

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

**A. Welcome & Roll Call**

B. **Pledge of Allegiance** – Casey Warren  
C. **Invocation** – TBA, by invitation

**D. Public Comment**

*(This is an opportunity to address the City Council regarding your concerns or ideas. No action will be taken during public comment. Please try to limit your comments to three minutes.)*

**E. Presentations and Reports**

1. Mayor's Report
2. City Council Assignment Reports
3. Swearing In – Mayor Mitchell, Councilmembers Anne Hansen and Bart Stevens
4. Swearing In – Parker Ebert, Police

**F. Consent Items**

1. **Consideration to approve meeting minutes from:**  
December 16, 2025 Council Work Session  
December 16, 2025 Council Meeting

**G. Action Items**

1. Consideration of Ordinance #999 regarding proposed text amendments to Riverdale City Code Title 10, Chapter 22 Planned Residential Unit Development (PRUD).
2. Consideration of Ordinance #1000 regarding a proposed General Plan amendment which modifies the Riverdale City General Plan as it relates to the Future Land Use Map.
3. Consideration of Ordinance #1001 rezoning approximately 4.35 acres, located at 1526 W Ritter Drive, from Single-Family Residential (R-1-8) to Multiple-Family Residential (R-4).

**H. Upcoming Events**

- Christmas Tree Pickup – January 7<sup>th</sup>
- Ribbon Cutting for Back Nine Golf – January 9<sup>th</sup> at 12:00 p.m.
- Meet the Contractor Open House (UDOT) – January 14<sup>th</sup> 5:30-7:30 p.m.
- Local Officials Day at the Legislature – January 21<sup>st</sup>
- Martin Luther King Day, offices closed – January 19<sup>th</sup>

**I. Comments**

1. City Council
2. City Staff
3. Mayor

**J. Adjournment**

**Certificate of Posting**

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Riverdale City limits on this 2<sup>nd</sup> day of January, 2026 at the following locations: 1) Riverdale City Hall Noticing Board 2) the City website at <http://www.riverdalecity.com/> 3) the Public Notice Website: <http://www.utah.gov/pmn/index.html>.

Michelle Marigoni  
Riverdale City Recorder

\*\*The City Council meeting on January 6, 2026 is viewable electronically and may be accessed by clicking on the link below. The regular City Council Chambers will be available for in-person participation. The Agenda for the meeting is also attached above. \*\*

[https://www.youtube.com/channel/UCegcYe-pIXSRZGd5llencvA/videos?view\\_as=subscriber](https://www.youtube.com/channel/UCegcYe-pIXSRZGd5llencvA/videos?view_as=subscriber)

Minutes of the Regular Meeting of the Riverdale City Council held Tuesday, December 16, 2025, at 6:00 p.m., at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

**Present:** City Council: Braden Mitchell, Mayor  
Alan Arnold, Councilmember / Mayor pro tem  
Bart Stevens, Councilmember  
Anne Hansen, Councilmember  
Michael Richter, Councilmember

City Employees: Steve Brooks, City Administrator/Attorney  
Brandon Cooper, Community Development Director  
Casey Warren, Police Chief  
Matthew Hennessy, Fire Chief  
Shalee Nay, Police Admin Assistant

Excused: Michelle Marigoni, City Recorder  
Stacey Haws, Councilmember

Visitors:

### **Welcome & Roll Call**

The City Council meeting began at 6:00 p.m. Mayor Mitchell called the meeting to order and welcomed those in attendance, including Council Members, City Staff, and members of the public.

**Pledge of Allegiance** – Anne Hansen

**Invocation** – Alan Arnold

### **Public Comment**

Mayor Mitchell invited members of the public to speak. Chief Warren thanked the Mayor, Council, residents, and City Administrator for their support of all city employees, particularly during the holidays.

### **Presentations and Reports**

#### **1. Mayor's Report**

Mayor Mitchell reported on a planned letter notifying neighboring cities of an upcoming membership fee for non-residents at the senior center, with an offer for those cities to subsidize the difference for their residents. The change is intended to address costs borne by Riverdale residents, with discounted rates starting in January. The Mayor noted positive feedback from a neighboring mayor and attendance at the recent senior center holiday dinner.

#### **2. City Administration Report**

- a. Department Reports November
- b. December Anniversaries Employee Recognition
- c. Staffing Authorization Plans
- d. Community Development Report

Mr. Brooks highlighted positive sales-tax trends and noted upcoming impacts from Trader Joe's and the 4400 South development. Fire Chief Matthew Hennessy was recognized for 20 years of service; Mayor Mitchell presented a certificate and gift card. Chief Hennessy thanked the city and noted his career progression and the collaborative atmosphere among departments.

Mr. Brooks reported that the police and fire departments are now fully staffed or nearly so, with new Police Officer Ebert starting field training soon. Chief Warren noted Officer Ebert's strong performance in the academy.

Mr. Cooper reported on new businesses, including The Back Nine (indoor golf simulator), a Taco Bell in front of Trader Joe's, a potential bank at Speedway, and CarMax at the former mobile home park site. Other developments are in progress.

### **Consent Items**

**1. Consideration to approve meeting minutes from:**

November 18, 2025 Council Work Session  
November 18, 2025 Council Meeting

**2. Consideration to approve 2026 City Council meeting schedule.** Councilor Arnold moved to approve. Councilor Hansen seconded the motion. All were in favor.

**3. Consideration to appoint Braden Mitchell to the Central Weber Sewer Improvement Board**

Mayor Mitchell asked if there were any changes to the minutes. There were none.

Councilor Arnold moved to approve the consent items. Councilor Richter seconded the motion. There was not any discussion regarding this motion, which passed unanimously in favor.

**Action Items**

**1. Consideration of Ordinance #998 adopting the Riverdale City Data Privacy Policy.**

Mr. Brooks explained the ordinance is a state-mandated policy to protect privacy, particularly for electronic records, and noted the city is in good shape for implementation. Councilor Richter raised concerns about section 15, suggesting it imposes barriers beyond state law under GRAMA. Mr. Brooks agreed to strike the section and revisit it if needed.

**Motion:** Councilmember Richter moved to approve Ordinance 998 adopting the Riverdale City Data Privacy Policy with section 15 stricken.

**Second:** Councilmember Arnold

There was no discussion on the motion.

Councilor Arnold:	Yes
Councilor Stevens:	Yes
Councilor Richter:	Yes
Councilor Hansen:	Yes

Motion passed unanimously.

**Upcoming Events**

- Santa Run – December 20<sup>th</sup>
- City buildings closed for Christmas – December 25<sup>th</sup> and 26<sup>th</sup>
- City buildings closed for New Years Day – January 1<sup>st</sup>
- Christmas tree pickup – January 7<sup>th</sup>

**Comments**

City Council

City Staff

Mr. Brooks reported on a holiday initiative where city employees, including police, consolidated funds to assist multiple families, particularly victims of crime, with gifts. Chief Warren noted contributions from staff and a donation to the police association.

Mayor

**Adjournment**

Having no further business to discuss, Councilmember Arnold moved to adjourn the meeting. Councilmember Richter seconded the motion. The meeting was adjourned at 6:50 p.m.

**Date Approved:**

DRAFT



Minutes of the **Work Session** of the **Riverdale City Council** held Tuesday December 16, 2025, at 5:30 p.m., at the Civic Center in the Council Chambers, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

**Present:** City Council: Braden Mitchell, Mayor  
Alan Arnold, Councilmember / Mayor pro tem  
Bart Stevens, Councilmember  
Anne Hansen, Councilmember -  
Michael Richter, Councilmember

City Employees: Steve Brooks, City Administrator/Attorney  
Brandon Cooper, Community Development Director  
Casey Warren, Police Chief  
Shalee Nay, Police Admin Assistant

Excused: Michelle Marigoni, City Recorder  
Stacey Haws, Councilmember

The City Council Work Session meeting began at 5:36 p.m. Mayor Mitchell welcomed all in attendance and noted for the record that all Councilmembers were present with the exception of Councilmember Haws, who is excused. Members of city staff were also present.

### **Public Comment:**

## **Presentations and Reports:**

- 1. Mayor's Report**
- 2. City Administration Report**
  - a. Department Reports November
  - b. December Anniversaries Employee Recognition
  - c. Staffing Authorization Plans
  - d. Community Development Report

## Consent Items

## 1. Consideration to approve meeting minutes from:

November 18 , 2025 Council Work Session  
November 18, 2025 Council Meeting

Mayor Mitchell asked if there were any changes to the minutes. There were none.

2. Consideration to approve 2026 City Council meeting schedule – Mayor Mitchell asked if the start time of the meetings will be 6:00p.m. without the work session. Mr. Brooks stated that the work session will no longer be held.
3. Consideration to appoint Braden Mitchell to the Central Weber Sewer Improvement Board

## Action Items

## 1. Consideration of Ordinance #988 adopting the Riverdale City Data Privacy Policy.

Steve Brooks went over the executive summary. Councilmember Stevens asked if this was from legislature or if it was for private purposes. Mr. Brooks stated that it is from legislature. Councilmember Richter noted a typo on the ordinance number.

## Upcoming Events

- Santa Run – December 20<sup>th</sup>
- City buildings closed for Christmas – December 25<sup>th</sup> and 26<sup>th</sup>
- City buildings closed for New Years Day – January 1<sup>st</sup>

## City Council Work Session Meeting, December 16, 2025

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- Christmas tree pickup – January 7<sup>th</sup>

### **Comments**

1. City Council
2. City Staff
3. Mayor

### **Adjournment**

Having no further business to discuss, the work session was adjourned at 5:48 p.m.

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**Date Approved:**

DRAFT

**RIVERDALE CITY  
CITY COUNCIL AGENDA  
January 6, 2026**

**AGENDA ITEM: G1**

**SUBJECT:** Consideration of Ordinance #999 regarding proposed text amendments to Riverdale City Code Title 10, Chapter 22 Planned Residential Unit Development (PRUD).

**PRESENTER:** Brandon Cooper, Community Development Director

**INFORMATION:**

- a. Ordinance #999
- b. Executive Summary/Supporting Documents
- c. Draft minutes – 12/23/2025 Planning Commission

[\*\*BACK TO AGENDA\*\*](#)



## ORDINANCE NO. 999

### AN ORDINANCE OF THE RIVERDALE CITY COUNCIL AMENDING TITLE 10, CHAPTER 22: PLANNED RESIDENTIAL UNIT DEVELOPMENT (PRUD) OF THE RIVERDALE CITY CODE.

**WHEREAS**, the City of Riverdale has authority under Utah Code Annotated §§ 10-8-84 and 10-9a-102 et seq. to enact ordinances and regulations to promote the public health, safety, and welfare of its residents; and

**WHEREAS**, the City Council finds it necessary and appropriate to review and update provisions of the City Code to ensure consistency with state law and to address changes in community needs and land use patterns; and

**WHEREAS**, Riverdale City staff has prepared a proposed text amendment to Riverdale City Code, Title 10, Chapter 22: Planned Residential Unit Development (PRUD), to replace and modernize the City's existing PRUD framework with a comprehensive Planned Development (PD) ordinance that accommodates residential, commercial, and mixed-use development while aligning with current Utah land use law and development practices; and

**WHEREAS**, the Riverdale City Planning Commission, after a duly noticed public hearing, reviewed the proposed amendment and forwarded a recommendation to approve to the City Council; and

**WHEREAS**, the City Council has reviewed the proposed amendment, considered public input, and determined that the amendment is in the best interest of the City and consistent with the long-term vision of protecting community health, safety, and welfare, while maintaining compatibility with surrounding uses and compliance with state law.

### NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF RIVERDALE CITY, UTAH:

#### SECTION 1: AMENDMENT

Title 10, Chapter 22 of the Riverdale City Code is hereby amended to read in its entirety as follows:

##### *Title 10 – Chapter 22: Planned Development (PD)*

This section calls for substantial compliance with the intent of the General Plan and regulations of this title and other provisions of this code related to the public health, safety, and general welfare, but also offers the advantages of large-scale planning for residential, commercial, and mixed-use development in order to encourage innovative, efficient, and high-quality development and use of land.

- (1) **Purpose.** The purpose of the planned development is:
  - a. To encourage a quality environment and unique sense of place through greater flexibility of design than is possible solely through the typical application of base zoning regulations.
  - b. To encourage a more efficient use of the land and the preservation of greater proportions of open space for recreation and visual use than is otherwise provided for in the base zoning regulations.
  - c. To encourage good architectural design and placemaking measures by utilizing a variety of building types and site arrangement plans to give imagination, uniqueness, and variety

in the physical pattern of the development.

**(2) Applicability.**

- a. **Eligible Zones.** Planned developments may be applied to property located in the following zoning districts: R-1-8, R-1-10, R-2, R-3, C-1, C-2, C-3, CP-1, CP-2, CP-3, M-U.
- b. **Minimum Site Area.**
  1. Residential or predominantly residential PDs shall contain a minimum of five (5) contiguous acres under unified ownership or control.
  2. Commercial, mixed-use, or predominantly nonresidential PDs shall contain a minimum of three (3) contiguous acres under unified ownership or control.
  3. The Administrative Land Use Authority may waive the minimum acreage requirement for sites that demonstrate exceptional urban design, connectivity, or redevelopment merit.
- c. **Approval Authority.** All planned developments require:
  1. Planning Commission review, public hearing, and recommendation; and
  2. City Council legislative approval and adoption by ordinance.
- d. **Relationship to Base Zoning.** Upon approval, the PD ordinance and recorded PD development plan and associated agreements supersede conflicting base zoning standards for the subject property. Where the PD is silent, base zoning standards apply.

**(3) *Design Objectives for Planned Developments.*** Every planned development shall be designed to achieve the following design objectives:

- a. Provide for a comprehensive and harmonious arrangement of buildings, open spaces, circulation ways, parking, connections, and development amenities.
- b. Be related to existing and proposed land use and circulation plans of the community and not constitute a disrupting element in the neighborhood.
- c. The internal street system and pedestrian connections should be designed for the efficient and safe movement of vehicles without disrupting pedestrian circulation, activities, functions of the common areas and open space.
- d. Open space and recreation areas and facilities should be located adjacent to dwelling units or be easily accessible therefrom.
- e. Architectural features, connections, open space and recreational areas should be the focal point for the overall design of the development.

(4) **Development Requirements.** To be approved, a planned development project must show a high commitment to excellence, ensuring better quality of life for future visitors, employees, or tenants and be compatible with adjacent developed areas. The following are required for all planned development projects:

- a. **Ownership.** At the time of application, the subject property shall be owned by the applicant, or the application shall include a duly executed owner's affidavit authorizing the applicant to act as the owner's representative for purposes of submitting and processing the application. If the property is held in multiple ownership, the application shall be filed jointly by all owners or shall include an owner's affidavit from each owner granting such authorization.
- b. **Open Space.** Unless otherwise approved by the Administrative Land Use Authority, common and private open space shall be provided and shall not cover less than 20 percent of the gross site area. The required open space shall be land areas that are not occupied by buildings, structures, parking areas, street right-of-way, or alleys and shall be accessible by the residents. Said open space shall be devoted to landscaping, preservation of natural features, trails, patios, and recreational areas. Private open space (that provide for a dwelling unit for personal use) shall be located immediately adjacent to, attached to, or within the dwelling unit it is designed to serve and shall be for the exclusive use of the residents of the dwelling unit. Common open space must constitute at least one quarter of the required open space. It may be distributed throughout the planned development and need not be in a single large area. Landscaped roof areas or decks attached to individual units may not be calculated as part of required common open space. Open space within a hillside or slope area may only be included as open space when they have been designed as an integral part of the project, as enumerated in subsection 10-22-3 above.
- c. **Interior Streets.** The design of public streets within a planned development shall follow City standards for width of right-of-way and construction. Private streets within a planned development may be approved under alternative street standards, as approved by the City Engineer, Public Works Director, and the Administrative Land Use Authority. Such alternative street standards may include reduced street widths, modified cross-sections, and alternative sidewalk or park strip configurations, in lieu of standards subdivision requirements. Alternative street standards may only be approved for private streets and access drives with internal circulation serving the planned development. Alternative street standards shall not apply to public streets. Alternative street standards shall be approved if the applicant demonstrates, through objective evidence, that:
  1. The proposed street design will safely accommodate anticipated traffic volumes; and
  2. Emergency vehicle access and operations comply with adopted fire and building codes, as verified by written approval from the fire chief, fire marshal, or the authority having jurisdiction; and
  3. The proposed design does not impair public safety or access to the development or adjacent properties; and
  4. The alternative standards are consistent with the purpose and intent of the PD.
  5. If conflicts arise between reviewing authorities regarding alternative street standards, the most restrictive standard shall apply unless the City Manager determines otherwise in writing with specific findings.

The interior street system in a planned development project shall be dedicated to the City as a utility easement. All private streets shall be conveyed to a private home-owner's association. The original developer/builder will also be required to establish a city-approved road maintenance fund for all private streets. This provision will be required in the CC&Rs for all projects with a private street system.

All streets approved as part of an original or amended planned development plan shall remain open and accessible at all times and shall not be gated, barricaded, or otherwise closed, except as

temporarily required for construction, maintenance, or emergency purposes as approved by the City.

d. **Parking.** The minimum parking requirements outlined in this Code shall be adhered to except as allowed below:

1. All parking areas, covered or open, shall have a landscaped buffer adjacent to any public right-of-way.
2. The Administrative Land Use Authority may consider the following criteria in determining whether or not the number of garages/carports/parking stalls should be increased or reduced:
  - (i) The topography of the proposed site.
  - (ii) To enhance and protect local property values of adjacent developments and neighborhoods.
  - (iii) To improve the overall appearance of the development or the density of units.
  - (iv) Review the location of all garages/carports/parking stalls and may require that they be attached or underground for any multifamily units. All covered parking shall be placed in locations adjacent and convenient to the buildings that they are intended to serve.
  - (v) To assist the project in reaching affordable rent levels for low- and moderate-income individuals as determined by the U.S. Department of Housing and Urban Development.

e. **Building Materials and Design Standards.** Building materials, roofing materials, and overall building design shall be reviewed for compliance with the objective standards of this section by the Community Development Director. The Administrative Land Use Authority shall approve or deny building materials based on compliance with the standards set forth in this chapter.

1. Primary Building Materials: Primary exterior building materials shall be limited to materials that meet recognized durability, fire resistance, and weather performance standards, including masonry materials such as:

- (i) brick, stone, split-faced or honed-face block;
- (ii) architectural metal panels with factory applied corrosion resistant finishes;
- (iii) large-format glazing or storefront;
- (iv) architectural concrete; and
- (iv) composite and cementitious materials.

Primary materials shall constitute a minimum of sixty percent (60%) of each building façade visible from a public right of way or common open space.

2. Secondary Building Materials: Secondary or accent exterior materials may be used in combination with primary materials and may include:

- (i) exterior grade wood or engineered wood products treated or finished for exterior exposure;
- (ii) stucco systems;
- (iii) non-structural metal elements.

Secondary materials shall not exceed forty percent (40%) of any individual building façade and shall not be used as the dominant exterior finish.

3. Prohibited Materials: The following materials are prohibited as primary or secondary exterior finishes on buildings visible from public rights-of-way or common open space:

- (i) vinyl siding;
- (ii) plywood;
- (iii) reflective or mirror-finish panels or glass;
- (iv) exterior insulation and finish systems (EIFS) without a drainage plane and ASTM-compliant impact resistance; and
- (v) standard CMU concrete block.

Roofing materials shall comply with the International Building Code (IBC) and applicable ASTM standards for asphalt shingles and metal roofing, or equivalent performance standards.

4. Illustrative Façade Standards: To ensure building elevations incorporate material variation, articulation, and human-scale design, consistent with the objective material requirements of this chapter, all commercial, multi-family residential, and mixed-use building façades visible from a public right-of-way, private street, or common open space shall comply with the following standards. Compliance with these façade standards shall be determined through elevation drawings submitted with the development application:

- (i) Horizontal Articulation: a visible change in plane, material, or architectural feature shall occur at intervals not exceeding 40 feet along the façade. Acceptable articulation methods include recesses or projections with a minimum depth of 18 inches, material changes meeting the primary/secondary materials standards, balconies, bay windows, or architectural offsets.
- (ii) Vertical Articulation: building exceeding 2-stories shall incorporate a visual break between the ground floor and upper floors through a change of material, horizontal band, cornice, or belt course, or a minimum 12-inch horizontal offset.
- (iii) Base-Middle-Cap Composition: building facades shall be designed using a base-middle-cap composition. The Base (ground floor) shall consist primarily of primary exterior building materials, shall include increased transparency, texture, and architectural detailing, and parking podiums or exposed foundations shall be clad with approved primary materials. The Middle (upper floors) may include a combination of primary and secondary materials and shall align vertically with openings and structural bays where feasible. The Cap (roofline/upper termination) shall include a parapet, cornice, stepped massing, or material transition to visually terminate the structure, with flat roof parapets having a minimum height of 24 inches.
- (iv) Fenestration Standards: In commercial and multi-family buildings, a minimum of 25% of the ground -floor façade area facing the public right-of-way or common open space shall consist of windows or glazed doors. Windows shall be vertically proportioned or grouped to create consistent spacing.
- (v) Mechanical and Service Screening: Rooftop equipment shall be screened from view using parapets or architectural screening integrated with the building design. Ground-mounted equipment shall be screened using materials consistent with the building façade or approved landscape screening.

f. **Landscaping and Coverage Requirement.** Where a planned development abuts a public right-of-way, a permanent landscaped area with a minimum width of twelve (12) feet shall be provided along the property line adjacent to the right-of-way. In addition, all required landscaped areas located on public and private property within the planned development shall be subject to the standards of this section and the landscaping regulations of the Riverdale City Code, as amended. All such landscaped areas shall be kept free of buildings and structures, except for fences, walls, or similar features expressly permitted by this title or otherwise approved by the Administrative Land Use Authority. Landscaped areas shall be permanently maintained and planted with a

combination of street trees, shrubs, groundcover, and other approved plant materials, and may be screened or protected by natural features where appropriate. At maturity, a minimum of seventy-five percent (75%) of the total required landscaped area shall be covered by living plant material, including tree canopy, shrubs, and groundcover, as demonstrated on an approved landscape plan. Decorative hardscape, gravel, or non-living materials may be used as accent features but shall not exceed twenty-five percent (25%) of the landscaped area. All landscaping shall be installed prior to issuance of a certificate of occupancy, or secured through an approved financial guarantee, and shall be maintained in a healthy, growing condition in perpetuity in accordance with this code.

- g. **Exterior Fencing.** Exterior fencing shall be provided as approved by the Administrative Land Use Authority. Acceptable fencing materials include architecturally designed brick or block fences, wrought iron fences, post and rail fences, vinyl fences, pre-cast concrete, or structural wood fences with square metal posts with tongue-in-groove redwood siding and redwood for all other wood members. Chain link fencing is prohibited.
- h. **Streetlights.** Appropriate street lighting is required. If the streets are to be dedicated to the public, the lights shall comply with the city's street light standards and specification. If the streets are private, the lights may be altered but must be approved by the Administrative Land Use Authority. The applicant shall submit a plan which indicates the type and location of streetlights in relation to the proposed site landscaping.
- i. **Utilities.** Within an approved PD, the following privately owned utility systems may be permitted, provided they are located wholly within the PD and comply with this title:
  1. Water systems, including distribution mains and service laterals;
  2. Sanitary sewer systems, including collection mains, laterals, and appurtenances;
  3. Storm drainage systems, including pipes, inlets, detention or retention facilities;
  4. Natural gas systems;
  5. Electrical power systems
  6. Communications systems, including telephone, cable, and data infrastructure
  7. Private utility systems within a PUD may be approved by the Administrative Land Use Authority upon finding that:
    - (i) The utilities are designed and constructed in accordance with city engineering standards, applicable state and federal regulations, and requirements of the applicable utility service provider;
    - (ii) The utilities will not adversely affect public systems or properties outside the PD;
    - (iii) Adequate easements (minimum 15-foot width for water/sewer, 10-foot width for storm drainage) are provided to ensure access for operation, inspection, emergency response, and maintenance;
    - (iv) Ownership and long-term maintenance responsibility are legally secured through CC&R's, HOA documents, or similar instruments approved by the City Attorney in accordance with state law; and
    - (v) An improvement guarantee acceptable to the City Engineer and City Attorney is posted in the amount equal to 110% of the estimated replacement cost of the private utility infrastructure, to be held for a minimum of two (2) years following completion and final acceptance by the City.
8. Future Public Connection Capability. All private utility systems shall be designed to allow future connection to public utility systems. Connection costs shall be borne by the property

owner(s) or HOA if public systems become available or if the private system fails to meet performance standards.

9. Maintenance Failure Remedy. If the HOA or property owner fails to adequately maintain private utilities resulting in public health, safety, or environmental violations, the City may, at its sole discretion and in accordance with Riverdale City Code and Utah state law:

- (i) Perform necessary maintenance and assess costs proportionally against benefited properties; or
- (ii) Require connection to public systems at property owner(s) expense; or
- (iii) Initiate foreclosure on recorded covenants or liens securing maintenance obligations.

Private utility systems connected to Riverdale City infrastructure shall be maintained, cleaned, and serviced at a frequency and to a standard equivalent to those applied to comparable City-owned utility systems, unless otherwise approved by the Public Works Director in accordance with adopted operation and maintenance standards.

All backflow prevention devices located within the planned development shall be maintained by the responsible association and shall be inspected annually by a certified tester. Inspection reports shall be submitted to Riverdale City in accordance with City standards.

All privately owned fire hydrants within the planned development shall be tested and inspected annually in accordance with Fire Department and adopted fire code standards. Documentation of such testing shall be provided to Riverdale City upon request.

(4) *Development Standards.*

- a. **Required Elements.** Planned developments shall be guided by a comprehensive design plan in which the following development standards may be varied to allow flexibility and creativity in site design, building design, and location. The Administrative Land Use Authority may require such arrangements of structures, open spaces, landscaping, buffering, and access within the site development plan as they determine appropriate. The Administrative Land Use Authority may require specific setbacks, a higher or lower residential density, and a height limitation. These criteria shall be used by the Administrative Land Use Authority principally to ensure the design objectives in this section of this chapter are met.
  - 1. **Feasible Development.** A planned development shall be of sufficient size, composition, and arrangement to enable its feasibility as a complete development, in accordance with the minimum site area set forth in this chapter.
  - 2. **Density.** Within a planned development, development may occur in one or more phases. The density of any individual phase, whether residential, commercial, or mixed-use, shall be permitted to vary from the base zoning standards applicable to the site, provided that the overall density and intensity of the entire planned development do not exceed the maximum density, floor area, or trip generation assumed or permitted by this title or approved PD development plan. Residential density within any single phase may exceed or be less than the base zoning density, and commercial or mixed-use phases may be developed at varying intensities, so long as the cumulative development across all phases remains in compliance with the approved PD density calculations, transportation assumptions, and public utility capacity. Density transfers between phases may be permitted where such transfer does not increase net trip generation beyond approved limits listed on the approved PD plan and supported by adequate infrastructure and access.
  - 3. **Site Calculations.** Specific calculations addressing the percentage of open space (common and private), impervious versus pervious coverage, and site improvements must be submitted with all project applications.

4. **Lot Requirements.** No specific yard, setback, or lot size requirement shall be imposed in the planned development. However, the purpose and objectives of this chapter must be complied with in the final development plan. The Administrative Land Use Authority may require certain setbacks within all or a portion of the planned development.
5. **Building Height.** No residential structure shall exceed a maximum of thirty-five (35) feet to the peak of roof from average finished grade. No commercial, multi-family, or mixed-use structure shall exceed a maximum of fifty (50) feet to the peak of roof from average finished grade.
6. **Traffic Circulation.** Points of primary vehicular access to the planned development shall be designed to provide smooth traffic flow with controlled turning movements and minimum hazards to vehicular, pedestrian, and bicycle traffic. Minor streets within the planned development shall not be connected to streets outside the development in such a manner as to encourage their use by through traffic. Adequate emergency vehicle access shall be provided.
7. **Driveways and Alleys.** A private driveway or alley must comply with all established standards in this code.
8. **Privacy.** Each planned development shall provide reasonable visual and acoustical privacy for dwelling units. Fences, insulation, walks, barriers, landscaping, and sound-reducing construction techniques shall be used as appropriate for the aesthetic enhancement of the property, the privacy of its occupants, the screening of objectionable views or uses, and the reduction of noise.
9. **Noise Attenuation.** When, in the opinion of the community development director, a proposed planned development may be situated in a noisy environment which will adversely affect the peace, tranquility, and privacy of its inhabitants or surrounding inhabitants, an acoustical analysis may be required. Said analysis shall be conducted by a qualified acoustical engineer and include a description of the noise environment and the construction or other methods necessary to attenuate the noise to the required level according to the noise standards of this code.
10. **Security.** The development shall be designed to support security services and measures, taking into account public safety recommendations from the Riverdale City Police Department.
11. **Pedestrian and Bicycle Paths.** Where appropriate, the internal circulation system shall provide pedestrian and bicycle paths which may be physically separated from vehicular traffic to serve residential, nonresidential, and recreational facilities in or adjacent to the development. The Administrative Land Use Authority may require connections to regional trail systems, activity centers, pedestrian and/or bicycle overpasses, underpasses, or traffic signalization in the vicinity of schools, playgrounds, parks, shopping areas, or other uses that will receive considerable pedestrian and/or recreational trails use from the development.

b. **Desirable Amenities.** The following are desirable amenities or design options which may be required by the Administrative Land Use Authority depending on the size, scale, impacts, and nature of each individual planned development project:

1. Increase in common or private open space above the 20 percent minimum, particularly when the project contains significant non-buildable open space.
2. Creation of significant recreation or site amenities, including, but not limited to, clubhouse, pool, sport courts, playgrounds, play fields, trails, and nature areas.
3. Additional project landscaping and other open space amenities as may be deemed appropriate.

(5) *Nonresidential Uses.*

- a. Noncommercial, nonresidential uses of a religious, educational, or recreational nature shall be designed primarily for the use of the residents of the proposed planned development. The applicant shall submit as part of the preliminary development plan such evidence to substantiate the request for such use as the community development director may require.
- b. Nonresidential, commercial, and mixed-use uses may be permitted within a planned development where such uses are designed to function as an integrated component of the overall development and are compatible with surrounding residential and nonresidential uses. Such uses may serve residents of the planned development, the surrounding community, or both, as identified in the approved PD development plan. The location, scale, and design of nonresidential and mixed-use development shall be arranged to minimize conflicts with residential uses and shall address potential impacts related to traffic circulation, access, loading, noise, lighting, and other operational characteristics. Loading areas, service functions, and refuse storage shall be screened and oriented away from residential uses and public view to the extent practicable and designed to avoid safety hazards or operational conflicts. Nonresidential and mixed-use development shall be located and accessed in a manner that does not create traffic congestion or safety hazards within or adjacent to the planned development. Vehicular, pedestrian, and bicycle circulation shall be coordinated to promote safe and efficient movement, including shared access points and internal connections where appropriate.
- d. Parking, signage, lighting, landscaping, service areas, buffers, entrances, and exits shall be designed as integrated elements of the planned development and shall be compatible in scale, materials, and placement with the overall character and design of the project. Shared parking arrangements may be permitted where supported by documented demand analysis and internal circulation design.
- e. The architectural character, site layout, and design features of nonresidential and mixed-use development shall be consistent with the approved PD development plan and shall contribute to a cohesive, high-quality development pattern, while allowing variation in use and intensity appropriate to the planned development context.

(6) *Maintenance of Common Facilities.*

- a. A planned development shall be approved subject to the submission and approval of legal instruments setting forth a plan or manner of permanent care and maintenance of all common open space and other facilities provided in the approved development plan. No such instrument shall be acceptable until approved by the City Attorney as to legal form and effect, and the Administrative Land Use Authority as to suitability for the proposed use of the common open space and subject facilities.
- b. The common open space and other facilities provided may be conveyed to a public agency or private association. The common open space, private utilities, recreational facilities, and private streets (including a road maintenance fund established by the original developer/builder) conveyed to a private association shall include, as part of the aforementioned instruments, a declaration of covenants and restrictions that will govern the association and shall require maintenance of any common facilities. The provisions shall include, but not be limited to, the following:
  1. The private association must be established prior to the sale or rental of any unit.
  2. Membership must be mandatory for the original buyer and any successive buyers of a unit in a planned development, whether or not the unit is owner occupied or rented.
  3. The private association must be responsible for liability insurance, local taxes (if any), the maintenance of common open space and other facilities, rules and regulations outlining the powers, enforcement authority, and limitations of the association.

4. Each member of the association shall be assessed a pro rata share of the costs incurred by the association, and the association shall have the power to collect those costs.
- c. The Administrative Land Use Authority may also require dedication of scenic easements to ensure open space shall be maintained. In the event the common open space and other facilities are not maintained in a manner consistent with the approved final development plan, the City may, at its option, cause such maintenance to be performed and assess the costs to the affected property owners or responsible association.
- d. Long-term Storm Water Maintenance Agreements are required according to requirements identified in Riverdale City Standards and Specifications.
- e. In addition to any required road maintenance fund, the developer shall establish and fund a maintenance reserve for private water, sanitary sewer, and storm water facilities sufficient to ensure long-term repair, replacement, and maintenance of such facilities. All road and utility maintenance funds shall be funded based on a reserve study or engineer's estimate acceptable to the City.
- f. All snow removal operations for private streets and facilities shall be contained entirely within the boundaries of the planned development. Any on-site storage of salt, sand, or de-icing materials shall be located within a permanently covered and contained facility designed to prevent runoff or drainage beyond the containment area. Such facilities shall be subject to review and approval by the Riverdale City Public Works Department based on adopted City standards.
- g. Prior to the sale of any lot or unit, the association shall provide a City-approved disclosure document to each initial and subsequent purchaser stating that streets, water, sanitary sewer, and storm water utilities within the planned development are privately owned and maintained, and that the purchaser is responsible for their proportionate share of maintenance and replacement costs. Such disclosure shall be acknowledged in writing by the purchaser and provided to the City as requested.
- h. The association shall provide to Riverdale City, on an annual basis, a copy of a current, executed contract with a qualified and reputable contractor for emergency repair of private streets and utility systems connected to City infrastructure.

(7) **Review Process.**

- a. **Development Review.**
  1. To help expedite review of a development proposal, prior to submitting an application for planned development, persons interested in undertaking development may meet informally with a member of the Community Development Department to become acquainted with the substantive and procedural requirements of this title. This meeting is sometimes referred to as the Pre-Application Review Meeting.
  2. If requested by staff, they shall attend a meeting at which representatives from various departments involved in review of developments are generally present, including the Community Development Department, Public Works Department, Public Utilities Department, City Attorney's Office, Building Department, Fire Department, Police Department, and other departments as necessary. This meeting is sometimes referred to as the Development Review Meeting.
  3. At the meeting, the various departments will initially assess the development proposal and information submitted and make suggestions to the prospective developer with respect to the proposal's compliance with the provisions of the appropriate regulations of this title, the International Building Code, and any other applicable ordinances or codes of Riverdale City and provide information concerning the City's review requirements and procedures.

4. Staff members may request that additional studies or information, such as Geotechnical Studies, Traffic Impact Analyses, Market Feasibility Analyses, or Water Needs Analyses, be submitted, together with the application for site plan review.
- b. **Application.** An application for a planned development must be submitted to the Community Development Department and must contain the information and, if the project is to be subdivided, be in the format required by the subdivision review procedure in accordance with Title 10 Chapter 21. The application must include the following:
  1. General Development Application Form.
  2. Preliminary plat, if the property is to be subdivided, including project size (acres), proposed lot lines, and plot designs.
  3. Landscaping Plan. A Landscape Plan, prepared under the direction of a licensed landscape architect or other qualified professional, shall be required for all open space required or provided in a planned development. Said Landscaping Plan shall indicate the spacing, sizes, and specific types of landscaping material. All open space provided shall be irrigated. The only exception shall be where the Administrative Land Use Authority determines an area, because of its natural beauty or uniqueness, would be most beneficial to the project and the community if left in its natural or existing condition. Existing mature trees shall be preserved where appropriate. The location of trees must be considered when planning common open space, location of buildings, underground services, walls, paved areas, playgrounds, and parking areas.
  4. Architectural building elevations. The location and floor area size of all existing and proposed buildings, structures, and other improvements including maximum heights, types of dwelling units, density per types, nonresidential structures including commercial facilities, preliminary elevations and architectural renderings of typical structures, and improvements.
  5. Storm Water Analysis and Drainage Plans shall meet requirements in Riverdale City Standards and Specifications.
  6. Utility Plan. The existing and proposed utility systems (e.g., sanitary sewers, storm sewers and water, electric, gas, telephone lines, and cable).
  7. Road Plan and profiles.
  8. The existing and proposed circulation system of arterial, collector, and local streets including off-street parking areas and other major points of access to public rights-of-way to the development including identification of jurisdictional control (including major points of ingress and egress to the development). Notations of proposed ownership, public and private, should be included where appropriate.
  9. The existing and proposed pedestrian and bicycle circulation system including its interrelationship with the vehicular circulation system indicating proposed treatment of points of conflict.
  10. Other studies and analyses requested by staff or the Administrative Land Use Authority, which may include geotechnical studies, traffic impact analysis, market feasibility analysis, water needs analysis, etc.
  11. Adjacent property information. Enough information on land areas adjacent to the proposed development to indicate the relationships between the proposed development and existing and proposed adjacent areas including land uses, zoning classifications, densities, traffic and pedestrian circulation systems, public facilities, and unique natural features of the landscape.
  12. The proposed treatment of the perimeter of the development including materials and techniques used such as berthing, landscaping, screens, fences, and walls.

13. Names and addresses of property owners within 300 feet of the proposed project on mailing labels from the Weber County Recorder's Office (when required by staff).
14. Property plat from the Weber County Recorder's Office showing the area to be developed.
15. Fees as established by City Council.
16. The following written documents shall be submitted with the application:
  - (i) A legal description of the total site proposal for development including a statement of present and proposed ownership and present land use or phasing plan.
  - (ii) A statement of planning objectives to be achieved by the planned development through the particular approach prepared by the applicant. The statement should include a description of the character of the proposed development and the rationale behind the assumptions and choices made by the applicant.
  - (iii) Quantitative data for the following: unit types, total number of units, parcel size, proposed lot coverage of buildings and structures, approximate gross and net residential densities, total amount of open space (including a separate figure for usable open space), total amount of nonresidential construction including a separate figure for commercial, public, quasi-public, or private facilities, if applicable, fiscal impact studies, where necessary, environmental assessments, where necessary, and other studies as required by the community development director.
17. Storm Water Pollution Prevention Plan (SWPPP) and Notice of Intent (NOI) are required according to the requirements identified in Riverdale City Standards and Specifications.

c. *Preliminary Review.*

1. If, prior to submitting the application for review, it is determined that the applicant has not attended a Development Review Meeting, staff may request that the applicant do so in order to expedite the orderly review of the proposal before proceeding to the subsequent stages of review.
2. Upon submittal of an application and supporting information and attendance at a Development Review Meeting, if necessary, the site plan and subdivision plat shall be forwarded to the reviewing departments and agencies who shall review it preliminarily to determine if the plan, together with all supporting information, is complete and complies with all the requirements of this title and other applicable City and agencies' standards.
  - (i) If the departments' and agencies' reviews determine that all required, necessary, and requested information has not been submitted or that some of the specifics of the plan or information do not comply with the requirements of this title, the applicant shall be notified in writing and/or on the plans of any deficiencies, comments, corrections, and requirements (including additional information and/or studies) to be addressed. The revised plan and all required, necessary and requested supporting information must be resubmitted after the appropriate additions and/or corrections are made in order to complete the application.
  - (ii) Upon resubmittal, the site plan and subdivision plat will again be forwarded to the reviewing departments and agencies, and to the Administrative Land Use Authority, if required. The applicant shall be required to resubmit the plan and supporting documents to the City until all departments and agencies determine it is complete and complies with the requirements of this title and other applicable City and agencies' standards. Failure to submit complete information will result in written notification to the applicant that the review cannot

proceed further until all required, necessary, and requested information is submitted.

(8) *Administrative Land Use Authority Review.*

- a. When preliminary review of the site plan and subdivision plat has been determined to be complete and in compliance with all requirements, the plan, together with all supporting information, will be forwarded to the Administrative Land Use Authority for review, if required. If the property is to be subdivided, the subdivision review requirements shall be complied with, including notice and hearing requirements.
- b. The Administrative Land Use Authority shall review the plan, including all supporting information, to determine if all appropriate impacts have been addressed and to receive public input, when required, concerning impacts and mitigation. The Administrative Land Use Authority may require additional studies/analyses to enable it to determine what impacts should be addressed and may establish additional requirements to address those anticipated impacts.

(9) *Validity of Preliminary Review.*

- a. Once the Administrative Land Use Authority determines that preliminary review is complete, the preliminary plat is valid for 12 months. The Administrative Land Use Authority may grant a one-year extension of the preliminary plat, provided the plat still complies with all applicable ordinances. No person or entity obtains a vested right to develop the property by reason of obtaining preliminary plat approval.
- b. If a final plat which covers only a portion of the approved preliminary plat is recorded within the one-year time limit or extension thereof, the validity of the unrecorded portion of the preliminary plat may be extended by the Administrative Land Use Authority for one year from the date of recording that final plat.
- c. If the developer desires to change the grade or location of streets within the subdivision, or desires to increase the number of lots in the subdivision, or substantially alters the original subdivision design, the developer must apply for an amendment of the originally approved preliminary plat.
- d. The community development director may, in his discretion, approve changes to the preliminary plat to decrease the number of lots in the subdivision, to make minor lot boundary changes, or to make other minor changes without requiring that it be reviewed by the Administrative Land Use Authority.

(10) ***Final Review.*** After review by the departments, agencies, and Administrative Land Use Authority, the applicant shall submit a final site plan and subdivision plat, together with all supporting documents, which comply with all requirements, corrections, additions, etc., required by the departments, agencies, and Administrative Land Use Authority to the Community Development Department.

- a. The Community Development Department, along with the other reviewing departments and agencies, shall review the site plan and subdivision plat and supporting information to determine compliance with all requirements, corrections, additions, etc.
- b. After such determination, the item may be scheduled for review by the Administrative Land Use Authority upon referral by the community development director or upon the request of the Administrative Land Use Authority. The final development plan shall be reviewed to determine substantial compliance of the final development plan with the preliminary development plan requirements. Said review shall also determine the final development plan's quality and compliance with the purpose and design objectives of a planned development. The final development plan shall include all of the information required in the preliminary development plan in its finalized detailed form. In addition, any new items not submitted with the preliminary development plan, any final plats, any required dedication documents, and/or guarantee of improvements shall be submitted at this time.

(11) *Amendments to the Final Development Plan.*

- a. Minor changes in the location, siting, or character of buildings and structures may be authorized by the community development director if required by engineering or other circumstances not foreseen at the time the final development plan was approved. No change authorized under this subsection may cause any of the following:
  1. A change in the use and/or character of the development.
  2. An increase in the overall density and/or intensity of use.
  3. An increase in overall coverage of structures.
  4. A reduction or change in character of approved open space.
  5. A reduction of required off-street parking.
  6. A detrimental alteration to the pedestrian, vehicular, bicycle, circulation, and utility networks.
  7. A reduction in required street pavement widths.
  8. Changes in storm drains, under drains, and/or irrigation.
- b. Any major changes in use or rearrangement of lots, blocks, building tracts or groupings, or any changes in the provision of open space and significant changes as noted above, must be made by the Administrative Land Use Authority after receipt of such a recommendation by staff. Such amendments may be made only if they are shown to be required by changes in conditions that have occurred since the final development plan was approved. Generally speaking, any major changes must be recorded as amendments in accordance with the procedure established for adopting the final development plan.

(12) **Failure to Begin Development.** If no substantial construction has occurred in the planned development pursuant to the final development plan within 12 months from final approval, the approved plan shall become null and void and a new development plan shall be required for any development on the subject property. The Administrative Land Use Authority, upon showing good cause by the developer, may extend the time for beginning construction a maximum period of 6 months for one time only.

(13) **Phased Planned Developments.** If the sequence of construction of various portions of the final development plan is to occur in stages, then the open space and/or recreational facilities shall be developed in proportion to the number of units intended to be developed during any given stage of construction. A Phasing Plan, including size and order of phases, may be approved by the Administrative Land Use Authority if individual phases of the planned development exceed the overall density of the zone if the approved overall Phasing Plan does not exceed the maximum density of the zone. Such Phasing Plan shall have the written approval of all property owners. In addition, the approved Phasing Plan shall be submitted to the City Recorder for recordation with the County Recorder's Office as a covenant to run with the land.

## SECTION 2: SEVERABILITY

If any section, sentence, clause, or phrase of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, the remainder shall remain in full force and effect.

### **SECTION 3: CONFLICTS**

All ordinances or parts thereof in conflict with this ordinance are hereby repealed.

### **SECTION 4: EFFECTIVE DATE**

This ordinance shall take effect immediately upon publication or posting as required by Utah State law.

**PASSED, ADOPTED AND ORDERED POSTED** this 6<sup>th</sup> day of January 2026.

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Braden D. Mitchell, Mayor

Attest:

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Michelle Marigoni, City Recorder

VOTE	Alan Arnold	Yes	No	Absent
	Bart Stevens	Yes	No	Absent
	Anne Hansen	Yes	No	Absent
	Michael Richter	Yes	No	Absent
	Kent Anderson	Yes	No	Absent



# TRANSMITTAL

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**Body:** City Council  
**Topic:** Zoning Text Amendment  
**Consideration of a legislative amendment to amend Riverdale City Code 10-22: Planned Residential Unit Development (PRUD)**

**Department:** Community Development  
**Director:** Brandon Cooper  
**Staff/Presenter:** Brandon Cooper  
**Contact:** [bcooper@riverdalecity.com](mailto:bcooper@riverdalecity.com)

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## **Request:**

The Community Development Department is transmitting a proposed text amendment to **Title 10, Chapter 22 - Planned Residential Unit Development (PRUD)** to the City Council. The proposed amendment replaces and modernizes the City's existing Planned Residential Unit Development (PRUD) framework with a comprehensive Planned Development (PD) ordinance that accommodates residential, commercial, and mixed-use development, while aligning with current Utah land use law and development practices.

## **Proposed Timeline:**

Planning Commission Meeting/Public Hearing – December 23, 2025  
City Council Meeting – January 6, 2026

## **Applicable Ordinances**

Riverdale City Zoning Ordinance Title 10 Chapter 22: Planned Residential Unit Development (PRUD)

[https://library.municode.com/ut/riverdale\\_city/codes/city\\_code?nodeId=TIT10ZOSURE\\_CH22PLREUNDEPR](https://library.municode.com/ut/riverdale_city/codes/city_code?nodeId=TIT10ZOSURE_CH22PLREUNDEPR)

## **Executive Summary**

Riverdale City's existing PRUD ordinance was drafted in 2007 and amended in 2009 and 2012 primarily for residential-only projects and reflects development standards and regulatory approaches that are no longer well aligned with modern master-planned communities, mixed-use development patterns, or current Utah Code (LUDMA) requirements. The proposed PD ordinance:

- Modernizes and consolidates planned development regulations into a single, flexible framework;
- Expands applicability to residential, commercial, and mixed-use development;
- Establishes objective, enforceable standards for private streets, utilities, landscaping, materials, parking, and design;
- Clarifies administrative review authority, approval criteria, and amendment procedures;
- Aligns density and phasing standards with transportation capacity and infrastructure impacts; and
- Provides clearer long-term maintenance and ownership requirements for common facilities, private roads, and utilities.

Collectively, these changes improve predictability, clarity, and legal defensibility, while supporting high-quality development consistent with the Riverdale City General Plan.

The proposed amendment is necessary for the following reasons:

- **Outdated PRUD Framework:** The existing ordinance is narrowly tailored to residential development and does not adequately address contemporary mixed-use or phased master-planned projects.
- **Alignment with Utah State Law:** Utah Code Title 10, Chapter 20 requires land use regulations to rely on objective standards, administrative approval where appropriate, and clear maintenance responsibilities. The revised PD ordinance better reflects these statutory expectations.
- **Private Infrastructure and Streets:** Increasingly, planned developments include private streets and utilities. The proposed ordinance establishes clear standards for approval, ownership, maintenance, and enforcement.
- **Consistency with Ongoing Title 10 Updates:** This amendment is designed to integrate with Riverdale City's broader comprehensive update to Title 10, ensuring consistency across zoning, subdivision, and development regulations.

## Analysis and Draft Code Language

See attached draft code language, proposing **Red Text** as new language and **Strike Through Text** to be eliminated.

## Approval Standards

Under Utah Code Title 10, Chapter 20, the Planning Commission shall evaluate text amendments based on whether they:

- Promote the **public health, safety, and welfare**;
- Are consistent with the **General Plan**;
- Establish **clear and objective standards** for land use regulation; and
- Provide predictable and equitable application of development regulations.

Utah municipalities commonly adopt PD/PUD ordinances that:

- Allow flexibility from base zoning standards while maintaining **overall density and intensity caps**;
- Tie density and phasing to **transportation impacts and infrastructure capacity**;
- Permit private streets and utilities subject to recorded maintenance agreements;
- Require integrated design standards for parking, loading, signage, landscaping, and architecture; and
- Ensure long-term maintenance of common facilities through legally enforceable mechanisms.

The proposed ordinance reflects these established practices.

## Conformance with General Plan

The General Plan is a resident-driven vision for the City and its future. The Planning Commission should consider whether the proposed PD ordinance is in conformance with the Riverdale City General Plan based on the following criteria:

### 1. **Land Use Compatibility**

The ordinance supports compatible transitions between residential, commercial, and mixed-use areas and promotes cohesive site design.

### 2. **Efficient Use of Land and Infrastructure**

The PD framework encourages compact, coordinated development patterns that maximize infrastructure efficiency and open space preservation.

### 3. **Transportation and Mobility Goals**

Density and phasing standards are tied to transportation capacity, traffic safety, and multimodal circulation, consistent with General Plan transportation objectives.



# TRANSMITTAL

#### 4. **Quality Design and Community Character**

The ordinance emphasizes architectural quality, integrated site design, landscaping, and placemaking consistent with Riverdale's desired community character.

#### 5. **Implementation Tool**

The PD ordinance functions as an implementation mechanism for the General Plan by translating policy direction into enforceable development standards.

Following the public hearing, presentation and discussion of the proposal, the Planning Commission voted to recommend approval to the City Council.

#### **Staff Recommendation**

Staff recommends approval by the City Council for adoption of the proposed amendments.

#### **Attachments:**

Original Code

Redlined Code Amendments

## **CHAPTER 22 PLANNED RESIDENTIAL UNIT DEVELOPMENT (PRUD)**

### **10-22-1: PURPOSE:**

A. To provide the city with flexibility in the approval of residential development projects by tailoring development standards and requirements to the unique features of a particular development site. To this end, the development should be planned as one complex land use rather than an aggregation of individual, unrelated buildings located on separate lots.

(Ord. 677, 3-6-2007)

### **10-22-2: ELIGIBILITY:**

Persons with a legal or equitable interest in the property that is being considered for development in site specific areas of the city as depicted on the Riverdale City land use master plan map.

(Ord. 677, 3-6-2007)

### **10-22-3: PRUD DEFINED:**

A "PRUD" is a conditional use master planned, architecturally designed development in which the regulations of the underlying zone, where the development is proposed, may be negotiated and modified to allow flexibility and initiative in site and building design and location, in accordance with an approved PRUD plan and requirements of this chapter.

(Ord. 677, 3-6-2007)

### **10-22-4: GENERAL REQUIREMENTS:**

All PRUD developments are a conditional use. All agreements and exhibits shall be reviewed by the planning commission and approved by the city council and shall be specific and contain in the overall development plan, the following:

- A. Time Limit: Time limit for completion of development.
- B. Description: Description of the property.
- C. Allowed Uses:
  - Parks/maintainable, usable open space.
  - Recreation facilities (clubhouse).
  - Single family dwelling.
  - Swimming pool.
  - Other uses which provide a service only to the residents of the PRUD.
- D. Welfare: Public health, safety and general welfare shall be observed.

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- 1. Emergency vehicle access must be provided during all phases of the project from inception through completion.
- E. Density: Per acre density of dwelling units.
- F. Construction Requirements:
  - 1. City engineering standards shall apply for the following infrastructure and when completed shall be dedicated to Riverdale City:
    - a. Streets: The street width along with sidewalk and park strip requirements will be reviewed by the public works and fire departments for their recommendation to the planning commission. The minimum width of all dedicated streets within the PRUD shall be no less than fifty feet (50'); this includes the asphalt driving surface, curbs and gutters, landscaped park strips, sidewalks and a one foot (1') strip of land on the private property side of the sidewalks.
    - b. Sewer: Sewer main trunk lines and manholes shall be dedicated to and maintained by Riverdale City. All service lateral lines are owned and maintained by the PRUD association or each individual property owner in the PRUD.
    - c. Water: All water meters, water main lines, service lines on the street side of the meters and fire hydrants will be owned and maintained by Riverdale City.
    - d. Stormwater: All stormwater lines and inlet boxes in the street right of way.
  - 2. Information provided to Riverdale City to include, but not be limited to:
    - a. Geotech report.
    - b. Traffic study, as required by the city engineer and public works director when the scope, location, and density of the development or other factors deem it necessary.
    - c. Sensitive land study (wetlands).
- G. Setbacks: No rear yard setback of any dwelling within the PRUD shall be closer than twenty feet (20') to the adjacent zone boundary or property outside of the PRUD. All other building setbacks shall comply with the minimum requirements of the building code unless it is the determination of the planning commission that greater setbacks are necessary to provide for open space areas or for access or aesthetic reasons.  
All building setbacks shall be reviewed and approved by the planning commission.
- H. Landscaping: All landscaping shall visually enhance and complement the overall development and be installed and maintained in conformance with a landscape plan, which has been approved by the planning commission and city council. A minimum of fifty percent (50%) of the entire development shall be open green space/landscaping.
- I. Screening:
  - 1. Requirement for fencing/screening shall be reviewed by the planning commission for view and safety.
- J. Usable Open Space: Open space, apart from sensitive areas.
  - 1. Usable Open Green Space: A planned open area suitable for relaxation, recreation or landscaping which may be held in common or private ownership, provided that all residents of the development shall have a right to enter and use the open space. It should be unoccupied and unobstructed by buildings and hard surfaces such as asphalt or concrete, except that such open

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green spaces may include walkways, patios, recreational activity areas, picnic pavilions, gazebos and water features.

- K. ~~Parking: The minimum length of individual driveways from front property line to the wall of the dwelling or garage shall be no less than twenty four feet (24'). There shall be a minimum of two (2) exterior parking spaces per unit. Visitor parking will be evaluated and requirements imposed by the planning commission for all detached dwelling types within a PRUD. For attached townhouse or condominium type development there shall be one visitor parking stall for every two (2) units or fraction thereof.~~
- L. ~~Architectural Design:~~
  - 1. ~~Square footage (lots and homes); if individual dwelling lots are common area, the site plan must represent all common areas that are owned by the PRUD homeowners' association.~~
  - 2. ~~Parking area, enclosed or open.~~
  - 3. ~~Exterior coverings: There shall be a minimum of forty percent (40%) of brick or rock, and painting of an exterior building element is prohibited.~~
- M. ~~Layout: Development layout on site plan identifying the location and arrangement of all allowed uses and improvements.~~
  - 1. ~~Provide information and identify why it is suitable as a PRUD.~~
- N. ~~Financial Ability:~~
  - 1. ~~Provide ability to financially carry out the proposed project within the time limit established.~~
  - 2. ~~Provide an escrow for all the city improvements and no escrow will be released until the project is completed.~~
  - 3. ~~An independent finance person or company shall be responsible for the association dues assessed by the association for maintenance and improvements to common areas.~~
  - 4. ~~All PRUDs will be licensed yearly by the city with the PRUD's balance sheet and income statement provided with yearly application.~~
- O. ~~Schedule: Phasing schedule and timing for the provisions of all features, dedications and improvements:~~
  - 1. ~~If project is approved to be done in phases, each phase will be completed before the next phase is started.~~
  - 2. ~~Clubhouse and amenities will be completed in first phase.~~
- P. ~~Review: Review and approval of association's CC&Rs (conditions, covenants and restrictions).~~
- Q. ~~Other: Other conditions, terms, restrictions and requirements for subsequent actions and approvals as stipulated during the review or public hearing process.~~

(Ord. 733, 5-5-2009)

## **10.22.5: SPECIFIC REQUIREMENTS:**

- A. ~~Ownership: The development may be in single or corporate ownership or the application filed jointly by the owners of the property.~~
- B. ~~Yard Requirements: The property adjacent to the planned residential unit development shall not be adversely affected and to this end, the planning commission may require, in the absence of appropriate~~

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~~physical boundaries, that uses of least intensity or greatest compatibility be arranged around the boundaries of the project. Yard requirements for setbacks and spacing distances between dwellings shall be approved by the planning commission and subject to the review and requirements of fire department and building department and shall comply with the following:~~

- ~~1. No rear yard setback of any dwelling within the PRUD shall be closer than twenty feet (20') to adjacent zone boundary or property outside of the PRUD.~~
- ~~C. Site Development Standards; Signs: Site development standards and sign regulations shall be determined by approval of the site development plan.~~
- ~~D. Open Space: The city council, upon recommendation of the planning commission, may require the preservation, maintenance and ownership of open space utilizing, at the city's option, one of the following methods:~~
  - ~~1. Dedicating the land as a public park or parkway system; or~~
  - ~~2. Granting to the city a permanent open space easement on and over the said private open spaces to guarantee that the open spaces remain perpetually in recreational use, with ownership and maintenance being the responsibility of a homeowners' association established with articles of association and bylaws which are satisfactory to the city; or~~
  - ~~3. Complying with the provisions of the condominium ownership act of 1953, Utah Code Annotated title 57, chapter 8, which provides for the payment of common expenses for the upkeep of common areas and facilities. Recreation uses and facilities may be developed within the common open space areas in compliance with a recreation and landscaping plan approved as part of the approved final development plan of the planned residential unit development.~~
  - ~~4. If the second or third method, as set forth above, is utilized to maintain the open spaces, but the organization established fails to maintain the open spaces in reasonable order and condition, the city may, at its option, do or contract to have done the required maintenance and shall assess ratably the open space and individually owned properties within the planned residential unit development. Such assessment shall be a lien against property and shall be filed with the county recorder, or the city may initiate appropriate legal action to collect the maintenance fees, together with reasonable attorney fees and costs.~~
- ~~E. Guarantee: The developer shall be required to provide an escrow in an amount determined by the community development director guaranteeing the completion of the development of the open space, or a phase thereof. When completed in accordance with the approved plan, the bond shall be released. If uncompleted at the end of two (2) years, the community development director will review the progress and may proceed to use the escrow to complete required improvements.~~
- ~~F. Subdivisions: If the planned residential unit development is to be subsequently divided either as a "subdivision" into a phase development parcel or into separately owned and operated units, such division boundaries shall be indicated in the development plan and preliminary subdivision approval concurrently obtained in the case of a "subdivision".~~
- ~~G. Applicability of Subdivision Regulations: The subdivision ordinance, chapter 21 of this title, as it now or hereafter may exist applies to all developments.~~
- ~~H. Adaptable Area: The area shall be adaptable to a unit type development and shall not contain within or through it any ownership or physical barrier which would tend to impair the unit cohesiveness.~~
- ~~I. Accessory Amenity Uses: Accessory amenity uses may be included in planned residential unit developments as a necessary service to residents of the development as determined by the planning commission, provided agreements and restrictive covenants controlling the proposed uses, ownership, operational characteristics~~

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~~and physical design to the city's satisfaction are filed by and entered into by the developer to ensure that the approved necessary service is maintained.~~

J. ~~Changes; Alterations: Once the overall development plan showing details of buildings, structures and uses has been approved by the city council after recommendations of the planning commission, no changes or alterations to such development plans or uses shall be made without first obtaining approval of the community development director. The community development director may require changes to be approved by the planning commission and council.~~

~~(Ord. 677, 3-6-2007; Ord. 815, 9-25-2012)~~

#### **10-22-6: PUBLIC HEARINGS:**

~~A public hearing shall be held to receive input regarding the PRUD proposal by the planning commission and a recommendation forwarded to the city council. The required notice shall be the notice required by the regular planning commission meeting.~~

~~(Ord. 677, 3-6-2007)~~

#### **10-22-7: FORM AND CONSISTENCY:**

~~A PRUD application may be approved by the city council by ordinance following the receipt of the planning commission recommendation with a finding that the development is consistent with the goals of the city.~~

~~(Ord. 677, 3-6-2007)~~

#### **10-22-8: APPLICABLE PROVISIONS, REGULATIONS AND POLICIES:**

~~Unless otherwise modified by written agreement by the city council all provisions, regulations and policies governing the uses of the land, density, design and improvements and construction standards and specifications and all other requirements and regulations of the zone in effect at the time of the execution of the PRUD application shall apply. A PRUD application shall not prevent the city from subsequent actions applicable to the property that is the subject of a PRUD application from applying any new provisions or regulations that do not conflict with those contained within the PRUD application.~~

A. ~~Substantial compliance with zone regulations and other provisions of this title in requiring adequate standards related to the public health, safety and general welfare shall be observed, without unduly inhibiting the advantages of large scale site planning for residential and related purposes.~~

~~(Ord. 677, 3-6-2007)~~

#### **10-22-9: AMENDMENTS OR CANCELLATIONS:**

~~A PRUD application may be amended or canceled in whole or in part by mutual consent of the parties or their successors.~~

~~(Ord. 677, 3-6-2007)~~

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**10-22-10: RECORDING OF A PRUD SUBDIVISION:**

~~After the city council approves a PRUD application, the city recorder shall record the PRUD subdivision as approved in the office of the Weber County recorder. The recorded copy of the PRUD subdivision shall be considered the official copy. The benefits, rights and obligations of the PRUD subdivision shall be binding upon all successors to the original parties.~~

~~(Ord. 677, 3-6-2007)~~

**10-22-11: MODIFICATIONS OR SUSPENSION TO COMPLY WITH STATE OR FEDERAL LAWS:**

~~In the event that federal or state laws or regulations, enacted after the adoption of a PRUD subdivision, prevent or preclude compliance with one or more provisions of the subdivision, such provisions of the subdivision shall be modified or suspended as may be necessary to comply with such federal and state laws or regulations.~~

~~(Ord. 677, 3-6-2007)~~

## Title 10 – Chapter 22: Planned Development (PD)

This section calls for substantial compliance with the intent of the General Plan and regulations of this title and other provisions of this code related to the public health, safety, and general welfare, but also offers the advantages of large-scale planning for residential, commercial, and mixed-use development in order to encourage innovative, efficient, and high-quality development and use of land.

(1) **Purpose.** The purpose of the planned development is:

- a. To encourage a quality environment and unique sense of place through greater flexibility of design than is possible solely through the typical application of base zoning regulations.
- b. To encourage a more efficient use of the land and the preservation of greater proportions of open space for recreation and visual use than is otherwise provided for in the base zoning regulations.
- c. To encourage good architectural design and placemaking measures by utilizing a variety of building types and site arrangement plans to give imagination, uniqueness, and variety in the physical pattern of the development.

(2) **Applicability.**

- a. **Eligible Zones.** Planned developments may be applied to property located in the following zoning districts: R-1-8, R-1-10, R-2, R-3, C-1, C-2, C-3, CP-1, CP-2, CP-3, M-U.
- b. **Minimum Site Area.**
  1. Residential or predominantly residential PDs shall contain a minimum of five (5) contiguous acres under unified ownership or control.
  2. Commercial, mixed-use, or predominantly nonresidential PDs shall contain a minimum of three (3) contiguous acres under unified ownership or control.
  3. The Administrative Land Use Authority may waive the minimum acreage requirement for sites that demonstrate exceptional urban design, connectivity, or redevelopment merit.
- c. **Approval Authority.** All planned developments require:
  1. Planning Commission review, public hearing, and recommendation; and
  2. City Council legislative approval and adoption by ordinance.
- d. **Relationship to Base Zoning.** Upon approval, the PD ordinance and recorded PD development plan and associated agreements supersede conflicting base zoning standards for the subject property. Where the PD is silent, base zoning standards apply.

(3) **Design Objectives for Planned Developments.** Every planned development shall be designed to achieve the following design objectives:

- a. Provide for a comprehensive and harmonious arrangement of buildings, open spaces, circulation ways, parking, connections, and development amenities.
- b. Be related to existing and proposed land use and circulation plans of the community and not constitute a disrupting element in the neighborhood.
- c. The internal street system and pedestrian connections should be designed for the efficient and safe movement of vehicles without disrupting pedestrian circulation, activities, functions of the common areas and open space.
- d. Open space and recreation areas and facilities should be located adjacent to dwelling units or be easily accessible therefrom.
- e. Architectural features, connections, open space and recreational areas should be the focal point for the overall design of the development.

(4) **Development Requirements.** To be approved, a planned development project must show a high commitment to excellence, ensuring better quality of life for future visitors, employees, or tenants and be compatible with adjacent developed areas. The following are required for all planned development projects:

- a. **Ownership.** At the time of application, the subject property shall be owned by the applicant, or the application shall include a duly executed owner's affidavit authorizing the applicant to act as the owner's representative for purposes of submitting and processing the application. If the property is held in multiple ownership, the application shall be filed jointly by all owners or shall include an owner's affidavit from each owner granting such authorization.
- b. **Open Space.** Unless otherwise approved by the Administrative Land Use Authority, common and private open space shall be provided and shall not cover less than 20 percent of the gross site area. The required open space shall be land areas that are not occupied by buildings, structures, parking areas, street right-of-way, or alleys and shall be accessible by the residents. Said open space shall be devoted to landscaping, preservation of natural features, trails, patios, and recreational areas. Private open space (that provide for a dwelling unit for personal use) shall be located immediately adjacent to, attached to, or within the dwelling unit it is designed to serve and shall be for the exclusive use of the residents of the dwelling unit. Common open space must constitute at least one quarter of the required open space. It may be distributed throughout the planned development and need not be in a single large area. Landscaped roof areas or decks attached to individual units may not be calculated as part of required common open space. Open space within a hillside or slope area may only be included as open space when they have been designed as an integral part of the project, as enumerated in subsection 10-22-3 above.
- c. **Interior Streets.** The design of public streets within a planned development shall follow City standards for width of right-of-way and construction. Private streets within a planned development may be approved under alternative street standards, as approved by the City Engineer, Public Works Director, and the Administrative Land Use Authority. Such alternative street standards may include reduced street widths, modified cross-sections, and alternative sidewalk or park strip configurations, in lieu of standards subdivision requirements. Alternative street standards may only be approved for private streets and access drives with internal circulation serving the planned development. Alternative street standards shall not apply to public streets. Alternative street standards shall be approved if the applicant demonstrates, through objective evidence, that:
  1. The proposed street design will safely accommodate anticipated traffic volumes; and
  2. Emergency vehicle access and operations comply with adopted fire and building codes, as verified by written approval from the fire chief, fire marshal, or the authority having jurisdiction; and
  3. The proposed design does not impair public safety or access to the development or adjacent properties; and
  4. The alternative standards are consistent with the purpose and intent of the PD.
  5. If conflicts arise between reviewing authorities regarding alternative street standards, the most restrictive standard shall apply unless the City Manager determines otherwise in writing with specific findings.

The interior street system in a planned development project shall be dedicated to the City as a utility easement. All private streets shall be conveyed to a private home-owner's association. The original developer/builder will also be required to establish a city-approved road maintenance fund for all private streets. This provision will be required in the CC&Rs for all projects with a private street system.

All streets approved as part of an original or amended planned development plan shall remain open and accessible at all times and shall not be gated, barricaded, or otherwise closed, except as

temporarily required for construction, maintenance, or emergency purposes as approved by the City.

d. **Parking.** The minimum parking requirements outlined in this Code shall be adhered to except as allowed below:

1. All parking areas, covered or open, shall have a landscaped buffer adjacent to any public right-of-way.
2. The Administrative Land Use Authority may consider the following criteria in determining whether or not the number of garages/carports/parking stalls should be increased or reduced:
  - (i) The topography of the proposed site.
  - (ii) To enhance and protect local property values of adjacent developments and neighborhoods.
  - (iii) To improve the overall appearance of the development or the density of units.
  - (iv) Review the location of all garages/carports/parking stalls and may require that they be attached or underground for any multifamily units. All covered parking shall be placed in locations adjacent and convenient to the buildings that they are intended to serve.
  - (v) To assist the project in reaching affordable rent levels for low- and moderate-income individuals as determined by the U.S. Department of Housing and Urban Development.

e. **Building Materials and Design Standards.** Building materials, roofing materials, and overall building design shall be reviewed for compliance with the objective standards of this section by the Community Development Director. The Administrative Land Use Authority shall approve or deny building materials based on compliance with the standards set forth in this chapter.

1. Primary Building Materials: Primary exterior building materials shall be limited to materials that meet recognized durability, fire resistance, and weather performance standards, including masonry materials such as:

- (i) brick, stone, split-faced or honed-face block;
- (ii) architectural metal panels with factory applied corrosion resistant finishes;
- (iii) large-format glazing or storefront;
- (iv) architectural concrete; and
- (iv) composite and cementitious materials.

Primary materials shall constitute a minimum of sixty percent (60%) of each building façade visible from a public right of way or common open space.

2. Secondary Building Materials: Secondary or accent exterior materials may be used in combination with primary materials and may include:

- (i) exterior grade wood or engineered wood products treated or finished for exterior exposure;
- (ii) stucco systems;
- (iii) non-structural metal elements.

Secondary materials shall not exceed forty percent (40%) of any individual building façade and shall not be used as the dominant exterior finish.

3. Prohibited Materials: The following materials are prohibited as primary or secondary exterior finishes on buildings visible from public rights-of-way or common open space:

- (i) vinyl siding;
- (ii) plywood;
- (iii) reflective or mirror-finish panels or glass;
- (iv) exterior insulation and finish systems (EIFS) without a drainage plane and ASTM-compliant impact resistance; and
- (v) standard CMU concrete block.

Roofing materials shall comply with the International Building Code (IBC) and applicable ASTM standards for asphalt shingles and metal roofing, or equivalent performance standards.

4. **Illustrative Façade Standards:** To ensure building elevations incorporate material variation, articulation, and human-scale design, consistent with the objective material requirements of this chapter, all commercial, multi-family residential, and mixed-use building façades visible from a public right-of-way, private street, or common open space shall comply with the following standards. Compliance with these façade standards shall be determined through elevation drawings submitted with the development application:

- (i) **Horizontal Articulation:** a visible change in plane, material, or architectural feature shall occur at intervals not exceeding 40 feet along the façade. Acceptable articulation methods include recesses or projections with a minimum depth of 18 inches, material changes meeting the primary/secondary materials standards, balconies, bay windows, or architectural offsets.
- (ii) **Vertical Articulation:** building exceeding 2-stories shall incorporate a visual break between the ground floor and upper floors through a change of material, horizontal band, cornice, or belt course, or a minimum 12-inch horizontal offset.
- (iii) **Base-Middle-Cap Composition:** building facades shall be designed using a base-middle-cap composition. The Base (ground floor) shall consist primarily of primary exterior building materials, shall include increased transparency, texture, and architectural detailing, and parking podiums or exposed foundations shall be clad with approved primary materials. The Middle (upper floors) may include a combination of primary and secondary materials and shall align vertically with openings and structural bays where feasible. The Cap (roofline/upper termination) shall include a parapet, cornice, stepped massing, or material transition to visually terminate the structure, with flat roof parapets having a minimum height of 24 inches.
- (iv) **Fenestration Standards:** In commercial and multi-family buildings, a minimum of 25% of the ground -floor façade area facing the public right-of-way or common open space shall consist of windows or glazed doors. Windows shall be vertically proportioned or grouped to create consistent spacing.
- (v) **Mechanical and Service Screening:** Rooftop equipment shall be screened from view using parapets or architectural screening integrated with the building design. Ground-mounted equipment shall be screened using materials consistent with the building façade or approved landscape screening.

f. ***Landscaping and Coverage Requirement.*** Where a planned development abuts a public right-of-way, a permanent landscaped area with a minimum width of twelve (12) feet shall be provided along the property line adjacent to the right-of-way. In addition, all required landscaped areas located on public and private property within the planned development shall be subject to the standards of this section and the landscaping regulations of the Riverdale City Code, as amended. All such landscaped areas shall be kept free of buildings and structures, except for fences, walls, or similar features expressly permitted by this title or otherwise approved by the Administrative Land Use Authority. Landscaped areas shall be permanently maintained and planted with a

combination of street trees, shrubs, groundcover, and other approved plant materials, and may be screened or protected by natural features where appropriate. At maturity, a minimum of seventy-five percent (75%) of the total required landscaped area shall be covered by living plant material, including tree canopy, shrubs, and groundcover, as demonstrated on an approved landscape plan. Decorative hardscape, gravel, or non-living materials may be used as accent features but shall not exceed twenty-five percent (25%) of the landscaped area. All landscaping shall be installed prior to issuance of a certificate of occupancy, or secured through an approved financial guarantee, and shall be maintained in a healthy, growing condition in perpetuity in accordance with this code.

- g. **Exterior Fencing.** Exterior fencing shall be provided as approved by the Administrative Land Use Authority. Acceptable fencing materials include architecturally designed brick or block fences, wrought iron fences, post and rail fences, vinyl fences, pre-cast concrete, or structural wood fences with square metal posts with tongue-in-groove redwood siding and redwood for all other wood members. Chain link fencing is prohibited.
- h. **Streetlights.** Appropriate street lighting is required. If the streets are to be dedicated to the public, the lights shall comply with the city's street light standards and specification. If the streets are private, the lights may be altered but must be approved by the Administrative Land Use Authority. The applicant shall submit a plan which indicates the type and location of streetlights in relation to the proposed site landscaping.
- i. **Utilities.** Within an approved PD, the following privately owned utility systems may be permitted, provided they are located wholly within the PD and comply with this title:
  1. Water systems, including distribution mains and service laterals;
  2. Sanitary sewer systems, including collection mains, laterals, and appurtenances;
  3. Storm drainage systems, including pipes, inlets, detention or retention facilities;
  4. Natural gas systems;
  5. Electrical power systems
  6. Communications systems, including telephone, cable, and data infrastructure
  7. Private utility systems within a PUD may be approved by the Administrative Land Use Authority upon finding that:
    - (i) The utilities are designed and constructed in accordance with city engineering standards, applicable state and federal regulations, and requirements of the applicable utility service provider;
    - (ii) The utilities will not adversely affect public systems or properties outside the PD;
    - (iii) Adequate easements (minimum 15-foot width for water/sewer, 10-foot width for storm drainage) are provided to ensure access for operation, inspection, emergency response, and maintenance;
    - (iv) Ownership and long-term maintenance responsibility are legally secured through CC&R's, HOA documents, or similar instruments approved by the City Attorney in accordance with state law; and
    - (v) An improvement guarantee acceptable to the City Engineer and City Attorney is posted in the amount equal to 110% of the estimated replacement cost of the private utility infrastructure, to be held for a minimum of two (2) years following completion and final acceptance by the City.
8. Future Public Connection Capability. All private utility systems shall be designed to allow future connection to public utility systems. Connection costs shall be borne by the property

owner(s) or HOA if public systems become available or if the private system fails to meet performance standards.

9. Maintenance Failure Remedy. If the HOA or property owner fails to adequately maintain private utilities resulting in public health, safety, or environmental violations, the City may, at its sole discretion and in accordance with Riverdale City Code and Utah state law:
  - (i) Perform necessary maintenance and assess costs proportionally against benefited properties; or
  - (ii) Require connection to public systems at property owner(s) expense; or
  - (iii) Initiate foreclosure on recorded covenants or liens securing maintenance obligations.

Private utility systems connected to Riverdale City infrastructure shall be maintained, cleaned, and serviced at a frequency and to a standard equivalent to those applied to comparable City-owned utility systems, unless otherwise approved by the Public Works Director in accordance with adopted operation and maintenance standards.

All backflow prevention devices located within the planned development shall be maintained by the responsible association and shall be inspected annually by a certified tester. Inspection reports shall be submitted to Riverdale City in accordance with City standards.

All privately owned fire hydrants within the planned development shall be tested and inspected annually in accordance with Fire Department and adopted fire code standards. Documentation of such testing shall be provided to Riverdale City upon request.

**(4) *Development Standards.***

- a. **Required Elements.** Planned developments shall be guided by a comprehensive design plan in which the following development standards may be varied to allow flexibility and creativity in site design, building design, and location. The Administrative Land Use Authority may require such arrangements of structures, open spaces, landscaping, buffering, and access within the site development plan as they determine appropriate. The Administrative Land Use Authority may require specific setbacks, a higher or lower residential density, and a height limitation. These criteria shall be used by the Administrative Land Use Authority principally to ensure the design objectives in this section of this chapter are met.
  1. **Feasible Development.** A planned development shall be of sufficient size, composition, and arrangement to enable its feasibility as a complete development, in accordance with the minimum site area set forth in this chapter.
  2. **Density.** Within a planned development, development may occur in one or more phases. The density of any individual phase, whether residential, commercial, or mixed-use, shall be permitted to vary from the base zoning standards applicable to the site, provided that the overall density and intensity of the entire planned development do not exceed the maximum density, floor area, or trip generation assumed or permitted by this title or approved PD development plan. Residential density within any single phase may exceed or be less than the base zoning density, and commercial or mixed-use phases may be developed at varying intensities, so long as the cumulative development across all phases remains in compliance with the approved PD density calculations, transportation assumptions, and public utility capacity. Density transfers between phases may be permitted where such transfer does not increase net trip generation beyond approved limits listed on the approved PD plan and supported by adequate infrastructure and access.
  3. **Site Calculations.** Specific calculations addressing the percentage of open space (common and private), impervious versus pervious coverage, and site improvements must be submitted with all project applications.

4. **Lot Requirements.** No specific yard, setback, or lot size requirement shall be imposed in the planned development. However, the purpose and objectives of this chapter must be complied with in the final development plan. The Administrative Land Use Authority may require certain setbacks within all or a portion of the planned development.
5. **Building Height.** No residential structure shall exceed a maximum of thirty-five (35) feet to the peak of roof from average finished grade. No commercial, multi-family, or mixed-use structure shall exceed a maximum of fifty (50) feet to the peak of roof from average finished grade.
6. **Traffic Circulation.** Points of primary vehicular access to the planned development shall be designed to provide smooth traffic flow with controlled turning movements and minimum hazards to vehicular, pedestrian, and bicycle traffic. Minor streets within the planned development shall not be connected to streets outside the development in such a manner as to encourage their use by through traffic. Adequate emergency vehicle access shall be provided.
7. **Driveways and Alleys.** A private driveway or alley must comply with all established standards in this code.
8. **Privacy.** Each planned development shall provide reasonable visual and acoustical privacy for dwelling units. Fences, insulation, walks, barriers, landscaping, and sound-reducing construction techniques shall be used as appropriate for the aesthetic enhancement of the property, the privacy of its occupants, the screening of objectionable views or uses, and the reduction of noise.
9. **Noise Attenuation.** When, in the opinion of the community development director, a proposed planned development may be situated in a noisy environment which will adversely affect the peace, tranquility, and privacy of its inhabitants or surrounding inhabitants, an acoustical analysis may be required. Said analysis shall be conducted by a qualified acoustical engineer and include a description of the noise environment and the construction or other methods necessary to attenuate the noise to the required level according to the noise standards of this code.
10. **Security.** The development shall be designed to support security services and measures, taking into account public safety recommendations from the Riverdale City Police Department.
11. **Pedestrian and Bicycle Paths.** Where appropriate, the internal circulation system shall provide pedestrian and bicycle paths which may be physically separated from vehicular traffic to serve residential, nonresidential, and recreational facilities in or adjacent to the development. The Administrative Land Use Authority may require connections to regional trail systems, activity centers, pedestrian and/or bicycle overpasses, underpasses, or traffic signalization in the vicinity of schools, playgrounds, parks, shopping areas, or other uses that will receive considerable pedestrian and/or recreational trails use from the development.

b. **Desirable Amenities.** The following are desirable amenities or design options which may be required by the Administrative Land Use Authority depending on the size, scale, impacts, and nature of each individual planned development project:

1. Increase in common or private open space above the 20 percent minimum, particularly when the project contains significant non-buildable open space.
2. Creation of significant recreation or site amenities, including, but not limited to, clubhouse, pool, sport courts, playgrounds, play fields, trails, and nature areas.
3. Additional project landscaping and other open space amenities as may be deemed appropriate.

(5) ***Nonresidential Uses.***

- a. Noncommercial, nonresidential uses of a religious, educational, or recreational nature shall be designed primarily for the use of the residents of the proposed planned development. The applicant shall submit as part of the preliminary development plan such evidence to substantiate the request for such use as the community development director may require.
- b. Nonresidential, commercial, and mixed-use uses may be permitted within a planned development where such uses are designed to function as an integrated component of the overall development and are compatible with surrounding residential and nonresidential uses. Such uses may serve residents of the planned development, the surrounding community, or both, as identified in the approved PD development plan. The location, scale, and design of nonresidential and mixed-use development shall be arranged to minimize conflicts with residential uses and shall address potential impacts related to traffic circulation, access, loading, noise, lighting, and other operational characteristics. Loading areas, service functions, and refuse storage shall be screened and oriented away from residential uses and public view to the extent practicable and designed to avoid safety hazards or operational conflicts. Nonresidential and mixed-use development shall be located and accessed in a manner that does not create traffic congestion or safety hazards within or adjacent to the planned development. Vehicular, pedestrian, and bicycle circulation shall be coordinated to promote safe and efficient movement, including shared access points and internal connections where appropriate.
- d. Parking, signage, lighting, landscaping, service areas, buffers, entrances, and exits shall be designed as integrated elements of the planned development and shall be compatible in scale, materials, and placement with the overall character and design of the project. Shared parking arrangements may be permitted where supported by documented demand analysis and internal circulation design.
- e. The architectural character, site layout, and design features of nonresidential and mixed-use development shall be consistent with the approved PD development plan and shall contribute to a cohesive, high-quality development pattern, while allowing variation in use and intensity appropriate to the planned development context.

(6) ***Maintenance of Common Facilities.***

- a. A planned development shall be approved subject to the submission and approval of legal instruments setting forth a plan or manner of permanent care and maintenance of all common open space and other facilities provided in the approved development plan. No such instrument shall be acceptable until approved by the City Attorney as to legal form and effect, and the Administrative Land Use Authority as to suitability for the proposed use of the common open space and subject facilities.
- b. The common open space and other facilities provided may be conveyed to a public agency or private association. The common open space, private utilities, recreational facilities, and private streets (including a road maintenance fund established by the original developer/builder) conveyed to a private association shall include, as part of the aforementioned instruments, a declaration of covenants and restrictions that will govern the association and shall require maintenance of any common facilities. The provisions shall include, but not be limited to, the following:
  1. The private association must be established prior to the sale or rental of any unit.
  2. Membership must be mandatory for the original buyer and any successive buyers of a unit in a planned development, whether or not the unit is owner occupied or rented.
  3. The private association must be responsible for liability insurance, local taxes (if any), the maintenance of common open space and other facilities, rules and regulations outlining the powers, enforcement authority, and limitations of the association.

4. Each member of the association shall be assessed a pro rata share of the costs incurred by the association, and the association shall have the power to collect those costs.
- c. The Administrative Land Use Authority may also require dedication of scenic easements to ensure open space shall be maintained. In the event the common open space and other facilities are not maintained in a manner consistent with the approved final development plan, the City may, at its option, cause such maintenance to be performed and assess the costs to the affected property owners or responsible association.
- d. Long-term Storm Water Maintenance Agreements are required according to requirements identified in Riverdale City Standards and Specifications.
- e. In addition to any required road maintenance fund, the developer shall establish and fund a maintenance reserve for private water, sanitary sewer, and storm water facilities sufficient to ensure long-term repair, replacement, and maintenance of such facilities. All road and utility maintenance funds shall be funded based on a reserve study or engineer's estimate acceptable to the City.
- f. All snow removal operations for private streets and facilities shall be contained entirely within the boundaries of the planned development. Any on-site storage of salt, sand, or de-icing materials shall be located within a permanently covered and contained facility designed to prevent runoff or drainage beyond the containment area. Such facilities shall be subject to review and approval by the Riverdale City Public Works Department based on adopted City standards.
- g. Prior to the sale of any lot or unit, the association shall provide a City-approved disclosure document to each initial and subsequent purchaser stating that streets, water, sanitary sewer, and storm water utilities within the planned development are privately owned and maintained, and that the purchaser is responsible for their proportionate share of maintenance and replacement costs. Such disclosure shall be acknowledged in writing by the purchaser and provided to the City as requested.
- h. The association shall provide to Riverdale City, on an annual basis, a copy of a current, executed contract with a qualified and reputable contractor for emergency repair of private streets and utility systems connected to City infrastructure.

**(7) *Review Process.***

**a. *Development Review.***

1. To help expedite review of a development proposal, prior to submitting an application for planned development, persons interested in undertaking development may meet informally with a member of the Community Development Department to become acquainted with the substantive and procedural requirements of this title. This meeting is sometimes referred to as the Pre-Application Review Meeting.
2. If requested by staff, they shall attend a meeting at which representatives from various departments involved in review of developments are generally present, including the Community Development Department, Public Works Department, Public Utilities Department, City Attorney's Office, Building Department, Fire Department, Police Department, and other departments as necessary. This meeting is sometimes referred to as the Development Review Meeting.
3. At the meeting, the various departments will initially assess the development proposal and information submitted and make suggestions to the prospective developer with respect to the proposal's compliance with the provisions of the appropriate regulations of this title, the International Building Code, and any other applicable ordinances or codes of Riverdale City and provide information concerning the City's review requirements and procedures.

4. Staff members may request that additional studies or information, such as Geotechnical Studies, Traffic Impact Analyses, Market Feasibility Analyses, or Water Needs Analyses, be submitted, together with the application for site plan review.
- b. **Application.** An application for a planned development must be submitted to the Community Development Department and must contain the information and, if the project is to be subdivided, be in the format required by the subdivision review procedure in accordance with Title 10 Chapter 21. The application must include the following:
  1. General Development Application Form.
  2. Preliminary plat, if the property is to be subdivided, including project size (acres), proposed lot lines, and plot designs.
  3. Landscaping Plan. A Landscape Plan, prepared under the direction of a licensed landscape architect or other qualified professional, shall be required for all open space required or provided in a planned development. Said Landscaping Plan shall indicate the spacing, sizes, and specific types of landscaping material. All open space provided shall be irrigated. The only exception shall be where the Administrative Land Use Authority determines an area, because of its natural beauty or uniqueness, would be most beneficial to the project and the community if left in its natural or existing condition. Existing mature trees shall be preserved where appropriate. The location of trees must be considered when planning common open space, location of buildings, underground services, walls, paved areas, playgrounds, and parking areas.
  4. Architectural building elevations. The location and floor area size of all existing and proposed buildings, structures, and other improvements including maximum heights, types of dwelling units, density per types, nonresidential structures including commercial facilities, preliminary elevations and architectural renderings of typical structures, and improvements.
  5. Storm Water Analysis and Drainage Plans shall meet requirements in Riverdale City Standards and Specifications.
  6. Utility Plan. The existing and proposed utility systems (e.g., sanitary sewers, storm sewers and water, electric, gas, telephone lines, and cable).
  7. Road Plan and profiles.
  8. The existing and proposed circulation system of arterial, collector, and local streets including off-street parking areas and other major points of access to public rights-of-way to the development including identification of jurisdictional control (including major points of ingress and egress to the development). Notations of proposed ownership, public and private, should be included where appropriate.
  9. The existing and proposed pedestrian and bicycle circulation system including its interrelationship with the vehicular circulation system indicating proposed treatment of points of conflict.
  10. Other studies and analyses requested by staff or the Administrative Land Use Authority, which may include geotechnical studies, traffic impact analysis, market feasibility analysis, water needs analysis, etc.
  11. Adjacent property information. Enough information on land areas adjacent to the proposed development to indicate the relationships between the proposed development and existing and proposed adjacent areas including land uses, zoning classifications, densities, traffic and pedestrian circulation systems, public facilities, and unique natural features of the landscape.
  12. The proposed treatment of the perimeter of the development including materials and techniques used such as berming, landscaping, screens, fences, and walls.

13. Names and addresses of property owners within 300 feet of the proposed project on mailing labels from the Weber County Recorder's Office (when required by staff).
14. Property plat from the Weber County Recorder's Office showing the area to be developed.
15. Fees as established by City Council.
16. The following written documents shall be submitted with the application:
  - (i) A legal description of the total site proposal for development including a statement of present and proposed ownership and present land use or phasing plan.
  - (ii) A statement of planning objectives to be achieved by the planned development through the particular approach prepared by the applicant. The statement should include a description of the character of the proposed development and the rationale behind the assumptions and choices made by the applicant.
  - (iii) Quantitative data for the following: unit types, total number of units, parcel size, proposed lot coverage of buildings and structures, approximate gross and net residential densities, total amount of open space (including a separate figure for usable open space), total amount of nonresidential construction including a separate figure for commercial, public, quasi-public, or private facilities, if applicable, fiscal impact studies, where necessary, environmental assessments, where necessary, and other studies as required by the community development director.
17. Storm Water Pollution Prevention Plan (SWPPP) and Notice of Intent (NOI) are required according to the requirements identified in Riverdale City Standards and Specifications.

c. ***Preliminary Review.***

1. If, prior to submitting the application for review, it is determined that the applicant has not attended a Development Review Meeting, staff may request that the applicant do so in order to expedite the orderly review of the proposal before proceeding to the subsequent stages of review.
2. Upon submittal of an application and supporting information and attendance at a Development Review Meeting, if necessary, the site plan and subdivision plat shall be forwarded to the reviewing departments and agencies who shall review it preliminarily to determine if the plan, together with all supporting information, is complete and complies with all the requirements of this title and other applicable City and agencies' standards.
  - (i) If the departments' and agencies' reviews determine that all required, necessary, and requested information has not been submitted or that some of the specifics of the plan or information do not comply with the requirements of this title, the applicant shall be notified in writing and/or on the plans of any deficiencies, comments, corrections, and requirements (including additional information and/or studies) to be addressed. The revised plan and all required, necessary and requested supporting information must be resubmitted after the appropriate additions and/or corrections are made in order to complete the application.
  - (ii) Upon resubmittal, the site plan and subdivision plat will again be forwarded to the reviewing departments and agencies, and to the Administrative Land Use Authority, if required. The applicant shall be required to resubmit the plan and supporting documents to the City until all departments and agencies determine it is complete and complies with the requirements of this title and other applicable City and agencies' standards. Failure to submit complete information will result in written notification to the applicant that the review cannot

proceed further until all required, necessary, and requested information is submitted.

**(8) *Administrative Land Use Authority Review.***

- a. When preliminary review of the site plan and subdivision plat has been determined to be complete and in compliance with all requirements, the plan, together with all supporting information, will be forwarded to the Administrative Land Use Authority for review, if required. If the property is to be subdivided, the subdivision review requirements shall be complied with, including notice and hearing requirements.
- b. The Administrative Land Use Authority shall review the plan, including all supporting information, to determine if all appropriate impacts have been addressed and to receive public input, when required, concerning impacts and mitigation. The Administrative Land Use Authority may require additional studies/analyses to enable it to determine what impacts should be addressed and may establish additional requirements to address those anticipated impacts.

**(9) *Validity of Preliminary Review.***

- a. Once the Administrative Land Use Authority determines that preliminary review is complete, the preliminary plat is valid for 12 months. The Administrative Land Use Authority may grant a one-year extension of the preliminary plat, provided the plat still complies with all applicable ordinances. No person or entity obtains a vested right to develop the property by reason of obtaining preliminary plat approval.
- b. If a final plat which covers only a portion of the approved preliminary plat is recorded within the one-year time limit or extension thereof, the validity of the unrecorded portion of the preliminary plat may be extended by the Administrative Land Use Authority for one year from the date of recording that final plat.
- c. If the developer desires to change the grade or location of streets within the subdivision, or desires to increase the number of lots in the subdivision, or substantially alters the original subdivision design, the developer must apply for an amendment of the originally approved preliminary plat.
- d. The community development director may, in his discretion, approve changes to the preliminary plat to decrease the number of lots in the subdivision, to make minor lot boundary changes, or to make other minor changes without requiring that it be reviewed by the Administrative Land Use Authority.

**(10) *Final Review.*** After review by the departments, agencies, and Administrative Land Use Authority, the applicant shall submit a final site plan and subdivision plat, together with all supporting documents, which comply with all requirements, corrections, additions, etc., required by the departments, agencies, and Administrative Land Use Authority to the Community Development Department.

- a. The Community Development Department, along with the other reviewing departments and agencies, shall review the site plan and subdivision plat and supporting information to determine compliance with all requirements, corrections, additions, etc.
- b. After such determination, the item may be scheduled for review by the Administrative Land Use Authority upon referral by the community development director or upon the request of the Administrative Land Use Authority. The final development plan shall be reviewed to determine substantial compliance of the final development plan with the preliminary development plan requirements. Said review shall also determine the final development plan's quality and compliance with the purpose and design objectives of a planned development. The final development plan shall include all of the information required in the preliminary development plan in its finalized detailed form. In addition, any new items not submitted with the preliminary development plan, any final plats, any required dedication documents, and/or guarantee of improvements shall be submitted at this time.

(11) ***Amendments to the Final Development Plan.***

- a. Minor changes in the location, siting, or character of buildings and structures may be authorized by the community development director if required by engineering or other circumstances not foreseen at the time the final development plan was approved. No change authorized under this subsection may cause any of the following:
  1. A change in the use and/or character of the development.
  2. An increase in the overall density and/or intensity of use.
  3. An increase in overall coverage of structures.
  4. A reduction or change in character of approved open space.
  5. A reduction of required off-street parking.
  6. A detrimental alteration to the pedestrian, vehicular, bicycle, circulation, and utility networks.
  7. A reduction in required street pavement widths.
  8. Changes in storm drains, under drains, and/or irrigation.
- b. Any major changes in use or rearrangement of lots, blocks, building tracts or groupings, or any changes in the provision of open space and significant changes as noted above, must be made by the Administrative Land Use Authority after receipt of such a recommendation by staff. Such amendments may be made only if they are shown to be required by changes in conditions that have occurred since the final development plan was approved. Generally speaking, any major changes must be recorded as amendments in accordance with the procedure established for adopting the final development plan.

(12) ***Failure to Begin Development.*** If no substantial construction has occurred in the planned development pursuant to the final development plan within 12 months from final approval, the approved plan shall become null and void and a new development plan shall be required for any development on the subject property. The Administrative Land Use Authority, upon showing good cause by the developer, may extend the time for beginning construction a maximum period of 6 months for one time only.

(13) ***Phased Planned Developments.*** If the sequence of construction of various portions of the final development plan is to occur in stages, then the open space and/or recreational facilities shall be developed in proportion to the number of units intended to be developed during any given stage of construction. A Phasing Plan, including size and order of phases, may be approved by the Administrative Land Use Authority if individual phases of the planned development exceed the overall density of the zone if the approved overall Phasing Plan does not exceed the maximum density of the zone. Such Phasing Plan shall have the written approval of all property owners. In addition, the approved Phasing Plan shall be submitted to the City Recorder for recordation with the County Recorder's Office as a covenant to run with the land.



Minutes of the **Regular Session** of the Riverdale City **Planning Commission** held Tuesday, December 23, 2025, at 6:00 p.m., at the Civic Center, 4600 S Weber River Drive., Riverdale City, Weber County, Utah.

<b>Present:</b>	Commissioners:	Kent Anderson, 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:	Rikard Hermann, Vice Chair
	Visitors:	Luke Martineau Rex & Jen Schwab Joe Gracey Nate Gracey Matthew White Janet Deschamp Melissa Carey Ben Carey Mike Dunkley

### **A. Welcome & Roll Call**

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

### **B. Public Comment**

Commissioner Anderson opened the floor for public comments. There was no public comment.

### **C. Presentations and Reports**

- Community Development Update

### **D. Consent Items**

1. Consideration to approve 2026 Planning Commission Meeting schedule.
2. Consideration of Meeting Minutes from:  
September 23, 2025 Work Session  
September 23, 2025 Regular Meeting  
November 25, 2025 Work Session  
November 25, 2025 Work Session

Commissioner Bowthorpe moved to approve the consent items. Commissioner Francis seconded and all voted in favor.

### **E. Action Items**

1. **Public Hearing** to review proposed text amendments to Riverdale City Code Title 10, Chapter 22 Planned Residential Unit Development (PRUD).

Mr. Cooper presented background on the current code and the proposed changes.

**MOTION:** Commissioner Henstra moved to open the public hearing for proposed text amendments to Riverdale City Code Title 10, Chapter 22 Planned Residential Unit Development (PRUD).

**SECOND:** Commissioner Bowthorpe

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

Motion passed and the public hearing opened at 6:29 p.m.

Joe Gracey, who owns some properties on Ritter Drive, asked who wrote the new code and how long it took. He had a question about the multi-use being limited to 5 acres plus. Mr. Cooper explained the larger land use demand. He felt 5+ acres was unreasonable due to the small amount of space available in the city. He asked why the landscaping requirements were being changed when there has been no snow yet and the state offered money for dry landscaping. Mr. Cooper clarified the landscaping requirement is a ratio, which means the space the mature plants cover is calculated in the 75% requirement. (tree canopy over rock, etc.)

**MOTION:** Commissioner Henstra moved to close the public hearing

**SECOND:** Commissioner Bowthorpe

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

Motion passed and the public hearing closed at 6:37 pm.

2. Consideration to forward a recommendation to City Council for proposed text amendments to Riverdale City Code Title 10, Chapter 22 Planned Residential Unit Development (PRUD).

Commissioner Henstra asked if the correction in section 2b needed to be included in the motion. Commissioner Anderson would like to see amenities addressed in the code, to be completed in the first phase of development or bonded to ensure they are followed through.

**MOTION:** Commissioner Henstra moved to forward a positive recommendation to City Council subject to following modifications: Section 2b corrected to 3 acres minimum for residential and five acres for commercial or mixed-use; Section 4b add amenity development to be completed in first phase or bonded; and finding the amendment:

- Is consistent with the Riverdale City General Plan
- Provides predictable and equitable application of regulations
- Establishes clear and objective standards, and
- Promotes the public health, safety, and general welfare of Riverdale City.

**SECOND:** Commissioner Bowthorpe

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

Motion passed with 5 in favor and 1 absent.

3. **Public Hearing** to receive and consider public comment regarding the following:

- a. a proposed General Plan amendment which would modify the Riverdale City General Plan as it relates to the Future Land Use Map;
- b. a proposal to rezone approximately 4.35 acres at 1526 W Ritter Drive from the Single-Family Residential (R-1-8) zone to the Multiple Family Residential (R-4) zone.

Mr. Cooper presented the information included in the packet and went over the proposed changes.

**MOTION:** Commissioner Bowthorpe moved to open the public hearing

**SECOND:** Commissioner Francis

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

Motion passed and the public hearing opened at 7:00 pm.

**Public Comment – General Plan Amendment:**

Janet Deschamp said if the general plan isn't changed, the rezone doesn't matter. It's always been a residential area and the detached housing is going to be hard enough since they are used to a pasture, but three story townhomes won't be cohesive with the current neighborhood. It used to be a country road and is already developed more than she would like. The townhomes would block their view of the mountains.

Melissa Carey asked why the new owner can change it when the previous owner was denied for R4 and had to do R6, and how is it legal for this owner to change it to multifamily. It looks good on the map as a transition, but that's not how it is when you are there. The top of Ritter is not where this fits.

Mike Dunkley asked why there is a mixed use overlay on his property. He wondered if the city was trying to push him out or if it just meant future owners could change the use. Mr. Cooper explained it means no obligation to the current owners.

Mr. Cooper explained the land has been rezone a few times, most recently in 2021. Landowners have rights to request a review and consideration of land use changes on their property. The previous request in 2021 was for 104 townhomes, this request would be 59. The denied request did not have a traffic analysis and was higher density.

**Public Comment – Rezone**

Luke Martineau introduced himself and explained the proposed plan. They focus on legacy projects, not cheap housing that won't uplift the area. They have high standards and he offered to provide more details if needed after the presentation.

Melissa Carey said the comparison from the one before and the new one are not apples to apples. Three story units would make a canyon-like feeling with the hill on the other side.

Janet Deschamp aid townhomes are not the character of Ritter Drive. That's not a buffer between commercial and residential, it's an eyesore. She felt Mr. Cooper was completely on the developer's side. In her opinion, the GP amendment

Matt White said there are only 30 parking stalls for 59 units. The street would turn into a parking lot. Mr. Cooper clarified that the parking stalls were for visitors, as the units have internal parking. He didn't think it would be a

transition, but a wall. Cherry Creek is around the corner and so that doesn't apply either. This is a direct change, not a transition.

Mike Dunkley, doesn't want people to not be able to park in front of his house. He knows more housing is inevitable but this is too much. This added with the base traffic would be too much traffic. He loves that every house is unique on the street, and that is what the character is on Ritter Drive. They are all different and the townhomes are copy-paste.

Ben Carey asked about the previously approved plan's entrances on Ritter.

Matt White asked if the roundabout would be in before the development. He's still against it.

Janet Deschamp asked for clarification on the traffic study being done. Since it's projected, there is no way to know what the 5600 development is going to do and there are already a lot of near-misses and turn-arounds on the street. It will never hold the traffic. It should have been thought about before Ritter was widened and made wider to accommodate.

Joe Gracey wanted to know Mr. Cooper's opinion about how this would affect his property.

Commissioner Francis asked if the 5600 S and 1800 N were considered in the traffic study. Mr. Cooper explained those projects were included in the WFRC's numbers.

Melissa Carey said they would not be affordable housing. They are high-end townhomes to get the most money.

The curb in front of the development would be red-lined for no parking.

**MOTION:** Commissioner Henstra moved to close the public hearing.

**SECOND:** Commissioner Francis

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

Motion passed and the public hearing closed at 7:53.

Mr. Cooper addressed the remaining unanswered questions. Height limitation for current zone is 35 feet; the townhomes would be up to 38 feet. He explained that his job is to make objective recommendations and he is not on one side or another. The traffic will be increased; however, the traffic study is to show if the roads can handle the traffic without modifications. Affordability is subjective, the state has defined it in the 400k range. This is not determined by the city. The objective of the moderate-income housing plan is to include different types of housing at different price ranges.

Commissioner Anderson asked Mr. Martineau if the units would eventually be purchased by investors and turned into rentals. Mr. Martineau said an owner-occupied condition could be in the development agreement for a certain number of years. Deed restrictions need to have some flexibility for life events. They should promote owner occupation without putting owners in a bind.

Commissioner Henstra thanked people for attending and said she is a second-generation resident. She understands keeping the old but balancing with the new. The city also must make changes, or the state will mandate them. She wants residents to understand that they are listened to.

Commissioner Bowthorpe has lived 60+ years in Riverdale and he appreciates their opinions. He has been in situations where he has voiced opinions against change.

## Planning Commission Regular Session, December 23, 2025

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Commissioner Anderson is also a lifer – he knew the Ritters that Ritter Drive is named for. He values the citizens and their opinions. These decisions are hard but the planning commission has standards and requirements to abide by.

Mr. Cooper reminded commissioners that their decision is only a recommendation and council would have the final decision.

4. Consideration to forward a recommendation to City Council regarding a proposed General Plan amendment which would modify the Riverdale City General Plan as it relates to the Future Land Use Map.

**MOTION:** Commissioner Francis moved to forward a positive recommendation to City Council regarding a proposed General Plan amendment as requested, based on staff recommendations and the following findings:

- The application has been processed in accordance with Utah Code Title 10, Chapter 20, and the applicable provisions of the Riverdale City Code
- The amendment is consistent with the Housing and Moderate-Income Housing elements of the General Plan
- The amendment constitutes an infill or redevelopment area served by existing public infrastructure, utilities, and transportation facilities. The General Plan identifies such areas as appropriate locations for higher-density residential development.
- The amendment is consistent with the General Plan's transportation and mobility policies, including planned pedestrian and bicycle improvements along Ritter Drive, and supports land use patterns that promote efficient use of transportation infrastructure and multimodal access.
- The amendment supports orderly growth, efficient use of land, and redevelopment within the City's existing urban area, consistent with the long-term land use and infrastructure planning objectives of the General Plan.
- The proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property.
- The proposed amendment will not adversely affect adjacent property or the public health, safety, or welfare of the community.
- The developer/owner is willing to enter into an Agreement for the Development of Land.

**SECOND:** Commissioner Hilton

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

Motion passed with 5 in favor and 1 absent.

5. Consideration to forward a recommendation to City Council for proposed rezone of approximately 4.35 acres, located at 1526 W Ritter Drive, from Single-Family Residential (R-1-8) to Multiple-Family Residential (R-4).

Parking on Ritter and setbacks would be addressed in the site plan process.

## Planning Commission Regular Session, December 23, 2025

**MOTION:** Commissioner Bowthorpe moved to forward a positive recommendation to city council for the zoning map amendment as requested subject to the information found in the staff report, and based on the following findings:

- The applicant has provided sufficient justification for the proposed amendment
- The proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property.
- The proposed amendment is consistent with the goals, objectives, and policies of the General Plan, as amended.
- The proposed amendment will not adversely affect adjacent property or the public health, safety, or welfare of the community.
- 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.
- The developer/owner is willing to enter into an Agreement for the Development of Land.

Commissioner Anderson asked if anything can be specified in the agreement. Mr. Cooper said amendments could be made based on objective standards. In consideration of this, Commissioner Anderson was reluctantly in favor with the development agreement, as it gives the city a say and if this development does not move forward, the zone would revert to the current zone.

**SECOND:** Commissioner Henstra

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

Motion carries with 3 in favor, 2 against, 1 absent

6. \*\*Consideration to approve the preliminary Burrows Subdivision, a 2-lot residential subdivision located at 937 West 4400 South, as requested by Bruce Burrows\*\*

**MOTION:** Commissioner moved to approve the preliminary Burrows Subdivision as requested by Bruce Burrows, based on the findings presented: the application complies with all applicable objective land use regulations of the Riverdale City Code and Utah code title 10 chapter 20, subject to the conditions listed in the staff report, and to authorize administrative approval of the final plat upon satisfaction of those conditions.

**SECOND:** Commissioner Bowthorpe

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

### **F. Comments**

### **G. Adjournment**

As there was no further business to discuss, Commissioner Bowthorpe moved to adjourn. Commissioner Francis seconded the motion. All were in favor and the Planning Commission meeting adjourned at 8:31 p.m.

Date Approved:

**RIVERDALE CITY  
CITY COUNCIL AGENDA  
January 6, 2026**

**AGENDA ITEM: G2**

**SUBJECT:** Consideration of Ordinance #1000 regarding a proposed General Plan amendment which modifies the Riverdale City General Plan as it relates to the Future Land Use Map.

**PRESENTER:** Brandon Cooper, Community Development Director

**INFORMATION:**

- a. Ordinance #1000
- b. Executive Summary/Supporting Documents
- c. Draft minutes – 12/23/2025 Planning Commission

[\*\*BACK TO AGENDA\*\*](#)



ORDINANCE No. 1000

**AN ORDINANCE AMENDING THE RIVERDALE CITY GENERAL PLAN TO UPDATE THE FUTURE LAND USE MAP AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, Riverdale City (herein City) recognizes the importance of proper and effective planning and zoning within the corporate city limits; and

**WHEREAS**, the City has previously adopted a General Plan and Maps, outlining the city's vision and intent to provide for future planning and zoning of the City; and

**WHEREAS**, the City recognizes occasional updates are required to provide maximum attention and care to the General Plan, General Plan Goals, Plans, Objectives, Commentary and Maps; and

**WHEREAS**, the amendment would refine the Future Land Use Map designation to better reflect evolving land use patterns, housing needs, and development opportunities in this area, while maintaining consistency with the broader residential character envisioned in the General Plan; and

**WHEREAS**, the update is intended to provide greater flexibility in housing types, support a more diverse range of residential options, and implement the General Plan's policies related to efficient land use, infill development, elements of the Moderate-Income Housing Plan, and overall housing choice; and

**WHEREAS**, the Planning Commission held a public hearing on December 23, 2025, to consider all competent evidence offered in support of and opposed to proposed amendments and recommended approval of the amendments and updates and further, all other State and local requirements have been complied with concerning changes made to a municipal general plan; and

**WHEREAS**, the amendment supports and clarifies the implementation of the General Plan, promotes coordinated, high-quality development, and is in the best interests of the City and its residents; and

**WHEREAS**, to keep the citizenry informed and current with the most recent information, data, plans and future development goals, the City wishes to incorporate the proposed amendment(s) and make them a part of the City's current General Plan;

**NOW, THEREFORE, BE IT HEREBY ORDAINED AND ENACTED BY THE CITY COUNCIL OF THE CITY OF RIVERDALE:**

That the attached amendments and/or maps, be hereby incorporated and adopted into the City's General Plan, specifically pertaining to Future Land Use Map, as incorporation and updates and said updates shall replace currently existing portions in conflict therewith and, along with any and all unchanged portions of the currently existing Plan, shall be known as the Riverdale City General Plan and be on file in the Riverdale City Recorder's Office and readily available for public inspection.

**PASSED, ADOPTED AND ORDERED POSTED** this 6<sup>th</sup> day of January, 2026.

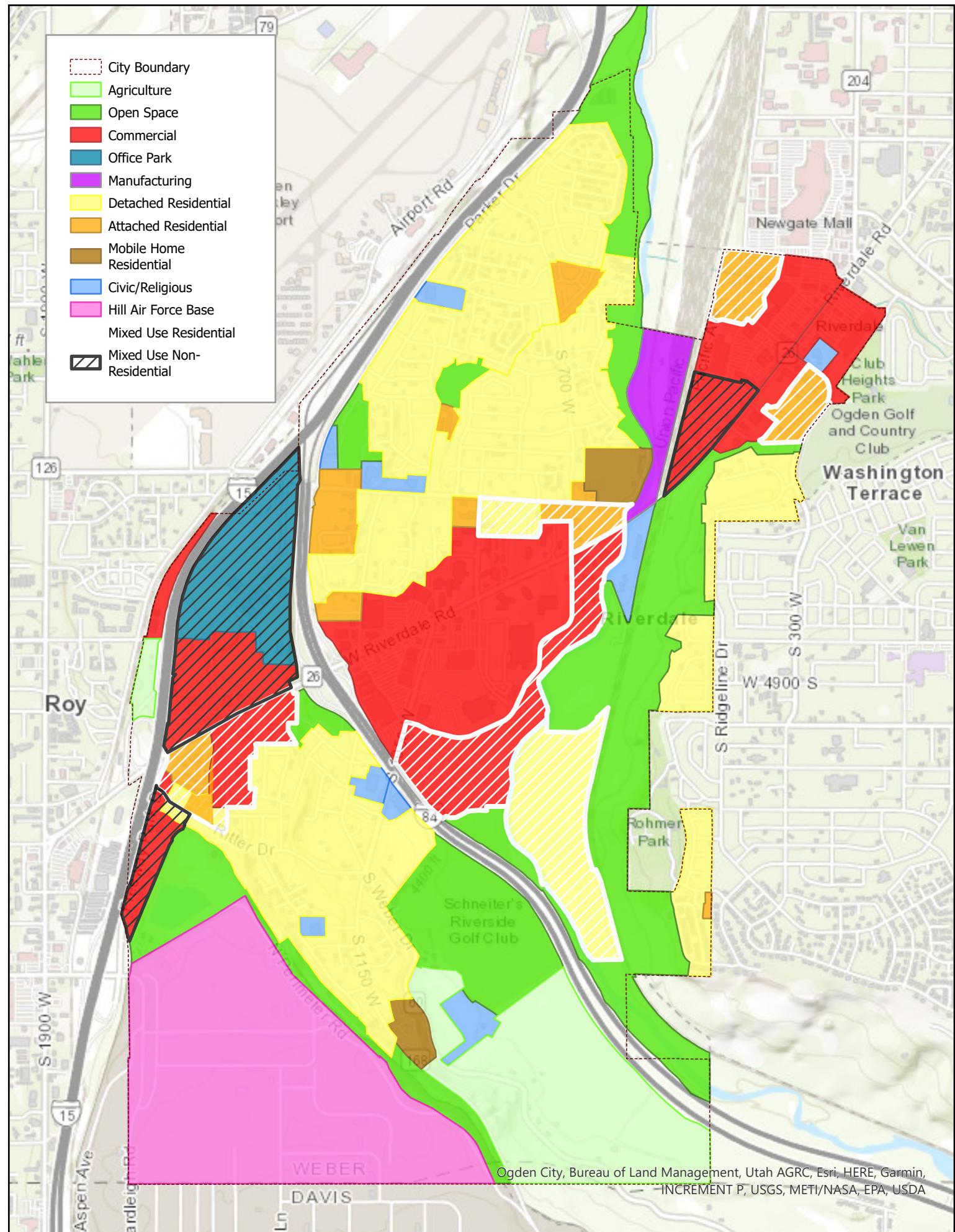
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Braden Mitchell, Mayor

Attest:

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Michelle Marigoni, City Recorder





# TRANSMITTAL

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**Body:** City Council

**Topic:** General Plan Amendment Request – JFisher Companies – Service Mortgage Company  
**Request for approval of a General Plan Amendment to modify the Future Land Use Map from “Detached Residential” to “Attached Residential” in the location of 1526 Ritter Dr.**

**Department:** Community Development

**Director:** Brandon Cooper

**Staff/Presenter:** Brandon Cooper

**Contact:** [bcooper@riverdalecity.com](mailto:bcooper@riverdalecity.com)

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**Applicant:** Luke Martineau, JFisher Companies, on behalf of Service Mortgage Company

**Project Location:** approx. 1526 W Ritter Drive

**Current Map Designation:** Detached Residential

**Proposed Map Designation:** Attached Residential

**Acreage:** approximately 4 acres

**Request:**

The Community Development Department is transmitting a request for approval of a General Plan amendment to the City Council. The proposed amendment is intended to update the Future Land Use Map to allow for a transition from R-1-6 (Single-Family Residential) to R-4 (Multi-Family Residential) in the vicinity of 1526 Ritter Drive, Riverdale, Utah. The currently adopted Future Land Use Map identifies this area generally as “Detached Residential.”

The requested amendment would refine the Future Land Use Map designation to better reflect evolving land use patterns, housing needs, and development opportunities in this area, while maintaining consistency with the broader residential character envisioned in the General Plan. The amendment would allow consideration of **medium-density residential development** in a

location that is proximate to existing infrastructure, transportation facilities, and neighborhood services.

This update is intended to provide greater flexibility in housing types, support a more diverse range of residential options, and implement the General Plan's policies related to efficient land use, infill development, elements of the Moderate Income Housing Plan, and overall housing choice. Similar map amendments have been adopted by other Utah municipalities to accommodate incremental increases in residential density in appropriate locations, particularly where transitions from lower-density to moderate-density residential uses can be achieved in a compatible manner.

The amendment does not approve a specific development proposal but establishes a policy framework that allows future zoning and development applications to be evaluated in a manner consistent with the updated Future Land Use Map and applicable land use regulations.

### **Requested Timeline:**

Planning Commission Meeting/Public Hearing – December 23, 2025

City Council Meeting – January 6, 2026

### **Planning Commission Review Scope**

In reviewing the proposed General Plan amendment, the Planning Commission will consider:

**1. Consistency with Utah Code (LUDMA)**

Whether the amendment complies with Utah Code Title 10, Chapter 20, including requirements that the General Plan provide clear policy guidance for land use decisions and implementation ordinances.

**2. Internal Consistency of the General Plan**

Whether the proposed amendment is consistent with existing General Plan goals, objectives, and policies related to land use, transportation, housing, economic development, public facilities, and community character.

**3. Implementation Support**

Whether the amendment provides appropriate policy support for updated zoning, subdivision, and planned development regulations.

**4. Public Health, Safety, and Welfare**

Whether the amendment promotes the long-term health, safety, and general welfare of

the community, including considerations related to transportation, infrastructure capacity, and neighborhood compatibility.

## 5. **Public Input**

Comments received during the public hearing and written submissions.

## **Factors in Determining General Plan Compliance**

In making its decision, City Council should consider whether the proposed amendment:

- Advances the vision and goals of the General Plan;
- Supports orderly growth and efficient use of land and infrastructure;
- Enhances flexibility while maintaining predictability and compatibility;
- Supports coordinated infrastructure planning;
- Provides clear policy guidance for future development decisions; and
- Serves as an effective implementation tool for Riverdale City's land use regulations.

## **Planning Commission Role and Determination**

Pursuant to Utah Code Title 10, Chapter 20, the Planning Commission's role is **advisory**.

Following review and the public hearing, the Planning Commission shall make a **recommendation to the City Council** to:

- Recommend approval of the proposed General Plan amendment;
- Recommend approval with modifications; or
- Recommend denial, supported by findings identifying specific inconsistencies with the General Plan or applicable law.

The City Council is the final decision-making body for General Plan amendments.

## **Staff Recommendation**

Community Development staff have reviewed the application and finds:

- The proposed amendment is consistent with Utah Code Title 10, Chapter 20;
- The amendment supports and clarifies the implementation of the General Plan;
- The amendment promotes coordinated, high-quality development; and
- The amendment is in the best interest of the City and its residents



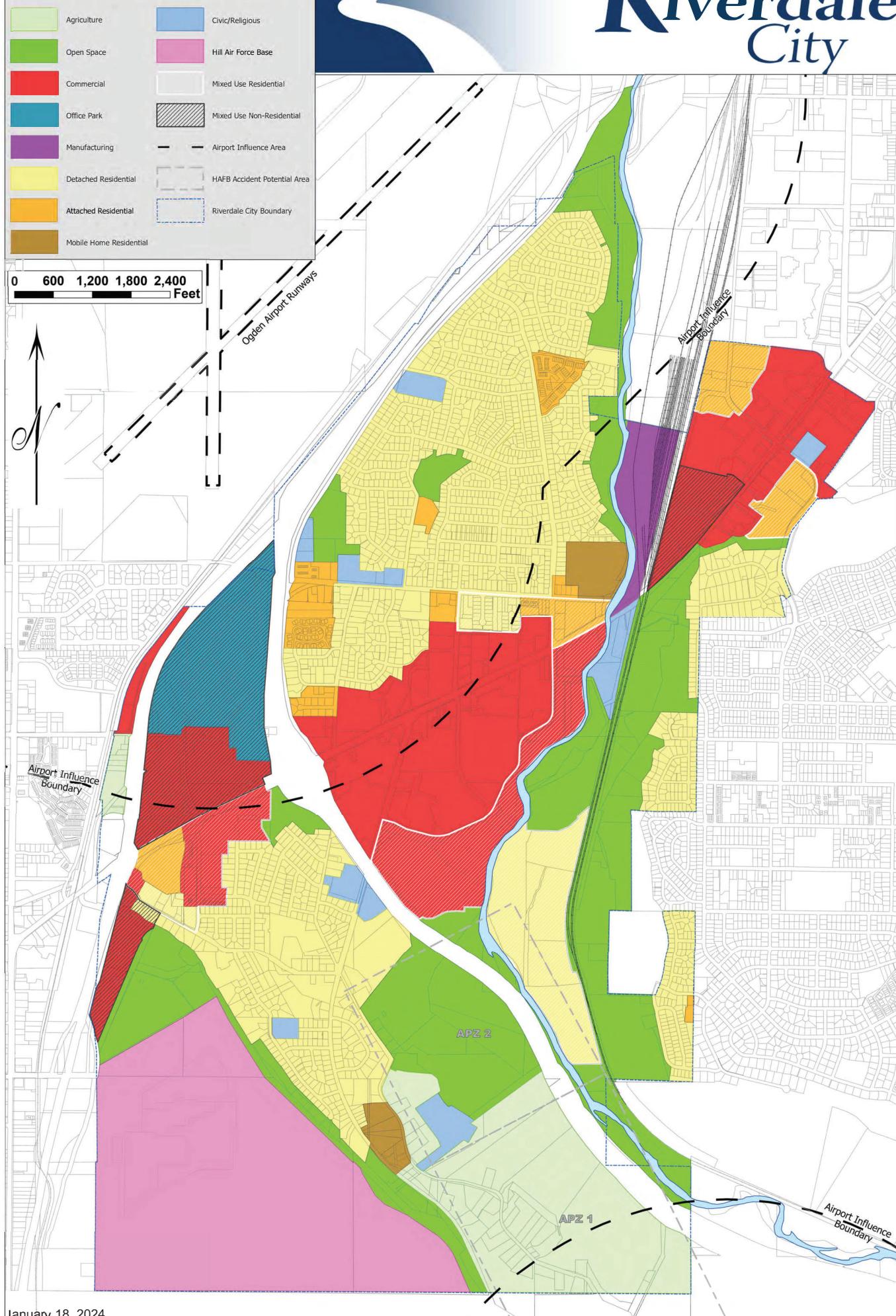
# TRANSMITTAL

After a public hearing was held on December 23, 2025 the planning Commission voted to recommend approval of the amendment to the City Council.

**Attachments:**

Future Land Use Map

## Land Use Master Plan



**RIVERDALE CITY  
CITY COUNCIL AGENDA  
January 6, 2026**

**AGENDA ITEM: G3**

**SUBJECT:** Consideration of Ordinance #1001 rezoning approximately 4.35 acres, located at 1526 W Ritter Drive, from Single-Family Residential (R-1-8) to Multiple-Family Residential (R-4).

**PRESENTER:** Brandon Cooper, Community Development Director

**INFORMATION:**

- a. [Ordinance #1001](#)
- b. [Executive Summary/Supporting Documents](#)
- c. [Draft minutes – 12/23/2025 Planning Commission](#)

[\*\*BACK TO AGENDA\*\*](#)



## **ORDINANCE NO. 1001**

### **AN ORDINANCE AMENDING THE ZONING OF PROPERTY AND THE CITY'S LAND USE MAP, TO CHANGE THE LAND USE DESIGNATION OF LAND LOCATED AT APPROXIMATELY 1526 WEST RITTER DRIVE FROM R-1-6 (SINGLE-FAMILY RESIDENTIAL) TO R-4 (MULTIPLE-FAMILY RESIDENTIAL) ZONING; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; SEVERABILITY; AND AN EFFECTIVE DATE.**

**WHEREAS**, The petitioner, J Fisher Companies, on behalf of Service Mortgage Company, has requested that approximately four acres, located at approximately 1526 West Ritter Drive, be rezoned from R-1-6 Single-Family Residential zoning to R-4 Multiple-Family Residential zoning, all located in Riverdale City, Weber County; and

**WHEREAS**, the Riverdale City Planning Commission held a duly advertised public hearing on December 23, 2025 to receive comments on the proposed amendment and has considered all comments received, as required by state law and local ordinance; and

**WHEREAS**, the Planning Commission voted to grant the requested rezone and amendment to the land use map and forwarded that approval and recommendation to the City Council. The original petition has now been passed on to the City Council to either follow or modify the recommendation of the Planning Commission and either allow or deny the rezone and plan amendment; and

**WHEREAS**, the Riverdale City Council has conducted a duly advertised public meeting on the proposed amendment and reviewed the minutes of the Planning Commission and all other relevant information and finds that the proposed rezone is in the best interest of the City or of the citizens of Riverdale City; and

### **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF RIVERDALE, UTAH, AS FOLLOWS:**

#### **Section 1.**

After reviewing the material presented to the Planning Commission in the public hearing, and all subsequent information and evidence presented in addition thereto, the Riverdale City Council finds that it IS in the best interest of Riverdale City and DOES meet the goals or policies of the City's land use development plan and does not raise significant issues or concerns about safety, planning and/or the impact on the City's resources and services. The Council hereby APPROVES the rezone request made by the land owner to amend approximately 4 acres, located at or near 1526 West Ritter Drive from R-1-6 Single-Family Residential zoning to Multiple-Family Residential (R-4) zoning and directs staff to implement any and all action(s) to help facilitate the lawful and conforming re-zone approval.

#### **Section 2. Severability.**

If any section, part of a section, paragraph, sentence, clause, phrase or word of this Ordinance is for any reason held or declared to be unconstitutional or void, such holdings of invalidity shall not

affect the remaining portion of this Ordinance and it shall be construed to have been the intent to pass the Ordinance without such unconstitutional or invalid part therein, and the remainder of this Ordinance shall be deemed to be held valid as if such part or parts had not been included therein, or if this Ordinance or any of the provisions thereof shall be held inapplicable to any person, group of persons, property, kind of property, circumstances, or set of circumstances, such holdings shall not affect the applicability thereof to any other person, property or circumstances.

**Section 3.**

The effective date of this ordinance shall be effective immediately or as otherwise allowed by law.

**PASSED, ADOPTED AND ORDERED POSTED** this 6<sup>th</sup> day of January, 2026.

---

Braden Mitchell, Mayor

Attest:

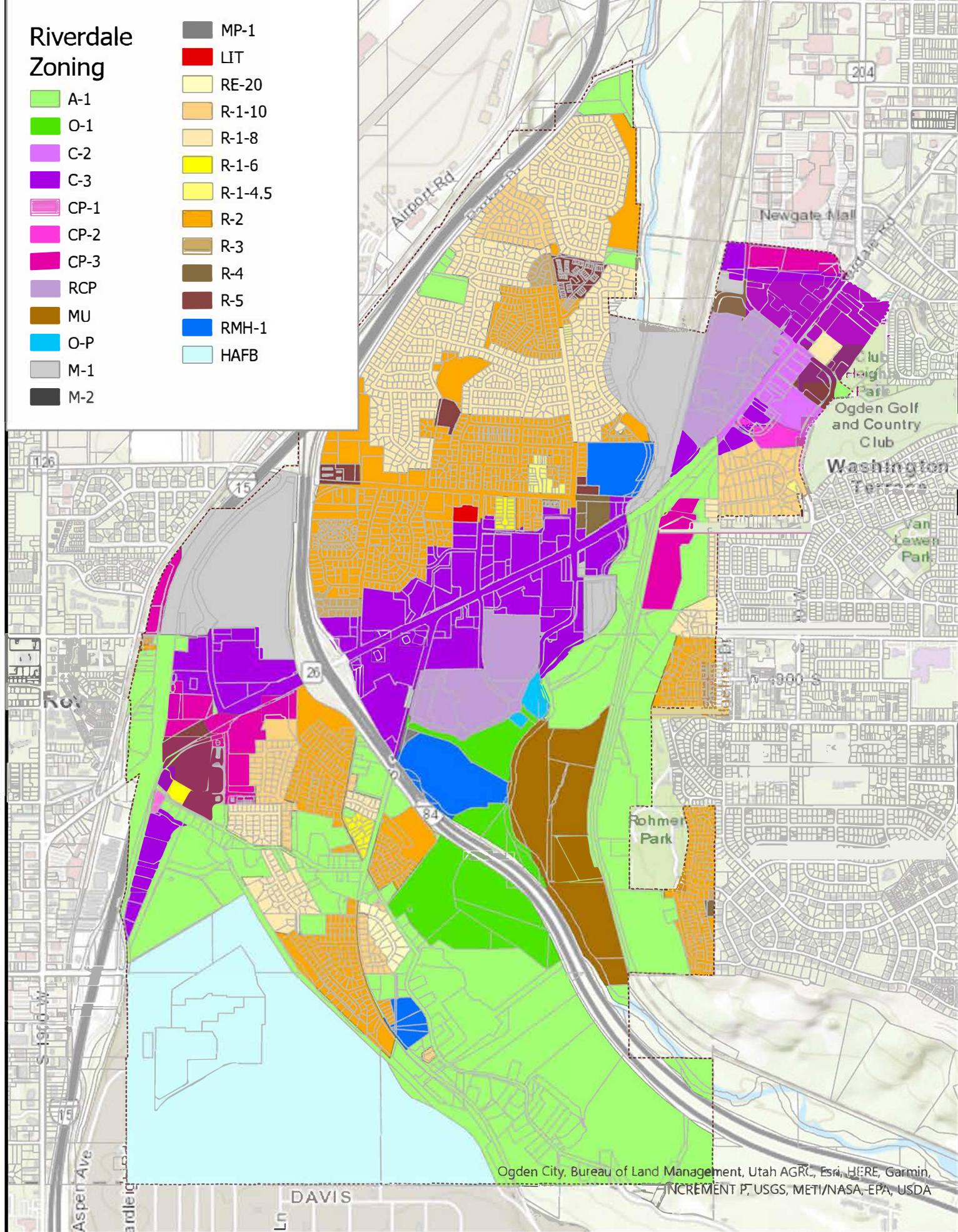
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Michelle Marigoni, City Recorder

**VOTE:**

Alan Arnold	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Absent
Bart Stevens	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Absent
Anne Hansen	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Absent
Michael Richter	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Absent
Kent Anderson	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Absent

# Riverdale Zoning





# TRANSMITTAL

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**Body:** City Council

**Topic:** Zoning Map Amendment Request – JFisher Companies – Service Mortgage Company

**PUBLIC HEARING, request for approval of a Zoning Map Amendment to modify the property's zoning from R-1-6 (Single-Family Residential) to R-4 (Multiple-Family Residential)**

**Department:** Community Development

**Director:** Brandon Cooper

**Staff/Presenter:** Brandon Cooper

**Contact:** [bcooper@riverdalecity.com](mailto:bcooper@riverdalecity.com)

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**Applicant:** Luke Martineau, JFisher Companies, on behalf of Service Mortgage Company

**Project Location:** approx. 1526 W Ritter Drive

**Current Zoning:** R-1-6

**New Zoning:** R-4

**Acreage:** approximately 4 acres

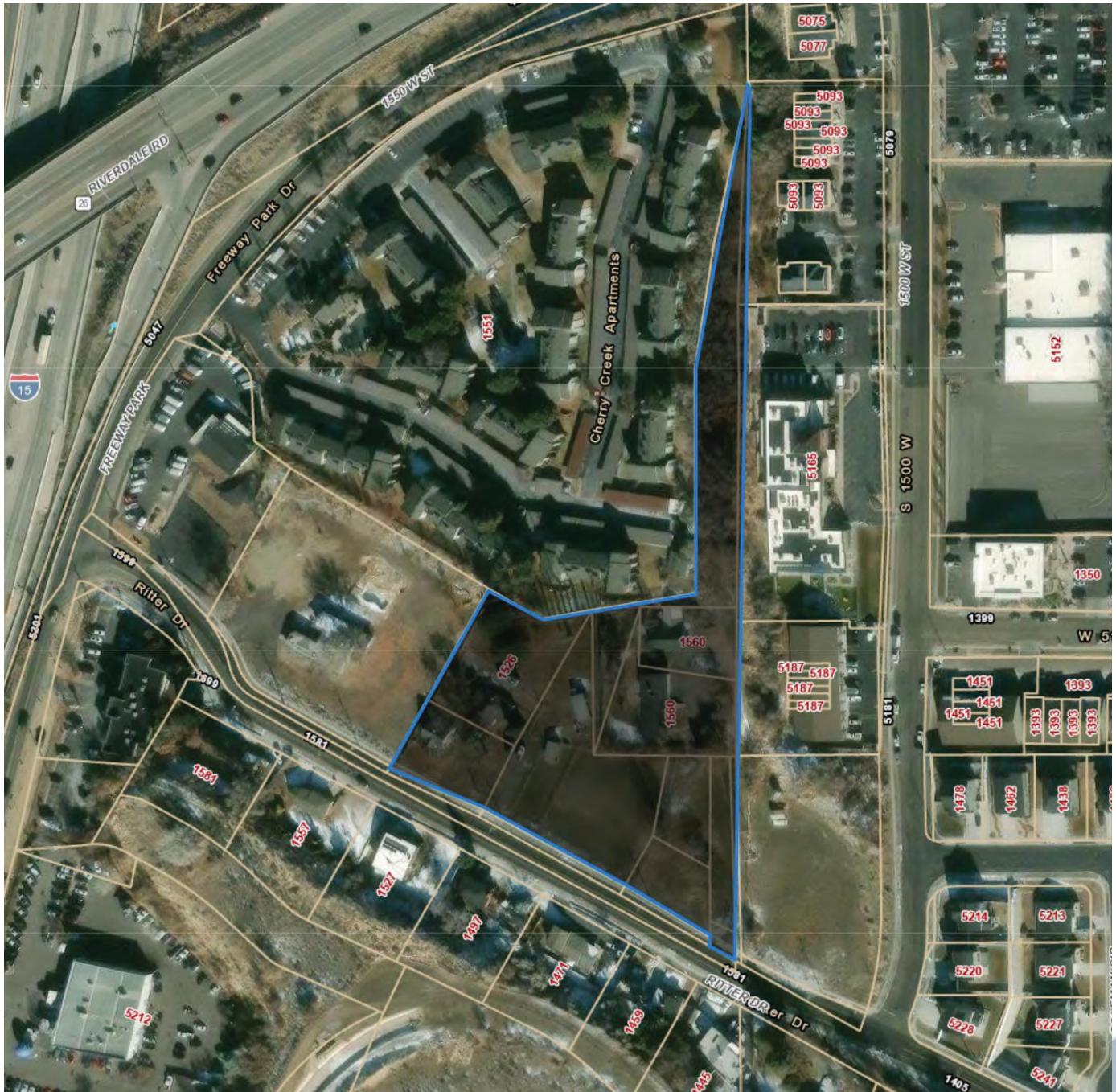
**Requested Timeline:**

Planning Commission Meeting/Public Hearing – December 23, 2025  
City Council Meeting – January 6, 2026

**Executive Summary**

This application is a request for approval of a Zoning Map Amendment for approximately 4 acres located on the north side of Ritter Drive, at approximately 1526 W. The property is currently zoned R-1-6. The applicant is requesting that a Zoning Map Amendment be approved to the R-4 zone to accommodate a proposed 59-unit for-sale townhome project. Such proposal would require separate consideration from the Planning Commission (subdivision/site plan) and City Council (site plan).

The property has been historically used for low density residential purposes, with 6 structures present at this time, and only 7 structures existing up to 2019-2020.



## Analysis

<b>Existing Land Use</b>	Residential/Vacant Land
<b>Current Zoning</b>	R-1-6
<b>Proposed Zoning</b>	R-4
<b>Adjacent Zoning</b>	
<b>East</b>	A-1/CP-3
<b>West</b>	C-3/CP-3
<b>North</b>	R-5
<b>South</b>	A-1

According to Riverdale City Code 10-9F-1, the purpose of the R-4 zone classification is to *“provide for higher density residential areas with their associated necessary public services and activities. It is also to provide an orderly transition from less intensive, lower density uses to more intensive, higher density uses”*

The R-4 Residential Zone is primarily intended for multiple-family dwellings, with secondary uses that may include agricultural, park, commercial, professional office, and educational facilities. The Riverdale City General Plan designates this property as **Detached Residential** on the Land Use Master Plan Map; therefore, a General Plan amendment is required prior to the approval of this application. Approval of the requested Zoning Map Amendment would enable the property owner to submit a subdivision application to create smaller lots. At this stage, the applicant has submitted a conceptual plan proposing the subdivision of the property into fifty-nine (59) lots for a townhome community.

## Approval Standards

A decision to amend the zoning text is a matter committed to the legislative discretion of the City Council and is not controlled by one standard. In determination of a recommendation, the Commission should consider the following factors:

- Is there sufficient justification for the proposed amendment?
- Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property?
- Is the proposal consistent with the goals, objectives, and policies of the General Plan?
- The extent to which the proposed amendment may adversely affect adjacent property?

- Have the potential effects of the proposed amendment been determined not to be detrimental to public health, safety, or welfare and represent an overall community benefit?
- The adequacy of facilities and services intended to serve the subject property, 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?

## **Comments**

*Community Development.* see Staff Recommendation below

*Engineering:* see attached letter from Todd Freeman, City Engineer

*Public Works.* Public Works staff have completed their review of the Zoning Map Amendment submission. Comments, if any, can be found in the Attachments.

*Building Division.* Building Division staff have completed their review of the Zoning Map Amendment submission. Comments, if any, can be found in the Attachments.

*Fire.* The Riverdale City Fire Marshal has completed his review of the Zoning Map Amendment submission. Comments, if any, can be found in the Attachments.

*Legal.* The Riverdale City Attorney has completed his review of the Zoning Map Amendment submission. Comments, if any, can be found in the Attachments.

*Noticing.* Notice has been properly issued in the manner outlined in the City and State Codes

## **Staff Recommendation**

Community Development staff have reviewed the application and finds:

1. The proposed Zoning Map Amendment is compatible with the Approval Standards outlined herein
2. A defined edge to development and buffering between types of uses is provided
3. Rezoning creates a more efficient use of land and more owner-occupied homes
4. Townhomes provide a good transition between the apartments to the north and the single-family homes to the south

5. The proposed zoning does not create a boundary that cuts across existing parcel lines or split lots
6. No neighborhoods will be isolated as a result of the Map Amendment
7. The proposed zoning furthers the objectives found in the Moderate Income Housing Element of the General Plan
8. Development under the proposed zone would be subject to a development agreement between the City and the developer/owner – to be approved by the City Council

Based on these findings, staff recommends the Planning Commission forward a positive recommendation to the City Council for adoption of the proposed Zoning Map amendment.

### **Commission Action**

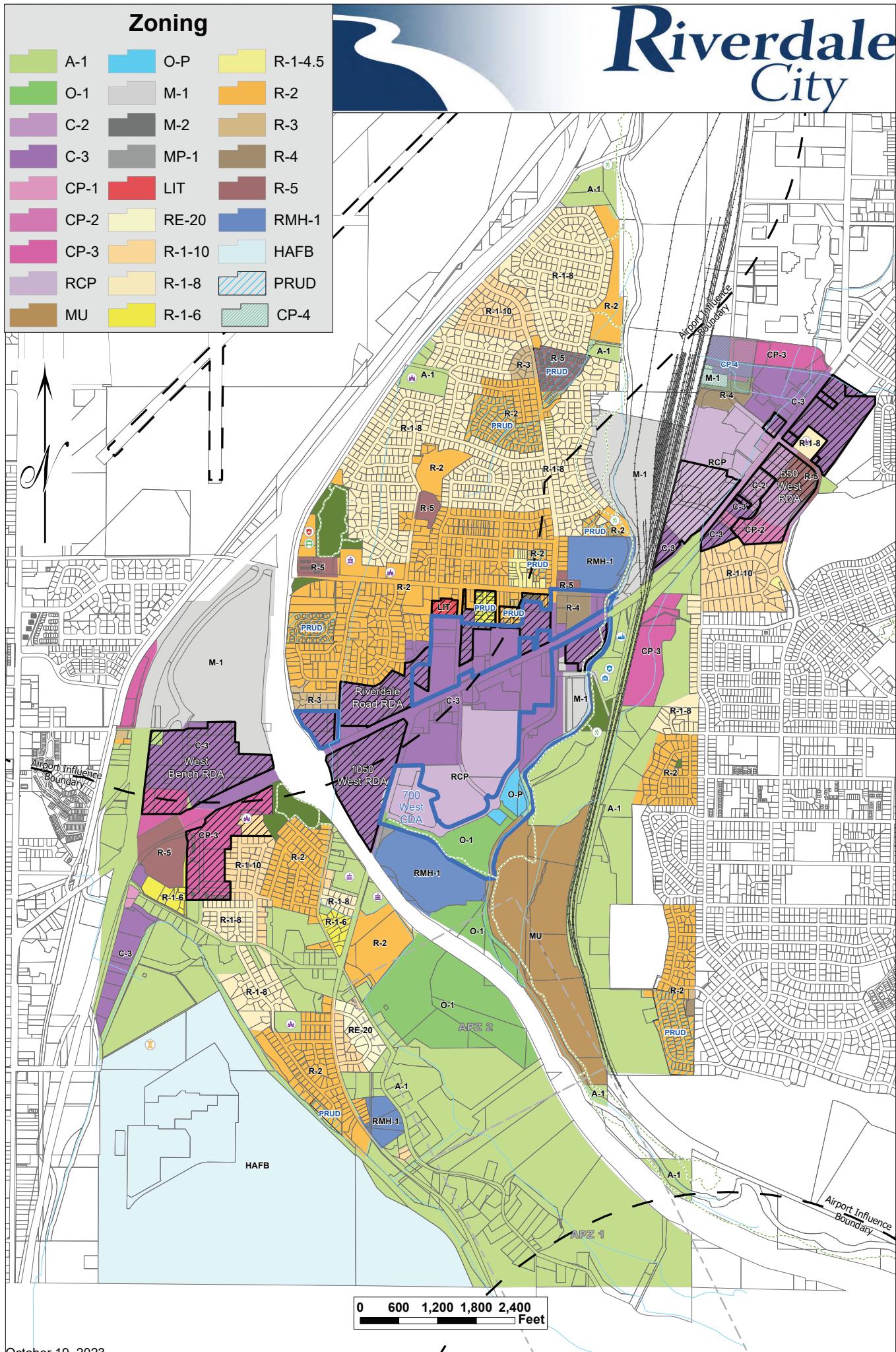
Following the public hearing, presentation and discussion of the proposal and any public comment, the Planning Commission voted to recommend APPROVAL to the City Council of the proposed Zoning Map amendments

#### **Attachments:**

Zoning Map  
Land Use Map  
Concept Site Plan  
Review Comments  
Public Notice  
Sign Posting  
Mailing List

## Zoning

# Riverdale City

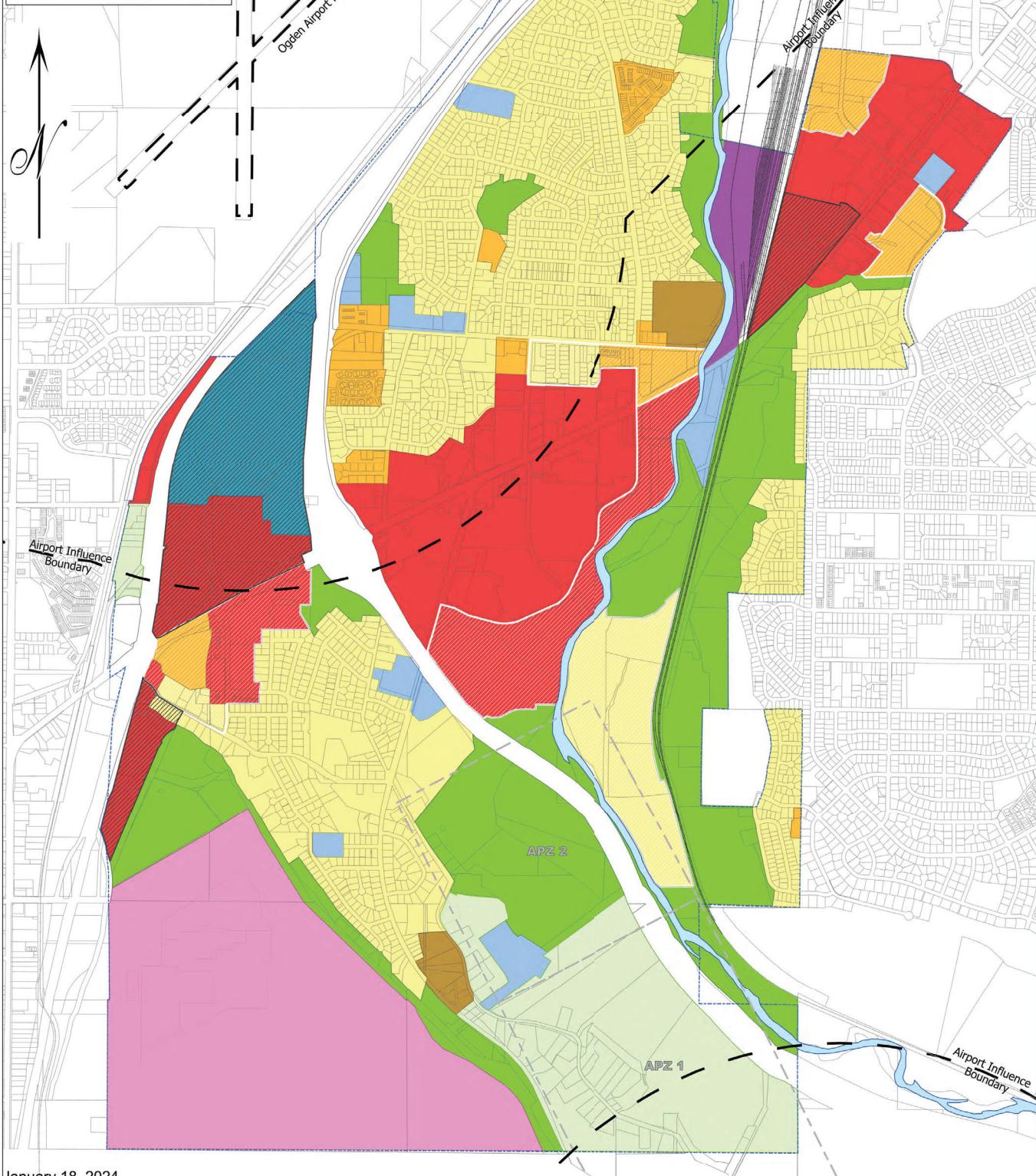


# Land Use Master Plan

# Riverdale City

	Agriculture		Civic/Religious
	Open Space		Hill Air Force Base
	Commercial		Mixed Use Residential
	Office Park		Mixed Use Non-Residential
	Manufacturing		Airport Influence Area
	Detached Residential		HAFB Accident Potential Area
	Attached Residential		Riverdale City Boundary
	Mobile Home Residential		

0 600 1,200 1,800 2,400  
Feet



## OVERALL DATA

Townhomes (24'0" x 35'0") - 59 Units  
Townhomes 3-Plex (35'0" x 72'0") - 2  
Townhomes 4-Plex (35'0" x 96'0") - 12  
Townhomes 5-Plex (35'0" x 120'0") - 1

Garage Parking Stalls - 118 Stalls (2:1 Ratio)  
Street Parking Stalls - 30 Stalls (0.51:1 Ratio)

**TOTAL TOWNHOMES - 59 UNITS**  
**TOTAL GUEST PARKING STALLS - 30 Stalls**

## SITE DATA

Buildings - 49,560 SF (33.61% of Site)  
Grass - 46,361.48 SF (31.46% of Site)  
Asphalt - 34,439.52 SF (23.36% of Site)  
Sidewalk - 11,799.98 SF (8.00% of Site)  
Curb & Gutter - 5,252.38 SF (3.56% of Site)  
Overall Site - 147,413.36 SF



Ritter Drive

1 Site Layout  
1" = 50'-0"

0' 30' 60' 120' 180'

### **OVERALL DATA**

Townhomes (24'0" x 35'0") - 59 Units  
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1 Site Layout  
1" = 80'-0"

0' 30' 60' 120' 180'

# PRECEDENT IMAGES - TOWNHOMES

# Gentile Station

332 W Gentile St, Layton



# Vista Townhomes

## 1285 E 5000 S, Ogden



Towns at 24<sup>th</sup>

550 24<sup>th</sup> Street, Ogden



Towns at 45<sup>th</sup> & 5<sup>th</sup>

4463 S 500 E, Millcreek



**ATTACHMENT TO STAFF REPORT**  
**JFISHER COMPANY ZONING MAP AMENDMENT**  
**DEPARTMENT COMMENTS**

*Community Development*

- Concerns with increased traffic
- HOA viability

*Engineering:* No additional comments

*Public Works.*

- Concerns related to current city code regulating the requirements of public roads vs. private roads
- The ongoing maintenance of private water systems
- HOA viability
- Traffic impacts

*Building Division.* No additional comments

*Fire.* No additional comments

*Legal.* No additional comments

To the Riverdale City Planning Commission,

The applicant, J Fisher Companies, requests a rezone of the properties at and around 1528 Ritter Drive, Riverdale, UT 84405. The questions on the rezone application and our responses are shown below.

