RIVERDALE CITY COUNCIL AGENDA
CIVIC CENTER - 4600 S. WEBER RIVER DR.
TUESDAY – APRIL 7, 2026

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

A. **Welcome & Roll Call**
B. **Pledge of Allegiance** – Brandon Cooper
C. **Invocation** – TBA, by invitation

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

E. **Presentations and Reports**

1. Mayor's Report
2. City Council Assignment Reports

F. **Consent Items**

1. Consideration to approve meeting minutes from:
   March 3, 2026 Council Meeting

G. **Action Items**

1. Consideration of Resolution #2026-07 recognizing Representative Jake Sawyer
   Presenters: Rich Taylor & Steve Brooks

2. Consideration of Site Plan Amendment for Goldcrest Homes
   Presenter: Brandon Cooper

3. Consideration of Resolution #2026-08 Approving a First Amendment to an Amended Development Agreement for the development of a project located at 5368 S 1050 W (Goldcrest Homes)
   Presenter: Brandon Cooper

4. Consideration of Resolution #2026-09 accepting the Annual Municipal Wastewater Report
   Presenter: Shawn Douglas

5. Discussion regarding removal of park strip at Riverdale Park
   Presenter: Shawn Douglas

6. Consideration of Resolution #2026-10 amending the Riverdale City General Plan to modify the Future Land Use Map from "Attached Residential" to "Commercial" for property located at 671 W 4400 S
   Presenter: Brandon Cooper

7. Consideration of Ordinance #1004 amending the Riverdale City Zoning Map to modify zoning from R-4 (Multiple-Family Residential) to C-3 (Commercial) for property located at 671 W 4400 S
   Presenter: Brandon Cooper

8. Consideration of Resolution #2026-11 approving an Agreement for the Development of Land for the development of a project at 671 W 4400 S (Carmax)
   Presenter: Brandon Cooper

9. Motion to un-table and consideration of Ordinance #999 regarding proposed text amendments to Riverdale City Code Title 10, Chapter 22 Planned Residential Unit Development (PRUD) (Tabled 1/6/26 and 1/20/26)
   Presenter: Brandon Cooper

10. Consideration of Ordinance #1005 amending the Riverdale City Zoning Map to modify zoning of approximately 12 acres from Community Commercial (C-2) and Planned Commercial (CP-2) zones to Multiple Family Residential (R-5) zone. The property is located at approximately 4263 S 550 W, Riverdale Utah
    Presenter: Brandon Cooper

11. Consideration of Resolution #2026-12 Approving an Agreement for the Development of Land for the development of a project located at 4263 S 550 W (LHM Riverdale)
    Presenter: Brandon Cooper

12. Consideration of Resolution #2026-13 amending a Professional Services Agreement with Hansen Planning Group for the Comprehensive Development Code Update
    Presenter: Brandon Cooper

H. Upcoming Events

- Spring Cleanup – April 20th
- ULCT Midyear Conference (St. George) – April 22nd to 24th

I. Comments

1. City Council
2. City Staff
3. Mayor

J. 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 within the Riverdale City limits on this 2nd day of April, 2026 at the following locations: 1) Riverdale City Hall Noticing Board 2) the City website at http://www.riverdalecity.com/ 3) the Public Notice Website: http://www.utah.gov/pmn/index.html.

Michelle Marigoni
Riverdale City Recorder

**The City Council meeting on April 7, 2026 is viewable electronically and may be accessed by clicking on the link below. The regular City Council Chambers will be available for in-person participation. The Agenda for the meeting is also attached above. **

https://www.youtube.com/channel/UCegcYe-pIXSRZGd5llencvA/videos?view_as=subscriber

RIVERDALE CITY
CITY COUNCIL AGENDA
April 7, 2026

AGENDA ITEM: G1

SUBJECT: Consideration of Resolution #2026-07 recognizing Representative Jake Sawyer

PRESENTERS: Steve Brooks, City Administrator/Attorney
Rich Taylor, Community Services Director

INFORMATION:
a. Resolution #2026-07

BACK TO AGENDA

RESOLUTION NO. 2026-07

A RESOLUTION OF THE CITY COUNCIL OF RIVERDALE CITY, UTAH, RECOGNIZING THE HONORABLE JAKE SAWYER, STATE REPRESENTATIVE, FOR ADVOCACY ON BEHALF OF RIVERDALE CITY AND PRESENTING A KEY TO THE CITY

WHEREAS, Riverdale City is committed to supporting the health, dignity, and quality of life of its senior residents through meaningful programs and services; and

WHEREAS, securing funding for senior programs is essential to meeting the needs of Riverdale City's aging population; and

WHEREAS, the Honorable Jake Sawyer, State Representative, has demonstrated steadfast leadership and dedicated advocacy on behalf of Riverdale City at the state level; and

WHEREAS, through effective advocacy and collaboration, Representative Sawyer played a significant role in securing state funding to support the senior center serving the residents of Riverdale City; and

WHEREAS, these efforts have provided tangible benefits to Riverdale City's senior community; and

WHEREAS, Riverdale City wishes to formally recognize and express its sincere gratitude for this service and commitment to the community;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF RIVERDALE CITY, UTAH, THAT:

1. The City hereby extends its deepest appreciation to The Honorable Jake Sawyer for exceptional advocacy and leadership in securing vital funding benefiting the Riverdale Senior Center.

