

Minutes of the Regular Meeting of the Riverdale City Council held Tuesday, February 7, 2023, 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 (via telephone)
City Employees:	Steve Brooks, City Administrator/Attorney Scott Brenkman, Police Chief Mike Eggett, Community Development Jared Sholly, Fire Chief Stacey Comeau, Human Resources Michelle Marigoni, City Recorder
Visitors:	Jake Tate Alexis Hammer Scott Hammer Mario Martinez

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 – Steve Brooks, City Administrator

Invocation – Councilor Hansen

Public Comment

Mayor Mitchell invited members of the public to speak. There was no public comment.

Presentations and Reports

Mayor's Report

Mayor Mitchell thanked those who went to the J Dawgs grand opening. They have been very busy and successful since opening.

State legislature is in session, and zoning will be coming up soon. He asked Mr. Eggett to update council on a couple of bills:

Mr. Eggett said there will be only two reviews on subdivisions – one for PC and one with Council. Also, on all review submittals, there are a total of four rounds allowed. They have also discussed that they may be auto approved after four rounds. They are considering making public bond funds available to developers.

Mr. Brooks noted the ULCT has stood up for cities this year on some of the bills, which was encouraging.

Council Assignment Reports

Consent Items

1. Consideration to approve meeting minutes from:

January 17, 2022 Council Work Session
January 17, 2022 Council Meeting

Mayor Mitchell reported the minutes from January 17 would be delayed until the next meeting.

Action Items

1. Consideration to approve Resolution #2023-08 amending Personnel Policies Handbook policy 7-4 Appeals of Discipline/Grievance/Open Communication.

Stacey Comeau reported this is a small change to the policy, adding the mayor as an option for employees to discuss concerns with.

Motion: Councilmember Arnold made a motion to approve Resolution 2023-08 amending Personnel Policies Handbook policy 7-4 Appeals of Discipline/Grievance/Open Communication.

Second: Councilmember Hilton

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

Motion passes unanimously.

2. Consideration of Ordinance #962 to approve Hammart Small Subdivision plan and plat, located at approximately 5759 S. South Weber Drive, Riverdale, Utah 84405, as requested by Alexis Hammer, Scott Hammer, and Marino Martinez.

Mr. Eggett noted Alexis Hammer was present for questions. Mr. Eggett explained this is a two-lot subdivision that was reviewed in Planning Commission in December 2022 and favorably recommended to City Council. He briefly went over the executive summary and packet contents and explained the existing building would be demolished if the subdivision were to be approved.

Motion: Councilmember Arnold made a motion to approve Ordinance #962 approving the Hammart Small Subdivision plan and plat, located at approximately 5759 S. South Weber Drive, Riverdale, Utah 84405.

Second: Councilmember Hilton

Mayor Mitchell said he is glad to see an R-1-10 zone in Riverdale.

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

Motion passes unanimously.

3. Consideration to approve Final Site Plan for Riverdale Townhomes residential apartments project, located at approximately 4086 South 300 West, Riverdale, Utah 84405, as requested by Riverdale Center North, LLC and AWA Engineering.

Mr. Eggett noted Jake Tate was representing the item. August 9 favorably recommended by the Planning Commission. The project is supported by the general plan. The City Administrator has some comments regarding parking, of which Mr. Tate is aware. Any parking issues will be an enforcement issue, which should be referred to and handled by the property management, unless the violation is on the public street. The curb may be painted and signed on Pacific Avenue to prohibit parking if it becomes a problem.

Councilor Hansen noted there was a discrepancy on the number of parking stalls. The Planning Commission document shows 33 but the plan shows 22. Mr. Eggett said there are extra parking stalls that are adjacent to the development, and were not counted in the plan after review.

Ms. Hansen asked if the units have basements and individual driveways. Mr. Eggett answered the units do not have basements and only have two-car garages. Ms. Hansen said she has concerns about failures with parking issues and suggested not allowing storage in the garages so they are available for parking. She has concerns about parking enforcement and the day care across the street if people are parking on Pacific Avenue. She asked that if anything could be addressed in the CCR's it would be appreciated.