**A. Why should the present zoning be changed?**

- a. The property is in an area which suits higher density than the current zone allows. The property lies between two freeways and is adjacent to high density apartment buildings and a commercial zone. The highest and best use of the property is to rezone to a higher density than the current zone allows. A rezone allows a transition from high density and commercial uses to single family homes to the south and west of the subject property.

**B. How is the proposed change in harmony with the City General Plan for this Area?**

- a. The proposed change is not in harmony with the City General Plan. However, the proposed rezone aligns with Riverdale City's goals for moderate income housing. We propose an amendment to the general plan.

**C. If the proposed change is not in harmony, what conditions and circumstances have taken place in the general area since the General Plan was adopted.**

- a. The subject property structures are ready for a new beginning. The property will provide a pleasing transition from commercial uses on Freeway Park Drive, 1500 W, and higher density residential us of Cherry Creek Apartments. This is an infill project which can lift the area through redevelopment.

**D. How is the change in the public interest as well as the applicant's desire**

- a. Utah's housing shortage has made it difficult for families and young professionals to live near where they work. This project helps relieve that pressure by providing additional attainable housing options. The property lies between two freeways and is adjacent to high density apartment buildings and a commercial zone. This area is primed for an increase in density given the surrounding areas and their uses. A rezone, to allow townhomes, increases moderate income housing supply as opposed



to single family homes, accepted in the current zone. The proposed zoning supports a healthy mix of housing types to serve residents at different life stages. The city gains a stronger, more efficient tax base without needing to expand service areas.



**RIVERDALE CITY  
PLANNING COMMISSION**  
**NOTICE of PUBLIC HEARING**

**Notice is hereby given** that the Riverdale City Planning Commission will be holding a public hearing at approximately 6:00 pm on December 23, 2025, to:

1. Receive and consider public comment regarding a proposed **General Plan Amendment**. The proposed amendment would modify the Riverdale City General Plan as it relates to the Future Land Use Map.
2. Review a proposal to rezone approximately 4.35 acres from the Single-Family Residential (R-1-8) zone to the Multiple Family Residential (R-4) zone. The property to be rezoned is located at approximately 1526 W Ritter Drive (parcel nos. **081060026, 081060032, 081120041, 081060003, 081060021, 081060022, 081120015, 081120046, 081120044, 081070022, and 081120043**, ). The request is being made so the lots may be used for a future townhome community. Maps of the zoning area may be viewed on the Riverdale City Website: [www.riverdalecity.com](http://www.riverdalecity.com).

The Riverdale City Planning Commission will hold a public hearing to receive and consider public comment on these items before a recommendation from the Planning Commission is forwarded to the City Council for final action.

The above meeting will be held in the **City Council/Court chambers located at the Riverdale Civic Center at 4600 S. Weber River Drive, Riverdale, Utah**. It is an open meeting in which the public will have the opportunity to comment or ask questions about the above referenced proposals.

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**Certificate of Posting**

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Riverdale City limits on this 12<sup>th</sup> day of December, 2025 at the following locations: 1) Riverdale City Hall Noticing Board 2) Riverdale City website at <http://www.riverdalecity.com/> 3) the Public Notice Website: <http://www.utah.gov/pmn/index.html> .

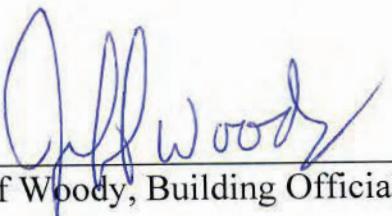
Michelle Marigoni  
Riverdale City Recorder



# **CERTIFICATION OF SIGN PLACEMENT**

This is to certify that on this 9<sup>th</sup> day of December, 2025, I supervised the placement of a sign on property located at approximately 1526 West Ritter Drive, Riverdale, Utah as a notice of a rezone request. I further certify that said sign was posted in compliance with all requirements of Riverdale Municipal Ordinance Code 10-5-3(A).

Dated this 9<sup>th</sup> day of December, 2025.



---

Jeff Woody, Building Official



Ritter Towns Mailing List

Gracey Enterprises Inc.

5464 S 1900 W,

Roy, UT 84067

CC Freeway Park LC

1150 S Depot Dr STE 100

Ogden, UT 84404

Weber Basin Water Conservancy District

2867 E Highway 193

Layton UT 84040

Wetzel Enterprises, LLC

1391 Chancellor Cir.

Salt Lake City UT 84108

De Village Cherry Creek LLC

37 Graham St. STE 200B

San Francisco CA 94129

Boyette, Dalton

1581 W Ritter Dr.

Riverdale UT 84405



Anderson, Craig R

402 W 870 N

Sunset UT 84015

Dunkley, Michael & Hang

1527 Ritter Dr.

Riverdale UT 84405

Shepard, David & Traci

1252 W 1200 N

Ogden UT 84404

Carey Melissa & Benjamin

1471 W. Ritter Dr.

Riverdale UT 84405

White, Matthew

1459 W Ritter Dr.

Riverdale UT 84405

Jack and Leona Palmer Family Trust

1445 W Ritter Dr.

Ogden UT 84405

Deschamp Family Revocable Trust

1425 Ritter Dr.

Riverdale UT 84405

Zepeda, Adriana & Jacob Meza

1415 W Ritter Dr.

Riverdale UT 84405

Flaig, Paul & Janda

1403 W. Ritter Dr.

Ogden UT 84405

Armstrong, Toure

1397 W Ritter Dr

Riverdale UT 84405

Scott D Baird & Linda L Baird Trust

630 W 3650 S

Ogden UT 84405

Adam & Dominique TEP Trust

1478 W Autumn Brook LN

Riverdale UT 84405

Marsha Sperry Pledger Revocable Living Trust

1462 W Autumn Brook LN

Riverdale UT 84405



Chan, Jason & Sienna  
1438 W Autumn Brook LN  
Riverdale UT 84405

Howard, Nathan Alexander  
1422 W Autumn Brook LN  
Riverdale UT 84405

Sheets, Paul & Carol  
5214 S 1500 W  
Riverdale UT 84405

Saterlie, Michael  
5220 S 1500 W  
Riverdale UT 84405

Lucas, Diane  
5228 S 1500 W  
Riverdale UT 84405

Nunn, Robert T  
5213 S Coleman Cir.  
Riverdale UT 84405

Miller, Sherry A  
5221 S Coleman Cir.  
Riverdale UT 84405



Beasley, Courtney & William  
5227 S Coleman Cir.  
Riverdale UT 84405

Iverson, Natalie & Jace  
5241 S Coleman Cir.  
Riverdale UT 84405

JWB Commercial Holdings LLC  
6197 S 2375 E  
Ogden UT 84403

1587 Business Property LLC  
5187 S 1500 W Unit 3  
Riverdale UT 84405

Schwab Properties LLC  
4546 W 5450 S  
Hooper UT 84315

Narwhal Industries LLC  
1348 Washington Blvd.  
Ogden UT 84404

San Terra Interior Finishes LLC  
4429 S 850 W  
Riverdale UT 84405



Ever After Wedding & Special Events Rental LLC

6689 S Dale Park Cir.

West Jordan UT 84084

Davis Holding Group LLC

3820 E Sheep CRK Xing

Eden UT 84310

MAFCO Riverdale LLC

620 E 1700 S

Clearfield UT 84015

Triple H Property Management Inc

5149 S 1500 W

Riverdale UT 84405

Jack Rabbit of Utah LLC

2058 Orchard Harvest Dr.

Kaysville UT 84037

Ogden Peaks Commercial

4655 S 1900 W STE 6

Roy UT 84067



Cromlex LLC  
6618 Buena Vista Dr.  
Ogden UT 84405

Reeve Holdings LLC  
5160 S 1500 W  
Riverdale UT 84405

JLT Investments LC  
2928 S State St  
Salt Lake City UT 84115

LHM RCD LLC  
2905 Premiere Parkway STE 300  
Duluth GA 30097

**AGREEMENT FOR DEVELOPMENT OF LAND  
AT APPROXIMATELY 1526 W RITTER DRIVE, RIVERDALE, UTAH**

This Agreement for development of land (the “**Agreement**”) is entered into this \_\_\_\_ day of \_\_\_\_\_, 2025 (the “**Effective Date**”), between **RIVERDALE CITY**, a Utah municipal corporation (the “**City**”), and **JFISHER COMPANIES, LLC**, a Utah limited liability company (the “**Owner**”). City and Owner may be referred to individually as a “**Party**” and collectively as the “**Parties**”.

**RECITALS**

**WHEREAS**, the City has considered a petition to rezone certain real properties located at approximately 1526 W Ritter Drive, Riverdale, Utah (the “**Subject Area**”), as described in Exhibit A – Subject Area, attached hereto and incorporated herein, from R-1-6 (Single-Family Residential) to R-4 (Multi-Family Residential) pursuant to Riverdale City Code Title 10, Chapter 5;

**WHEREAS**, the Owner has presented a general proposal for the development of a 59-unit townhome community within the Subject Area;

**WHEREAS**, the Owner desires approval of R-4 zoning for the Subject Area;

**WHEREAS**, the Owner acknowledges that approval of the requested zoning does not create a vested right to develop the Subject Area and that further development approvals - including PD subdivision approval, site plan approval, and issuance of building permits - will require the negotiation, approval, and execution of a separate agreement which shall govern all detailed development standards, public improvements, infrastructure requirements, architectural obligations, phasing, deed restrictions, and project amenities;

**WHEREAS**, the City intends that this Agreement function only as an interim development agreement governing the rezoning stage and establishing preliminary development expectations pending the preparation and adoption of the necessary ordinances and agreements, consistent with Utah Code;

**WHEREAS**, the City is willing to grant the requested R-4 zoning subject to the Owner’s acceptance of (a) certain interim development restrictions set forth herein, and (b) the obligation to negotiate in good faith and to execute the necessary agreements prior to any subdivision, site plan, or building permit approval;

**WHEREAS**, the City believes the Subject Area cannot be effectively developed under existing zoning due to factors associated with cost of development, access, and market demand;

**NOW THEREFORE**, in consideration of the mutual promises herein, the Parties agree as follows:

**1. OWNER COVENANTS REGARDING FUTURE DEVELOPMENT AND USE**

A. Use Restrictions. Owner waives the right to use the Subject Area for any purpose other than **townhomes**, not exceeding **59 dwelling units**, with **5-year owner-occupancy deed restrictions** recorded with the subdivision plat (“**Project**”), as more fully described in the “**Concept Plan**”, attached hereto and incorporated herein as Exhibit B – Concept Plan.

## 2. GENERAL PROVISIONS

A. Conditions Precedent. This Agreement shall not take effect until:

1. Owner establishes ownership of all property within the Subject Area.
2. The City Council approves this Agreement as part of the Zone Map Amendment; and
3. The Mayor executes the Agreement

B. Relationship to Future PD Development Agreement. The Parties acknowledge and agree that this Agreement is an interim, rezoning-level agreement adopted pursuant to the City's legislative authority under Utah Code Ann. §§ 10-20 and that this Agreement does not grant any vested right to develop the Subject Area. No subdivision, site plan, or building permit shall be approved, and no development shall occur, until the Parties negotiate, approve, and execute a subsequent *Development Agreement for a Planned Development Subdivision* ("PD Agreement") governing the detailed development standards, public improvements, phasing, amenities, HOA obligations, and other requirements applicable to the Project. The PD Agreement shall be approved by the City Council as a separate legislative action and shall supersede and replace the interim development standards identified in this Agreement.

C. No Vested Rights. The Owner acknowledges that approval of this Agreement and the associated rezoning does not create a vested right to develop the Subject Area under Utah Code Ann. § 10-20-508. Such rights shall arise only upon execution of the PD Agreement and compliance with all subdivision, site plan, and permitting requirements. The City retains full legislative discretion to approve, deny, or condition the PD Agreement.

D. Timeline for PD Agreement. The Owner shall submit a complete draft PD Agreement to the City within six (6) months of the Effective Date of this Agreement ("Deadline"). If the PD Agreement is not executed by the Parties within twelve (12) months of the Effective Date, or if the Owner terminates this Agreement before the Deadline, the City may, at its sole legislative discretion, initiate proceedings to revert the zoning of the Subject Area to its prior classification or to any other classification deemed appropriate pursuant to Utah Code.

## 3. INTERIM SITE DEVELOPMENT STANDARDS

A. Interim Obligation to Comply with Future Development Standards. Until the Parties execute the final PD Agreement, the Owner acknowledges and agrees that all future development of the Property shall be planned, designed, and constructed in a manner consistent with the development standards that are anticipated to be included in the PD Agreement. At a minimum, and without limiting the City's discretion to require additional or modified standards in the PD Agreement, the Owner agrees that no structure shall be erected that conflicts with the following baseline development standards:

1. Development shall consist of townhome style housing substantially consistent with the Concept Plan and all conditions imposed through site plan review.

2. Architecture shall reflect a cohesive architectural theme that complements the surrounding neighborhoods and enhances community character. Townhome design shall include a variety of rooflines, façade articulation, and exterior materials to avoid repetition and provide visual interest. Acceptable exterior finishes include brick, stone, fiber cement siding, architectural metal, hardwood accents (posts and columns), or other high-quality materials approved by the City.
3. Maximum building height shall not exceed 3 stories or 35 feet.
4. Landscaping shall comply with applicable zoning code requirements and all conditions imposed through site plan review.
5. A six-foot screening fence and landscape buffer shall be installed along the east and west property lines, at a minimum.
6. Guest parking shall be provided on-site. No off-site parking will be allowed.

B. Interim Standards Non-Exhaustive. The interim development standards in this Agreement are intended to provide base expectations but are not exhaustive. The Owner acknowledges that the City may impose additional or modified standards during negotiation of the PD Agreement, including standards relating to architecture, phasing, infrastructure, open space, parking, amenities, and HOA requirements, consistent with applicable law.

C. Binding Effect of Future Final Agreement. This Agreement is the first of two sequential legislative instruments governing the Project. The PD Agreement is intended to be the second and controlling instrument for development and, upon execution, the detailed development standards and conditions contained therein shall supersede and replace the interim standards described above. Both agreements shall be interpreted harmoniously, but in the event of any inconsistency, the PD Development Agreement shall control. Any application, plan, or improvement submitted prior to execution of the PD Agreement shall be required to conform to the more restrictive of the interim standards listed herein or the standards ultimately adopted in the PD Agreement, unless otherwise approved in writing by the City.

### **3. CITY'S UNDERTAKING**

A. Upon approval and execution of this Agreement, the City shall rezone the Subject Area to R-4 – Multi-Family Residential as stated in the adopted ordinance.

### **4. GENERAL REQUIREMENTS AND RIGHTS OF THE CITY**

A. City Approval Required. All development plans must comply with City zoning, engineering, building codes, and this Agreement and Concept Plan.

B. Permits. Owner is responsible for obtaining all necessary permits.

C. Conditional City Obligations. City obligations apply only while Owner remains compliant.

D. City Access. City may access the Subject Area for inspection as needed.

## 5. DEFAULT AND REMEDIES

A. Notice of Default. If any Party fails to perform their respective obligations hereunder or to comply with the terms hereof, the Party believing that a default has occurred shall provide Notice to the defaulting Party.

B. Contents of Notice of Default. The notice of default shall: (i) specify the claimed event of default; (ii) identify with particularity the provisions of any applicable law, rule, regulation or provision of this Agreement that is claimed to be in default; (iii) identify why the default is claimed to be material; and (iv) if the City chooses, in its discretion, it may propose a method and time for curing the default which shall be of no less than thirty (30) calendar days duration.

C. Meet and Confer. If any Party gives a notice of default, the Parties shall meet within twenty-one (21) calendar days of the Notice and make good faith effort to resolve the issues specified in the Notice.

D. Mediation. If the Parties are unable to resolve the notice of default after the Meet and Confer provision of Section 5.C, the Parties shall attempt within fifteen (15) calendar days to appoint a mutually acceptable mediator with knowledge of the issue in dispute. If the Parties are unable to agree on a single acceptable mediator, they shall each, within fifteen (15) calendar days, appoint their own representative. These two representatives shall, between them, choose the single mediator. The Parties shall split the fees of the chosen mediator, each party paying 50% of the fees. The chosen mediator shall within fifteen (15) calendar days, review the positions of the Parties regarding the dispute and promptly attempt to mediate the issue between the Parties. If the Parties are unable to reach agreement on the notice of default, the mediator shall notify the Parties in writing of the resolution that the mediator deems appropriate. The mediator's opinion shall not be binding on the Parties.

## 6. MISCELLANEOUS

1. Recordation. This Agreement shall be recorded with the Weber County Recorder's Office in the chains of title for the Property.

2. Notices. All Notices, filings, consents, approvals, and other communication provided for herein or given in connection herewith shall be validly given, filed, made, delivered or served if in writing and delivered personally, electronically, or sent by registered or certified U.S. Postal Service mail, return receipt requested, postage prepaid to the addresses listed below each Party's signature below or to such other addresses as either Party may from time to time designate in writing and deliver in like manner ("Notice"). Any such change of address shall be given at least ten days before the date on which the change is to become effective.

3. Authority. The Parties to this Agreement represent that they have full power and authority to enter into this Agreement, and that all necessary actions have been taken

to give full force and effect to this Agreement. If any Party hereto is not an individual and is an entity, such Party represents and warrants it is fully formed and validly existing under the laws of the State of Utah, and that it is duly qualified to do business in the State of Utah and is in good standing under applicable state laws. Owner and City warrant to each other that the individuals executing this Agreement on behalf of their respective Party are authorized and empowered to bind the Party on whose behalf each individual is signing. Owner represents to City that by entering into this Agreement, Owner has bound all persons and entities having a legal or equitable interest to the terms of this Agreement as of the Effective Date.

4. Entire Agreement. This Agreement, together with the Exhibits attached hereto, documents referenced herein, and all regulatory approvals given by City for the Property contain the entire Agreement of the Parties with respect to the subject matter hereof and supersede any prior promises, representations, warranties, inducements, or understandings between the Parties which are not contained in such Agreements, regulatory approvals, and related conditions.

5. Amendment. This Agreement may be amended in whole or in part with respect to all or any portion of the Property by the mutual written consent of the Parties or by their successors-in-interest or assigns. Any such amendment of this Agreement shall be subject to the approval of the Riverdale City Council and shall be recorded in the official records of the Weber County Recorder's Office.

6. Severability. If any of the provisions of this Agreement are declared void or unenforceable, such provision shall be severed from this Agreement. This Agreement shall otherwise remain in full force and effect provided the fundamental purpose of this Agreement and Owner's ability to complete the development of the Subdivision as set forth herein is not defeated by such severance.

7. Governing Law. The laws of the State of Utah shall govern the interpretation and enforcement of this Agreement. The Parties shall agree that the venue for any action commenced in connection with this Agreement shall be proper only in a court of competent jurisdiction located in Weber County, Utah. The Parties hereby expressly waive any right to object to such choice of law or venue.

8. Remedies. If any Party breaches any provision of this Agreement, the non-defaulting Party shall be entitled to all remedies available both at law and in equity.

9. Attorney's Fees and Costs. If any Party brings legal action either because of a breach of this Agreement or to enforce a provision of this Agreement, the prevailing Party shall be entitled to reasonable attorney's fees and court costs.

10. Binding Effect. The benefits and burdens of this Agreement shall be binding upon and shall inure to the benefit of the Parties and their respective heirs, legal representatives, successors in interest and assigns. This Agreement shall be incorporated by reference in any instrument purporting to convey an interest in the Property.

#### **SIGNATURES ON FOLLOWING PAGE**

**IN WITNESS WHEREOF**, the Parties have caused this Agreement to be duly executed on the

Effective Date above.

**CITY:** Riverdale City,  
a Utah Municipal Corporation

By: \_\_\_\_\_  
Braden Mitchell, Mayor

**ATTEST:**

\_\_\_\_\_  
City Recorder

**APPROVED AS TO FORM:**

\_\_\_\_\_  
City Attorney

**Mail Notices to:**  
Riverdale City  
Attn: Brandon Cooper  
4600 S. Weber River Drive  
Riverdale, Utah 84405  
[bcooper@riverdaleutah.gov](mailto:bcooper@riverdaleutah.gov)  
801.394.5541

**OWNER:** JFisher Company, LLC

a Utah limited liability company

By: \_\_\_\_\_

Its: \_\_\_\_\_

**Mail Notices to:**

JFisher Companies, LLC  
Attn: Luke Martineau  
1216 W. Legacy Crossing Blvd  
Centerville, Utah 84014  
[luke@fisherco.com](mailto:luke@fisherco.com)  
801-335-8500

STATE OF UTAH

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:SS

COUNTY OF WEBER

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On this \_\_\_\_\_ day of \_\_\_\_\_, 2025, personally appeared before me, \_\_\_\_\_, whose identity is personally known to me (or proved to me on the basis of satisfactory evidence) and who by me duly sworn (or affirmed), did say that he is the \_\_\_\_\_, a Utah limited liability company, and that the foregoing document was signed by him in behalf of said \_\_\_\_\_, and that said \_\_\_\_\_ executed the same.

\_\_\_\_\_  
Notary Public

EXHIBIT A  
AGREEMENT FOR DEVELOPMENT OF LAND  
Subject Area

DRAFT

**EXHIBIT B**  
AGREEMENT FOR DEVELOPMENT OF LAND  
Concept Plan

DRAFT