

Minutes of the Regular Meeting of the Riverdale City Council held Tuesday, September 20, 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
- Michelle Marigoni, City Recorder

Visitors:

- Dennis Peters
- Lori Fleming
- Tim Snideman
- Hugh Park
- Lynn Donohoo
- Tammy Donohoo
- Kim Choate
- Velden Wardle
- Cam Preston
- Jake Tate

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 Members, City Staff, and members of the public.

Pledge of Allegiance – Mike Eggett

Invocation – Anne Hansen, Councilmember

Public Comment

Velden Wardle commented regarding the rezone on Parker Drive. He said they have lived there for 14 years and have never had an issue with water or flooding. He said there is a slope and then a roadway behind his home, with a slope right behind that. He is sure there will be problems with water if the neighborhood is built. He doesn't have a problem with a neighborhood being there, only that the backyard will be soggy and swampy due to the lower elevation than the new subdivision. The roadway behind his house does get swampy when it rains and in the spring. He is not opposed to development, but the illegal fill needs to be removed before. He said he would welcome new neighbors if that was completed and he is not okay with any studies that say it won't cause a problem, as he sees it right behind his property. He asked Council to consider this, and said the purchase has not been made, though a purchaser should know they are responsible to take the fill out. He hopes Council will seriously consider these concerns moving forward.

Tammy Donohoo lives next to Mr. Wardle and has the same concerns. If it is developed, the person who owns it now should be responsible to correct the mistake and remove the fill. She feels the fill needs to be taken out before the rezone from Agricultural.

Lori Fleming said she is a resident, realtor, and former planning commission. She said no one has been required to jump through hoops like this. He has agreed to do the survey, remove the fill. She said the concern that property values will be reduced is not true, as this development would beautify the area. Riverdale needs moderately affordable housing. There are only 11 homes on the market right now and three of them are mobile homes. She mentioned the values of these homes. The value is still there. She said if she had wanted to "protect" her property, she would have complained about Coleman Farms, but the engineering was done, and she doesn't understand why it has been such an issue for this developer to come in and do the right things to improve this property. They don't want to spend money on designs if they still don't know if it will be approved. Engineer, design review, etc. still will need to go over it.

She said this development has got her heated and they should be given a chance. She agrees with the police officers and firefighters that will be hired. She said Riverdale has an RDA Program to help officers as first-time home buyers, and asked council to look at the program and went over the current requirements. She asked if this could be opened up to everywhere in Riverdale to give the police the ability to use this as a recruitment tool. This would help keep the officers in the city and give them the opportunity to get into a home in the city. She said it should be for police, fire, teachers, etc. She requested it be put on an agenda.

Presentations and Reports

Mayor's Report

Mayor Mitchell said the Deputy Director of the EPA was in Ogden this week to visit with Mayor Caldwell, and that about a mile of the river was cleaned up. They found 2600 tires, 9 vehicles, tons of trash. He said he is glad the river in Riverdale is much cleaner, and that what they were able to accomplish was awesome.

City Administration Report

Department Reports August – Mr. Brooks noted the amount of non-resident use at the community center.

September Anniversaries Employee Recognition:

- Karen Dille 23 years
- Raelyn Boman 9 years
- Betty Wilson
- Matt Guymon
- Camille Jacobsen

Community Development Report: October 6 target date for Maverik opening. They anticipate a grand opening after that date.

Mayor Mitchell reminded Chief Sholly to let him know the date of the push-in ceremony for the new heavy rescue.

Consent Items

1. Consideration to approve meeting minutes from:

September 6, 2022 Council Work Session

September 6, 2022 Council Meeting

Mayor Mitchell asked if there were any changes to the minutes from the September 6 meetings. There was one change, as noted in the work session.

Councilmember Arnold made a motion to approve the minutes with the change applied. Councilmember Hilton seconded the motion. All were in favor and the minutes were approved.

2. Discussion and consideration to grant city staff permission to schedule future public hearings for budget amendments related to tax increase revenue.

Councilmember Arnold made a motion to grant city staff permission to schedule public hearings for budget amendments related to tax increase revenue. Councilmember Hilton seconded the motion. All were in favor.

Action Items

1. a. Public Hearing to receive and consider comments regarding amendment(s) to approve funding for the hiring of two police officers at a cost of \$430,000 and IT upgrades at a cost of \$40,000 to the Riverdale City FY2023 budget.

Mr. Cardon explained this is to hire two police officers and upgrade the firewall associated with the Spillman trunk line. The IT upgrade is not coming out of the tax revenue, but from the fund balance.

Motion: Councilmember Arnold made a motion to open the public hearing.

Second: Councilmember Hilton

Councilor Arnold: Yes

Councilor Hansen: Yes

Councilor Stevens: Yes

Councilor Hilton: Yes

Councilor Merrill: Yes

Public Hearing open.

Public Comment:

Motion: Councilmember Arnold made a motion to close the public hearing.

Second: Councilmember Hilton

Councilor Merrill: Yes
Councilor Hilton: Yes
Councilor Hansen: Yes
Councilor Stevens: Yes
Councilor Arnold: Yes
Public Hearing closed.

b. Consideration of Resolution #2022-32 adopting amendments to the approve funding for the hiring of two police officers at a cost of \$430,000 and IT upgrades at a cost of \$40,000 to the Riverdale City FY2023 budget.

Discussion:

Mr. Brooks noted this came in slightly higher than anticipated.

Mayor Mitchell asked Mr. Cardon to come up and break down some of the police costs. Mr. Cardon said since they are new positions, they need all new equipment. Wage, benefits, vehicles, equipment in the vehicles (lights, sirens, cameras, audio), body cameras, tactical gear, bulletproof vests, first aid kits, office 365 licenses, weapons, laptops, etc. He said he was very thorough in the list to make sure the funds are there for everything.

Mayor Mitchell said it was a very thorough list and that Chief Brinkman did a great job. Mr. Stevens said it could be possibly more if they are all new officers, as they may need funds for the police academy and training. Hopefully some officers with experience are hired. Mr. Cardon said the city receives a large discount if they need to send someone through an academy. The budget amount should be able to pay for some mid-level officers.

Mayor Mitchell asked if there were any issues with the resolution being changed from the packet. Mr. Brooks said it would just need to be read into the motion. Mr. Arnold mentioned that Officer Panunzio started here new and is a phenomenal officer.

Motion: Councilmember Stevens made a motion to approve Resolution #2022-32 adopting amendments to approve funding for the hiring of two police officers at a cost of \$430,000 and IT upgrades at a cost of \$40,000 to the Riverdale City FY2023 budget, with the added notes presented at the beginning of the meeting.

Second: Councilmember Hansen

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

Motion passes unanimously.

2. Discussion and consideration to set a public hearing regarding ARPA Funds and CJC Request.

Mr. Brooks mentioned this had been brought in once before, but there wasn't a great reception regarding it. Some other cities are starting to pay this and using ARPA funds or pulling money from other places. He wanted to bring it in for discussion and said if they want to fund it, a public hearing will be necessary. He said it is a valid program, and the County is picking up the bulk of the funding, but that all cities have been asked to contribute. (Lakettes, CTC requests)

Mayor Mitchell said he has spoken to other mayors about how they articulated this spending. They said it was one time funding and one time money.

Councilmember Hansen said she wouldn't compare the CJC to non-profits like the CTC or the Bonneville Lakettes, as this is governed by state statute. Additionally, the ability to help the children would be handicapped, and the experience for the child is so much better with a CJC. It makes it much easier for prosecutors. Teachers are the number one reporters of child abuse, and many crimes against children were not reported during covid due to the lack of access by teachers to the children, and this is just the beginning. The ability to prosecute those who violate children in any way is very important. Riverdale has a responsibility to contribute.

Mr. Cardon agreed that the CJC is awesome and required by state law, which isn't in question. He asked if this is something that should be funded at the municipal level. If the requirement by state law is for the county and the state to regulate, why is it being pushed onto cities? They are invaluable, but do we want to set the precedence that we contribute to mental health things that are usually handled by the county.

Mr. Hilton asked if negotiations should be made with CJC before setting the hearing. Mr. Brooks said the hearing could be set now.

Motion: Councilmember Hansen made a motion to set a public hearing regarding ARPA Funds and CJC Request.

Second: Councilmember Hilton

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

Motion passes unanimously

3. Consideration to un-table Ordinance #953 to approve proposed rezone request from Agricultural (A-1) Zoning to Single-Family Residential (R-1-6) Zoning for property located at approximately 3450 South Parker Drive, Riverdale, Utah, 84405 as requested by Hugh Parke.

Mr. Eggett noted at the conclusion of the July 5 meeting, there was a requirement for the applicant to get a floodplain study and geotechnical report. These have been made available. The city engineer has also looked over the reports and his report is included in the packet.

Motion: Councilmember Arnold made a motion to un-table Ordinance #953
Second: Councilmember Merrill

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

Motion passes 4 to 1. Item un-tabled.

Discussion:

Mr. Brooks suggested Mr. Parke present his studies.

Mr. Parke said he reviewed the city engineer report. They received reports and as initially thought, there was some fill in the area. The property is too high for what they want to do with it right now, so they plan to grade it down a bit to avoid any problems for the adjoining neighbors. The geotechnical engineer states that cities have been able to mitigate this issue by removing 2-3 feet of fill and bringing in other fill, but that he can't promise with no risk that it would work. This would be a risk for the city. The fill would be removed completely along the roadway and next to Riverglen. The fill would be replaced with engineered compacted fill, therefore there would be no risk to the city for the street sinking. He said the homes issue would be mitigated by the helical piers, which is tried, true and tested. This would mitigate the issue with the fill beneath the houses. City code and state law say they can't push water on to anyone else, so they would have to take care of the water without affecting the neighborhood.

Cam Preston, Ensign Engineering, reported he completed the survey of the property. Along the existing subdivision, there is a 2-foot elevation drop behind them. They would be able to slope from west to east toward the river. A yard drain system could be installed behind the homes in the soggy areas to move water to a detention basin before draining to the river. There is currently water draining toward the Riverglen subdivision, and this could fix that. None of the neighbors to the south would be impacted.

Mr. Parke said this would address the issues that the residents have.

Councilmember Hansen asked about the compaction for driveways and stairs. Mr. Parke said they would come out far enough with the engineered fill to support the driveways and stairs. Ms. Hansen said she is having a hard time picturing the buildup of the last lot in the corner being sloped. Mr. Preston explained the elevation and slope by showing a map of the area. The lot would be graded with a positive slope back to the river so that no water will be caught in the corner. Mr. Parke said there would be no basements in the subdivision. Mr. Preston said there is plenty of slope to grade the back yard of that lot for proper drainage.

Ms. Hansen asked about the possibility of a development agreement, and when that would come into play. Mr. Brooks said that could be done at any time. Mr. Eggett said it is usually a part of the subdivision process.

Mayor Mitchell noted the homes in Panunzio Farms are beautiful and he would be thrilled with the same type of homes in the area. He was concerned that it would be a huge cost to remove the fill.

Mr. Parke said he feels it must be done. Mr. Preston said he anticipates it going down 2-3 feet in the high area, and that there wouldn't be an elevation change more than a foot or two from the existing neighborhood, with a slope to a yard drain system. Mr. Parke said most of the homes would be single level. If anything doesn't work as far as the fill that is there, it will be hauled out.

