

Minutes of the **Work Session** of the **Riverdale City Council** held Tuesday January 17, 2023, 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
Alan Arnold, Councilmember
Bart Stevens, Councilmember
Steve Hilton, Councilmember
Anne Hansen, Councilmember
Karina Merrill, Councilmember

City Employees: Steve Brooks, City Administrator/Attorney (via Webex)
Mike Eggett, Community Development Director
Shawn Douglas, Public Works Director
Scott Brenkman, Police Chief
Jared Sholly, Fire Chief
Michelle Marigoni, City Recorder

Excused:

The City Council Work Session meeting began at 5:30 p.m. Mayor Mitchell welcomed all in attendance and noted for the record that all Councilmembers were present. Members of city staff were also present.

Public Comment:

Mayor Mitchell indicated there may be some public comment tonight regarding the rezone on the agenda.

Presentations and Reports:

Mayor's Report

Mayor Mitchell noted the new budget season is about to start and asked council members to think about what type of strategic budget meeting they would prefer.

City Administration Report

- a. Department Reports November/December
- b. January Anniversaries Employee Recognition
- c. Staffing Authorization Plans
- d. Community Development Report

Consent Items

- 1. **Consideration to approve meeting minutes from:**
January 3, 2023 Council Work Session
January 3, 2023 Council Meeting

No changes to January 3 minutes.
- 2. Advice and consent regarding the reappointment of planning commissioners Kent Anderson and Wanda Ney. Mayor Mitchell asked if there were any questions. There were none.
- 3. Advice and consent regarding the appointment of a new planning commissioner to fill a vacant position. Celeste Noland will be appointed to finish the remainder of Mr. Wingfield's term.

Action Items

- 1. **Consideration of Resolution #2023-06 approving a master agreement between Riverdale City and the Utah Department of Transportation to provide for water and sewer changes resulting from the 5600 South widening project.**

Mr. Douglas explained this is a standard agreement for large projects with UDOT. The portion involving Riverdale is fairly small.

- 2. **Consideration of Resolution #2023-07 approving an interlocal agreement between Riverdale City and numerous other local agencies concerning a contractors list to be used for seal and board services and hazardous materials services.**

Chief Sholly explained this was approved in July, but it has been amended to add hazardous materials and to allow for Police Officers to call for board services. Mr. Stevens asked if this was a rotation or if the city has a choice on contractors. Chief Sholly said it is a rotation list, but homeowners can have a choice on the company used.

3. Consideration of Resolution #2023-05 for a Development Agreement for property located approximately 4142 Riverdale Road, Riverdale, Utah 84405; as submitted by H & P Investments (Owner).

Mr. Brooks said this is the same agreement that was on the previous agenda, but the owner was unavailable. The water contract was approved, and this is the second half of the documentation.

4. 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 explained Mr. Parke asked for this item to be un-tabled. He has provided one new document which is in the packet and all other materials are the same as previous meetings. Mr. Stevens asked if they were made aware of the fact they had 90 days to return, if they were given a courtesy call or if this was grandfathered. Mr. Brooks explained the rule was not added to the Council Rules and Procedures until after the item was tabled, so it did not apply in this case. The rule will apply to any items moving forward. Mr. Brooks noted a decision must be made within 45 days if Mr. Parke requests a decision as per state law.

Ms. Hansen asked if there was a letter when the fill was being added stating there could be no development on the land until the fill was removed. She asked if this was true and if it was enforceable. Mr. Brooks said it was true, but being able to enforce it depends on if the developer can convince the council they can do enough to mitigate the issues caused by the fill.

Mr. Eggett noted three elements in the letter that must be rectified for development: 1- the fill on the property is compactible and developable, 2- flooding mitigation and 3- wetlands mitigation. However, the issue on the agenda is the rezone and not the development.

5. Consideration of Ordinance #961 regarding proposed amended updates and corrections to the Moderate Income Housing Plan element of the Riverdale City General Plan to be in compliance with House Bill 462.

Mr. Eggett explained there was a letter of non-compliance received, along with most other cities in the state. The department of housing and development was helpful to make it clear what they were looking for to become compliant. Alicia Gamble at the state gave the go-ahead and said the new draft is complete and compliant. There was a public hearing with the Planning Commission.

Mr. Brooks gave Mr. Eggett kudos and thanked him for his hard work on this project, as there was not much direction from the beginning. Mayor Mitchell said other cities and mayors are having a difficult time and that roads funding is tied to the report compliance.

6. Consideration of adjourning into Closed Executive Session pursuant to the provisions of Section 52-4-205 of the Open and Public Meetings Law for the purpose of discussing the character, professional competence, or physical or mental health of an individual. (roll call vote)

Comments

1. City Council:
2. City Staff:
3. Mayor: Mayor Mitchell said Councilor Arnold attended a meeting for him with Senator Millner and asked if he would go over that in the next meeting for the Mayor's Report.

Adjournment

Having no further business to discuss, the Work Session was adjourned at 5:56 p.m.

Date Approved: