

Minutes of the Regular Meeting of the Riverdale City Council held Tuesday, February 3, 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
- Bart Stevens, Councilmember
- Anne Hansen, Councilmember
- Michael Richter, Councilmember
- Kent Anderson, Councilmember

City Employees:

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

Excused:

Visitors: Taft Egan

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 all Council Members, City Staff, and members of the public.

Pledge of Allegiance – Matthew Hennessy

Invocation – Anne Hansen

Public Comment

Mayor Mitchell invited members of the public to speak. No public comments were received.

Presentations and Reports

1. Mayor's Report

Mayor Mitchell reported on the ongoing legislative session, noting several bills that could impact the city, including changes to property tax assessments, limits on annual property tax increases, requirements to account for interest earned on certain funds against the certified tax rate, limitations on using funds for capital projects, requirements for voter approval on tax increases, and additional approvals needed for RDA spending. He noted the League of Cities and Towns is surveying members on priorities, and while some proposals might appeal to citizens, they pose challenges for the city's current financial position.

2. City Council Assignment Reports

Consent Items

1. Consideration to reappoint Colleen Henstra to the Planning Commission for a 4-year term.

Councilmember Richter moved to approve the consent item. Councilmember Anderson seconded the motion. There was not any discussion regarding this motion, which passed with four in favor and one against.

2. Consideration to appoint Melissa Carey to the Planning Commission for a 1-year term.

Ms. Carey resides on Ritter Drive and would provide representation for that area of the city. She understands the need to represent all of Riverdale and is committed to the role. Ms. Carey was unable to attend due to illness.

Councilmember Stevens moved to approve the consent item. Councilmember Hansen seconded the motion. There was not any discussion regarding this motion, which passed unanimously in favor.

3. Consideration to approve meeting minutes from:

January 6, 2026 Council Meeting
January 20, 2026 Council Meeting

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

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

Action Items

1. Consideration of Resolution #2026-01 approving the purchase of playground equipment for Golden Spike Park in an amount not to exceed \$300,000.00

Mr. Douglas presented, noting excitement for the project following the success of a prior playground upgrade. Taft from Big-T provided a detailed overview, including a fly-through of the design, which spans 4,680 square feet with three connected towers, multigenerational features, shade structures, and 33 accessible play elements (exceeding ADA guidelines of 19). The playground includes all seven types of play and shaded benches.

Council discussed accessibility, surfacing materials (poured-in-place rubber), warranties, color options, and installation timelines.

Motion: Councilmember Arnold moved to approve Resolution #2026-01 approving the purchase of playground equipment for Golden Spike Park in an amount not to exceed \$300,000.00, with color scheme in view 4 (option 1) as presented and the yellow accents changed to lime green.

Second: Councilmember Anderson

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

Motion passed unanimously.

2. Consideration of Resolution #2026-02 adopting updates to the Riverdale City Construction and Development Standards

Mr. Douglas explained the changes made in the updated version.

Mr. Douglas described the updates, which include minor clarifications, new standards for traffic signals and signage, and alignment with state code on utility placement. Council discussed specific changes, such as sidewalk requirements and utility depths.

Councilor Hansen and Richter asked clarifying questions about the standards, including about the use of poly pipes instead of copper. Mayor Mitchell asked about word "shifted" in section G on page 60 of the packet, it should be "sifted". Councilor Anderson asked about the park strip on page 31 and approval for concrete or solid surfaces.

Motion: Councilmember Arnold moved to approve Resolution 2026-02 adopting updates to the Riverdale City Construction and Development Standards with changes noted – removing "rewording" notes and correcting "shifted" to "sifted".

Second: Councilmember Stevens

Councilor Anderson:	Yes
Councilor Hansen:	Yes

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

3. Consideration of Resolution #2026-03 approving the purchase/trade of surplus backhoe for Mini Excavator

Mr. Douglas presented the need to trade a surplus backhoe for a mini excavator, noting the equipment's condition and suitability for city needs.

Motion: Councilmember Arnold moved to approve Resolution #2026-03 approving the purchase/trade of surplus backhoe for Mini Excavator.

Second: Councilmember Richter

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

Motion passed unanimously in favor.

4. Discussion and consideration of Resolution #2026-04 approving the Weber County Pre-Disaster Mitigation Plan

Chief Hennessy presented the updated plan, which is required every five years for FEMA funding eligibility. It addresses hazards like wildfires, earthquakes, and floods, with no significant changes for Riverdale.

Not approving would mean a five-year waiting period to be eligible again, and ineligibility of some FEMA grants.

Motion: Councilmember Arnold moved to approve Resolution #2026-04 approving the Weber County Pre-Disaster Mitigation Plan.

Second: Councilmember Hansen

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

Motion passed unanimously in favor.

5. Consideration of Ordinance #1002 notifying the public of a pending ordinance regarding a temporary land use regulation to remove cluster subdivisions from the R-1-6 zone.

Mr. Cooper presented the notice for a six-month moratorium on cluster subdivisions in the R-1-6 zone to allow time for code review. He explained that some of the allowed developments in current code are similar to what has been previously denied and so it warrants a closer look at the zone.

Mayor Mitchell asked for clarification on what this would prevent. There would be no development applications for any R-1-6 zones for 180 days. No applications are anticipated in any other zones not discussed in January, but this would prevent any from being submitted. Changes can be finalized any time within 180 days.

Councilor Hansen noted a submitted application would have had to be approved, and would not be in the best interest of the residents. This is an appropriate use of the tool. Councilors Hansen and Richter expressed appreciation to Mr. Cooper for being proactive.

Motion: Councilmember Arnold moved to approve Ordinance #1002 notifying the public of a pending ordinance regarding a temporary land use regulation to remove cluster subdivisions from the R-1-6 zone, as it is countervailing to public interest.

Second: Councilmember Anderson

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

Motion passed unanimously in favor.

6. Discussion and action: Council Rules and Procedures Update

Mr. Brooks presented proposed updates to align with state law, including changes to clarify voting procedures, and grammatical corrections. Council discussed public comment time limits and enforcement.

Motion: Councilor Arnold moved to table until the changes are made.

Second: Councilor Richter.

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

7. Discussion: PRUD zoning text amendment

Mr. Cooper presented potential amendments to the Planned Residential Unit Development (PRUD) zone, noting inconsistencies with the general plan, administrative challenges, and market trends. Examples of alternative developments were shown, emphasizing flexibility for density, setbacks, and mixed uses. Council discussed economic implications, investor pressures, and the need for a work session. No action was taken; a work session was scheduled for February 10, 2026, at 6:00 p.m.

Upcoming Events

- President's Day, offices closed – February 16th

Comments

1. City Council
2. City Staff

Mr. Brooks noted that the recent city newsletter had blurry photos due to a printing issue.

3. Mayor

The March 17 meeting conflicts with caucuses. This meeting will either be canceled or the date changed depending on agenda.

Adjournment

Having no further business to discuss, Councilmember Arnold moved to adjourn the meeting. Councilmember Anderson seconded the motion. The meeting was adjourned at 8:13 p.m.

Date Approved: 3/3/2026