Mr. Hilton thought it was implied that the fill will be removed by spreading it around. Behind Mr. Wardle's home there is up to a six-foot slope. Mr. Preston explained the road will be within a foot or two of where his is, so the homes would be about the same. Mr. Hilton asked if they would be okay with a restriction on homes more than one story. Mr. Parke said they would be amenable to keeping one story homes along the south property line.

Mr. Hilton mentioned the engineering report suggested all the fill be removed. Mr. Parke said that refers to the street only, where the fill will be completely removed and replaced with engineered compact fill. Mr. Hilton asked if that would need to be dug out lower than the original level. Mr. Preston said the studies would show where the compaction rates are, the city inspectors and testing would make sure that it was done properly. He has worked with Shawn, Travis and Jeff and knows they will make sure it is done correctly.

Mr. Arnold stated in 2011 there was a flood, and the fill and the bridge are the problem, not the fill. The Ensign document said it was higher than both the north and south. The fill was put in after a cease-and-desist letter. The property was a lake in 2011. If the city is willing to take a risk for the city and said if there are water issues the city and council would be suing Mr. Parke. He doesn't have a problem with the product or the pilon design, but the bridge has not been addressed and he feels that is the key to the whole thing. A pump was put in place which takes the water back to the river when it backs up at the bridge. The illegal fill is going to be a serious problem someday in the future. The risk for the city is huge and this is a bad idea.

Mr. Parked asked how the fill being gone would remedy the flooding issue. Mr. Arnold spoke about the property in 1983 being about 6 feet of water. Mr. Preston said the storage units have exacerbated the problem. The area to the west needs to be cleaned up. Some material needs to be moved to create a berm. The elevations needed based on the FEMA flood study will be met. The area will be cleaned up and the water will be given somewhere to go.

Mr. Arnold said he has seen the area flooded twice already. The city allowed the Riverglen subdivision to be built, which caused the problems. The bridge and roadway need to be improved. The residents need to be protected and the cease-and-desist letters were ignored. The fill is not "undocumented", but illegal. If the property is purchased knowing about the problems, the new owners would be responsible.

Mrs. Merrill asked if there were any criminal charges pursued when the cease-and desist letters were ignored. Mr. Brooks said there wasn't time to file anything, as it happened so fast.

Mr. Hilton said he can't support it because of the fill and the fact that it will still be two feet higher.

Mr. Stevens read part of the Geotech report regarding the fill, noting that it recommended undocumented fill be removed, but that it would be cost-prohibitive. The current owner should deal with the problem they caused before the purchase is complete. The report states if some risk of settlement is acceptable, it could be done. He asked who assumes this risk, Mr. Parke said he does. Mr. Stevens disagreed. When the landslide happened, homeowners sued the city for allowing the homes to be built, even though the city wasn't incorporated when it happened.

Mr. Parke replied that this is referring to the driveways. He read the next part of the report, noting that it suggests the helical piers system for the foundations, and that structural engineers be involved as well as builders who are experienced in this system. The report says if the fill isn't removed, the helical pier should be used.

There was further back and forth discussion between Mr. Stevens, Mr. Arnold and Mr. Parke regarding the fill being removed, and who should be responsible. Mr. Parke said most driveways are poured on fill anyway. Mr. Arnold said there are about 90 homes that are about to be built with no discussion of water being necessary, and that this is a bad idea.

Ms. Hansen said she is split on this tricky situation. She said a lot of what is being said is not about this development and Mr. Parke did not create the problem. Riverdale has never enforced that it was illegally placed there. It has been years and the property shouldn't be held up over this when it could be improved. New development shouldn't be denied over it. She asked about fallen trees that were buried with this fill and asked what would happen if the trees were rotting and the ground shifted. Mr. Parke said the studies didn't show any vegetation. He asked if the fill was all removed over the entire property, would they approve it. Mr. Hilton said he would not if there was any elevation above Riverglen. Mr. Preston said he wasn't sure about the exact elevation of the road, but that there would be appropriate slope for drainage.

Mr. Stevens asked why the fill dirt was put in. Mr. Parke said he does not know and has not met him. Mr. Brooks said the owner benefitted financially for taking that fill from McKay Dee.

There was general discussion about fill types and procedures.

Motion: Councilmember Hansen made a motion to approve Ordinance #953 to approve proposed rezone request from Agricultural (A-1) Zoning to Single-Family Residential (R-1-6) Zoning for property located at approximately 3450 South Parker Drive conditional upon the removal of the fill, based on what was presented to address the problems.

Second: No second, motion dies

Mr. Arnold apologized if he seemed angry, but said it is his job to protect the residents there. He said a bad decision over the top of a bad decision is worse.

Mr. Stevens said there is a lot of concern over the illegal fill, and at some point, someone is going to have to fix it at an expense. Taking action is more effective than asking what-if questions. Mr. Parke asked if Mr. Stevens expects him to spend hundreds of thousands of dollars on just the possibility that it gets approved. He asked Mr. Brooks what the difference would be between illegal and undocumented fill. The fill that is there could have possibly been used as is if it had been documented.

Dennis Peters, Hugh Park's partner, said there are three scenarios right now. Leave it how it is, remove the fill, go ahead with the plan as is. He asked Mr. Preston which would solve the flooding issue. Mr. Preston said removing the fill will not solve the issue and removing and replacing the fill will not solve the issue. He talked about the FEMA flood plain elevations and said there are a multitude of factors that could cause flooding, which cannot be designed around. All they can do is design to the standards, and this design would drain and push the water away and get the elevation above the flood plain. Adding some infrastructure to the drainage system is the best way to mitigate 100-year events.

Mr. Hilton said this will affect the neighboring properties in some way if the lake is removed. He said the reality is the river leaves its bank at the bench and flows into the property. It needs to be left there for possible future flooding. Anyone who has problems in the future is going to be angry at the city and go after them.

Mayor Mitchell mentioned he lives in the same subdivision, and they have land drains to keep them from flooding, designed by engineers, but they didn't work. Mr. Preston said the water in the lake is a drop in the bucket compared to the river flow.

Motion: Councilmember Hansen made a motion to Table Ordinance #953.

Second: No second, motion dies.

Mr. Stevens asked what the trigger would be to bring it back after tabling. Ms. Hansen said it seems this is impeding the meeting and no resolution is being come to and this would give them more time to think about things. Mr. Stevens said he is ready to vote against it. Ms. Hansen asked if city staff had any advice on this. Mr. Brooks replied that a development agreement could be looked at if this were tabled. He said the dynamic could change with the fill removed. Mr. Stevens reiterated acting goes a long way to show there is genuine concern about fixing it.

Mr. Peters spoke about possible river flooding issues in his neighborhood in Cottonwood Heights. He said the experts have suggested that developing as proposed is the best scenario, but there is no way to guarantee that there will never be a flood again due to the location next to the river. He said Council is asking them to spend hundreds of thousands to mitigate the fill issue. The fill could be used right across the street.

Mr. Arnold said the city is at risk for suit. The water must go somewhere, a heavy snow year would make it back up somewhere, and it will probably be Riverglen.

Mr. Peters asked Mr. Brooks if having a public discussion about this subject, if the council denied the application, would the city be more responsible or liable? Mr. Brooks said the courts give a lot of deference to the Council for their decisions. Mr. Peters said they would be helping to mitigate the flooding. Mr. Arnold said it would mitigate the flooding on their property, but not Riverglen. Mr. Preston said it would help Riverglen, not hurt them. The designs meet the ordinance and the floodplain standards to push the water back to the river.

Mr. Stevens spoke about how fast the fill was added. The owners were responsible for it, and it was discussed that they wouldn't be able to sell the property with that fill on it.