Mr. Tate with AWA Engineering said they would be addressed in CCR's, and the parking meets city code. The number of parking stalls had to change for snow storage and drainage. He agreed that keeping garages available was a good idea and said he would pass it on to the owners. He asked that whatever requirements imposed on the development regarding parking stay within code, as the road has very low traffic. They are happy to do what they need to do without being duly unburdened outside of the code requirements.

Mr. Stevens said he has not been in favor of the development from the beginning and sarcastically thanked Mr. Tate for agreeing to do the bare minimum. He said he doesn't foresee any younger or older people living in these units, but several single people living together, each with their own car. The speed on the road is not high, but it is moderate and still dangerous.

Councilor Arnold asked if there was a traffic study completed. Mr. Tate said it has not, but that the road is not a main Thorofare and it was simply an observations. Mr. Tate said they are trying to do the best they can, and aren't trying to do the bare minimum, but stay within code requirements. Mayor Mitchell commented he has the same concerns regarding parking.

Councilor Stevens asked if they would be owner occupied or leased. Mr. Tate said they will be leased with HOA rules. Mr. Eggett reported he has added this project to the Moderate Income Housing Plan, and that this development would help address the "missing middle" and workforce housing.

Mr. Arnold asked about the sidewalks and how close they would be to the street. Mr. Tate said there is a park strip in most of it, but there are some places it is adjacent to the curb; however, every unit is accessible via an ADA path.

Mr. Stevens asked if there would be a barrier around the development. Mr. Tate said there is a fence along the back and sides. Mr. Stevens said it would be nice to have a fence or barrier for safety from traffic.

Councilor Arnold believed the police would be called often with the way it is set up and said he would not be supporting this development.

Motion: Councilmember Hansen made a motion to approve the final site plan for the Riverdale Townhomes residential apartments project located at approximately 4086 South 300 West, Riverdale, Utah 84405.

Second: Councilmember Hilton

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

Motion fails with 2 in favor and 3 against, site plan was not approved.

4. Consideration of Resolution #2023-09 implementing an updated Emergency Operations Plan

Chief Sholly explained this is a working document that will be constantly evaluated. It is required for disaster funding. Mayor Mitchell expressed his appreciation for the great deal of work Chief Sholly had done on the plan.

Mr. Stevens said years ago he attended CERT training, which he found very helpful and informative. He asked if CERT training has been done. Chief Sholly said Riverdale has not had much interest in CERT, so people are referred to Weber County CERT. Councilor Arnold suggested providing emergency training within individual wards and churches in the area. Mayor Mitchell said there used to be a lot of people interested. He said he would appreciate a hard copy of the document.

Motion: Councilmember Arnold made a motion to approve Resolution 2023-09 implementing an updated Emergency Operations Plan.

Second: Councilmember Hilton

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

Motion passes unanimously.

5. Discussion regarding upcoming budget/planning meeting.

Mr. Brooks reported the date previously set of March 4, there will be two department heads that can't make it. He asked if March 18th would work for councilmembers, or if they would prefer splitting it in to two Tuesday meetings.

Mr. Stevens said splitting it in to two meetings isn't a bad idea, as there is so much information. Mayor Mitchell said he has discussed with Mr. Brooks separating strategic planning from the budget. Councilor Hansen said she doesn't

mind the budget being on a Tuesday, but it would be nice to have time dedicated to strategic planning to help guide decisions a little better.

There was further discussion regarding the best dates and ways to split up the meetings.

Comments

1. City Council:

- Mr. Stevens said behind Ken Garff there is a parking lot that comes onto the road. The cars coming out of the parking lot to 4600 South come out very fast with no stop or yield sign. He asked that city staff consider putting a stop sign there. Chief Brenkman said it is private property, but a sign could be put in where it meets the public road. Mr. Brooks said city staff will take a look at it.

2. City Staff:

- Mr. Brooks said there is a resident who is a veteran turning 100 next month and a big party will be held at the senior center. Further information will be provided as it is available.
- Chief Sholly thanked public works and police for the phenomenal job helping with a large oil spill on Riverdale Road.

3. Mayor:

Adjournment

Having no further business to discuss, Councilmember Arnold moved to adjourn the meeting. Councilmember Hilton seconded. The meeting was adjourned at 6:50 p.m.

Date Approved: