

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: 3/10/2026