson is an exemplary student. He has maintained phenomenal grades, attendance, and citizenship throughout his career at South Hills Middle. He has an excellent work ethic and is driven to achieve at the highest levels in all he does. One of his teachers describes Connor as "an impressive young man. He is exemplary in each of the criteria for this award." Not only is Connor a dream student, but he leads out in serving his school through his participation in the National Junior Honor Society. Together with his NJHS peers, Connor collected thousands of food items to donate to the Utah Food Bank. We are proud to have Connor at South Hills!

Nancy Beckman 7th Grade Science Teacher - is one of those rock star teachers which every principal dreams of. She is a master teacher in that she provides authentic, hands-on science experiences for her students. Ms. Beckman challenges her students to think deeper and achieve more, yet inspires enthusiasm and a love for learning in each child. She knows how to analyze her students' achievement results and then uses those results to inform and improve her own instruction. Ms. Beckman is one of South Hills' teacher leaders as she heads our committee responsible for providing individualized interventions to the students who need them most. Ms. Beckman is very deserving of this recognition.

Public Comments

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

6:41:18 PM **Don Feil**, a fifteen year resident of Riverton, said that he lives close to the Jordan Parkway Trail and he has noticed a weed encroachment problem there. He requested that the City Council be pro active regarding weed abatement in that area. He also said the two pond areas in the reserve for native plants and fowls have not been maintained in the last few years. He suggested a potential service project with scouts or service groups to help with the weeds if funds are not available.

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

2. PUBLIC HEARINGS

1. Rezone & General Plan Amendment, Rezone 23.71 acres located at 12939 South Sunday Drive From R-1 (Residential Single Family, 1 Acre Minimum Lot Size) and RR-22 (Residential Single Family, ½ Acre Minimum Lot Size) to R-4-SD (Residential Single Family, min. lot size Of 10,000 sf with Specific Development Designations allowing 5,000 sf lots), and designate said property as MDR in the Riverton City General Plan, Taylor Spendlove representing Brighton Homes, Applicant

Jason Lethbridge, Planning Manager, explained that Taylor Spendlove, representing Brighton Homes, applied for a rezone of 23.71 acres located at 12939 South Sunday Drive, which is currently a private lane. The property is zoned a mix of R-1 and RR-22, which is a single family designation with 1 acre and ½ acre lots respectively. The properties to the north and west are similarly zoned, and the properties to the east and south are zoned commercial. The properties are bordered on the east by a canal.

Mr. Lethbridge said that the area developed as relatively rural, large lots, almost all of which access off of Sunday Drive, a private lane. Access to utilities is limited, and further development has been hampered by this and issues with the private lane. In addition, major power lines and the Kern River Gas line, a massive underground natural gas line, bisect the properties. The Western Springs development to the west includes multi- and single-family units, with single-family development in the 4-6 units per acre range. The area to the east and south in part of Riverton's Western Commercial District, with anticipated commercial and multi-family development in the mid to higher density range.

He said that on November 14, 2013, the Planning Commission voted to recommend approval of the application.

Mr. Lethbridge then restated the specific requirements as outlined by the Planning Commission and listed in the Ordinance.

[6:55:17 PM](#) Mayor Applegarth asked for comments or questions from the Council Members and there were none; he then opened the Public Hearing and called for public comment.

Public Hearing

[6:58:01 PM](#) **Jeremy Johnson** said he lived on Sunday Drive and made a suggestion that Council Members consider an alternate plan that does not include siding, and a minimum of 1/6 acre or 7,260 minimum lot size requirement, which he felt would reduce traffic. He said his property was a two acre lot and the proposed 5,000 square foot lots would reduce property values. He requested 25 foot setbacks with no street parking. Mr. Johnson apologized for any possible offense to his neighbors during recent discussions of the project.

[7:01:31 PM](#) **Rick** said the existing zoning was protecting his current property values. He said he has attended City meetings four times in the last year and spoke against the proposed zoning and he was not in favor of the proposed zoning.

[7:04:17 PM](#) **Spence Keil**, Dutchman Lane, spoke in opposition to the proposed rezone. He said the road was not engineered for increased traffic. He said there is only 18 feet from the edge of the snow bank to the curb on the street. He said it was narrow and dangerous and asked the Council to consider the safety of the residents.

[7:07:08 PM](#) **Tom Sawyer**, an eleven year resident of the area, spoke against the rezone because the proposed development would have too many homes and was enough lower income housing in the area.

[7:08:47 PM](#) **Greg Bird**, Western Springs resident, said he has less than a 1/3 acre lot and it would be wrong to develop the area with 1/6 acre or less and it would be a dis-service to the community.

[7:09:25 PM](#) **Crystal Parkinson** shared several photos with the audience displaying the narrow and dangerous nature of Dutchman Lane. She stated several times how narrow and dangerous the street was and that she felt that the infrastructure in place would not support the proposed development.

[7:12:13 PM](#) **Danny Maynard** expressed his concern that the most recent plan from Brighton Homes eliminated two of the streets they had originally proposed. He requested the City Council to review and consider the increased traffic and the safety of all the children who would be walking to Midas Creek Elementary.

[7:14:03 PM](#) **Fred Zibbish**, Dutchman Lane, spoke against the rezone and said he purchased his lot with the understanding that the area would remain ½ acre or full acre lots. He expressed concern about the increased traffic and the thoroughfare that the area would most likely become for the Mountain View Corridor. He asked the Council to protect the neighborhood by keeping the zoning as is.

[7:18:09 PM](#) **Emily Hawkins**, Western Springs, requested 7,000 square foot minimum on the lot sizes because smaller lots were not desirable. She said she would leave Riverton if the rezone was completed.

[7:19:52 PM](#) **Unidentified resident** spoke of a fatal accident that occurred as a result of increased traffic in the area. He spoke against the proposed rezone and said it was not safe and it would be a detriment to the area.

[7:21:41 PM](#) **Kevin Crane** spoke against the rezone and said the conceptual plan Brighton Homes had shown residents initially had changed. He said the higher density was wrong and he did not support the rezone.

[7:22:54 PM](#) **Justin Allen**, Brighton Homes, said he was a former City Council Member from Centerville. He explained his company's vision, which he said included a broad view for the area. He said the area had changed significantly over the last several years. He spoke of the proposed commercial development area and said that most people are looking for single family homes on smaller lot sizes. He felt the Planning Commission was wise for approving the mixed 1/3 and ½ acre lot sizes.

Mr. Allen spoke of transportation concerns on Sunday Drive and Dutchman Lane; however, he said that long term, he felt that the traffic concerns on Dutchman Lane would diminish with the building of other new roads and with the improvement of Sunday Drive. He said the proposed plan for single family housing would be a good transition from a neighborhood to the commercial gateway. He said that Brighton Homes plans to respond to resolve as many community concerns as possible, and to conduct outreach meetings with community representatives.

[7:32:06 PM](#) Discussion was held regarding the size of Dutchman Lane, the need for a traffic study and the process for Brighton Homes regarding submission for Site Plan Approval .

There were no further comments and Mayor Applegarth declared the Public Hearing closed.

Ordinance No. 14-01 – Rezoning 23.71 acres located at 12939 South Sunday Drive from R-1 (Residential Single Family, 1 acre minimum lot size) and RR-22 (Residential Single Family, ½ Acre Minimum Lot Size) to R-4-SD (Residential Single Family, min. lot size of 10,000 sf with Specific Development Designations), and designating said property as MDR in the Riverton City General Plan, Taylor Spendlove representing Brighton Homes, Applicant

[7:43:05 PM](#) Council Member Sheldon Stewart **MOVED** the City Council adopt **Ordinance No. 14-01** - designating 23.71 acres located at 12939 South Sunday Drive as Medium Density Residential on the General Plan Land Use Map, and rezone the properties from R-1 (Residential Single Family, 1 Acre Minimum Lot Size) and RR-22 (Residential Single Family, ½ Acre Minimum Lot Size) To R-4-SD (Residential Multi-Family, 10,000) with Specific Development Designations as described on Exhibit “A”. With the following changes; the minimum lot sizes shall be 7000 square feet with a minimum lot width of 60 feet. And the minimum front yard setback shall be 25 feet for all lots. Council Member Roy Tingey **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-No, Staggs-Yes, Stewart-Yes, Tingey-Yes and Wayman-Yes. **The motion passed 4 to 1.**

