

Minutes of the **Work Session** of the Riverdale City **Planning Commission** held Tuesday August 26, 2025 at 5:30 p.m., at the Civic Center, 4600 S Weber River Dr, Riverdale City, Weber County, Utah.

Present:

Commissioners:	Kent Anderson, Chairman Rikard Hermann, Commissioner Wanda Ney, Commissioner Colleen Henstra, Commissioner Alan Bowthorpe, Commissioner Laura Hilton, Commissioner Jason Francis, Commissioner
City Employees:	Brandon Cooper, Community Development Director Michelle Marigoni, City Recorder
Excused:	Alan Bowthorpe, Commissioner

A. Welcome & Roll Call

The Planning Commission Work Session began at 5:30 p.m. Chairman Anderson welcomed everyone to the meeting and stated for the record that members of the Planning Commission were present. Commissioner Henstra was attending by phone. Members of the city staff were also present.

B. 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

Wanda Ney noted her name was spelled wrong in meeting.

Mr. Cooper explained to the new commissioners how to make motions and findings of fact. Mr. Brooks explained public clamor.

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

Mr. Cooper explained the request for the change, and also explained the separate issue of the conditional use permit she applied for. The public may want to speak about the conditional use permit and proximity, but the public hearing is for the text amendment only.
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

C. Adjournment

As there was no further business to discuss, the Planning Commission Work Session adjourned at 6:00 p.m.

Date Approved: 9/23/2025