

Minutes of the Regular Meeting of the Riverdale City Council held Tuesday, January 20, 2026, 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  
Kent Anderson, Councilmember

City Employees: Steve Brooks, City Administrator/Attorney  
Brandon Cooper, Community Development Director  
Casey Warren, Police Chief  
Matthew Hennessy, Fire Chief  
Cody Cardon, Business Administrator  
Shawn Douglas, Public Works Director  
Michelle Marigoni, City Recorder

Excused:

Visitors: Melissa & Ben Carey  
Janet Deschamp  
Mikkel Deschamp  
Paige Hess  
Gordon Bowen  
James Deschamp  
Preston Deschamp  
Lori Fleming  
Mike Davis  
Stacey Davis  
Cody Hansen  
Mike Dunkley  
Luke Martineau  
Steve Flinders  
Shauna Flinders  
Blake Flinders  
Wendy Anderson  
Matt White  
Melissa Carey

### **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** – Michael Richter

**Invocation** – Kent Anderson

### **Public Comment**

Mayor Mitchell invited members of the public to speak.

Melissa Carey stated she lives directly across from the proposed rezone on Ritter Drive and has resided there most of her life. She opposed the rezone, noting a similar request was denied four to five years ago for 100+ two-story townhomes. She argued nothing has changed to justify rezoning to R-4 for 59 three-story townhomes, which would generate approximately 590 daily vehicle trips. She highlighted safety concerns with exits onto a risky section of Ritter Drive with poor visibility, especially at sunset, and potential for tripling the population on the street. She expressed worry that rezoning one property could lead to similar requests on adjacent parcels, potentially resulting in 150+ units or apartments. She questioned enforcement of proposed agreements for construction timelines, reversion to prior zoning, and five-year owner-occupancy requirements. She raised fire safety issues due to topography creating a "canyon" effect with limited exits, ongoing parking and visibility problems, and urged denial to preserve neighborhood character over outside investors.

Janet Deschamps thanked the council for their service and stated she watches all meetings online due to her long-term love for the city (over 35 years). She opposed any general plan amendment, citing its purposes including adequate

open space, preventing overcrowding and congestion, enhancing home life security, and stabilizing property values—none of which she believed the proposal supports. She described the site as an entrance to Riverdale with potential traffic and parking mess, a "wall" of townhomes harming views and values, and increased future traffic from nearby developments (e.g., 5600 South, MotorVu, South Weber subdivisions) using Ritter Drive as a shortcut. She urged Council to leave the general plan unchanged, noting R-1-6 is preferable to R-4 and that considering changes feels like a disregard for longtime residents.

Mercedes Garcia lives on Parker Drive and expressed concern about poor nighttime lighting on Parker Drive from the fire station north to River Valley Drive, with inconsistent pole lighting creating dangerous darkness for runners, walkers, and dog owners, especially early mornings. She requested additional lights, possibly from UDOT, and asked if neighborhood support (e.g., petitions) could help.

Preston Deschamps, longtime Riverdale resident now in Layton, recalled growing up on Ritter Drive with strict rules against using the road in late afternoons/evenings due to poor visibility from sun glare. He described a traumatic incident where a neighbor was struck by a vehicle. He opposed the 59 townhomes, predicting starter/rental units for young families, adding ~125 vehicles and more street parking despite red curbs, increasing foot traffic and risks to children on a dangerous road. He noted growing area traffic from developments making Ritter Drive a known shortcut and questioned assessing safety for new families unaware of risks.

Matthew White lives on Ritter Drive. He noted planning commission discussions on building height equivalence but argued three-story townhomes closer to the street create a "wall" unlike single-family homes with setbacks. He opposed red curbing on his side, anticipating spillover parking by residents' visitors blocking driveways.

Steve Flinders lives on corner of Ritter and 1345. He knows most council lives on the other side of town. Ritter has started getting increased traffic. He opposed the 59-unit three-story proposal as not fitting the neighborhood, preferring single-family homes over "stack them and rack them" development.

James Deschamps (with financial interest), with multi-family development experience, opposed due to inevitable insufficient parking leading to street issues despite approvals.

Mike Dunkley lives right across the street and opposed the townhomes across from his forever home, valuing the street's unique single-family character and mountain views. He suggested single-family is more reasonable, echoed parking concerns, and questioned potential retaining walls

Mike Davis, Ritter Drive resident (bottom of the street), stated he has lived there for 36 years and remembered when the road had only about 30 cars per day with a country feel. He expressed sympathy for residents at the top of the hill, who would face a hillside behind and townhomes in front. He questioned the road's capacity for more traffic, noting no improvements have addressed the Coleman development. While he appreciated the new sidewalk, he said the added bike lane has widened the road and encouraged faster speeds, with frequent passing on the double-yellow line when drivers obey the limit—a weekly occurrence. He is not opposed to growth but urged thoughtful consideration of resident impacts, suggesting traffic calming measures as promised in a 2020 email (with only the bike lane added since). He asked the council to imagine how they would feel if this development were near their own homes.

Josie Torres, Ritter Drive resident (directly across from the project), described the block as family-friendly with grandchildren, nieces, and nephews visiting, and welcomed her new neighbor Matt. She was present when Ritter Drive was opened (previously kept closed due to heavy traffic). The plan included narrowing the street for slower speeds, but that has not happened. She opposed the tall townhomes, saying residents would be trapped between large structures on both sides; in a fire or emergency, added people and traffic would block escape. Backing out of driveways is already dangerous, with drivers passing while turning in. She feared the road would become business-like access rather than residential. Evening visibility is poor, and she could not imagine the congestion from so many homes and families. She noted people walking up from Cherry Creek and prior break-ins on the property, which attracts problems; the townhomes would add too many families, congestion, and traffic.

Stacey Davis lives on Ritter. She requested Council visit to experience the heavy, fast traffic preventing safe driveway access, especially during school hours.

### **Presentations and Reports**

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

Mayor Mitchell had nothing for this meeting.

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

a. Department Reports December

Mr. Brooks noted positive sales-tax trends but awaited holiday and Trader Joe's impacts. Cody Cardon explained the holiday spending was not on the sales tax report yet and will show up in February. Sales tax continues to be higher than it has been, exceeding 2021 and 2022 numbers.

- b. January Anniversaries Employee Recognition
- c. Staffing Authorization Plans
- d. Community Development Report

Cody Cardon explained the holiday spending was not on the sales tax report yet and will show up in February. Sales tax continues to be higher than it has been, exceeding 2021 and 2022 numbers.

Indoor Hockey program has now started. It has been very popular and is getting a lot of participants from surrounding cities.

**3. Swearing In – Councilmember Kent Anderson**

Councilmember Kent Anderson was sworn in by City Recorder Michelle Marigoni.

**Consent Items**

**1. Consideration to appoint Cody Hansen to the Planning Commission**

Councilor Hansen recused herself due to being related to Cody. Councilor Arnold expressed concerns as the Planning Commission should not have any influence on the City Council and having two family members could be seen that way. However, Cody will not be swayed by Councilor Hansen. Therefore:

**Councilor Arnold moved to appoint Mr. Hansen to the Planning Commission for a 1-year term. Councilor Richter seconded the motion and all voted in favor (Councilor Hansen abstained).**

**2. Review, update and approval of City Council assignments**

Councilor Arnold moved to reappoint Councilor Stevens to the Mosquito Abatement Board. This was seconded by Councilor Hansen and all voted in favor.

**Action Items**

Councilor Arnold proposed addressing items 2 and 3 first. Council agreed.

**1. Item #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.**

Mr. Cooper presented the request to change the Future Land Use Map from detached to attached residential for 4.35 acres at 1526 W Ritter Drive to allow 59 townhomes. He noted consistency with general plan elements for higher density in appropriate areas, acceptable traffic levels per study, and planning commission's positive recommendation (3-2 vote). He explained procedures were followed properly with the general plan amendment and rezone considered in the same meeting cycle, and a development agreement would make the rezone conditional; council could revert to R-1-6 if obligations unmet. He addressed HOA difficulties, noting the PRUD/PD update (item 1) aims to improve enforcement.

Council discussion was extensive. Councilor Arnold criticized aspects of prior developments like Riverwell not adhering to site plans, raised concerns about crime, planning commission training needs, speeding on Ritter Drive, and noted a 2020 denial of townhomes followed by 2021 approval of R-1-6. He emphasized the council should prioritize protecting current residents over changes. Mayor Mitchell stated he does not view the city as having "two sides," driving the south side often to stay informed.

Councilor Richter urged focus on the general plan update without delving too deeply into the rezone details.

Councilor Stevens expressed disappointment with Riverwell (voted against it), noting the change from C-3 to residential did not match expectations, and previous discussions set density at R-1-6, which should remain.

Councilor Anderson noted the planning commission's forward recommendation relied heavily on the development agreement's reversion mechanism to prior zoning; he was unaware council would need further action for reversion and would be concerned if changes were needed later.

Councilor Hansen questioned the "safety net" of the development agreement, noting it would be difficult to defend a reversion followed by a new owner requesting rezone again. She also asked about detached residential allowing mixed use, with Mr. Cooper clarifying the mixed-use overlay permits multifamily in certain contexts.

Councilor Richter expressed apprehension about changing the plan prematurely without more discussion or a detailed site plan.

**Motion:** Councilmember Arnold moved to deny Ordinance #1000 regarding a proposed General Plan amendment which modifies the Riverdale City General Plan as it relates to the Future Land Use Map, as the application does harm an adjacent property owner, and is not in harmony with the surrounding neighborhood.

**Second:** Councilmember Hansen

Councilor Richter mentioned safety concerns may need to be included.

**Councilor Arnold amended the motion** to include safety concerns based upon testament from residents who live on and frequent the road and increased traffic of this magnitude would adversely affect the safety of the residents. Second was in agreement.

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

Motion passed unanimously to deny the General Plan update.

2. **Item #3** - Consideration of Ordinance #1001 rezoning approximately 4.35 acres, located at 1526 W Ritter Drive, from Single-Family Residential (R-1-6) to Multiple-Family Residential (R-4).

Mr. Cooper noted the rezone is inconsistent following the General Plan update denial.

**Motion:** Councilmember Arnold moved to deny Ord 1001 based on the finding that it does not comply with the general plan. It adversely affects a joining property owner and, based on testimony of the residents, a development of this size and scope would jeopardize the safety of those who use and frequent Ritter Drive.

**Second:** Councilmember Richter

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

Motion passed unanimously to deny the rezone.

3. **Item # 1** - Consideration of Ordinance #999 regarding proposed text amendments to Riverdale City Code Title 10, Chapter 22 Planned Residential Unit Development (PRUD).

Mr. Cooper summarized modernization to Planned Development (PD) for flexibility in residential/commercial/mixed-use, aligning with state code and addressing maintenance/HOA issues.

Mr. Douglas highlighted improvements from past experiences.

Council discussed zone applicability, spot zoning risks, open space reduction, waivers, and enforcement.

**Motion to untable (previously tabled): Councilor Arnold moved, Councilor Hansen seconded. Passed unanimously.**

**Motion:** Councilmember Arnold moved to table

**Second:** Councilmember Richter

There was no discussion on the motion.

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

Motion passed unanimously. Item is tabled.

4. Discussion regarding Council Rules and Procedures

Mr. Brooks reminded Council to review rules post-election and direct inquiries to him.

5. Consideration to enter into a closed session pursuant to Utah code 52-4-205 (a) discussion of the character, professional competence, or physical or mental health of an individual and (c) discussion of pending or reasonably imminent litigation (Roll call vote).

**Motion:** Councilmember Arnold moved to enter the closed session

**Second:** Councilmember Richter

There was no discussion on the motion.

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

Motion passed unanimously, closed session began at 8:42 pm.

Present in closed session:

Mayor Mitchell, Councilor Arnold, Councilor Stevens, Councilor Hansen, Councilor Richter, Councilor Anderson, Cody Cardon, Steve Brooks, Michelle Marigoni

**Motion:** Councilmember Arnold moved to end the closed session and reopen the meeting.

**Second:** Councilmember Hansen

There was no discussion on the motion.

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

Motion passed unanimously, meeting reopened at 9:05 p.m.

**Upcoming Events**

**Comments**

City Council

## Council Regular Meeting, January 20, 2026

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Councilor Arnold stated packets need comments from department heads or a no concerns signature. Mr. Cooper noted any comments are included in the packet, but suggested a routing sheet could be implemented.

### City Staff

Mr. Brooks reported there was a fire in the Civic Center lobby due to construction on January 19. There was no damage.

### Mayor

Mayor Mitchell reported vandalism and vinyl fences broken. The police responded before he could even get out to see the damage.

### Adjournment

Having no further business to discuss, Councilmember Arnold moved to adjourn the meeting. Councilmember Richter seconded the motion. The meeting was adjourned at 9:27 p.m.

**Date Approved: 2/3/2026**