



RIVERDALE CITY PLANNING COMMISSION AGENDA
CIVIC CENTER - 4600 S. WEBER RIVER DR.
TUESDAY, MARCH 10, 2026

5:30 p.m. (immediately following regular meeting) – Planning Commission Work Session (Conference Room)

The purpose of the work session is to review maps, plans, paperwork, etc. No motions or decisions will be considered during this session, which is open to the public.

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

A. Welcome & Roll Call

B. Public Comment

This is an opportunity to address the Planning Commission regarding your concerns or ideas. Please try to limit your comments to three minutes. No action will be taken during public comment.

C. Presentations and Reports

1. Community Development Update

D. Consent Items

1. [Consideration of Meeting Minutes from:](#)
February 24, 2026 Work Session and Regular Meeting

E. Action Items

1. Public Hearing to receive and consider public comment regarding:
 - a. a proposed General Plan Amendment which would modify the Riverdale City General Plan Future Land Use Map for property located at 671 W 4400 S, changing the designation from Attached Residential to Commercial.
 - b. a proposed a Zoning Map Amendment to rezone approximately 5.51 acres from the Multiple Family Residential (R-4) zone to the Commercial Zone (C-3) at approximately 671 W 4400 S.
2. [Consideration to forward a recommendation to City Council of a General Plan Amendment to modify the Future Land Use Map from “Attached Residential” to “Commercial” in the location of 671W 4400 S.](#)
3. [Consideration to forward a recommendation to City Council of a Zoning Map amendment to modify the zoning from R-4 \(Multiple-Family Residential\) to C-3 \(Commercial\) for a property located at 671 W 4400 S.](#)

F. Comments

1. Planning Commission
2. City Staff

G. Adjournment

In compliance with the Americans with Disabilities Act, persons in need of special accommodation should contact the City Offices (801) 394-5541 at least 48 hours in advance of the meeting.

Certificate of Posting

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted on this 6th day of March, 2026 at the following locations: 1) Riverdale City Hall Noticing Board 2) the City website at <http://www.riverdalecity.com/> and 3) the Public Notice Website: <http://www.utah.gov/pmn/index.html>.

Michelle Marigoni
Riverdale City Recorder

Minutes of the **Work Session** of the Riverdale City **Planning Commission** held Tuesday February 24, 2026 at 5:30 p.m., at the Civic Center, 4600 S Weber River Dr, Riverdale City, Weber County, Utah.

Present:

Commissioners: Rikard Hermann, Vice Chair
Colleen Henstra, Commissioner
Alan Bowthorpe, Commissioner
Jason Francis, Commissioner
Laura Hilton, Commissioner
Cody Hansen, Commissioner
Melissa Carey, Commissioner

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

Excused:

A. Welcome & Roll Call

The Planning Commission Work Session began at 5:30 p.m. Commissioner Hermann welcomed everyone to the meeting, including new commissioner Melissa Carey. He stated for the record that all members of the Planning Commission were present. Members of the city staff were also present.

B. Public Comment

C. Presentations and Reports

1. Community Development Update
2. Swearing in of new Planning Commissioners Cody Hansen and Melissa Carey

D. Consent Items

1. Consideration of Meeting Minutes from:
January 13, 2026 Regular Meeting

E. Action Items

1. Commission consideration, nomination, and voting to select Planning Commission Chair and, if necessary, Vice Chair Member.
Nominations and voting will be held during the main meeting.
2. Consideration of Final Subdivision Plat and Site Plan application for RiverPark Retail located at 4868 South 1050 West, as requested by Steward Land Company
This is a commercial subdivision to amend the current parcels/plats and a site plan for a commercial retail development. The site plan was reviewed with staff comprehensively. There are two potential tenants for pads A and B.
3. Consideration to set a public hearing to receive public comment on a proposed rezone of property located at 671 W 4400 S, Riverdale, Utah, from R-4 (Residential) to C-3 (General Commercial) to allow for the development of a retail automobile dealership.
This property was rezoned to R-4 for a multi-family development which did not work out. The property owners now wish to rezone to C-3 for a Car Max auto dealership.
4. Presentation and discussion regarding comprehensive ordinance amendments to Title 10 – Mike Hansen presentation.

F. Comments

G. Adjournment

As there was no further business to discuss, the Planning Commission Work Session adjourned at 5:58 p.m.

Date Approved:

DRAFT

Minutes of the **Regular Session** of the Riverdale City **Planning Commission** held Tuesday, February 24, 2026, at 6:00 p.m., at the Civic Center, 4600 S Weber River Drive., Riverdale City, Weber County, Utah.

Present:

Commissioners: Rikard Hermann, Vice Chair
Colleen Henstra, Commissioner
Alan Bowthorpe, Commissioner
Jason Francis, Commissioner
Laura Hilton, Commissioner
Cody Hansen, Commissioner
Melissa Carey, Commissioner

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

Excused:

Visitors: Jason Thompson
Seth Vining

A. Welcome & Roll Call

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

B. Public Comment

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

C. Presentations and Reports

1. Swearing in of new Planning Commissioners Cody Hansen and Melissa Carey
2. Community Development Update

Mr. Cooper reported that the City had received two new administrative conditional use permit applications: one for Overland Tuning at 760 West River Park Drive (auto tuning for major brands) and one for a window and blind cleaning and installation company at 1393 West 5175 South.

He provided updates on the CarMax used car dealership rezone, the AFCU campus construction (five-story building and parking structure advancing, with RDA infrastructure incentive negotiations), the Stringtown master plan (consultant and stakeholder progress; presentation anticipated in March), the Riverside Flats Town Homes pre-application (townhome site plan across from the former Leslie's site), pre-application work for a seven-lot townhome subdivision at 313 West 4400 South, ongoing Title 10 updates, and the Peacock Ridge subdivision (City-owned land being vacated from eight lots to two lots with sale of remainder to the canal company for easement).

D. Consent Items

1. Consideration of Meeting Minutes from:
January 13, 2026 Regular Meeting

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

E. Action Items

1. Commission consideration, nomination, and voting to select Planning Commission Chair and, if necessary, Vice Chair Member.

Nominations were opened for Chair. Commissioner Hermann was nominated by Commissioner Bowthorpe and seconded by Commissioner Francis. No other nominations were received. Commissioner Hermann accepted the nomination. The motion passed unanimously.

Nominations were opened for Vice Chair. Commissioner Henstra was nominated by Commissioner Bowthorpe and seconded by Commissioner Hilton. No other nominations were received. The motion passed unanimously. Rik Hermann will serve as chair and Colleen Henstra will serve as vice chair.

2. Consideration of Final Subdivision Plat and Site Plan application for RiverPark Retail located at 4868 South 1050 West, as requested by Steward Land Company

Brandon Cooper introduced Jason Thompson with AWA and Seth Vining from Steward Land Company and presented the project. It consists of a three-lot subdivision combining portions of existing parcels in the Retail Commercial Park zone. Phase 1, known as Pad A, includes a four-unit retail building with two drive-thrus for Beans and Brews and Tropical Smoothie. Future Pad B is planned for a restaurant with drive-thru, and Pad C is planned for a tire shop. The project provides infrastructure, parking, and connections including to the Sam's Club parking lot with phasing designed to minimize disruption.

Mr. Cooper reviewed compliance with Retail Commercial Park zone objectives for unified development, urban character, connectivity, and visual harmony. The proposal meets all objective standards for lot configuration, setbacks, streets, technical requirements, fire access, and infrastructure. Special considerations included headlight screening berms along 1050 West, water-wise landscaping with no turf in park strips per current ordinance, double drive-thru queuing with concrete separation and signage, phased parking and stormwater management with asphalt rolled curbs, and architectural elevations reviewed by the Design Review Committee.

MOTION: Commissioner Hansen moved to forward recommendation for approval of Final Subdivision Plat and Site Plan application for RiverPark Retail located at 4868 South 1050 West, as requested by Steward Land Company, subject to the information in the staff report from this meeting. The applicant shall finalize water transfer, public infrastructure improvement guarantee, long-term stormwater maintenance agreement, and UDOT encroachment permit.

SECOND: Commissioner Bowthorpe

Commissioner Henstra: Yes
Commissioner Francis: Yes
Commissioner Carey: Yes
Commissioner Bowthorpe: Yes
Commissioner Hilton: Yes
Commissioner Hermann: Yes
Commissioner Hansen: Yes

Motion passed unanimously.

3. Consideration to set a public hearing to receive public comment on a proposed rezone of property located at 671 W 4400 S, Riverdale, Utah, from R-4 (Residential) to C-3 (General Commercial) to allow for the development of a retail automobile dealership.

Mr. Cooper noted the application for the CarMax dealership on the former Leslie's site and the need for public input.

MOTION: Commissioner Henstra moved to set the public hearing for a proposed rezone and general plan amendment for March 10, 2026.

SECOND: Commissioner Francis

Commissioner Hilton: Yes
Commissioner Hermann: Yes
Commissioner Bowthorpe: Yes
Commissioner Hansen: Yes
Commissioner Francis: Yes
Commissioner Carey: Yes
Commissioner Henstra: Yes

4. Presentation and discussion regarding comprehensive ordinance amendments to Title 10 – Mike Hansen presentation.

Mr. Hansen presented research on neighborhood plans from other Utah cities. He highlighted benefits including better public engagement, more targeted responses to legislative changes, and clearer definitions of neighborhood character and identity. He also discussed potential challenges such as managing neighborhood expectations and ensuring clear boundaries of authority.

He recommended an umbrella approach with a citywide general plan supplemented by subarea or neighborhood plans. He suggested three to four neighborhoods based on geography and existing patterns. Commissioners expressed support for enhanced community engagement and preferred between four and seven neighborhoods. They requested refinement of neighborhood boundaries to better reflect local distinctions such as the East Bench versus South Weber Drive.

The group agreed to use the existing 2023 general plan as the citywide umbrella. Funding would need to come from the general fund since grant timelines do not align. Commissioners directed staff to pursue the neighborhood plans concept, work with administration on funding and scope, and report back.

Comments

1. Planning Commission

Commissioners expressed appreciation for the presentations and provided additional input on neighborhood boundaries and the value of resident engagement.

2. City Staff

Mr. Cooper and Mr. Hansen responded to questions on Title 10 coordination and next steps for neighborhood plans scoping.

F. 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 7:34 p.m.

Date Approved:

Body: Planning Commission

Topic: General Plan Amendment Request – CarMax
PUBLIC HEARING, consideration of a recommendation to the City Council of a General Plan Amendment to modify the Future Land Use Map from “Attached Residential” to “Commercial” in the location of 671 W 4400 S

Department: Community Development

Director: Brandon Cooper

Staff/Presenter: Brandon Cooper

Contact: bcooper@riverdaleutah.gov

Applicant: Kristen Cowan, CenterPoint Integrated Services, on behalf of CarMax Auto Superstores

Project Location: approx. 671 W 4400 S

Current Map Designation: Attached Residential

Proposed Map Designation: Commercial

Acreage: approximately 5.5 acres

Request:

The Community Development Department is forwarding a request from CarMax Auto Superstores, represented by Centerpoint Integrated Solutions, for Planning Commission review of a proposed amendment to the Riverdale City General Plan. The request includes holding a public hearing and making a recommendation to the City Council. The proposed amendment is intended to update the Future Land Use Map from “**Attached Residential**” to “**Commercial**” to allow for a subsequent zone change request from R-4 (Multi-Family Residential) to C-3 (Commercial) in the vicinity of 671 W 4400 S, Riverdale, Utah. The Future Land Use Map categories correspond to zoning districts and are informational; they do not automatically grant

rezoning rights and amendments require review and recommendation by the Planning Commission and review and approval by the City Council.

The requested amendment is intended to refine the Future Land Use Map designation to better reflect evolving land use patterns, existing and adjacent uses, and development opportunities in this area, while maintaining consistency with the broader elements found in the General Plan. The amendment would allow consideration of **commercial uses** in a location that is proximate to other commercial uses, existing infrastructure, transportation facilities, and sufficient access.

The amendment does not approve a specific development proposal or zone 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 – March 10, 2026
City Council Meeting – TBD

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, economic development, 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.

General Plan Context and Compatibility Analysis

1) **EXISTING CONDITIONS:** Does the location align with the General Plan’s emphasis on Riverdale Road and key development areas?

The Executive Summary states that Riverdale is largely built out, with development opportunities concentrated “around Riverdale Road and along the Weber River,” and that the Plan’s emphasis was to focus on those areas while preserving neighborhoods and open space amenities elsewhere.

While 671 W 4400 S is not on Riverdale Road itself, it is part of the City’s broader corridor network that connects to Riverdale Road’s commercial core. The proposed amendment would better align the site with the Plan’s focus on concentrating commerce and activity in the City’s key development areas.

The General Plan also establishes several objectives, two of which are key considerations:

- Achieve better, balanced development
- Promote responsible financial security

2) **LAND USE:** Commercial land use designation is a defined General Plan category and consistent with Riverdale’s existing development pattern

The General Plan defines Commercial as providing for a range of commercial uses and ties it to Riverdale zoning districts C-1, C-2, C-3, CP-1, CP-2, CP-3.

The Plan’s land use analysis also indicates that commercial uses represent a major share of the City’s building square footage (noting 33% attributed to commercial compared to 50% attributed to single-family residences).

This supports the idea that commercial activity is a core component of Riverdale’s land use mix and identity.

However, *“plans that do not guide development in manner that maintains the City’s vision while satisfying the State housing mandates should be revisited.”*

The subject area was zoned Commercial (C-3) and Mobile Home Park (RMH-1) until 2022, when the City Council approved a rezone from C-3 to its present zoning of R-4.

Land Use best practices found on page 8 of the General Plan that apply to this application include:

- Focus intensities around key intersections, major traffic corridors, and where infrastructure is readily accessible
- Maximize efficiency of existing and planned infrastructure by placing most intense development at major nodes
- Optimize land use designations based on opportunities and constraints
- Step intensities down progressively away from major development nodes and intersections

Maintaining a balance between commercial and residential uses is an important consideration in the Plan. The Plan also recognizes that new development would largely occur as *“urban infill or redevelopment”*, typically intensifying land use over time.

3) TRANSPORTATION: Make land use and transportation decisions based on a comprehensive understanding of the impact on each other

The Transportation Element discusses the intention to *“maintain and improve connections between housing, employment, education, recreation, and commerce.”*

Additionally, the Plan calls out access management along Riverdale Road as a safety and efficiency priority (combining/realigning/removing access points to reduce collision potential).

A Commercial designation at 671 W 4400 S is consistent with the Plan’s emphasis on supporting commerce in a way that is coordinated with the transportation system and safety strategies, particularly if redevelopment includes appropriate circulation and access planning.

4) **ECONOMIC DEVELOPMENT:** The significant role of Riverdale as a retail hub supports appropriate commercial development

The General Plan describes Riverdale as a regional retail hub and notes the City's strong reliance on sales tax generation and redistribution.

A Future Land Use designation that supports commercial activity at an appropriate corridor location is consistent with that economic function and the City's established development pattern and financial goals.

Riverdale's greatest retail strength is the General Merchandise category, accounting for 23.5% of total retail and service taxable sales (2021), followed by Motor Vehicle and Parts Dealers at 19.8%.

Recommended methods to promote increased commercial development include removing barriers to entry for commercial uses.

"The primary location for economic growth is within the City's existing commercial zones. Of the City's 143 vacant acres, vacant commercial represents roughly 40% of all vacant acreage."

"While these areas provide opportunities for the consideration of commercial expansion...concentrating commercial development in the designated areas will help maintain the City's small town identity while offering areas with mixed-use vibrancy."

5) **PUBLIC ENGAGEMENT:** Public input supports reinvestment in existing commercial areas and redevelopment of underperforming sites

Public engagement comments in the Plan include preferences to incentivize redevelopment of old/blighted commercial properties and to fill vacant strip malls/shopping centers before adding more. While not policy language by itself, this input supports the General Plan direction of focusing growth and reinvestment in the City's primary development areas rather than dispersing it into stable neighborhoods.

Key Considerations to Ensure Compatibility at the Development Stage

If the Future Land Use Map amendment is recommended and ultimately approved, staff recommends that subsequent zoning and site design review focus on:

- Transportation safety and circulation, including driveway spacing and internal circulation consistent with access management best practices discussed in the General Plan.
- Multimodal connectivity (safe pedestrian connections/sidewalk integration) consistent with the plan's goal of improving connections between commerce and surrounding destinations.
- Context-sensitive transitions where commercial development edges any nearby residential uses (site layout, buffering, lighting orientation, etc.), to remain consistent with the General Plan's broader goal of preserving neighborhood quality while focusing development in key areas.

Factors in Determining General Plan Compliance

In making its recommendation, the Planning Commission 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 Conclusion

Based on the General Plan's emphasis on:

1. Concentrating development opportunity around major commercial/corridor areas;
2. Supporting commerce in a way that is coordinated with the existing transportation system; and
3. The City as a regional retail hub and its strong reliance on sales tax generation and redistribution; and
4. That commercial use represents a major share of the City's building square footage, and this site was once previously operated as and was zones as a Commercial (C-3) use,













Staff recommends the Planning Commission **forward a favorable recommendation** to the City Council for the Future Land Use Map change from **Attached Residential** to **Commercial**.

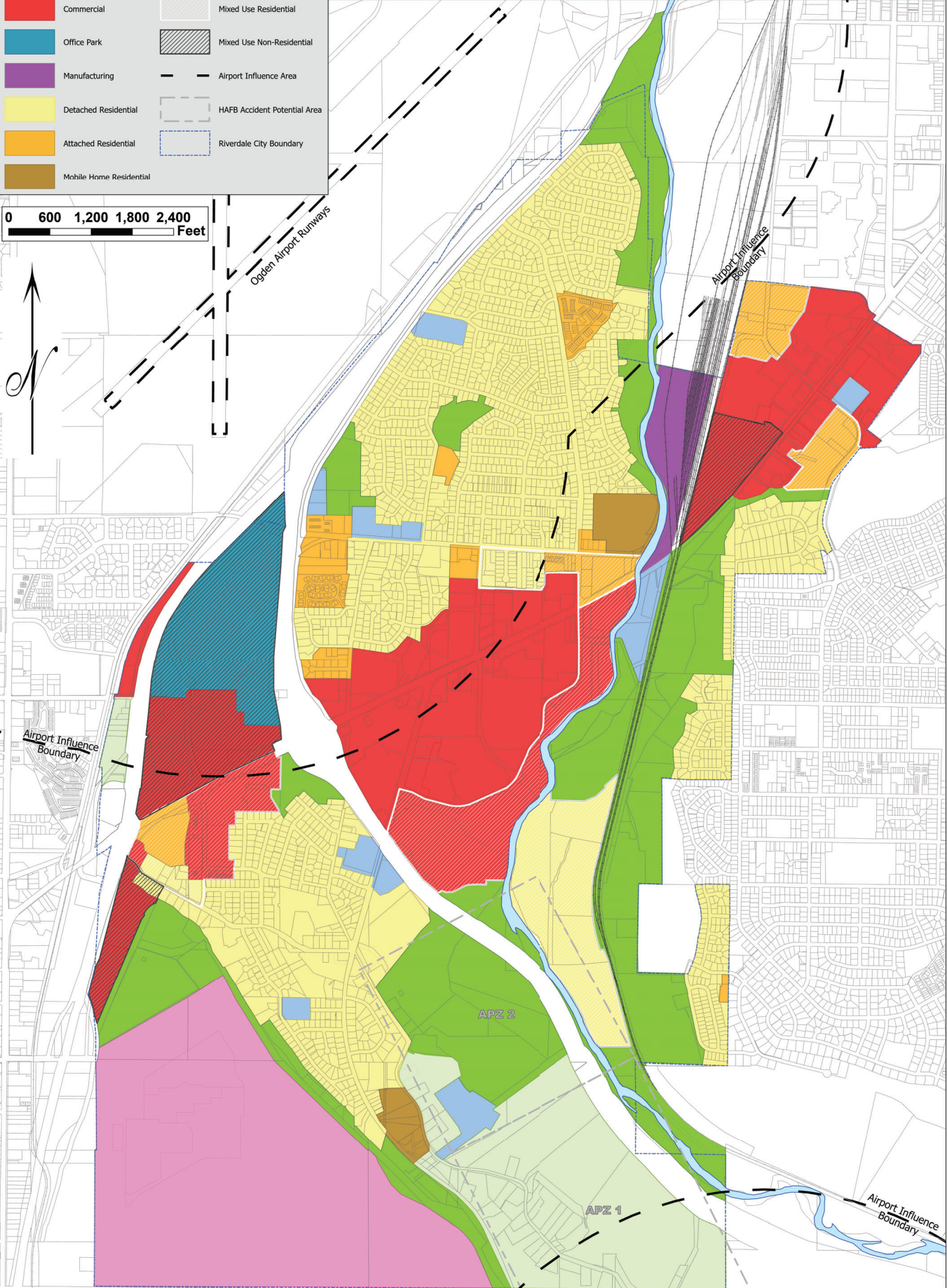
Attachments:

Future Land Use Map
Plat
Public Notice

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		



RIVERSIDE FLATS SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7,
TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,
RIVERDALE, WEBER COUNTY, UTAH
SEPTEMBER 2025

VICINITY MAP
NOT TO SCALE



CENTER OF SECTION 7,
TOWNSHIP 5 NORTH, RANGE 1
WEST, S.L.B. & M.
FOUND 7" BRASS CAP ON 2"
PIPE, FAIR CONDITION, DATED
1967.