[7:50:23 PM](#)

2. Ordinance Amendment – Adopting Section 18-57, RM -14-D, a Multi-Family Residential Zone allowing a maximum 14 units per acre for the Riverton City Downtown Area, Amendments proposed by Riverton City

Jason Lethbridge, Planning Manager, explained that the proposed ordinance amendment proposes the creation of a new multi-family zoning designation for Riverton City. The City currently has an RM-14 Zone; however, these zones are part of a larger Specific Plan such as Western Springs and Monarch Meadows. Riverton City does not currently have a standard RM-14 zone. Therefore, Riverton is proposing an RM-14-D Zone, which allows a maximum density of fourteen (14) units per acre and requires a minimum of two (2) acres for development. As Riverton City considers the possibility of residential projects within the Downtown area surrounding the intersection of 12600 South and Redwood Road, it became apparent that a more specific standard would be required for regulation of such projects in the that area. The attached ordinance, the RM-14-D (Downtown) zone, modifies the standards of the existing RM-8-D zone

to address some of the needs and concerns regarding higher density residential development in the downtown area.

Mr. Lethbridge said on January 23, 2014, the Planning Commission voted to recommend approval of the application.

[7:56:23 PM](#) Discussion was held regarding language in the ordinance and the 5-acre lot size requirement.

[8:02:32 PM](#) Mayor Applegarth opened the Public Hearing and called for public comment.

[8:02:51 PM](#) **Unidentified citizen** spoke in favor of the proposed rezone and the potential density for new senior housing and she recommended that paths be included in the development to accommodate seniors in walking to the stores and the Senior Center.

[8:03:49 PM](#) There were no further comments and Mayor Applegarth declared the Public Hearing closed.

Ordinance No. 14-02 - Adopting Section 18-57, RM-14-D, A Multi-Family Residential Zone Allowing a maximum 14 Units per acre for the Riverton City downtown area, amendments proposed by Riverton City

[8:04:02 PM](#) Council Member Brent Johnson **MOVED the City Council adopt Ordinance No. 14-02 - Creating Section 18-57, RM-14-D, a Multi-Family Residential Zone allowing a maximum 14 units per acre for the Riverton City downtown area.** Council Member Paul Wayman **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-Yes and Wayman-Yes. **The motion passed unanimously.**

[8:08:15 PM](#) Mayor Applegarth explained the Riverton Redevelopment Agency (RDA) had been set up for a period of 20 years by previous Mayor Lloyd. This property tax increment program was forward thinking on the part of the City and the property owners. He further explained there is only five years left for this increment money and the importance of moving forward with the proposed ordinance.

[8:16:52 PM](#) City Manager Blackwood discussed the positive input from the property owners of the proposed development. Joining the RDA has been voluntary for all the property owners.

3. Rezone 9.07 acres located at the northeast corner of Redwood Road and 12800 South extending north to the Walgreens and Discount Tire and east to 1630 West, C-D Zone, Riverton City, Applicant

[8:18:51 PM](#) Jason Lethbridge, Planning Manager, explained an application for rezone of approximately 9 acres located at 12800 South Redwood Road. The properties are currently zoned C-D. The surrounding properties to the north, south, and west are also zoned C-D. The properties to the east, across 1630 West, are zoned RR-22. Riverton City is proposing that the properties be rezoned to RM-14-D (Residential Multi-Family 14 Units per Acre Downtown).

He said on January 23, 2014, the Planning Commission voted to recommend approval of the proposed rezone.

Council Member Brent Johnson asked if one or any of the property owners remains, would they be allowed to continue commercial business operations. City Attorney Carter stated that they would be allowed to stay and operate as normal, as a “Legal Non Conforming Use,” business.

