

Minutes of the **Regular Session** of the Riverdale City **Planning Commission** held Tuesday, August 26, 2025, at 6:00 p.m., at the Civic Center, 4600 S Weber River Drive., Riverdale City, Weber County, Utah.

Present:

Commissioners:	Kent Anderson, Chair Rikard Hermann, Commissioner Wanda Ney, Commissioner Colleen Henstra, Commissioner Laura Hilton, Commissioner Jason Francis, Commissioner
City Employees:	Brandon Cooper, Community Development Director Michelle Marigoni, City Recorder
Excused:	Alan Bowthorpe, Commissioner
Visitors:	Summer Finch Will Garner Grace Green Crystal Farris Jake Tate Chris Hatch Thatiam Falls Mike Hansen

A. Welcome & Roll Call

The Planning Commission Meeting began at 6:06 p.m. Commissioner Anderson welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were present except for Commissioner Bowthorpe, who was excused. Commissioner Henstra was attending via phone. Members of the city staff were also present.

B. Public Comment

Commissioner Anderson opened the floor for public comments.

Consent Items

1. Nomination of Planning Commission Vice Chair
Commissioner Francis nominated himself
Commissioner Henstra nominated Commissioner Hermann

Motion: Commissioner Anderson moved to vote to appoint Jason Francis as Vice Chair.

Second: Commissioner Hermann

Commissioner Hermann	Yes
Commissioner Anderson	No
Commissioner Henstra	No
Commissioner Ney	No
Commissioner Hilton	Yes
Commissioner Francis	Yes
Commissioner Bowthorpe	Absent

Motion failed with three in favor, three against, and one absent.

Motion: Commissioner Anderson moved to vote to appoint Rik Hermann as Vice Chair

Second: Commissioner Ney

Commissioner Anderson	Yes
Commissioner Hermann	Yes
Commissioner Ney	Yes

Commissioner Henstra	Yes
Commissioner Hilton	Yes
Commissioner Francis	Yes
Commissioner Bowthorpe	Absent

Motion passed with six in favor and one absent.

2. Consideration of Meeting Minutes from:
July 22, 2025 Regular Meeting
July 22, 2025 Work Session

Commissioner Anderson asked if there were any corrections to the minutes. There was one correction to a name spelling. Commissioner Hermann moved to approve the consent items as amended. Commissioner Ney seconded the motion, which passed unanimously in favor.

C. 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**

Mr. Cooper went over the current and proposed code.

Motion: Commissioner Hermann moved to open the public hearing.

Second: Commissioner Ney

All in favor, public hearing open at 6:29.

Public Comment:

Summer Finch spoke about her business and customers. She also read a letter from South Ogden Police Chief about her business when it was in South Ogden. She noted she had a petition and comments, along with a list of 330 people who want her business to reopen.

Another speaker said she shops a lot in Riverdale and Summer would be a great addition to the city.

Grace Green, lived in Riverdale for 5.5 years. Only purchases cigarettes from Summer's store. She likes to buy from someone with a personality, who she likes to keep going back to. Summer always has a smile and is friendly. It doesn't make sense for her not to be allowed, Riverdale deserves the best shop, and that is Summer. The other items in the store are convenient when she just needs a couple of things and doesn't have to go to the grocery store. Important for Riverdale community to have a shop where they are treated kindly and like family.

Crystal Farris from Roy came to support Summer, and said she passes four shops to go to Summer's shop. It's like family, always a smile and a friendly "hi" at the door. She felt the business would bring financial support to the city, as well as a business owner with great customer service.

Will Garner, Summer's husband, says the biggest reason for the code changes is that cigarettes don't make much money. Much of the profit was on other items. Being forced to only sell cigarettes would mean they can't make enough to employ people. They could still be viable, but it will be more viable with the new code.

Motion: Commissioner Ney moved to close the public hearing.

Second: Commissioner Francis

All in favor, public hearing closed at 6:40 pm

2. **Consideration to forward a recommendation to City Council regarding proposed amendments to Riverdale City Code 10-10A-3(G): Retail Smoke Shops**

MOTION: Commissioner Henstra moved to forward a positive recommendation to City Council regarding proposed amendments to Riverdale City Code 10-10A-3(G): Retail Smoke Shops, based on the following:

1. The proposed code amendment is consistent with the Riverdale City General Plan, which calls for directing higher-intensity commercial uses to appropriate corridors, buffering sensitive community locations, and maintaining compatibility between adjacent land uses.
2. The amendment aligns with Utah Code, by incorporating required separation distances, licensing prerequisites, and state health department permitting.
3. The amendment includes clear distance and density standards which provide measurable protections for neighborhoods and community facilities.
4. The proposed ordinance clarifies permitted and prohibited sales, restricting alcohol and non-tobacco paraphernalia, while allowing limited ancillary retail items, thereby reducing potential secondary impacts.
5. Adoption of the amendment will improve enforceability, consistency, and transparency in the City's regulation of retail tobacco specialty businesses.

SECOND: Commissioner Ney

Commissioner Ney:	Yes
Commissioner Bowthorpe:	Absent
Commissioner Anderson:	Yes
Commissioner Henstra:	Yes
Commissioner Hilton:	Yes
Commissioner Francis:	Yes
Commissioner Hermann:	Yes

Motion passed with six in favor and one absent.

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.**

Mr. Cooper went over the history and proposed use of the property.

Motion: Commissioner Ney moved to open the public hearing.

Second: Commissioner Hermann

All in favor, public hearing open at 7:06

Public Comment:

Jake Tate with AWA said Mr. Cooper explained the proposed rezone well and offered to answer questions. Commissioner Hermann asked about the elevation in future plans. Mr. Tate said it works well, since the basement can be used as the foundation and the next floor can walk right out at ground level in the back. The hillside will be kept intact as much as possible and cleaned up. There is some groundwater in the hill, the existing land drains will be maintained, and water will be piped out safely.

Motion: Commissioner Henstra moved to close the public hearing

Second: Commissioner Ney

All in favor, public hearing closed at 7:13 pm.

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.**

Commissioner Anderson felt it was appropriate and would make a good walkable area for residents.

MOTION: Commissioner Hermann moved to forward a positive recommendation to the City Council for the Zoning Map Amendment subject to the conditions listed in the Staff Report dated August 25, 2025, based on the following findings:

1. The applicant has provided sufficient justification for the proposed amendment
2. The proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property.
3. The proposed amendment is consistent with the goals, objectives, and policies of the General Plan.
4. The proposed amendment will not adversely affect adjacent property or the public health, safety, or welfare of the community.

5. Facilities and services intended to serve the subject property are adequate, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.

SECOND: Commissioner Hilton

Commissioner Francis:	Yes
Commissioner Anderson:	Yes
Commissioner Hermann:	Yes
Commissioner Hilton:	Yes
Commissioner Ney:	Yes
Commissioner Henstra:	Yes
Commissioner Bowthorpe:	Absent

Motion passed with six in favor and one absent.

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.

Mr. Cooper went over the history of the project and previous approvals and extensions. Commissioners Hermann and Anderson had questions.

Chris Hatch addressed commissioners for questions. Commissioner Anderson clarified that the project cannot move forward until the plat is amended. Mr. Hatch noted that the parking lot has been started. It has been a difficult time for developers with interest rates, etc. over the last few years. They started construction on the parking lot because Garff needs the space. They didn't want to wait another winter to do that part. The north parcel is still in the works as far as a new plan.

Mr. Cooper noted the re-approval is recommended by staff as nothing on the plat has changed. If the planning commission recommends approval, it will go to City Council for final approval and they will then have a full year.

MOTION: Commissioner Hermann moved to forward a positive 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.

SECOND: Commissioner Ney

Commissioner Hermann:	Yes
Commissioner Anderson:	Yes
Commissioner Henstra:	Yes
Commissioner Ney:	Yes
Commissioner Hilton:	Yes
Commissioner Francis:	Yes
Commissioner Bowthorpe:	Absent

Motion passed with six in favor and one absent.

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.

Commissioner Ney inquired about the late submission of the request. Mr. Cooper noted he received the request in July, which was within the appropriate time.

MOTION: Commissioner Hermann moved to approve the six-month extension of the final subdivision plat approval for Coleman Vu Estates Phase 3, based on findings that:

The applicant submitted a timely written request for extension prior to expiration of the original approval; the Planning Commission finds that good cause for the delay has been demonstrated by the applicant; and granting the extension maintains consistency with the City's land use ordinances and follows best practice in neighboring Utah communities.

This extension shall extend the approval period until February 15, 2026.

SECOND: Commissioner Ney

Commissioner Hilton:	Yes
Commissioner Bowthorpe:	Absent
Commissioner Anderson:	Yes
Commissioner Henstra:	Yes
Commissioner Ney:	Yes
Commissioner Francis:	Yes
Commissioner Hermann:	Yes

Motion passed with six in favor and one absent.

E. Presentations and Reports

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

Mr. Cooper explained the code has needed to be updated for some time and introduced Mike Hansen with Hansen Planning Group. Mr. Hansen presented information on the procedure for the upcoming code changes.

D. Comments

Commissioner Ney noted Walmart trucks are now taking 900 West.

Commissioner Anderson said scooters and e-bikes need some kind of regulation on city streets, as he has observed them going faster than speed limit on the sidewalks.

Commissioner Henstra reported that e-bikes are now required to be licensed and insured.

Commissioner Anderson reported the new roundabout was open.

E. Adjournment

As there was no further business to discuss, Commissioner Hermann moved to adjourn. Commissioner Francis seconded the motion. All were in favor and the Planning Commission meeting adjourned at 8:40 p.m.

Date Approved: 9/23/2025