

Minutes of the **Regular Session** of the Riverdale City **Planning Commission** held Tuesday, November 25, 2025, at 6:00 p.m., at the Civic Center, 4600 S Weber River Drive., Riverdale City, Weber County, Utah.

Present: Commissioners: Rikard Hermann, Vice Chair
Colleen Henstra, Commissioner
Alan Bowthorpe, Commissioner
Jason Francis, Commissioner
Laura Hilton, Commissioner

City Employees: Brandon Cooper, Community Development Director
Michelle Marigoni, City Recorder

Excused: Kent Anderson, Chair

Visitors:

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 Commissioner Anderson, who was excused. Members of the city staff were also present.

B. Public Comment

Commissioner Hermann opened the floor for public comments. No public comments were made.

C. Presentations and Reports

1. Swearing In of new Planning Commissioners
Commissioners Bowthorpe, Henstra, Francis, and Hilton were given the Oath of Office by Michelle Marigoni, City Recorder.
2. Community Development Update
 - December 5 Nothing Bundt Cakes
 - Focusing on Comprehensive Code Update, next session will be on land use tables
 - Riverdale Townhomes are in final inspection stages
 - Northstar Preschool reopened under new name

D. Consent Items

1. Consideration to set a public hearing for proposed text amendments to Riverdale City Code Title 10, Chapter 22 Planned Residential Unit Development (PRUD)

Mr. Cooper explained the update is necessary before the comprehensive code update will be completed. PRUD allows a developer to have a plan that may be contradictory to the normal zoning requirements in exchange for other items (infrastructure, affordability, etc.) with a development agreement. The PRUD process could be more flexible to accomplish the developments that need the flexibility.

Commissioner Henstra moved to set a public hearing for December 9, 2025. Commissioner Bowthorpe seconded the motion; all voted in favor.

E. Action Items

F. Comments

Commissioner Bowthorpe noted he had the opportunity to represent the PC at a "Hero Day" at the Utah Military Academy.

G. Adjournment

As there was no further business to discuss, Commissioner Henstra moved to adjourn. Commissioner Francis seconded the motion. All were in favor and the Planning Commission meeting adjourned at 6:24 p.m.

Date Approved: 12/23/2025