(BASIS OF BEARING) S88°21'27"E 2595.64'

EAST 1/4 COR. SECTION 7,
TOWNSHIP 5 NORTH, RANGE 1
WEST, S.L.B. & M.
FOUND 7" BRASS CAP ON
2" PIPE, FAIR CONDITION, DATED 1967



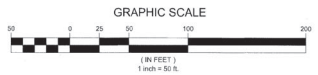
NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A TWO LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY WRIGHT DEVELOPMENT. THE BASIS OF BEARING IS THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, WHICH BEARS SOUTH 88°21'27" EAST. EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON THE BASIS OF BEARING IS THE WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE ELEMENTS USED TO CONTROL THIS BOUNDARY INCLUDE THE GARFF-LESLEY SUBDIVISION PLAT, AND THE FOLLOWING ENTRY NUMBERS: 236559, 272665, 236597, 126934. RECORD OF SURVEY # 4726 WAS USED TO ESTABLISH THE RIGHT OF WAY OF 700 WEST AND GARFF-LESLEY SUBDIVISION WAS USED TO ESTABLISH THE RIGHT OF WAY OF 4400 SOUTH STREET. THE MONUMENTS SHOWN WERE ALSO COLLECTED TO AIDE IN THE LOCATION OF THE BOUNDARY AS SHOWN ON THE ORIGINAL GARFF-LESLEY SUBDIVISION PLAT.

SURVEY NOTE - BASE FLOOD PLAN ELEVATION OF 4394.00 ALL STRUCTURES TO BE BUILT MUST BE 12" ABOVE THE BASE FLOOD ELEVATION

LOT 1
239,657 SQ. FT.
5.51 ACRES
671 W 4400 S

LOT 2
57,134 SQ. FT.
1.31 ACRES
633 W 4400 S



LEGEND

- ◆ WEBER COUNTY MONUMENT AS NOTED
- SET 2" REBAR AND CAP MARKED 10708886
- SUBDIVISION BOUNDARY
- - - LOT LINE
- - - ADJACENT PARCEL
- - - SECTION LINE
- - - EASEMENT

SURVEYOR'S CERTIFICATE

I, Willis D. Long, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 10708886 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS RECORD OF SURVEY PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS. THAT THE REFERENCE MONUMENTS SHOWN ON THIS RECORD OF SURVEY PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY. THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS N89°21'27"W 1468.25 FEET AND SOUTH 884.46 FEET FROM THE EAST QUARTER CORNER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, THENCE N89°21'27"W 765.14 FEET ALONG THE SOUTH RIGHT OF WAY OF 4400 SOUTH STREET, THENCE S91°24'57"W 436.41 FEET ALONG THE EAST RIGHT OF WAY OF 700 WEST STREET, THENCE S88°55'55"E 156.31 FEET, THENCE S01°55'11"W 144.05 FEET TO A NAVAL WABSER THAT SAME POINT BEING THE NORTHWESTERLY RIGHT OF WAY OF RIVERDALE ROAD, THENCE NORTHEASTERLY ALONG THAT SAME RIGHT OF WAY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 646.59 FEET WITH A CHORD BEARING AND DISTANCE OF N69°30'17"E 672.88 FEET, THENCE ALONG SAID CURVE 673.18 FEET, THENCE N01°54'24"W 54.26 FEET TO A CURVE TO THE RIGHT, THAT SAME CURVE HAVING A RADIUS OF 270.60 FEET WITH A CHORD BEARING AND DISTANCE OF N4°32'02"E 154.27 FEET, THENCE ALONG SAID CURVE 154.44 FEET TO THE POINT OF BEGINNING. CONTAINS 296791 SQFT OR 6.82 ACRES MORE OR LESS.

SIGNED THIS 11TH DAY OF SEPTEMBER, 2025.



Willis D. Long, PLS NO. 10708886

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

RIVERSIDE FLATS SUBDIVISION

AND HEREBY DEDICATE, GRANT AND CONVEY TO RIVERDALE CITY, WEBER COUNTY, UTAH ALL THOSE PORTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE, WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY RIVERDALE CITY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS 12th DAY OF September, 2025.

Christopher Hatch
Manager
F2D Riverside Flats, LLC

John K. Garff, Manager
Garff Properties - Riverdale, UT

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)
On this 11th day of September, 2025, personally appeared before me Christopher Hatch whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the Manager of F2D Riverside Flats, LLC and that said document was signed by him/her in behalf of said "Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said acknowledged to me that said "Corporation executed the same.



Alison Grand Vance
NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)
On this 12th day of September, 2025, personally appeared before me John K. Garff whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the Manager of Garff Properties - Riverdale, UT and that said document was signed by him/her in behalf of said "Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said acknowledged to me that said "Corporation executed the same.



Tina Bourgeois
NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)
On this _____ day of _____, 2025, personally appeared before me _____ whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the _____ of _____ and that said document was signed by him/her in behalf of said "Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said acknowledged to me that said "Corporation executed the same.

STAMP NOTARY PUBLIC

APPROVING AGENCY NAME AND ADDRESS
RIVERDALE CITY
4600 S WEBER RIVER DRIVE
RIVERDALE, UTAH, 84409

RIVERDALE CITY COUNCIL ACCEPTANCE
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE CITY COUNCIL OF RIVERDALE CITY, UTAH.
SIGNED THIS 25th DAY OF September, 2025.
Michael Masera
CITY RECORDER



RIVERDALE CITY ENGINEER
I HEREBY CERTIFY THAT THE OFFICE OF THE CITY ENGINEER HAS EXAMINED THE FOREGOING PLAT AND IN HIS OPINION THE INFORMATION CONVEYED HEREWITH COMPLIES WITH THE PUBLIC WORKS STANDARDS AND SPECIFICATIONS OF RIVERDALE CITY, UTAH.
SIGNED THIS 25th DAY OF September, 2025.
Michael Masera
CITY ENGINEER



RIVERDALE CITY PLANNING COMMISSION
THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE RIVERDALE CITY PLANNING COMMISSION.
SIGNED THIS 25th DAY OF September, 2025.
Michael Masera
CHAIRMAN, RIVERDALE CITY PLANNING COMMISSION

RIVERDALE CITY ATTORNEY
I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE FINANCIAL CITY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.
SIGNED THIS 25th DAY OF September, 2025.
Michael Masera
CITY ATTORNEY

DEVELOPER: F2D Riverside Flats, LLC
2160 S. 1300 E. Salt Lake City, UT 84152
801-930-6750

COUNTY RECORDER
ENTRY NO. 3386984 FEE PAID \$24.25
FILED FOR AND RECORDED 30-SEP-25
AT 11:09 AM BOOK 100 OF OFFICIAL RECORDS, PAGE 85 RECORDED FOR F2D RIVERSIDE FLATS
B. RAHMZADEGAN
COUNTY RECORDER

BY: *[Signature]*

Professional Land Surveying 831 S 500 W, Ste. 200
800-963-1641 www.laytonsurveys.com W00920705, 07-84002



**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 March 10, 2026, to:

1. Receive and consider public comment regarding a proposed **General Plan Amendment**. The proposed amendment would modify the Riverdale City General Plan Future Land Use Map for property located at 671 W 4400 S, changing the designation from Attached Residential to Commercial.

2. Receive and consider public comment regarding a proposed a **Zoning Map Amendment** to rezone approximately 5.51 acres from the Multiple Family Residential (R-4) zone to the Commercial Zone (C-3). The property to be rezoned is located at approximately 671 W 4400 S (parcel no. **063560001**). The request is being made so the lot may be used for a future used automobile dealership. Maps of the zoning area may be viewed on the Riverdale City Website: www.riverdaleutah.gov.

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.

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 12th 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

Body: Planning Commission

Topic: Zoning Map Amendment Request – CarMax Auto Superstores
PUBLIC HEARING, consideration of a recommendation to the City Council of a Zoning Map Amendment to modify the property’s zoning from R-4 (Multiple-Family Residential) to C-3 (Commercial)

Department: Community Development

Director: Brandon Cooper

Staff/Presenter: Brandon Cooper

Contact: bcooper@riverdaleutah.gov

Applicant: Kristan Cowan, CenterPoint Integrated Services, on behalf of CarMax Auto Superstores

Project Location: 671 W 4400 S

Current Zoning: R-4 (Multiple-Family)

New Zoning: C-3 (Commercial)

Acreage: approximately 5.5 acres

Requested Timeline:

Planning Commission Meeting/Public Hearing – March 10, 2026
City Council Meeting – TBD

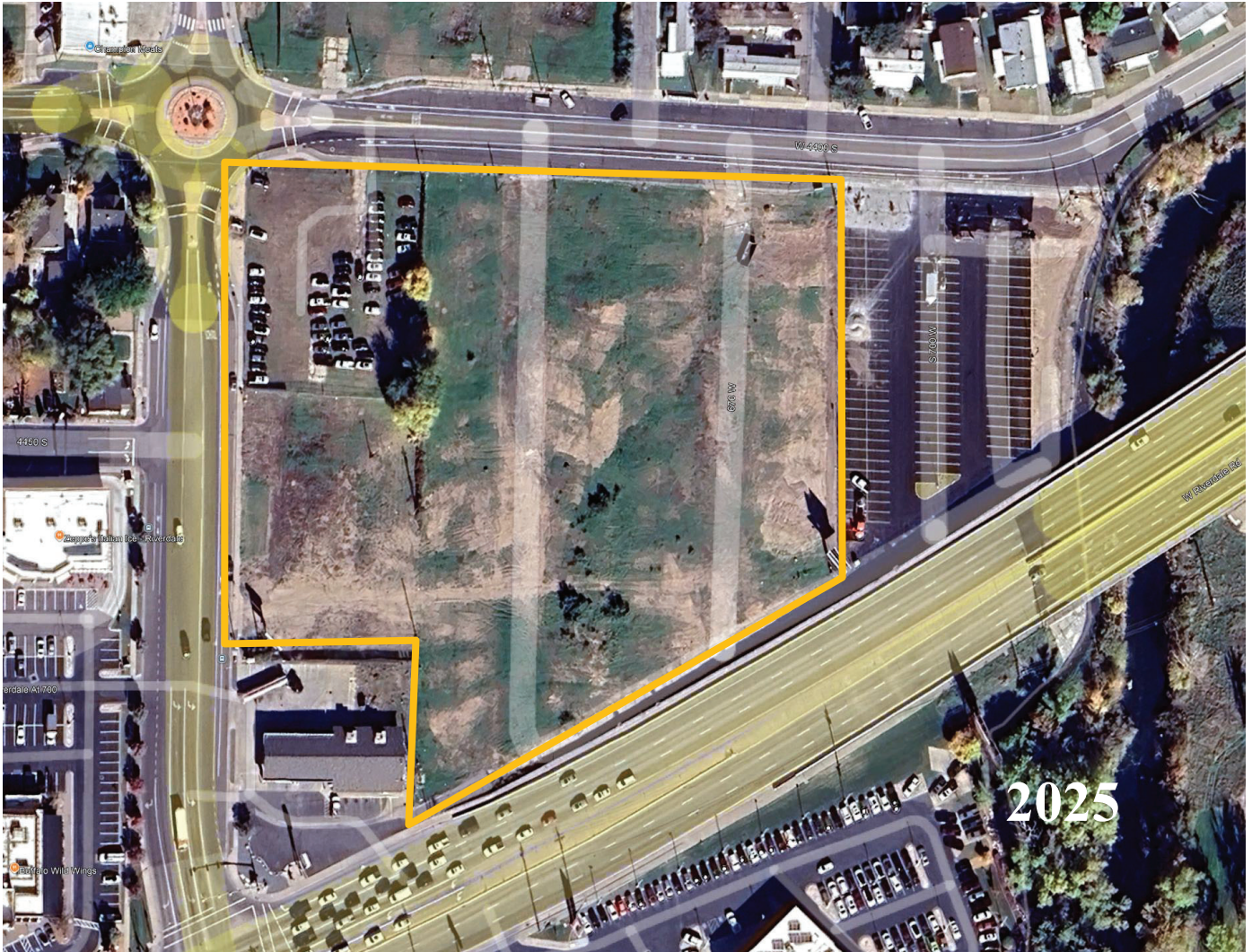
Executive Summary

This application is a request for approval of a Zoning Map Amendment for approximately 5.5 acres located at 671 W 4400 S. The property is currently zoned R-4. The applicant is requesting that a Zoning Map Amendment be approved to the C-3 commercial zone to accommodate a proposed CarMax Auto used car dealership. Such proposal would require separate consideration from the Planning Commission and City Council for site plan approval.

The property was historically used for a mix of commercial and residential purposes. Commercial uses were located along the west edge of the property near 700 West, while the interior of the

site operated as a mobile home park. Around 2022, the commercial properties were purchased and the mobile home park was closed. At that time, the property owner requested a zoning map amendment, and the City Council approved rezoning the property from C-3 and RMH-1 to its current R-4 zoning designation.





Analysis

Existing Land Use	Vacant Land
Current Zoning	R-4
Proposed Zoning	C-3
Adjacent Zoning	
East	C-3
West	C-3
North	R-5/RMH-1
South	C-3

According to Riverdale City Code 10-10A-1, the purpose of the C-3 zone classification is to “provide suitable areas for the location of the various types of commercial activity needed to serve the people and commerce of the city. It is also to separate into three (3) zones, uses based upon type of activity which are compatible and complementary, as well as intensity of land utilization and accessory use needs.”

The C-3 Commercial Zone is a broadly applied commercial zoning district in the City that allows a wide range of commercial uses, including new or used automobile sales and service as a **Conditional Use**.

The Riverdale City General Plan currently designates this property as Attached Residential on the Future Land Use Map. This designation largely reflects the zoning that existed at the time the General Plan was updated, which zoning had been implemented only about a year earlier.

Because the current General Plan designation does not align with the requested commercial zoning, a General Plan amendment is required before the City can consider approval of the zoning map amendment application. A request for an amendment to the General Plan has been transmitted to the Planning Commission concurrent with this application for a Zoning Map Amendment.

If the requested Zoning Map Amendment is approved, the property owner would then be able to submit a site plan application for approval of the proposed development. A conceptual site plan, showing the property developed as a used automobile dealership, has been included with this application.

Approval Standards

A decision to amend the zoning map 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

A pre-application meeting was held on October 15, 2025, with CarMax and City staff, including the City Attorney/City Manager, City Engineer, Building Official, Public Works Director, and Community Development Director. The conceptual site plan and staff recommendations included in this transmittal incorporate the comments provided during that meeting.

If the requested rezone is approved, the project will require additional review and approvals of a final site plan in accordance with Section 10-10A-5 of the Riverdale City Code.

Notice of this request for a Zone Map Amendment 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. Automobile sales provide a low-intensity transition between the residential use to the north and the more intense commercial uses to the west and south.
4. The proposed zoning does not create a boundary that cuts across existing parcel lines or split lots and is consistent with adjacent zones in a manner that avoids spot zoning
5. No neighborhoods will be isolated as a result of the Zoning Map Amendment
6. Approval of the proposed Zone Map Amendment 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 presentation and discussion of the proposal and any public comment, the Planning Commission may make (see attached motion language):

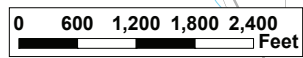
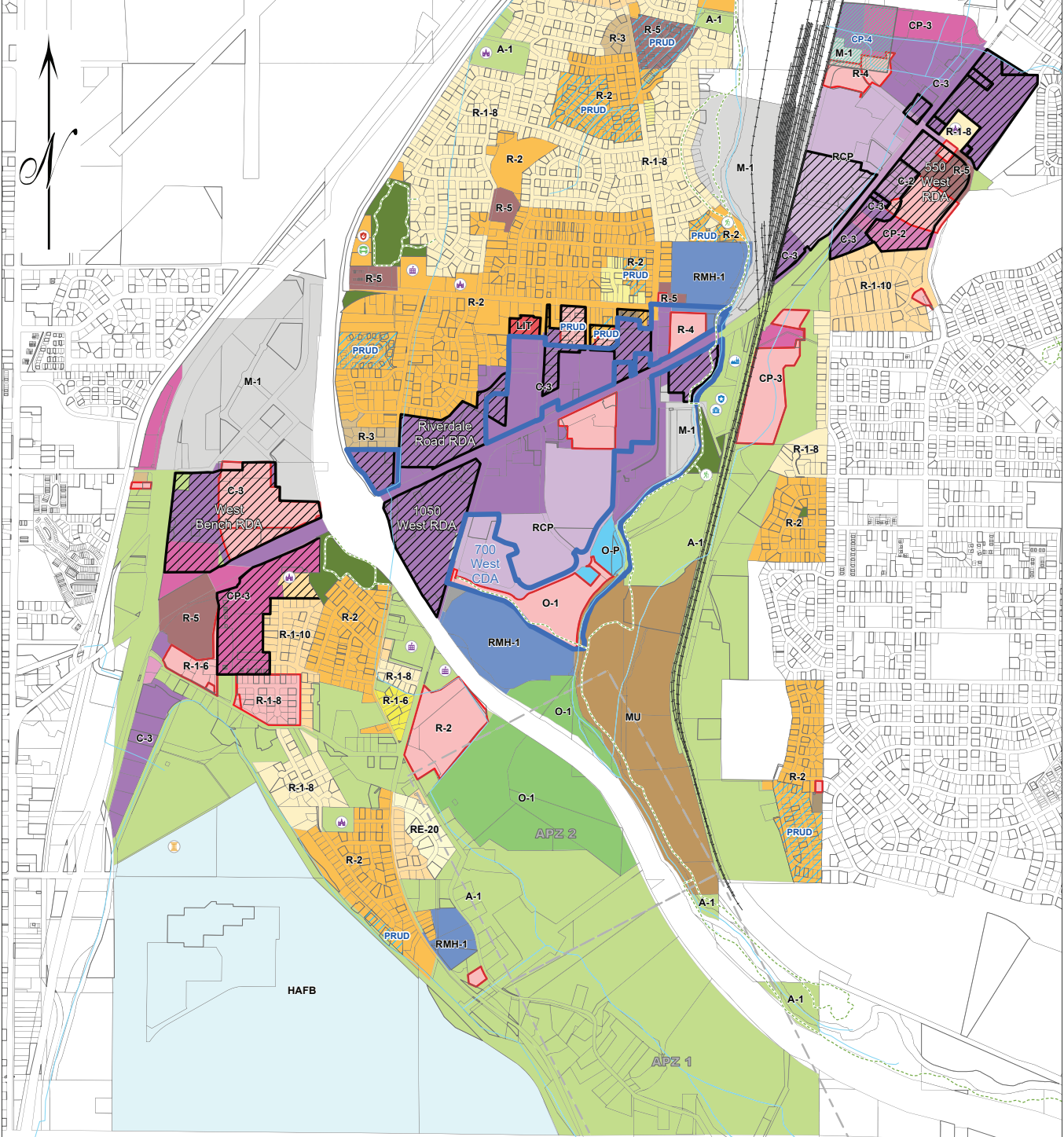
- 1) a motion to recommend **APPROVAL** to the City Council of the proposed Zoning Map amendments
- 2) a motion to recommend **APPROVAL WITH MODIFICATIONS** to the City Council of the proposed Zoning Map amendments
- 3) a motion to recommend **DENIAL** to the City Council of the proposed Zoning Map amendments
- 4) a motion to **TABLE** the matter to a later date

Attachments:

Zoning Map
Land Use Map
Notice of Public Hearing
Property Owner Mailer
Plat
Concept Site Plan
Elevations
Application
Agreement for Development of Land - DRAFT











Zoning

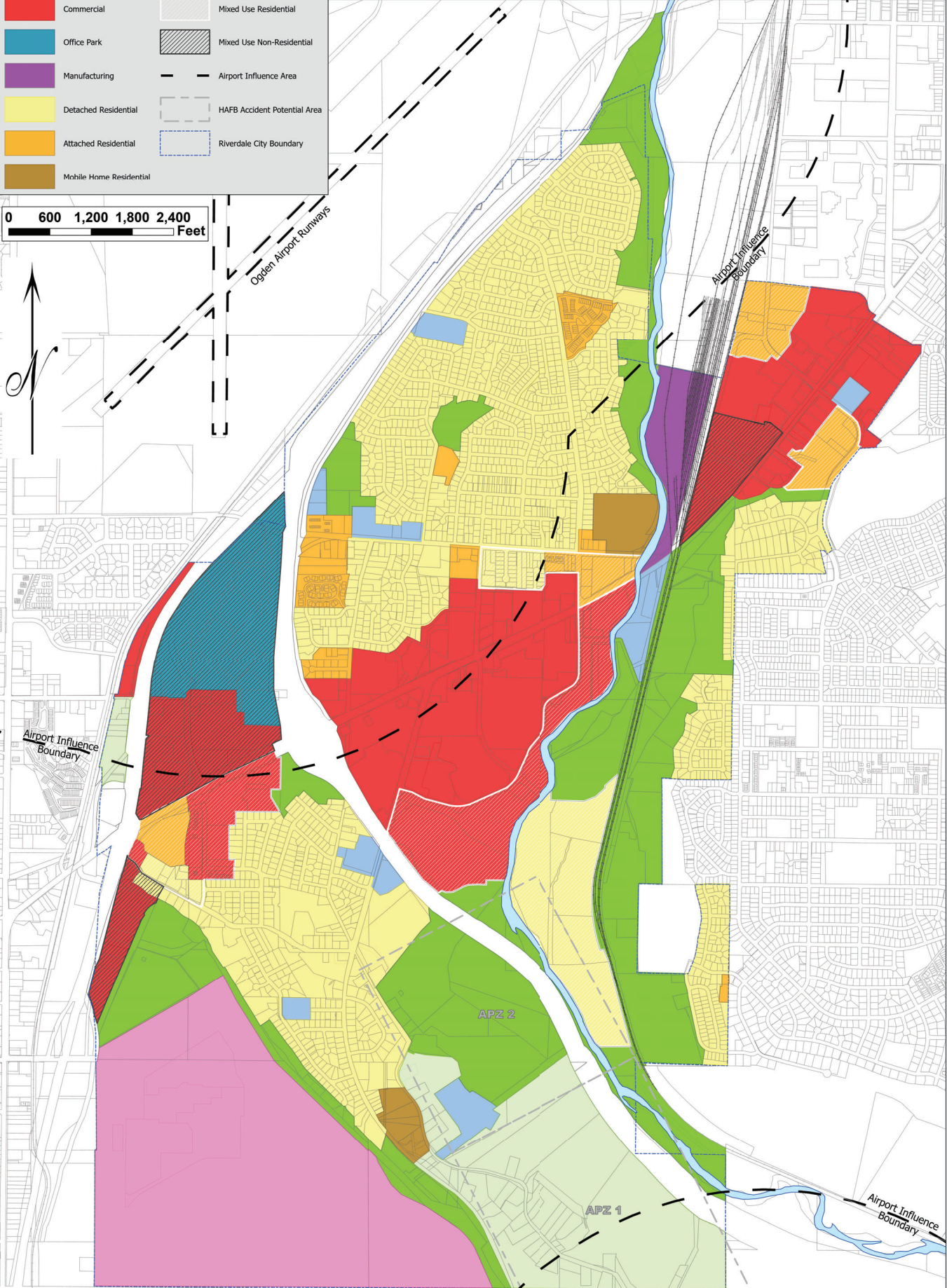
	A-1		O-P		R-1-4.5
	O-1		M-1		R-2
	C-2		M-2		R-3
	C-3		MP-1		R-4
	CP-1		LIT		R-5
	CP-2		RE-20		RMH-1
	CP-3		R-1-10		HAFB
	RCP		R-1-8		PRUD
	MU		R-1-6		CP-4



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		





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Michelle Marigoni
Riverdale City Recorder

PUBLIC HEARING

MARCH 10, 2026

6:00PM

CIVIC CENTER - 4600 S. WEBER RIVER DRIVE
RIVERDALE, UTAH

YOU ARE INVITED TO PARTICIPATE IN A PUBLIC HEARING
AND SHARE YOUR THOUGHTS REGARDING A
PROPOSED GENERAL PLAN AMENDMENT AND REZONE
FROM RESIDENTIAL (R-4) TO COMMERCIAL (C-3) AT APPROXIMATELY
671 W 4400 S.



FOR MORE INFORMATION

801.394.5541

BCOOPER@RIVERDALEUTAH.GOV



RIVERSIDE FLATS SUBDIVISION

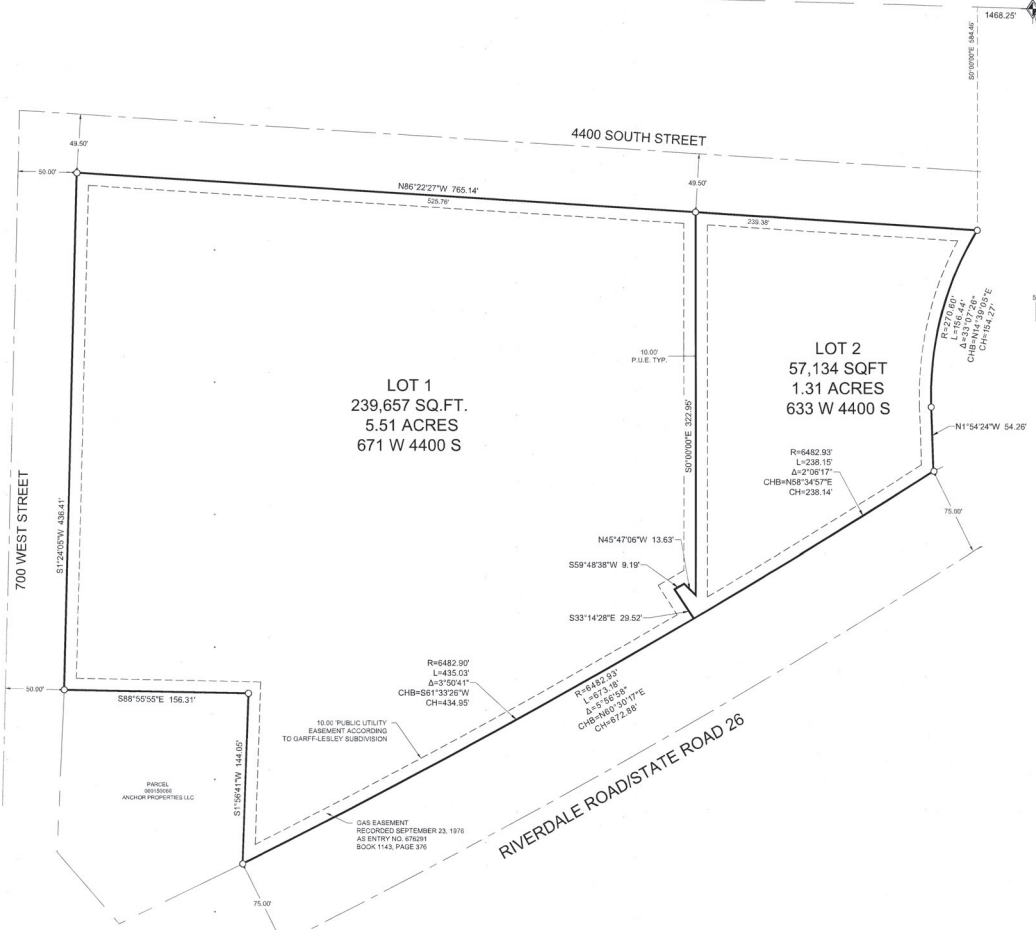
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7,
TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,
RIVERDALE, WEBER COUNTY, UTAH
SEPTEMBER 2025

VICINITY MAP
NOT TO SCALE



CENTER OF SECTION 7,
TOWNSHIP 5 NORTH, RANGE 1
WEST, S.L.B. & M.
FOUND 7" BRASS CAP ON 2"
PIPE, FAIR CONDITION, DATED
1967.

(BASIS OF BEARING) S88°21'27"E 2595.64'



EAST 1/4 COR. SECTION 7,
TOWNSHIP 5 NORTH, RANGE 1
WEST, S.L.B. & M.
FOUND 7" BRASS CAP ON
2" PIPE, FAIR CONDITION, DATED 1967



NORTH
GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

LEGEND

- ◆ WEBER COUNTY MONUMENT AS NOTED
- SET 2" REBAR AND CAP MARKED 10708886
- SUBDIVISION BOUNDARY
- - - LOT LINE
- - - ADJACENT PARCEL
- - - SECTION LINE
- - - EASEMENT

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A TWO LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY WRIGHT DEVELOPMENT. THE BASIS OF BEARING IS THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, WHICH BEARS SOUTH 88°21'27" EAST. EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON THE BASIS OF BEARING IS THE WEBER COUNTY, UTAH NORTH, MAG 83 STATE PLANE GRID BEARING. THE ELEMENTS USED TO CONTROL THIS BOUNDARY INCLUDE THE GARFF-LESLEY SUBDIVISION PLAT, AND THE FOLLOWING ENTRY NUMBERS: 236559, 272665, 236587, 126934. RECORD OF SURVEY # 4726 WAS USED TO ESTABLISH THE RIGHT OF WAY OF 700 WEST AND GARFF-LESLEY SUBDIVISION WAS USED TO ESTABLISH THE RIGHT OF WAY OF 4400 SOUTH STREET. THE MONUMENTS SHOWN WERE ALSO COLLECTED TO AID IN THE LOCATION OF THE BOUNDARY AS SHOWN ON THE ORIGINAL GARFF-LESLEY SUBDIVISION PLAT.

SURVEY NOTE - BASE FLOOD PLAN ELEVATION OF 4394.00 ALL STRUCTURES TO BE BUILT MUST BE 12' ABOVE THE BASE FLOOD ELEVATION

LOT 1
239,657 SQ. FT.
5.51 ACRES
671 W 4400 S

LOT 2
57,134 SQ. FT.
1.31 ACRES
633 W 4400 S

SURVEYOR'S CERTIFICATE

I, Willis D. Long, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 10708886 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS RECORD OF SURVEY PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS. THAT THE REFERENCE MONUMENTS SHOWN ON THIS RECORD OF SURVEY PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY. THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT WHICH IS N88°21'27"W 1468.25 FEET AND SOUTH 584.46 FEET FROM THE EAST QUARTER CORNER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, THENCE N88°21'27"W 765.14 FEET ALONG THE SOUTH RIGHT OF WAY OF 4400 SOUTH STREET, THENCE S91°24'57"W 436.41 FEET ALONG THE EAST RIGHT OF WAY OF 700 WEST STREET, THENCE S88°55'55"E 156.31 FEET, THENCE S01°55'11"W 144.05 FEET TO A NAVAL WABER THAT SAME POINT BEING THE NORTHWESTERLY RIGHT OF WAY OF RIVERDALE ROAD, THENCE NORTHEASTERLY ALONG THAT SAME RIGHT OF WAY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 542.59 FEET WITH A CHORD BEARING AND DISTANCE OF N60°30'17"E 672.88 FEET, THENCE ALONG SAID CURVE 673.18 FEET, THENCE N01°54'24"W 54.26 FEET TO A CURVE TO THE RIGHT, THAT SAME CURVE HAVING A RADIUS OF 270.60 FEET WITH A CHORD BEARING AND DISTANCE OF N4°32'02"E 154.27 FEET, THENCE ALONG SAID CURVE 154.44 FEET TO THE POINT OF BEGINNING.
CONTAINS 296791 SQFT OR 6.82 ACRES MORE OR LESS.

SIGNED THIS 11TH DAY OF SEPTEMBER, 2025.



Willis D. Long, PLS NO. 10708886

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

RIVERSIDE FLATS SUBDIVISION

AND HEREBY DEDICATE, GRANT AND CONVEY TO RIVERDALE CITY, WEBER COUNTY, UTAH ALL THOSE PORTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE, WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY RIVERDALE CITY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.
SIGNED THIS 12th day of September, 2025.

Christopher Hatch
Christopher Hatch, Manager
F2D Riverside Flats, LLC

John K. Garff
John K. Garff, Manager
Garff Properties - Riverdale, UT

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)
On this 11th day of September, 2025, personally appeared before me Christopher Hatch whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the Manager of F2D Riverside Flats, LLC and that said document was signed by him/her in behalf of said "Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said acknowledged to me that said "Corporation executed the same.



Alison Grand Vance
Alison Grand Vance
NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)
On this 12th day of September, 2025, personally appeared before me John K. Garff whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the Manager of Garff Properties - Riverdale, UT and that said document was signed by him/her in behalf of said "Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said acknowledged to me that said "Corporation executed the same.



Jim Bourgeois
Jim Bourgeois
NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)
On this _____ day of _____, 2025, personally appeared before me _____ whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the _____ of _____ and that said document was signed by him/her in behalf of said "Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said acknowledged to me that said "Corporation executed the same.



Jim Bourgeois
Jim Bourgeois
NOTARY PUBLIC

APPROVING AGENCY NAME AND ADDRESS
RIVERDALE CITY
4600 S WEBER RIVER DRIVE
RIVERDALE, UTAH, 84409

RIVERDALE CITY COUNCIL ACCEPTANCE
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE CITY COUNCIL OF RIVERDALE CITY, UTAH.
SIGNED THIS 25th DAY OF September, 2025.
Michael Masera
Michael Masera
CITY RECORDER



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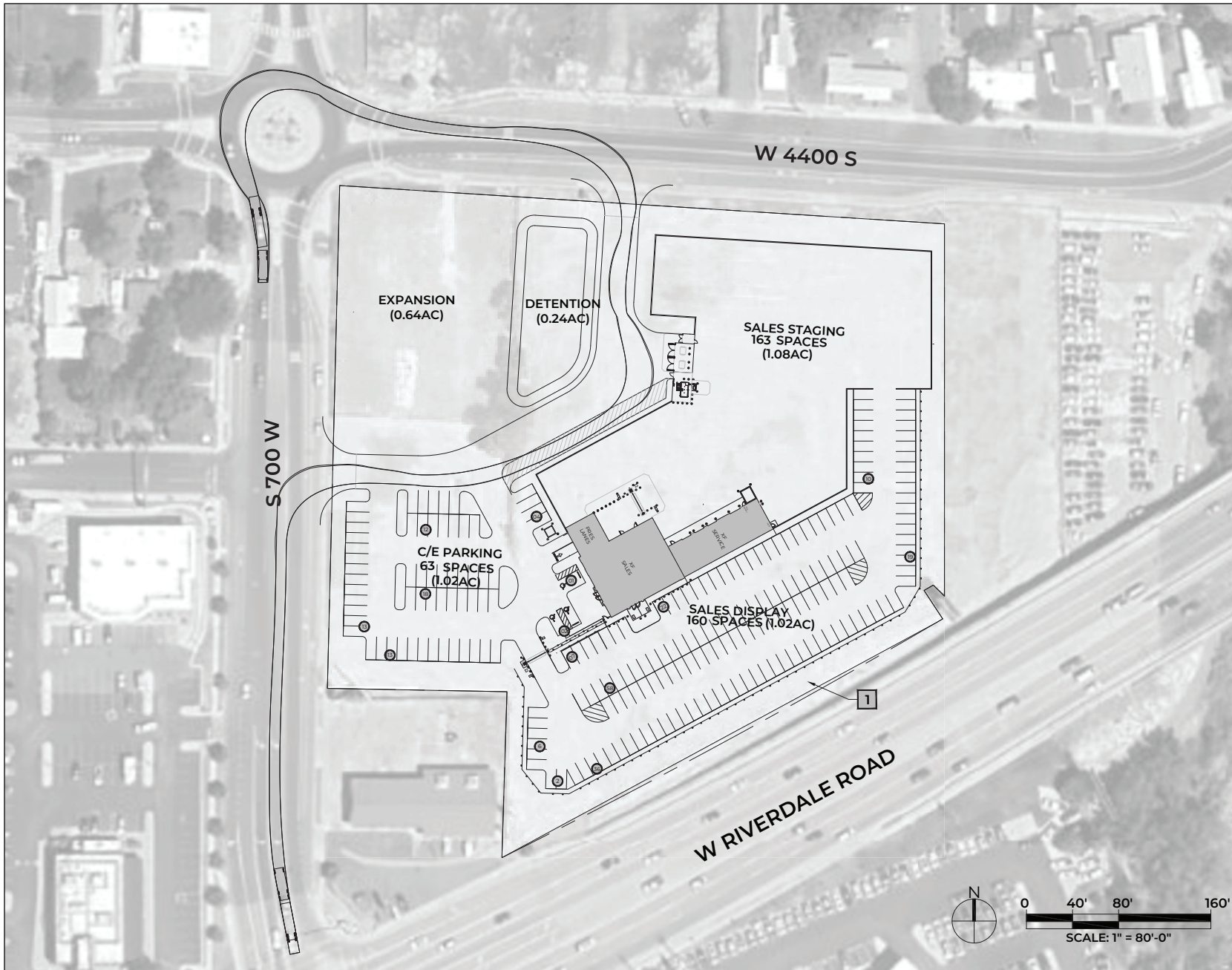
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Chris Johnson
Chris Johnson
CHAIRMAN, RIVERDALE CITY PLANNING COMMISSION

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801-930-6750

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B. RAHMZADEGAN COUNTY RECORDER

Professional Land Surveying 831 S 500 W, Ste. 200
800-963-1641 www.laysurveyors.com W0090705, 07, 08, 09



SITE INFORMATION	
DEVELOPED	4,6300
DETENTION	0.24
WETLANDS	0
EASEMENTS	0
BUFFERS	0
EXPANSION	0.64
SURPLUS	0
TOTAL	5.51

BUILDING INFORMATION	
SALES	4,312 SF
PRESENTATION	784 SF
RETAIL SERVICE	2,641 SF
PRODUCTION	0
CARWASH	0
FQC/AUCTION	0
OTHER	0
TOTAL	7,737 SF

GENERAL

- KEY

- EXIST. BILLBOARD
- 10' PUE

CARMAX
 12800 TUCKAHOE CREEK PKWY RICHMOND, VA 23238
 804-747-0422 | CARMAX.COM

BY	DESCRIPTION
BDM	ADDED A SMALL ARE TO THE WIP LOT
BDM	CLOSEOUT PLAN BASED OFF CIVIL DRAWING
BDM	UPDATED SITE BOUNDARY BASED ON NEW INFORMATION
BDM	ALIGNED SALES WITH RIVERDALE ROAD

RIVERDALE, UT

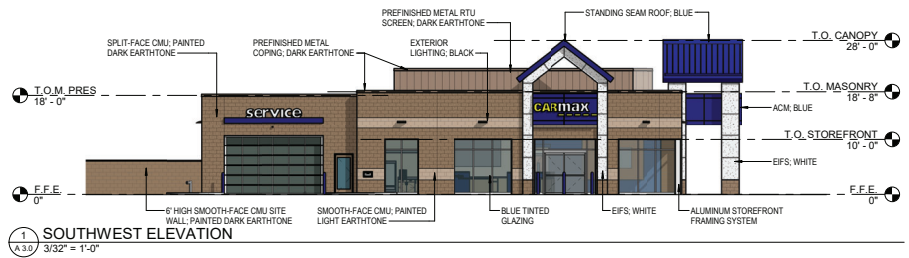
CONFIDENTIAL
 NOT RELEASED FOR CONSTRUCTION

PROJECT NO. XXXX
 DATE 11.24.2025

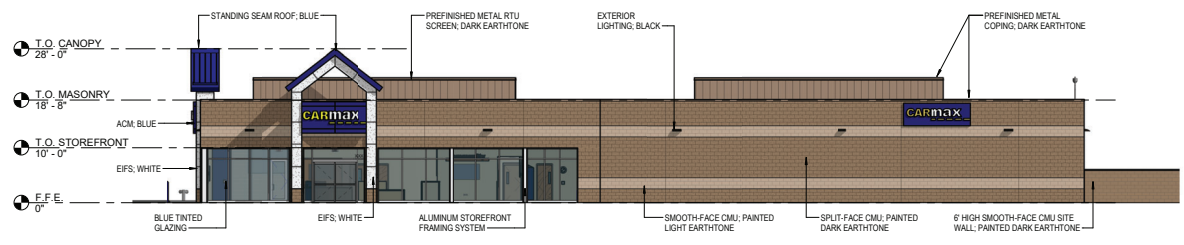
SHEET TITLE
 PRELIM. SITE PLAN

SHEET NO.

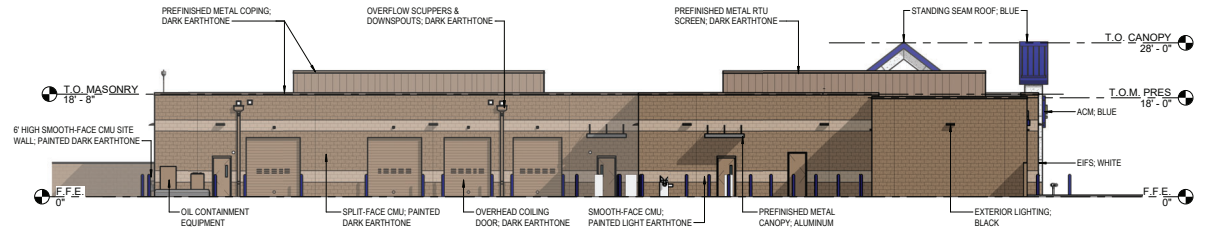
SP-07



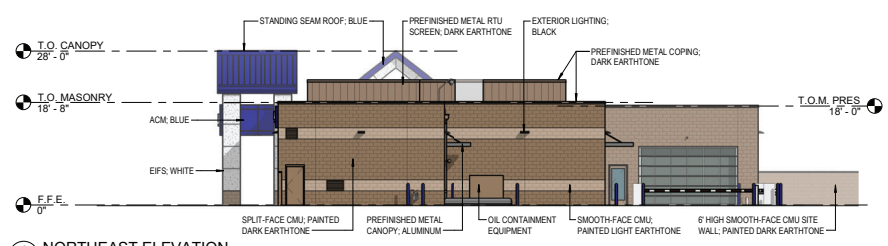
1
A.3.0
3/32" = 1'-0"



2
A.3.0
3/32" = 1'-0"



3
A.3.0
3/32" = 1'-0"



4
A.3.0
3/32" = 1'-0"



FEASIBILITY
DA25-046
NOT RELEASED FOR CONSTRUCTION

RIVERDALE, UT
20-25134.00
STORE NO. 6175 - 671 - 691 W. 4400 S. - RIVERDALE, UT 84405

CONCEPTUAL
ELEVATIONS
SP-04



A 3.0
10 NOV 2025



Riverdale City

Community Development
4600 So. Weber River Drive
Riverdale, Utah 84405
Acct # 10-34-1500 (B12)

RIVERDALE CITY REZONE REQUEST APPLICATION

DATE SUBMITTED 2-6-26 **FEE SCHEDULE: \$350**

APPLICANT NAME Kristen Cowan on behalf of CarMax Auto Superstores, Inc. PHONE NUMBER: (316)841-8550

APPLICANT ADDRESS 1626 Cole Blvd, Suite 125
Lakewood, CO 80401

ADDRESS OF SITE 671 W. 4400 S Riverdale, UT 84405

PROPERTY OWNER FZD Riverside Flats LLC,

PRESENT ZONING R-4

PRESENT USE: This site is currently vacant and was previously a mobile home park.


PROPOSED ZONING C-3

PROPOSED USE: Retail automobile dealership (used vehicles) with associated vehicle display, parking, and support functions.

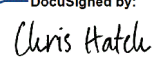
PROPERTY ACREAGE: 5.5

Answer the following questions with specifics on a separate sheet. This information will be forwarded to the Planning Commission members for review.

- A. Why should the present zoning be changed?
- B. How is the proposed change in harmony with the City General Plan for this area?
- 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 to warrant such a change?
- D. How is the change in the public interest as well as the applicant's desire?



Signature of Applicant

DocuSigned by:

E086B298311C426...

Signature of Property Owner

I authorize See attached Letter of Authorization to act as my representative in all matters relating to this application.

