

## **MILITARY INSTALLATION DEVELOPMENT AUTHORITY**

### **RESOLUTION 2025-10**

#### **A RESOLUTION OF THE MILITARY INSTALLATION DEVELOPMENT AUTHORITY (“MIDA”) APPOINTING BRANDON COOPER AND TYSON STODDARD ON THE FALCON HILL DEVELOPMENT REVIEW COMMITTEE FOR THE FALCON HILL PROJECT AREA**

**WHEREAS**, on June 12, 2008, the MIDA Board passed Resolution 2008-06, which created the MIDA Falcon Hill Development Review Committee (“Falcon Hill DRC”) consisting of one representative from Clearfield City, Sunset City, Roy City, Riverdale City, Davis County, Weber County, and MIDA; and

**WHEREAS**, during a regular meeting held on February 4, 2025, the Riverdale City Council appointed Brandon Cooper as Riverdale City’s representative for the Falcon Hill DRC; and

**WHEREAS**, Clearfield City has provided notice that it has appointed Tyson Stoddard as Clearfield City’s representative for the Falcon Hill DRC; and

**WHEREAS**, Mike Eggett and Brad McIlrath have served as representatives on the Falcon Hill DRC for Riverdale and Clearfield Cities, respectively, and have made significant contributions to the Falcon Hill DRC and the Falcon Hill Project Area.

**NOW, THEREFORE, BE IT RESOLVED BY THE MIDA BOARD** that the following individuals are appointed to the Falcon Hill DRC:

1. Brandon Cooper as the representative of Riverdale City, succeeding Mike Eggett.
2. Tyson Stoddard as the representative of Clearfield City, succeeding Brad McIlrath.

**PASSED AND ADOPTED** by the MIDA Board this 24th day of June, 2025.

Military Installation Development Authority



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J. Stuart Adams  
Chair

Attest:



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Sara Turner  
MIDA Staff

Minutes of the Regular Meeting of the Riverdale City Council held Wednesday, February 4, 2025, 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  
Anne Hansen, Councilmember  
Mike Richter, Councilmember  
Stacey Haws, Councilmember

City Employees: Steve Brooks, City Administrator/Attorney  
Brandon Cooper, Community Development Director  
Shawn Douglas, Public Works Director  
Casey Warren, Police Chief  
Michelle Marigoni, City Recorder

**Excused:** None

**Visitors:** Boston Blair, Jayden Hansen, Amy Ann Spiers, Alan Bowthorpe, Sean Clingenpeel

### **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, noting that all Council Members, city staff, and members of the public were present.

### **Pledge of Allegiance**

Councilor Anne Hansen led the Pledge of Allegiance.

### **Invocation**

Councilor Stacey Haws offered the invocation.

### **Public Comment**

Mayor Mitchell opened the floor for public comments, asking speakers to limit remarks to three minutes and noting no action would be taken during this period.

Boston Blair and Jayden Hansen, representing Bonneville High School's 2025 senior class, requested a donation for their senior party, tentatively planned at Skinny Dogs with no drugs or alcohol and supervised conditions. Mayor Mitchell acknowledged the request, noting it was budgeted but required their appearance to confirm, and thanked them for attending. No other comments were received.

### **Presentations and Reports**

#### **Mayor's Report**

Mayor Mitchell reported on recent state legislature meetings, highlighting proposed bills including state control over garage requirements for builders, a ban on parking in bike lanes (potentially affecting Riverdale's designated and shared lanes), and Advanced Air Mobility (drones for transport), tied to the Olympics and Hill Air Force Base coordination. He noted these developments could shape the city's future.

#### **City Council Assignment Reports**

No reports provided.

#### **Recognition of Amy Ann Spiers for her service on the Planning Commission**

Mayor Mitchell recognized Amy Ann Spiers for her seven years on the Planning Commission, including her time as chair, praising her contributions to city planning. Ms. Spiers expressed her love for Riverdale, particularly its law enforcement and first responders, and noted her departure allows new perspectives. The Council presented her with a gift and applause.

#### **New disclosure forms**

Michelle Marigoni informed the Council of updated disclosure forms required under HB80 (2024), now three to four pages long with detailed questions. She will email PDF versions, with paper copies available upon request, and post them online.

**City Survey results.**

Ms. Marigoni presented the city survey results with 436 responses, exceeding the goal of 300. Key findings included positive resident feedback on general living, prioritization of infrastructure, public safety, and parks/trails (with pickleball and playground requests notable), and strong support for Senior Services despite lower usage. Most rated services highly, with 62% favoring increased public safety funding and 60% supporting park funding, even with potential tax increases. Infrastructure and roads received strong approval. Suggestions included more local businesses (e.g., a gym) and better communication via email, social media, and newsletters. The Council thanked Ms. Marigoni for her work, anticipating future targeted surveys.

