

**Riverton City**  
**REGULAR CITY COUNCIL MEETING**  
**Minutes**  
**January 7, 2014**

**Riverton City Hall**  
**12830 South 1700 West**  
**Riverton, Utah 84065**

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**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  
Virginia Loader, Recorder  
Jeff Hawker, Asst. City Manager  
Jason Lethbridge, Planning Manager  
Sheril Garn, Parks & Recreation Director  
Rod Norton, UPD Chief  
Lisa Dudley, Finance Director  
Erik Sandstrom, UFA Asst. Chief  
Scott Hill, Water Director  
Trace Robinson, Public Works Director

**Citizens:** Michael Johnson, Wyoma Darlington, Boy Scout Troops, Merillee Boren, Norma Bench, LaMar E. Johnson, Cliff E. Lee, Steven Malone

**1. GENERAL BUSINESS**

**Call to Order and Roll Call**

6:43:26 PM Mayor Applegarth called the meeting to order at 6:45 p.m. and welcomed those in attendance. He then conducted a Roll Call and Council Members Johnson, Staggs, Stewart, Tingey and Wayman were present. Mayor Applegarth, Council Members Staggs and Wayman were sworn into office prior to the meeting by City Recorder Virginia Loader.

**Pledge of Allegiance –** 6:46:16 PM Wyoma Darlington, resident who has been attending City Council Meetings for 34 years, directed the Pledge of Allegiance.

**Presentations/Reports**

**Recognition of Boy Scout Troops**

6:47:24 PM Mayor Applegarth recognized Boy Scout Troops 1138 and 25 in attendance and Senior Patrol Leaders introduced their Troop members and leaders.



## **Riverton Choice Awards for Excellence in Education – Oquirrh Hills Middle School**

6:52:07 PM Council Member Brent Johnson presented the Riverton City Choice Awards for Excellence in Education to the following individuals selected from Oquirrh Hills Middle School:

**Brynnli Kitchen** is one of OHMS Student Body Officers this year. She is very committed to helping other students have a successful year. She is an officer in the OHMS Dance Company as well as an excellent student. Wherever you find Brynnli in the school, she will have a smile on her face and will be likely serving others. A 4.0 student, Brynnli is a great leader, in spite of all the out of class demands on her time.

**Stratton Butterfield** has been instrumental in the huge success of our “Oquirrhfest” fundraising efforts for 2013. He is always willing to pitch in and go the extra mile to make sure our activities are a success. He is a great friend to everyone here at Oquirrh Hills. Stratton has a 4.0 GPA and is a pleasure to have in class.

**Lauren Peacock** is an outstanding educator at Oquirrh Hills Middle School. She is constantly looking at ways to improve classroom instruction throughout the building and increase student achievement. She has been instrumental in the development of our weekly TA Intervention time, ZAP and teacher professional development. She approaches teaching with a positive attitude that works wonders both with her students and her colleagues. She is a tremendous asset to our school.

### **Public Comments**

6:57:38 PM Mayor Applegarth explained the public comment procedure and welcomed public comments.

6:58:01 PM **Michael S. Johnson** spoke against fireworks and litter that is created from them, which affects his property. Mayor Applegarth said a discussion of fireworks and litter would be added to the Work Session agenda for January 14<sup>th</sup>.

7:00:51 PM **Steven Malone**, representing the Salt Lake County Bicycle Advisory Committee, said that the Bicycle Advisory Committee is looking for members from the southwest area of Salt Lake County and invited anyone interested to contact him.

7:02:50 PM There were no further comments and Mayor Applegarth closed the Public Comment period.

### **2. STAFF REPORTS**

7:02:52 PM **Lance Blackwood, City Manager**, announced that Costco has chosen South Jordan as a new location in the southwest area of the valley.

### **Safety Training**

7:06:44 PM Ryan Carter, City Attorney, reported that during the winter months annual employee training was conducted. He reported that he will now be conducting risk assessments with individual employees to allow them to talk about their safety issues and concerns.



### 3. PUBLIC HEARINGS

1. **Public Hearing** – Proposed rezone of 23.71 acres of property located near 12939 South Sunday Drive be rezoned from R-1 (Residential 1 acre minimum lot size) and RR-22 (Residential ½ acre minimum lot size) to R-4-SD (Residential single family, min. lot size of 10,000 SF with specific development designations), and designate said property as MDR in the Riverton City General Plan, Taylor Spendlove representing Brighton Homes, Applicant

This item was continued from RCCM 12-03-13; however, Mayor Applegarth explained that no public comment would be taken and the Public Hearing would be re-noticed and posted for February 4, 2014.