RIVERDALE CITY CORPORATION
4600 SOUTH WEBER RIVER DRIVE
RIVERDALE UT 84405

394-5541

Receipt No: 15.000571184

Feb 6, 2026

CARMAX

Previous Balance:	.00
MISCELLANEOUS - REZONE REQUEST	350.00
10-34-1500 ZONING & SUB. FEES	

Total:	350.00
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CHECK	Check No: 667689	350.00
Total Applied:		350.00

Change Tendered:	.00
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02/06/2026 11:46 AM

February 6, 2026

Brandon Cooper, Community Development Director
4600 South Weber River Drive
Riverdale City, Utah 84405
bcooper@riverdaleutah.gov

RE: Rezone Request and General Plan Amendment

Address: 671 W 4400 S, Riverdale, UT

Legal Description: Lot 1, Riverside Flats Subdivision, Located in the SE Quarter of Section 7, Township 5 North, Range 1 West, Salt Lake Base and Meridian, Riverdale, Weber County, Utah

Dear Mr. Cooper,

This cover letter is intended as a supplemental attachment to the CarMax Auto Superstores Inc. ("CarMax") Rezone Request Application, as well as a request for a General Plan Amendment for the property.

The current zoning of the property is R-4, Multi-Family Residential, and the site is currently vacant. The proposed zoning is C-3, Regional Commercial, to allow used automobile sales and service with a conditional use permit.

Supplemental Questions - Rezone Request to allow the use of retail automobile sales in the C-3 District

A. Why should the present zoning be changed?

The site is located along the busy Riverdale Road (SR-26) commercial thoroughfare as well as approximately one-tenth of a mile from a major railroad line, making the location less desirable for residential use. The site is bordered on three sides by other commercial uses, including the Sinclair Gas Station on the southwest corner, the newly-constructed Ken Garff parking area to the east, the Ken Garff Nissan, Les Schwab Tires, and carwash across Riverdale Rd to the south, and retail and restaurants to the west.

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

A General Plan Amendment is being requested concurrently with this rezoning application. Presently, the City General Plan and Future Land Use map recommend residential use for this site.

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 to warrant such a change?

The adjoining Ken Garff property to the east was recently rezoned to C-3 to allow for vehicle parking use, so rezoning the remaining property to C-3 for automobile sales will be in harmony with the rest of the block, including the adjoining gas station on the southwest corner. Other circumstances include changing economic conditions. A recent multi-family housing proposal on the site was approved but was ultimately canceled by the developer.

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

The location's proximity to Riverdale Road, the railroad, and other commercial uses make it better-suited for commercial use. The applicant desires to utilize its unique location and adjacent compatible uses to develop a retail automobile sales use that would be successful and promote economic development. The applicant's understanding is that public sentiment for the previously-proposed multi-family development was not positive. Despite the site plan's approval, the developer was not able to make the proposal work, owing to changing economic conditions.

General Plan Amendment Request – Residential to Commercial

This General Plan Amendment request to designate the property as future commercial is in keeping with the General Plan's best practices for smart and sustainable development by placing more intense development at major nodes and optimizing land use designations based on opportunities and constraints.

This location along Riverdale Road abuts other commercial uses along the busy commercial corridor, lending a more realistic opportunity for commercial development. CarMax's reputation as a respectful and responsive neighbor in other communities across the United States demonstrates that the use is a suitable buffer between more-intensive commercial and residential uses.

Thank you,



Kristen Cowan
Development Manager

CC: Bradley Escobar, CarMax Auto Superstores, Inc.



1626 Cole Blvd, Suite 125
Lakewood, CO 80401
T 316.841.8550
CenterPoint-IS.com
kcowan@centerpoint-is.com

February 6, 2026

Brandon Cooper, Community Development Director
4600 South Weber River Drive
Riverdale City, Utah 84405
bcooper@riverdaleutah.gov

Subject: Project Narrative, CarMax Auto Superstores, Inc.
Address: 671 W 4400 S, Riverdale, UT

Dear Mr. Cooper,

The purpose of this letter is to outline the development and operation of a proposed CarMax pre-owned automobile retail sales facility at 671 W 4400 S.

A retail vehicle sales use in the existing R-4 zone district is not permitted, so an accompanying Rezone Request and General Plan Amendment are also submitted.

Proposed Development and Site Layout

The proposed development involves the construction of a CarMax pre-owned automobile sales and service facility, consisting of a sales building, service building, private fuel tank/dispenser, vehicle sales display area, vehicle staging area, public parking lots, driveways, and associated landscaped areas. The property is currently vacant.

Retail Sales Operations

CarMax operates differently from traditional car dealerships in that it physically separates its inventory area from customer and employee parking. This is both for loss prevention control as well as operational efficiency and safety. All inventory display areas will be separated from the general public by means of guardrails, gates, and fencing.

Vehicular access to the display areas is controlled by embassy-style security gates through the use of a secured key-card. Prospective customers are typically accompanied by an employee when they are in the display area. Only employees are permitted to drive cars within the display area. Emergency access will be provided within staging and display area as required by the local fire department.

CarMax does not use outdoor loudspeakers as associates carry pagers and/or cell phones for communications. In addition, CarMax does not use flags, balloons, inflatables, placards in open car hoods, painted window lettering or the like in its marketing. Instead, they promote a high-end retail operation, and a welcoming environment to their customers and associates.

Service Operations

CarMax stands behind every used vehicle with a 10-day money-back guarantee. An integral part of the CarMax used car consumer offer is the reconditioning process that is performed on all vehicles offered for sale. This process includes an inspection of the engine and all major systems. Most routine mechanical and cosmetic repairs required to bring the vehicle up to the CarMax internal quality standards are

performed in house; however, for some reconditioning services, third parties specializing in those services are engaged.

CarMax currently offers limited retail vehicle service (routine maintenance, tires, diagnostic and mileage services) and provides repairs of vehicles covered by their extended service plans. All service work is performed inside fully-conditioned buildings equipped with rollup doors, providing the associates with a great work environment and eliminating the need to conduct operations with open bay doors.

Retail service vehicles are stored in the secured non-public staging area on a temporary basis. As a visual screen and to provide security for these vehicles, the staging area is surrounded by a six-foot-high masonry wall painted to match the building. Vehicular access to this area is strictly controlled through the use of embassy-style security gates. Because the staging and storage of vehicles within this area is changing on a daily basis, parking spaces are not designated on the plan.

Architecture

The proposed building façade will be constructed of earth-tone colored split face and smooth CMU block along with large glazing areas. Massing will be articulated by a tonal color banding in the CMU. The architectural treatments will be applied consistently to all building facades to create a cohesive look. Variated roof forms will be incorporated to distinguish the main customer entry points to the building. These entry features will be constructed of white EIFS pilasters and a blue standing seam gable roof with the CarMax logo above the entry doors. Roof-top equipment will be screened by a pre-finished earth-tone metal RTU screen and parapet walls.

Landscape

Landscaping will be incorporated into the public parking lot and around the perimeter of the sales display area. Landscaping will include a combination of groundcover, deciduous and evergreen shrubs and trees to meet the City's landscaping requirements.

Site Lighting & Security

CarMax will use LED lighting fixtures mounted on 26-foot-tall light poles for visibility and security. Fixtures will be full cut-off and downcast to reduce light spill onto adjacent properties. CarMax typically does not use on-site security guards, but instead uses interior and exterior security cameras that are tied to its Home Office security system for safety and inventory protection.

In summary, CarMax looks forward to partnering with Riverdale City and its residents in constructing and operating a successful new retail sales location.

If you have any questions, or need additional information, please feel free to give me a call at (316) 841-8550.

Thank you,



Kristen Cowan
Development Manager

CC: Bradley Escobar, CarMax Auto Superstores, Inc.

**AGREEMENT FOR DEVELOPMENT OF LAND
AT APPROXIMATELY 671 WEST 4400 SOUTH, RIVERDALE, UTAH**

This Agreement for development of land (the “**Agreement**”) is entered into this ___ day of _____, 2026 (the “**Effective Date**”), between **RIVERDALE CITY**, a Utah municipal corporation (the “**City**”), and **CARMAX AUTO SUPERSTORES, LLC**, a Utah limited liability company (the “**CarMax**”). City and CarMax may be referred to individually as a “**Party**” and collectively as the “**Parties**”.

RECITALS

WHEREAS, CarMax is currently negotiating a purchase and sale agreement to acquire the Subject Area (as defined below) from the underlying owner; provided, however, the underlying owner has agreed to allow CarMax to submit all applications required for CarMax to obtain its desired use on the Subject Area (as defined below);

WHEREAS, the City has considered a petition to rezone certain real properties located at approximately 671 W 4400 S, Riverdale, Utah (the “**Subject Area**”), as described in Exhibit A – Subject Area, attached hereto and incorporated herein, from R-4 (Multiple-Family Residential) to C-3 (Commercial) pursuant to Riverdale City Code Title 10, Chapter 5;

WHEREAS, CarMax has presented a concept proposal for the development of a used car automobile dealership within the Subject Area consistent with the Riverdale City General Plan, as amended;

WHEREAS, CarMax desires approval of C-3 zoning for the Subject Area;

WHEREAS, CarMax acknowledges that approval of the requested zoning does not create a vested right to develop the subject property. Any future development will require separate applications, approvals, and completion of all applicable processes in accordance with City Code, including subdivision approval (if applicable), design review committee approval, conditional use approval, site plan approval, signage approval, and the issuance of building permits (collectively the “**Development Permits**”).

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 approval of the necessary Development Permits, consistent with Utah Code;

WHEREAS, the City is willing to grant the requested C-3 zoning subject to CarMax’s acceptance of (a) certain interim development restrictions set forth herein, and (b) the obligation to operate in good faith and to execute the necessary steps to obtain the Development Permits;

WHEREAS, the City believes the Subject Area cannot be effectively developed under the existing zone due to factors associated with cost of development and other development constraints;

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

1. CARMAX COVENANTS REGARDING FUTURE DEVELOPMENT AND USE

A. Use Restrictions. CarMax waives the right to use the Subject Area for any purpose other than and used car automobile dealership (“**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. CarMax receives fee title 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 Development Permits; No Vested Rights. 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 coordinate, approve, and execute the required Development Permits that detail development standards, public improvements, phasing, architectural elements, and other requirements applicable to the Project. The Development Permits shall be approved by the Planning Commission and/or the City Council as required by state and local code and shall supersede and replace the interim development standards identified in this Agreement. The City retains full administrative and legislative discretion to approve, deny, or condition the Development Permits.

C. Timeline for Development Permits. CarMax shall submit complete applications to the City for all Development Permits within twelve (12) months of the Effective Date of this Agreement (“**Deadline**”). In the event the Deadline is missed, has not been extended by mutual agreement of the Parties and by written amendment to this Agreement, or if CarMax 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 Development Permits, CarMax acknowledges and agrees that all future development of the Property shall be planned, designed, and constructed in a manner consistent with Riverdale City Code and the baseline development standards outline below:

1. Development shall consist of a used car automobile dealership substantially consistent with the Concept Plan and all conditions imposed through site plan review process.

2. Architecture shall reflect a cohesive architectural theme that complements the surrounding commercial neighborhoods and enhances community character. Acceptable exterior finishes include brick, stone, fiber cement siding, stucco, architectural metal, hardwood accents, or other high-quality materials approved by the City.
3. Lot coverage by building shall not exceed 45%.
4. Landscaping shall exceed applicable zoning code requirements and all conditions imposed through site plan review by providing significant screening elements to the north and west, as well as provisions to prevent dust migration, illegal parking, and runoff from the area labeled “Expansion” on the Concept Plan.
5. Fencing between the applicants proposed use and the gas station to the south will be black ornate metal fencing as approved by the City.
6. The existing pole sign on the property shall be removed or upgraded to meet current standards.

B. Interim Standards Non-Exhaustive. The interim development standards in this Agreement are intended to provide base expectations but are not exhaustive. The Parties acknowledge and agree that interim standards contained herein may be replaced, supplemented, or modified upon finalization of the Development Permits, including, but not limited to, standards relating to architecture, phasing, infrastructure, and parking, amenities, consistent with applicable law.

C. Binding Effect of Future Final Agreement. This Agreement is the initial legislative instrument governing the Project until such time as the Development Permits are finalized and terminate the terms and provisions contained herein in favor of the terms and conditions to-be-approved Development Permits. Upon execution of the Development Permits, the detailed development standards and conditions contained therein shall supersede and replace the interim standards described above. Any application, plan, or improvement submitted prior to execution of the Development Permits shall be required to conform to the more restrictive of the interim standards listed herein or the standards ultimately adopted in the Development Permits, 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 C-3 Commercial 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. CarMax is responsible for obtaining all necessary permits.

C. Conditional City Obligations. City obligations apply only while CarMax 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, and (ii) identify with particularity the provisions of any applicable law, rule, regulation or provision of this Agreement that is claimed to be in default.

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 experience mediating land use and development legal disputes. If the Parties are unable to agree on a single acceptable mediator, they shall each, within fifteen (15) calendar days, appoint their own mediator and such mediators 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

A. Recordation. This Agreement shall be recorded with the Weber County Recorder's Office in the chains of title for the Property; provided, however, upon either (i) the approval of the Development Permits or (ii) CarMax's failure to obtain fee title to the Subject Area, either Party is authorized to unilaterally execute and record a release of this recorded Agreement.

B. 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.

C. 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 or consents received 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. CarMax 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. CarMax represents to City that by entering into this Agreement, CarMax has bound all persons and entities having a legal or equitable interest to the terms of this Agreement as of the Effective Date.

D. Entire Agreement. This Agreement, together with the Exhibits attached hereto, documents referenced herein (excluding the Development Permits that has not yet been reviewed and approved), 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.

E. 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.

F. 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 CarMax's ability to complete the development of the Subdivision as set forth herein is not defeated by such severance.

G. 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.

H. 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.

I. 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.

J. 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.

[Remainder of page left intentionally blank. Additional pages follow.]

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
801.394.5541

CARMAX:

CarMax Auto SuperStores, LLC

By: _____

Its: _____

Mail Notices to:

CarMax Auto SuperStores, LLC
12800 Tuckahoe Creek Parkway
Richmond, VA 23238

STATE OF UTAH)
 §
COUNTY OF _____)

On this ____ day of _____, in the year 20____, personally appeared before me _____, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he is the _____ of CarMax Auto Superstores, LLC, a Utah limited liability company, the manager of Henry Walker Land, LLC, a _____ company and that said document was signed by him in behalf of said company by authority of its governing documents, and said _____ acknowledged to me that said limited liability company executed the same.

Witness my hand and official seal.

(notary signature)

(seal)

EXHIBIT A
AGREEMENT FOR DEVELOPMENT OF LAND
Subject Area

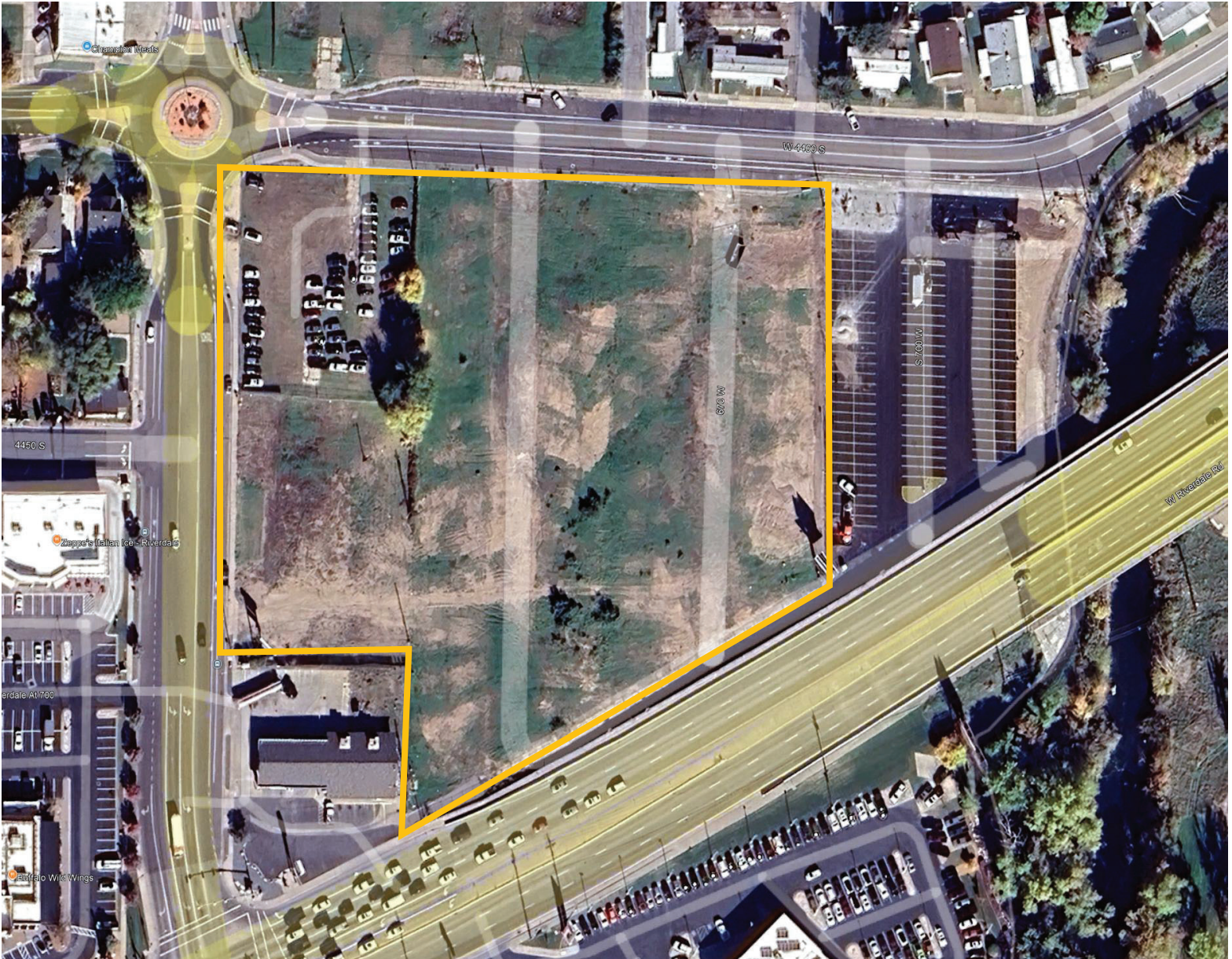


EXHIBIT B
AGREEMENT FOR DEVELOPMENT OF LAND
Concept Plan

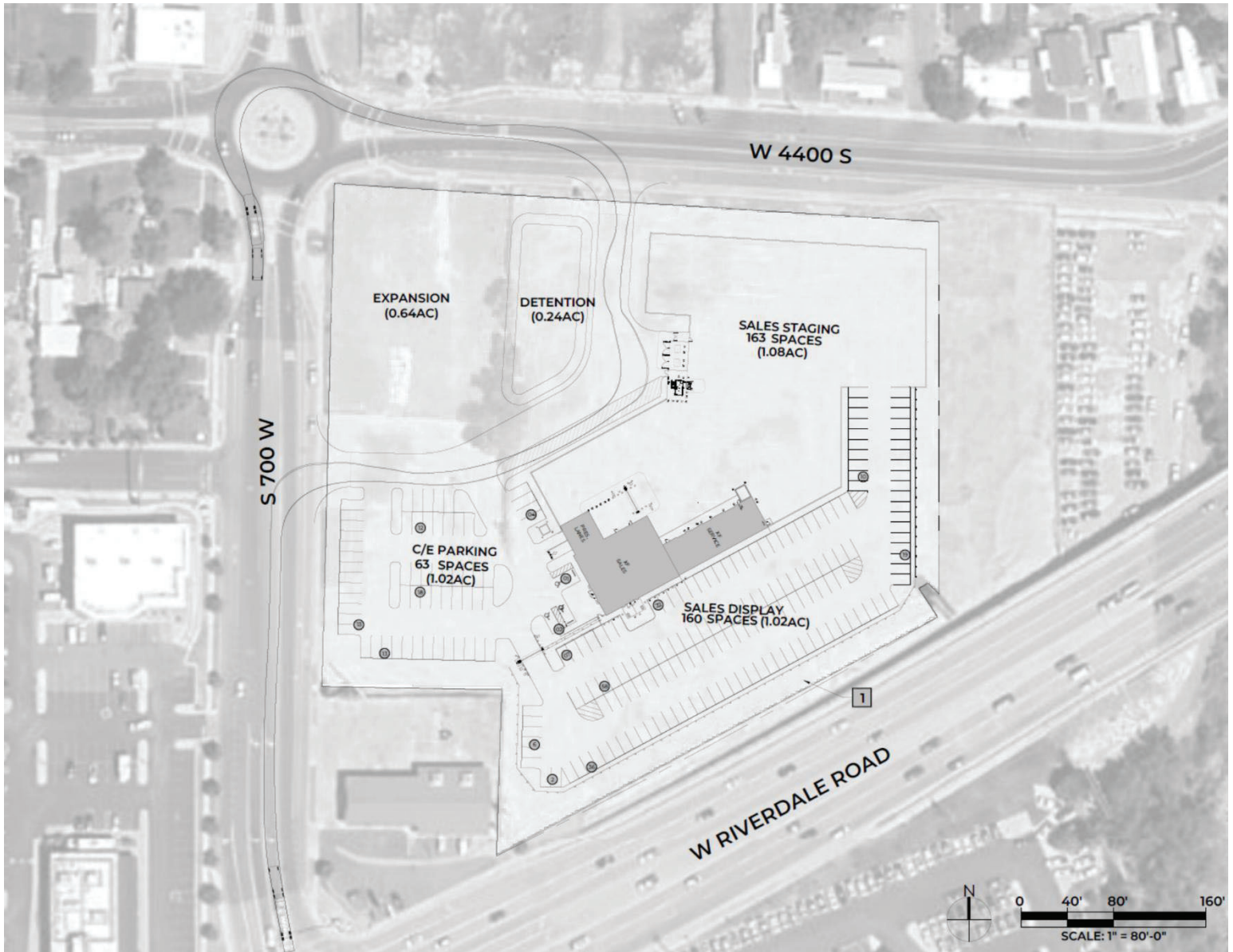


EXHIBIT B – Cont'd

AGREEMENT FOR DEVELOPMENT OF LAND

Concept Plan

