

Minutes of the **Regular Session** of the Riverdale City **Planning Commission** held Tuesday, July 22, 2025, at 6:00 p.m., at the Civic Center, 4600 S Weber River Drive., Riverdale City, Weber County, Utah.

Present:

Commissioners:	Rikard Hermann, Commissioner Wanda Ney, Commissioner Colleen Henstra, Commissioner Alan Bowthorpe, Commissioner
City Employees:	Brandon Cooper, Community Development Director Michelle Marigoni, City Recorder
Excused:	Kent Anderson, Chair Celeste Noland, Vice Chair Randy Poulsen, Commissioner
Visitors:	David Wood

A. Welcome & Roll Call

The Planning Commission Meeting began at 6:00 p.m. Commissioner Hermann welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were present except for Commissioners Anderson, Noland and Poulsen, who were excused. Members of the city staff were also present.

B. Public Comment

Commissioner Hermann opened the floor for public comments.

C. Presentations and Reports

Mr. Cooper provided updates on upcoming projects and ongoing business developments:

- Hansen Planning Group has been selected for the Title 10 rewrite. They have been made aware that the Planning Commission wants to be involved.
- Mission BBQ is planning to have a grand opening on August 12. This will be the first in Mission BBQ Utah.
- Panera is getting close to opening and is in the final inspections.
- Trader Joe's has added a front door and façade.
- The retaining walls on the AFCU hillside are being stained.

Consent Items

1. Consideration of Meeting Minutes from:

June 24, 2025 Work Session
June 24, 2025 Regular Meeting

Commissioner Hermann asked if there were any corrections to the minutes. There were no changes. Commissioner Henstra moved to approve the consent items as amended. Commissioner Bowthorpe seconded the motion, which passed unanimously in favor.

D. Action Items

1. **Consideration to set a public hearing to receive and consider public comment regarding proposed amendments to Riverdale Municipal Code §10-10A-3(G): Retail Smoke Shops.**

Mr. Cooper explained a smoke shop has leased a space in Riverdale after losing the space in South Ogden. The business owners have requested a change to the code to allow other items to be sold. Current code allows only tobacco and smoking related products, and they have been selling other products in South Ogden.

Motion: Commissioner Bowthorpe moved to set the public hearing for August 26, 2025. Commissioner Ney seconded the motion, which passed unanimously in favor.

E. Comments

F. Adjournment

As there was no further business to discuss, Commissioner Henstra moved to adjourn. Commissioner Bowthorpe seconded the motion. All were in favor and the Planning Commission meeting adjourned at 6:06 p.m.

Date Approved: 8/26/2025