### 4. DISCUSSION/ACTION ITEMS

1. **Final Site Plan Approval, Summerwood Estates Phase 4, located at 13200 South 3600 West, 39 lots, Ivory Development, LLC., Applicant**

7:11:40 PM Jason Lethbridge, Planning Manager explained this item was continued from RCCM 12-03-13 and that Ivory Development, LLC, submitted an application for Final Plat approval for the Summerwood Estates Phase 4. He said when the property was originally rezoned in 2006, the City Council added to the underlying R-4 zone a SD designation that required that “a minimum of 60% of the land in the subdivision be developed with a minimum of 14,000 square foot lots”. He said the requirement applied to the entire development, as opposed to a phase by phase calculation. With the lot configuration as currently shown in Phase 4, the Summerwood Subdivision does not comply with the requirement for 60% of the land to be developed with 1/3 acre lots. However, the Ivory Homes has made application to amend the SD designation, allowing lots that meet the R-3 zone requirements for width of at least 90 feet to be counted rather than just lots that are above 14,000 square feet. With the amendment, the proposed layout of Phase 4 brings the subdivision into compliance. However, if that amendment is not approved, the applicant must reconfigure the lots within Phase 4 to include additional 1/3 acre lots, which will not affect the roads or other infrastructure, only the lots themselves.

Mr. Lethbridge said that on November 14, 2013 the Planning Commission voted to recommend approval of the final plat application with the following conditions:

1. This phase of the subdivision comply with the overall requirements of the approved preliminary plat, including the SD designations relating to lot size requirements.
2. Any and all required fencing be installed prior to the issuance of building permits for this phase.
3. Storm drainage systems and accommodation comply with Riverton City standards and ordinances, and with the recommendations of the Riverton City Engineering Division.
4. 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.
5. The site and structures comply with any and all applicable Riverton City standards and ordinances, including staff review requirements and the International Building and Fire Codes.



7:14:21 PM Brief discussion was held and safe walking routes for school children were clarified.

Council Member Brent Johnson **MOVED the City Council approve the Summerwood Estates Phase 4 Final Plat, application number PL-13-1004, located at 13200 South 3600 West with the conditions outlined in the Staff Report.** 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-Yes, Staggs-Yes, Stewart-Yes, Tingey-Yes and Wayman-Yes. **The motion passed unanimously.**

## **2. Resolution No. 14-09 – Election and appointment of a Mayor Pro- Tempore**

7:19:10 PM Mayor Applegarth explained that Riverton City Council Rules of Order require a nomination and election process for the election and appointment of a Mayor Pro-Tempore and City Attorney Ryan Carter followed with an explanation of that process.

Mayor Applegarth then nominated and **MOVED to appoint Council Member Roy Tingey as Mayor Pro-Tempore** and called for any other nominations. There being none, 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. CONSENT AGENDA**

Mayor Applegarth presented the following Consent Agenda:

1. **Minutes:** RCCM 12-03-13
2. **Bond Releases:**
  1. Crest Commercial/Nuttals – 90 % Performance Release
  2. Mountainview Ranch – 100% Warranty Release
3. **Resolution No. 14-01** – Confirming the Mayor’s appointment of a Treasurer and a Recorder
4. **Resolution No. 14-02** - Authorizing the City to enter into an Interlocal Agreement with Salt County for an Aerial LiDAR (Light Detection and Ranging) Survey of the City
5. **Resolution No. 14-03** - Approving the execution of a Stormwater Drainage Impact Fee Reimbursement Agreement between Riverton City and Auburn Fields at Cedar Hollow LLC
6. **Resolution No. 14-04** – License Agreement between Riverton City and Utah Salt Lake Canal Co. for the Riverton Village Storm Drain Project
7. **Resolution No. 14-05** – Authorizing the City to enter into a contract with Owell Precast to furnish and install a precast concrete fence at Autumn Hills Park and the Main City Park
8. **Resolution No. 14-06** – Declaring identified property of Riverton City as surplus
10. **Resolution No. 14-08** – Interlocal Agreement between Riverton City and Salt Lake County for Stormwater Public Outreach and Participation Services
11. **Resolution No. 14-10** – Amending the effective date of Resolution No. 13-62 to the date of January 7, 2014



Council Member Roy Tingey requested Item 5.2.3 be removed from the Consent Agenda and Council Member Trent Staggs requested Item 5.9 be removed from the Consent Agenda.

7:25:33 PM Council Member Roy Tingey **MOVED the City Council approve the Consent Agenda excluding Items 5.2.3 and 5.9.** 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.**

### **5.2.3 Burt Brothers Tires/SMP – 90% Performance Release**

Council Member Tingey asked if Burt Brothers had met the City's development requirements as previously discussed by the City Council; he was assured they had been met.

Council Member Roy Tingey **MOVED the City Council approve from the Consent Agenda Item No. 5.2.3 Burt Brothers Tires/SMP – 90% Performance Release.** Council Member Trent Staggs **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.**

### **5.9 Resolution No. 14-07 – Granting authority to issue a purchase order to Lewis Bus Group for the purchase of a 14 passenger shuttle bus**

7:27:23 PM Sheril Garn, Parks & Recreation Director, explained that the City Council approved the purchase of a 14 passenger van in the 2013/2014 budget. She said that she preferred purchasing a shuttle bus instead of a van because the vehicle would be primarily used to pick up seniors and take them to the Senior Center. She said it was much easier and safer getting the seniors into a bus instead of a van.

Discussion was held and Council Member Tingey reported that Craig Calvert, Purchasing Manager, had reviewed the purchase to ensure all policies and procedures have been met.

Council Member Trent Staggs asked if there were alternatives that were reviewed outside of just purchasing a van, any review of third party services, utilizing a UTA Van Pool or other things. Mayor Applegarth explained that the City has used their own transportation and driver to insure adequate accommodation and safety for the senior citizens and said he did not feel a van would meet the needs of the seniors.

Mrs. Garn reported that a shuttle bus had been bid and the apparent low bidder had a shuttle bus in stock and available for purchase that would meet their needs.

Council Member Staggs said that he had contacted UTA and discussed different options i.e. a van pool where the City provides the driver or a used paratransit bus that may be available through a UTA donation program.

7:32:50 PM Council Member Trent Staggs **MOVED the City Council TABLE Resolution No. 14-07 - Granting authority to issue a purchase order to Lewis Bus Group for the purchase of a 14 passenger shuttle bus until a later date, until such time that we can discuss**



**alternatives.** Council Member Paul Wayman **SECONDED** the motion. Mayor Applegarth called for discussion on the motion. [7:33:47 PM](#) Council Member Roy Tingey said that he felt that staff should be directed to explore the option of a donation from UTA and, if that is not available, proceed with the purchase of the shuttle bus.

A **Substitute Motion** was made and Council Member Roy Tingey **MOVED** to **direct staff to first explore the option of donation or a better value from UTA versus the bids we have now and, if there is not a reasonable solution going in that direction, that we proceed with the bids and the selection we have already made.** Council Member Sheldon Stewart **SECONDED** the motion. Mayor Applegarth called for discussion on the motion. Council Member Staggs suggested that other options, as well as UTA, be considered. He also said that in the budget process he would review incoming requests to see if they protect life, liberty and property or apply to the general welfare of the population. He felt the issue being proposed targeted a specific group and he questioned the allocation and use of public funds for such a narrow program. He agreed that the City should provide the service but different options should be considered. Mayor Applegarth called for a Roll Call Vote and the vote was as follows: Johnson-Yes, Staggs-Yes, Stewart-Yes, Tingey-Yes and Wayman-Yes. **The motion passed unanimously.**

## 6. ELECTED OFFICIAL REPORTS

**Mayor Bill Applegarth** – [7:37:31 PM](#) explained that there are various board appointments of elected officials and Al Leavitt served as the City's representative on the Association of Municipal Councils, which meets once a month on Mondays at noon. He said that Council Member Sheldon Stewart has agreed to serve on that board. He also said that Council Member Wayman agreed to serve on a board created by the Jordan School District. He then reviewed the Strategic Plan and Budgeting process, which begins on January 14, 2014.

**Council Member Brent Johnson** - [7:48:26 PM](#) offered his willingness to serve and help the new council members in a positive and efficient manner.

**Council Member Trent Staggs** – [7:49:34 PM](#) expressed his appreciation to the residents in Council District 4 for their support and he encouraged the residents to take an interest in the upcoming Strategic Plan and budget process.

**Council Member Sheldon Stewart** – [7:50:36 PM](#) welcomed Council Members Staggs and Wayman. He formally expressed his appreciation to his wife and family for their sacrifices and support. He then reported that residents of the Monarch Meadows Neighborhood Watch met and discussed the number of recent “break ins” in their neighborhood. He spoke of Neighborhood Watch signs as well as Engine Brake Enforcement signs along the Mountain View Corridor.

**Council Member Roy Tingey** – [7:53:18 PM](#) commented briefly on signs.

**Council Member Paul Wayman** - [7:54:06 PM](#) said he was enthusiastic about working with the Council Members and residents and about working for the good of the City.

## 7. UPCOMING MEETINGS

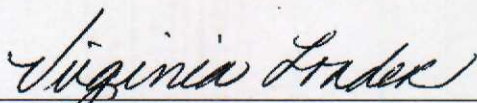
[7:55:04 PM](#) Mayor Applegarth reviewed the following upcoming meetings:



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

## 8. ADJOURN

7:55:21 PM Council Member Sheldon Stewart **MOVED to adjourn**. Council Member Brent Johnson **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.** The City Council Meeting adjourned at 7:55 p.m.



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Virginia Loader, MMC  
Recorder

Approved: CC 01-21-14



## Issue Paper

Item No. 4.1

<b>Presenter/Submitted By:</b>	Jason Lethbridge, Planning Manager	
<b>Subject:</b>  <b>FINAL PLAT APPROVAL, SUMMERWOOD ESTATES PHASE 4, 13200 SOUTH 3600 WEST, 39 LOTS, IVORY DEVELOPMENT, LLC., APPLICANT</b>	<b>Meeting Date:</b> January 7, 2014	
	<b>Fiscal Impact:</b> N/A	
	<b>Funding Source:</b> N/A	
<b>Background:</b>  Ivory Development, LLC, has submitted an application for Final Plat approval for the Summerwood Estates Phase 4. The application is for 39 lots within the Summerwood Estates development, located at 13200 South 3600 West. That development is zoned R-4-SD, with the 'SD' designation requiring a mix of 1/3 and 1/4 acre lots.  This phase is the final phase of the Summerwood Subdivision, and this phase will include the completion of required infrastructure and development of all buildable land within the subdivision. Phase 3 of the development included a parcel purchased by The Church of Jesus Christ of Latter-Day Saints, which is not yet developed. Staff has reviewed the subdivision and finds it in compliance with the technical requirements of Riverton City's standards and ordinances. Following the previous Council meeting, the applicant amended the lot layout to include the required number of 1/3 acre lots to meet the requirements of the SD zoning.		
<b>Recommendation:</b>  On November 14, 2013, the Planning Commission voted to recommend APPROVAL of this final plat application.		
<b>Recommended Motion:</b>  "I move the City Council approve the Summerwood Estates Phase 4 Final Plat, application number PL-13-1004, located at 13200 South 3600 West with the conditions outlined in the Staff Report."		



**RIVERTON CITY  
MEMORANDUM**

**TO:** Honorable Mayor and City Council  
**FROM:** Development Review Committee  
**DATE:** January 7, 2014  
**SUBJECT:** FINAL PLAT APPROVAL, SUMMERWOOD ESTATES PHASE 4, 13200 SOUTH 3600 WEST, 39 LOTS, IVORY DEVELOPMENT, LLC., APPLICANT.  
**PL NO.:** 13-1004 – SUMMERWOOD ESTATES PH. 4 FINAL PLAT

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**On November 14, 2013, the Planning Commission voted to recommend APPROVAL of this final site application. Minutes from that meeting will be distributed once transcribed, and a record of motion is included below. The Planning Commission recommended the following motion:**

I move the City Council APPROVE the Summerwood Estates Phase 4 Final Plat, application number PL-13-1004, located at 13200 South 3600 West with the following conditions:

1. This phase of the subdivision comply with the overall requirements of the approved preliminary plat, including the SD designations relating to lot size requirements.
2. Any and all required fencing be installed prior to the issuance of building permits for this phase.
3. Storm drainage systems and accommodation comply with Riverton City standards and ordinances, and with the recommendations of the Riverton City Engineering Division.
4. 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.
5. The site and structures comply with any and all applicable Riverton City standards and ordinances, including staff review requirements and the International Building and Fire Codes.

**BACKGROUND:**

Ivory Development, LLC, has submitted an application for Final Plat approval for the Summerwood Estates Phase 4. The application is for 39 lots within the Summerwood Estates development, located at 13200 South 3600 West. That development is zoned R-4-SD, with the 'SD' designation requiring a mix of 1/3 and 1/4 acre lots.

This phase is the final phase of the Summerwood Subdivision, and this phase will include the completion of required infrastructure and development of all buildable land within the subdivision. Phase 3 of the development included a parcel purchased by The Church of Jesus Christ of Latter-Day Saints, which is not yet developed. Staff has reviewed the subdivision and finds it in compliance with the technical requirements of Riverton City's standards and ordinances.