**Consent Items**

**1. Consideration to appoint Alan Bowthorpe to the Riverdale City Planning Commission.**

Mayor Mitchell introduced Alan Bowthorpe as a candidate to replace Ms. Spiers, noting his lifelong Riverdale residency and 30-year career at America First Credit Union. Mr. Bowthorpe expressed enthusiasm for serving, citing his deep connection to the city.

**MOTION:** Mayor Mitchell asked councilors if they were in favor of appointing Mr. Bowthorpe, and all were in favor.

**2. Consideration to appoint Brandon Cooper to the MIDA Falcon Hill Development Review Committee (FH DRC)**

**MOTION:** Mayor Mitchell asked councilors if they were in favor of appointing Mr. Cooper, and all were in favor.

**3. Consideration of Harley-Davidson single event beer license local consent.**

Ms. Marigoni and Sean Clingenpeel (Golden Spike Harley-Davidson) presented a local consent request for a one-night beer license for a February 15 wrestling event in the showroom, with proceeds benefiting charity. Licensed bartenders will ensure compliance, with no outdoor drinking.

**MOTION:** Mayor Mitchell asked councilors if they approved consent for the single event license, and all were in favor.

**Action Items**

**1. Discussion regarding formally recognizing administrative policies within the city and consideration of Ordinance #991 delegating authority to create policies.**

Steve Brooks proposed formalizing administrative policies separate from city code or personnel policy, enhancing transparency and Council oversight. Updates will be hosted online.

**MOTION:** Councilor Arnold moved to approve Ordinance #991 as written.

**SECOND:** Councilor Hansen

**ROLL CALL VOTE:**      Councilor Arnold:      Yes  
                                    Councilor Stevens:      Yes  
                                    Councilor Haws:      Yes  
                                    Councilor Richter:      Yes  
                                    Councilor Hansen:      Yes

**2. Consideration of Resolution #2025-03 approving the purchase of Riverdale Park playground equipment in an amount not to exceed \$450,000.00.**

Shawn Douglas explained he and Norm have been working on this for a long time and done a great amount of research. They felt the playground to be presented was the best fit for Riverdale. Taft from Big T Recreation presented the details of both playgrounds and provided options for colors and details.

## Council Regular Meeting, February 4, 2025

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The new playground will include 48+ accessible items, well over the 18 required for ADA. The design incorporates balance elements, slides, a large multi-generational slide, brachiating, climbing, and sensory elements, among others. There are multiple shaded bench areas.

The surface will be new wood chips, except the access point from the sidewalk to the accessible deck, which will be a rubber pathway.

Councilor Haws asked about the newest technology to make it heat-resistant. Tate said there are different plastic densities, but there is not anything that will make a significant difference on the heat of the playground. Councilor Richter asked about the average lifespan of a playground, which Tate explained is up to 15 years. The current playground is over 15 years old and replacement parts are no longer available.

The smaller playground is designed for ages 2 to 5. Color options were presented for the smaller playground as well.

**MOTION:** Councilor Hansen moved to approve Resolution #2025-03 approving the purchase in an amount not to exceed \$450,000 with a minor change to the resolution to clarify that it is two playgrounds at one park, with the purple option (option 1).

**SECOND:** Councilor Arnold

Discussion on the motion: Councilor Stevens mentioned he preferred the more natural and orange tones, but he would also agree with the purple. He noted that much of the usage is from non-residents.

**ROLL CALL VOTE:**      Councilor Haws: Yes  
                                    Councilor Richter: Yes  
                                    Councilor Stevens: Yes  
                                    Councilor Hansen: Yes  
                                    Councilor Arnold: Yes

The motion passed unanimously.

**3. Discussion about the process and criteria for evaluating potential volunteer coaches and consideration of Resolution #2025-04 approving and adopting a Volunteer Coach Hiring Policy.**

Rich Taylor and Mr. Brooks detailed a formalized volunteer coach policy, barring serious offenses and requiring background checks. Language on transportation was softened to avoid discouraging carpooling.

**MOTION:** Councilor Arnold moved to approve Resolution #2025-04 approving and adopting a Volunteer Coach Hiring Policy, with the language change as discussed

**SECOND:** Councilor Richter

Councilor Arnold asked if the city would be liable if a coach broke a code of conduct rule. Mr. Brooks noted the policy being in place protects the city.

**ROLL CALL VOTE:**      Councilor Hansen: Yes  
                                    Councilor Haws: Yes  
                                    Councilor Arnold: Yes  
                                    Councilor Stevens: Yes  
                                    Councilor Richter: Yes

The motion passed unanimously. Mayor Mitchell noted there are some great coaches in Riverdale.

**4. Consideration of Resolution #2025-05 declaring property as surplus and authorizing the use or sale of the same.**

Mr. Brooks requested surplus designation for old furniture due to incoming replacement, noting low resale value and logistical challenges.

**MOTION:** Councilor Richter moved to approve Resolution #2025-05 declaring property as surplus and authorizing the use or sale of the same.

**SECOND:** Councilor Haws

<b>ROLL CALL VOTE:</b>	Councilor Arnold:	No
	Councilor Haws:	Yes
	Councilor Richter:	Yes
	Councilor Hansen	Yes
	Councilor Stevens:	Yes

The motion passed four in favor and one opposed.

5. **Consideration to enter a closed session pursuant to UCA 52-4-205-1(a) discussion of the character, professional competence, or physical or mental health of an individual.**

The Council opted not to enter a closed session, as it was no longer necessary.

**H. Comments**

Mr. Brooks noted pile driving starting February 11, expecting noise complaints through March 8, and a potential 24-hour water shutoff in January 2026 due to Weber Basin line relocation. Outreach is planned. Budget and strategic planning meetings were set for March 4 and tentatively March 18.

Mayor Mitchell encouraged futuristic thinking for strategic planning, focusing on evolving transportation, jobs, and schools.

**I. Adjournment**

**MOTION:** Having no further business to discuss, Councilmember Arnold moved to adjourn. The motion was seconded by Councilmember Stevens and all voted in favor. The meeting was adjourned at 723 p.m.

Date Approved: 3/4/2025

**From:** Stacy Millgate [smillgate@clearfieldcity.org](mailto:smillgate@clearfieldcity.org)  
**Subject:** MIDA DRC Replacement  
**Date:** May 20, 2025 at 1:04 PM  
**To:** Sara Turner [sturner@midaut.org](mailto:sturner@midaut.org)  
**Cc:** Michael Wagstaff [mwagstaff@midaut.org](mailto:mwagstaff@midaut.org), Ariana Farber [afarber@midaut.org](mailto:afarber@midaut.org), Tyson Stoddard [Tyson.Stoddard@clearfieldcity.org](mailto:Tyson.Stoddard@clearfieldcity.org)

SM

Hello Sara,

I'm forwarding an email from our Assistant City Manager, Spencer Brimley. He advised that, since we are appointing a staff member rather than a council member, we simply need to send you the name and email address of the individual being appointed. Please let me know if there is anything further required on my end.

Thanks,

Stacy Millgate  
Community Development Director  
55 South State Street  
Clearfield, UT 84015  
801-525-2785  
[Stacy.Millgate@clearfieldcity.org](mailto:Stacy.Millgate@clearfieldcity.org)

Please let me know if there is anything further required on my end.-----Original Message-----

From: Spencer Brimley <Spencer.Brimley@clearfieldcity.org>  
Sent: Monday, March 17, 2025 10:15 AM  
To: Stacy Millgate <[smillgate@clearfieldcity.org](mailto:smillgate@clearfieldcity.org)>; Tyson Stoddard <[Tyson.Stoddard@clearfieldcity.org](mailto:Tyson.Stoddard@clearfieldcity.org)>; Nancy Dean <[nancy.dean@clearfieldcity.org](mailto:nancy.dean@clearfieldcity.org)>; JJ Allen <[JJ.Allen@clearfieldcity.org](mailto:JJ.Allen@clearfieldcity.org)>  
Subject: RE: MIDA DRC Replacement

Good morning,

I was able to speak with Mike Wagstaff about this appointment. He is not in a rush to get this appointment done, but is only wanting something from us on who the appointee will be.

The formality described in the email from Mike is not required, but rather we can send them an email with the name when it has been decided. The attachments from Sara were for a councilmember to be appointed, but we as staff do not follow the same method/protocol for board participation.

Let me know if there are questions.

Regards,

Spencer W. Brimley  
Assistant City Manager  
Office: 801-525-2741

-----Original Message-----

From: Sara Turner <[sturner@midaut.org](mailto:sturner@midaut.org)>  
Sent: Tuesday, May 20, 2025 10:06 AM  
To: Stacy Millgate <[smillgate@clearfieldcity.org](mailto:smillgate@clearfieldcity.org)>  
Cc: Michael Wagstaff <[mwagstaff@midaut.org](mailto:mwagstaff@midaut.org)>; Ariana Farber <[afarber@midaut.org](mailto:afarber@midaut.org)>; Tyson Stoddard <[Tyson.Stoddard@clearfieldcity.org](mailto:Tyson.Stoddard@clearfieldcity.org)>  
Subject: Re: MIDA DRC Replacement

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