Councilmember Merrill said she wanted clarification and asked if the civil engineer said this development would not make the flooding worse but would help. Mr. Preston said yes, that is his opinion. The drainage would make it better, and he doesn't know why it flooded in 2011, but Riverglen and this property would not be in the 100-year flood plain, which is the engineering standard in the state. Councilmember Merrill asked if this development could make it better. Mr. Preston said some grading and drainage could be done to improve the area. Mrs. Merrill asked if denying something that could better the flooding outcome if the city would be responsible for damages at that point. Mr. Brooks answered if the reasons are valid, it would be okay.

Mr. Arnold said in 2011, this property was the river, and there was no possible way to push water back to the river. If the same thing happened as in 2011, the homes would flood. Mr. Parke said the lake is not big enough to make a difference. Mr. Preston said he is going to find the flow data from 2011, but that requiring a development to be designed based on more than 100-year event would be outside the ordinance. Mr. Eggett reported the standard is 100-year.

Mr. Stevens asked about one part of the property that was cut out, and if it had any fill. Mr. Brooks reported it was a sign and isn't developable.

Motion: Councilmember Arnold moved to deny ordinance #953 stating the facts that were entered on the record tonight with flood and fill issues.

Second: Councilmember Hilton

Discussion on motion:

Mr. Stevens asked if the petitioner could refile instead of tabling and bringing it back. He asked at what point it would be triggered to come back and get it moving. He would like to see it move; his issue is the fill. He wants to see what it would take to get it to move forward.

Mr. Arnold said they asked for the floodplain study. The engineer said if the city is willing to assume some risk. The property is too high, which was confirmed by the study. He doesn't want to make a bad decision on top of bad decisions. Mrs. Merrill said she thinks it should be tabled. Mr. Stevens agreed.

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

Motion fails with 2 in favor and 3 against.

Mr. Parke said they were asked to do the flood plain study, and they did. The engineer study just stated that it is too high right now. This gives them the opportunity to mitigate that problem. Asking them to lower the property to the original elevation doesn't make sense either. They are amenable to removing fill and design to a 100-year study.

Mr. Peters said they would come back with a better presentation. Mr. Stevens said it is more effective to table it, though it will not change his vote unless he sees some action.

Motion: Councilmember Hansen moved to table ordinance #953.

Second: Councilmember Merrill

Mr. Arnold said tabling takes it to the council, so if someone is not here it can be un-tabled and approved. He alleged Councilmember Hansen is saying it's okay for residents to flood. Councilmember Hansen assured him, and those present, that she does not think it is okay for residents to flood. There were some arguments between councilmembers.

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

Motion passes with 3 in favor and two against, item tabled.

4. Consideration of Resolution #2022-33 to approve proposed updates to the Moderate-Income Housing Plan element of the Riverdale City General Plan and new requirements included in the Moderate-Income Housing Plan element in compliance with direction from House Bill 462.

Mr. Eggett noted that the state is about one-third of the way to resolving the housing issue and record building permits have been issued in the state. He said there are eight elements that Riverdale is already doing, but the reporting only requires two. This is now required annually and cities who do not comply will be punished. Cities who provide three or more elements will be rewarded in that they will be offered funding first. The state basically said "do the best you can" as far as finding the data, and Riverdale's report should be one of the best. He said the general plan may become law in future legislation.

Motion: Councilmember Arnold motioned to approve Resolution #2022-33

Second: Councilmember Hilton

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

Motion passes unanimously.

Mayor Mitchell mentioned he has seen Mr. Eggett work on this and that it was a lot of work. Mr. Stevens said this is one of those things the legislature imposes on cities that costs the cities money.

- 5. Consideration to un-table Ordinance #955 to approve proposed roadway vacation petition for Cozy Dale Drive (1500 West), 4650 South, 4675 South, 4800 South, 1300 West, and 1350 West as located between approximately 4800 South and 4400 South, Riverdale, Utah, 84405 as requested by America First Federal Credit Union and AWA Engineering.**

Motion: Councilmember Hilton motioned to un-table Ordinance #955

Second: Councilmember Arnold

Councilor Merrill: Yes

Councilor Hilton: Yes

Councilor Hansen: Yes

Councilor Stevens: Yes

Councilor Arnold: Yes

Motion passes unanimously item un-tabled.

Discussion:

Mr. Eggett reported he received an email from both parties stating they are both in agreement and the plat is clean. Mr. Stevens asked who was representing who, and if anyone from RCH was present.

Mr. Eggett read the email he received from Alex Norr with Riverdale Commercial Holdings:

Hi Mike,

AFCU and us (Riverdale Commercial Holdings) have reached a final agreement regarding the vacation of the public roads. We expect to have the final documents routed for signature today, but they may not be executed before the meeting this evening. Currently, AFCU is compiling the final docs/signature packet and we're told we should have them this afternoon.

From our perspective, we are comfortable with the city moving forward and approving the vacation pending the execution of the final agreement.

Please let me know if you have any questions or concerns.

Motion: Councilmember Arnold made a motion to approve Ordinance #955 to approve proposed roadway vacation petition for Cozy Dale Drive (1500 West), 4650 South, 4675 South, 4800 South, 1300 West, and 1350 West as located between approximately 4800 South and 4400 South.

Second: Councilmember Hansen

Councilor Hilton: Yes

Councilor Arnold: Yes

Councilor Stevens: Yes

Councilor Hansen: Yes

Councilor Merrill: Yes

Motion passes unanimously.

- 6. Consideration to un-table Ordinance #956 to approve proposed AFCU Corporate Campus Subdivision, property located at approximately 4624 South and 4724 South 1500 West, Riverdale Utah 84405, as requested by America First Federal Credit Union and AWA Engineering**

Motion: Councilmember Hilton motioned to un-table Ordinance #956

Second: Councilmember Arnold

Councilor Arnold: Yes

Councilor Stevens: Yes

Councilor Hilton: Yes

Councilor Merrill: Yes

Councilor Hansen: Yes

Motion passes unanimously, item un-tabled.

Discussion:

Mr. Eggett said the matter has been resolved and was also tabled at the previous meeting. Mr. Stevens asked Jake Tate, representing AFCU, what the points that were not agreed upon at the last meeting. Mr. Tate said there was a portion of land that was going to be dedicated to RCH, and the subdivision was cleaned up, so RCH gained easements to the road but didn't have to maintain them.

Councilor Hansen asked now that public roads are vacated, is AFCU maintaining snow removal? Mr. Tate confirmed.

Motion: Councilmember Stevens made a motion to approve Ordinance #956 to approve proposed AFCU Corporate Campus Subdivision, property located at approximately 4624 South and 4724 South 1500 West.

Second: Councilmember Hilton

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

Comments

1. City Council:

Mr. Stevens asked Mr. Brooks and Mr. Eggett to keep Council apprised of any progress made on the Parke rezone. Mr. Brooks said it won't be brought back before Council until staff feels it is something Council will approve of.

2. City Staff:

Mr. Brooks mentioned the fall cleanup is in October.
Sept 27, CTC Press conference about their new program, council invited.
General Plan people are kicking off open houses at the fire department open house and the Halloween event. Mayor Mitchell said he has been telling people about these opportunities to share their opinions.

Mr. Stevens mentioned Roy City Councilmembers have been calling for money for the Roy Complex. Mr. Taylor said Riverdale does give them money every year. He explained how the payments work, and that Roy City is collecting the full amount for non-resident users. Riverdale residents are paying a discounted amount to Riverdale, and then Riverdale covers the rest and sends the full amount to Roy.

3. Mayor:

Adjournment.

Having no further business to discuss, Councilmember Arnold called to adjourn the meeting. Councilmember Merrill seconded. The meeting was adjourned at 8:39 p.m.

Date Approved: 10/18/2022