



**RIVERDALE CITY PLANNING COMMISSION AGENDA
CIVIC CENTER - 4600 S. WEBER RIVER DR.
TUESDAY, AUGUST 26, 2025**

5:30 p.m. – Planning Commission Work Session Meeting (Conference Room)

The purpose of the work session is to review maps, plans, paperwork, etc. No motions or decisions will be considered during this session, which is open to the public.

6:00 p.m. – Planning Commission Meeting (Council Chambers)

A. Welcome & Roll Call

B. Public Comment

This is an opportunity to address the Planning Commission regarding your concerns or ideas. Please try to limit your comments to three minutes. No action will be taken during public comment.

C. Consent Items

1. Nomination of Vice Chair
2. [Consideration of Meeting Minutes from:](#)
 - July 22, 2025 Regular Meeting
 - July 22, 2025 Work Session

D. Action Items

1. **PUBLIC HEARING** to receive and consider public comments regarding proposed amendments to Riverdale City Code 10-10A-3(G): Retail Smoke Shops
2. [Consideration to forward a recommendation to City Council regarding proposed amendments to Riverdale City Code 10-10A-3\(G\): Retail Smoke Shops](#)
3. **PUBLIC HEARING** to receive and consider public comments regarding proposed rezone of approximately 11.37 acres from Community Commercial (C-2) and Planned Commercial (CP-2) zones to Multiple Family Residential (R-5) zone. The property is located at approximately 4263 S 550 W, Riverdale Utah.
4. [Consideration to forward a recommendation to City Council regarding proposed rezone of approximately 12 acres from Community Commercial \(C-2\) and Planned Commercial \(CP-2\) zones to Multiple Family Residential \(R-5\) zone. The property is located at approximately 4263 S 550 W, Riverdale Utah.](#)
5. [Consideration to forward a recommendation to City Council regarding re-approval of an expired subdivision plat for the Riverside Flats Subdivision, located at 667 W 4400 S, Riverdale Utah.](#)
6. [Consideration to approve a six-month extension for an approved subdivision plat for Coleman Vu Estates – Phase 3, as requested by Goldcrest Homes, LLC.](#)

E. Presentations and Reports

1. Community Development update

2. Discussion and presentation: Mike Hansen, Hansen Planning Group, regarding Riverdale Land Use Code update.

F. Comments

1. Planning Commission
2. City Staff

G. Adjournment

In compliance with the Americans with Disabilities Act, persons in need of special accommodation should contact the City Offices (801) 394-5541 at least 48 hours in advance of the meeting.

Certificate of Posting

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted on this 22nd day of August, 2025 at the following locations: 1) Riverdale City Hall Noticing Board 2) the City website at <http://www.riverdalecity.com/> and 3) the Public Notice Website: <http://www.utah.gov/pmn/index.html>.

Michelle Marigoni
Riverdale City Recorder