[8:23:59 PM](#) Mayor Applegarth opened the Public Hearing and called for public comment.

[8:24:11 PM](#) **Clifton Green** said he has lived behind Riverton Motors more than 50 years and was pleased to see progress made on the proposal. He stated that traffic on 1630 West would increase, which would impact him and others and he spoke of a potential road problem with the cars parked at the tire store. He then suggested that the road be expanded and include a turn lane. He also said the curb needs replacing as run-off water does not drain properly.

Mayor Applegarth thanked Mr. Green for assisting the City in maintaining a vacant lot and helping with weed abatement on the property.

[8:29:29 PM](#) **Ken Leethem** said he lived on the nine acre block and asked about the time line for the project. He was told it would take some time to complete the entire process but it would not happen without proper time and notification to all tenants and property owners.

[8:32:24 PM](#) **Julie Devey** expressed her concerns regarding 14 units per acre and requested that the Council consider a smaller number of units per acre.

[8:33:20 PM](#) **Dennis Page** said he lives near the subject area and encouraged the Council to accept the proposal. He spoke in favor of the Park Avenue development and said he would like to see approval of the proposed project.

[8:34:59 PM](#) **Darlene Accerson** said she would like to see the area improved and she expressed concerns regarding increased traffic on 1630 West. She spoke in opposition to 14 units per acre and recommended an RM-8 development. She also expressed concerned regarding the look of the hardware store lot should the owner decide to stay.

[8:42:42 PM](#) **Spencer Hayman** requested clarification regarding the differences between condominiums and town homes.

[8:46:35 PM](#) There were no further comments and Mayor Applegarth declared the Public Hearing closed.

Ordinance No. 14-03 – Rezoning 9.07 acres located at the northeast corner of Redwood Road and 12800 South extending north to the Walgreens and Discount Tire and east to 1630 West, from C-D Zone to RM-14-D, Riverton City, Applicant

[8:46:50 PM](#) Council Member Trent Staggs said he had looked into the issue extensively and said he felt the rezone was a good move and he was anxious to see continued development of the

downtown area. He spoke in support of the existing businesses and hopes to attract more businesses with the proposed development.

Council Member Paul Wayman said he felt very good about the proposed project and would like to see it move forward.

Council Member Trent Staggs **MOVED** the City Council adopt **Ordinance No. 14-03 - Rezoning 9.07 acres located between Redwood and 1630 West extending from 12800 South to the northern boundary of the Walgreens and Discount Tire stores from C-D to RM-14-D**. 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-Yes and Wayman-Yes. **The motion passed unanimously.**

3. DISCUSSION/ACTION ITEMS – N/A

4. CONSENT AGENDA

[8:53:34 PM](#) Mayor Applegarth presented the following Consent Agenda:

1. **Minutes:** RCCM 01-21-14, WS 01-28-14
2. **Bond Releases:** N/A
3. **Resolution No. 14-14** - Authorizing the City to enter into an Interlocal Cooperation Agreement with Salt Lake County for Traffic Signal Construction/Installation at 12600 South 4150 West
4. **Resolution No. 14-15** – Authorizing the issuance of a purchase order to Tarter Farm and Ranch Equipment for the purchase of the rodeo arena components that are to be installed at the Main City Park
5. **Resolution No. 14-16** – Authorizing the City to enter into an Encroachment Permit with the Utah Salt Lake Distributing Company of the 3600 West Detention Basin Outfall Project

[8:54:08 PM](#) Council Member Roy Tingey **MOVED** the City Council approve the **Consent Agenda as listed**. 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-Yes and Wayman-Yes. **The motion passed unanimously.**

5. STAFF REPORTS

Lance Blackwood, City Manager, asked Chief Rod Norton to give his report regarding Neighborhood Watch signs. Chief Norton showed new signs that had the UPD dispatch phone number on them. He said the new signs were a cost savings because of a local vendor.

Safety Training

[8:56:09 PM](#) City Attorney Carter reported there had been steady progress in field staff training and that individual surveys of employees were being held. He said he would report the results of the surveys when they are completed.

6. ELECTED OFFICIAL REPORTS

Mayor Bill Applegarth – Discussed the emergency communications systems which the Salt Lake Valley Mayors are trying to come to an agreement on. He said the Mayors in the valley are committed to have one program that makes the interaction with the cad system seamless. He said there are two systems being considered and some of the cities were in a debate as to which system was best.

1. Appointment of Planning Commission Members

Mayor Applegarth presented Riverton Resident James Endrizzi as a potential Planning Commission Member:

Council Member Brent Johnson – No report

Council Member Trent Staggs – No report

Council Member Sheldon Stewart – reported on the South Valley Sanctuary.

Council Member Roy Tingey – reported on an email he received from a Riverton Boy Scout.

Council Member Paul Wayman – No report

7. UPCOMING MEETINGS

Mayor Applegarth reviewed the following upcoming meetings:

1. February 11, 2014 - Work Session – 6:30 p.m.
2. February 18, 2014 - Regular City Council Meeting & Work Session – 6:30 p.m.
3. February 25, 2014 - Work Session – 6:30 p.m.
4. March 4, 2014 - Regular City Council Meeting & Work Session – 6:30 p.m.

[9:14:06 PM](#) **Break to Work Session**

8. WORK SESSION

Mayor Applegarth called the meeting to order at 9:26 p.m. and welcomed those in attendance. He then conducted a Roll Call and Council Members Johnson, Staggs, Stewart, Tingey and Wayman were present. Also present was City Manager Lance Blackwood, Asst. City Manager Jeff Hawker, and Deputy Recorder Joy Johnson.

1. Discussion regarding 2014 Strategic Plans

1. Media Specialist/Communication and Brand Management/150 Year Celebration

Mayor Applegarth discussed the need for improved communication to Riverton City residents. He said he had met with another Media Specialist whose budget is \$500,000 budget and three employees and had direct communication to the Mayor. Mayor Applegarth spoke in opposition to that format and said he would like the Media Specialist to work directly with the City Manager and the Asst. City Manager.

He explained that there are currently two or three social media Facebook pages that use Riverton in their name; and, in the absence of an “official city” Facebook page, many citizens are receiving mis-information regarding current events from an unofficial Facebook source.

Mayor Applegarth asked the City Council to determine job duties for a Media Specialist, after which Mr. Blackwood will prepare a job description and then present it at a Council Work Session for discussion and then determine the salary.

Discussion was held regarding transparency issues and money that would be generated to the City from a Media Specialist position. Brand Management was discussed and potential business that could be generated as a great presence in social media.

Council Member Stewart recommended a full-time position that becomes aware of all City functions and activities and communicates those to the citizens and administers all public information, website and reputation management, monitor and creates social media, and facilitates interaction between citizens and the City Council.

The establishment of a policy for content management was briefly discussed. Council Member Tingey spoke against Facebook because of negative comments that are allowed and Mayor Applegarth spoke in favor of Facebook and said he felt that people have a right to say whatever they want; any profanity could be removed and, to some extent, the content could be monitored.

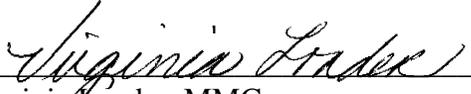
Excellent communication skills and a strong marketing background would be required and they would work directly with City Attorney Ryan Carter. The Media Specialist would function as a full department head with access to Ryan Carter, Lance Blackwood, Jeff Hawker Mayor Applegarth.

Further discussion was held regarding the position and the salary required, which would be approximately \$87,000.

Council Members Stewart and Staggs agreed to prepare a job description and present to the City Council at a Work Session on February 18th.

Council Member Paul Wayman **MOVED to adjourn the City Council Meeting at 10:30 p.m.** Council Member Sheldon Stewart **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.**

Council Member Sheldon Stewart **MOVED to adjourn the City Council Meeting at 10:30 p.m.** Council Member Roy Tingey **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-Yes and Wayman-Yes. **The motion passed unanimously.**



Virginia Loader, MMC
Recorder

Approved: CC 02-11-14