2. The Key to the City of Riverdale is hereby presented to The Honorable Jake Sawer as a symbol of trust, respect, and enduring gratitude on behalf of the residents of Riverdale City.

This resolution shall take effect immediately upon its adoption and passage.

PASSED AND ADOPTED this 7th day of April, 2026.

_____
Braden Mitchell, Mayor

Attest:

_____
Michelle Marigoni, City Recorder

VOTE:

Alan Arnold	___Yes	___ No	___Absent
Bart Stevens	___ Yes	___ No	___ Absent
Michael Richter	___ Yes	___ No	___ Absent
Anne Hansen	___ Yes	___ No	___ Absent
Kent Anderson	___ Yes	___ No	___ Absent

RIVERDALE CITY
CITY COUNCIL AGENDA
April 7, 2026

AGENDA ITEM: G2

SUBJECT: Consideration of Site Plan Amendment for Goldcrest Homes

PRESENTERS: Brandon Cooper, Community Development Director

INFORMATION: a. Executive Summary/Transmittal

BACK TO AGENDA

TRANSMITTAL

Body:	City Council
Topic:	Site Plan Amendment – Coleman Vu Estates
Department:	Community Development
Director:	Brandon Cooper
Staff/Presenter:	Brandon Cooper
Contact:	bcooper@riverdaleutah.gov

Executive Summary

On August 15, 2023, GCH Riverdale I, LLC, on behalf of Goldcrest Homes (the "**Developer**"), received final Subdivision and Site Plan approval for the ***Coleman Vu Estates PRUD Project***. Associated with this approval was the approval of a Development Agreement which defines the development standards, conditions and improvements, schedule for development, and other terms and conditions applicable to the development of the project.

On May 7, 2025, the City Council approved an amendment to the Development Agreement requesting certain modifications and clarifications to the previously approved Development Agreement. The approved changes included:

1. **Water Dedication:**
    a. Reduction on required acre feet of water for the subdivision
        i. Reduction of required acre feet of water - In accordance with City Code §§8-6-3B (2024), the Developer proposed to reduce the required acre feet of water for the subdivision from the original 68.62 -acre feet of water to 39.12 -acre feet of water.

2. **Project Enhancements & Landscape Plan:**
    a. Revision of Landscape Plan - Dog Park, New Connecting Path, Reduced Vegetation
        i. *Dog Park* - Due to enclosed/fenced off dog parks being a very litigious topic for HOA subdivisions, the Developer has been

advised to shy away from a fenced off dog park area, as originally approved, and incorporate pet friendly amenities amongst the subdivision while encouraging dogs and pets to stay on leashes to maintain a controlled pet friendly environment.

ii. New Connecting Concrete Path – The Developer proposed a redesign to the concrete path to be a more usable and attractive amenity for all the residents within the subdivision. Their goal is to eliminate the potential use of the trail through a partially filled detention pond and allow residents full time access to a trail that will encompass the detention pond.

iii. Reduced Vegetation - In an attempt to limit the water usage throughout the subdivision, the Developer is proposing to reduce the amount of vegetation on site by 20% while still maintaining a beautiful landscape design for this one of a kind move up residential development.

3. Design Standards:

a. 40% exterior masonry on street face facades, Anticipatory clause

i. *40% exterior masonry on street facing facades* - To further clarify and capture the intent behind the 40% masonry requirement for a PRUD subdivision, the Developer proposes language that applies this standard only to the streetside facades of a home and clarifies what materials will be used to satisfy this masonry requirement.

ii. *Anticipatory clause* – The Developer proposes language that describes the style and architectural elements of the homes that they intend to construct throughout the subdivision.

The Developer is now requesting a first amendment to the Amended Development Agreement and an amendment to the approved Site Plan, as described below.

TRANSMITTAL

Requested Amendments:

Site Plan:
The site plan was originally approved in 2023 with a detention pond and a 4-foot sidewalk that traversed through the bottom of the pond. This sidewalk trail is intended as a passive recreational amenity for the benefit of the residents (see Figure 1).

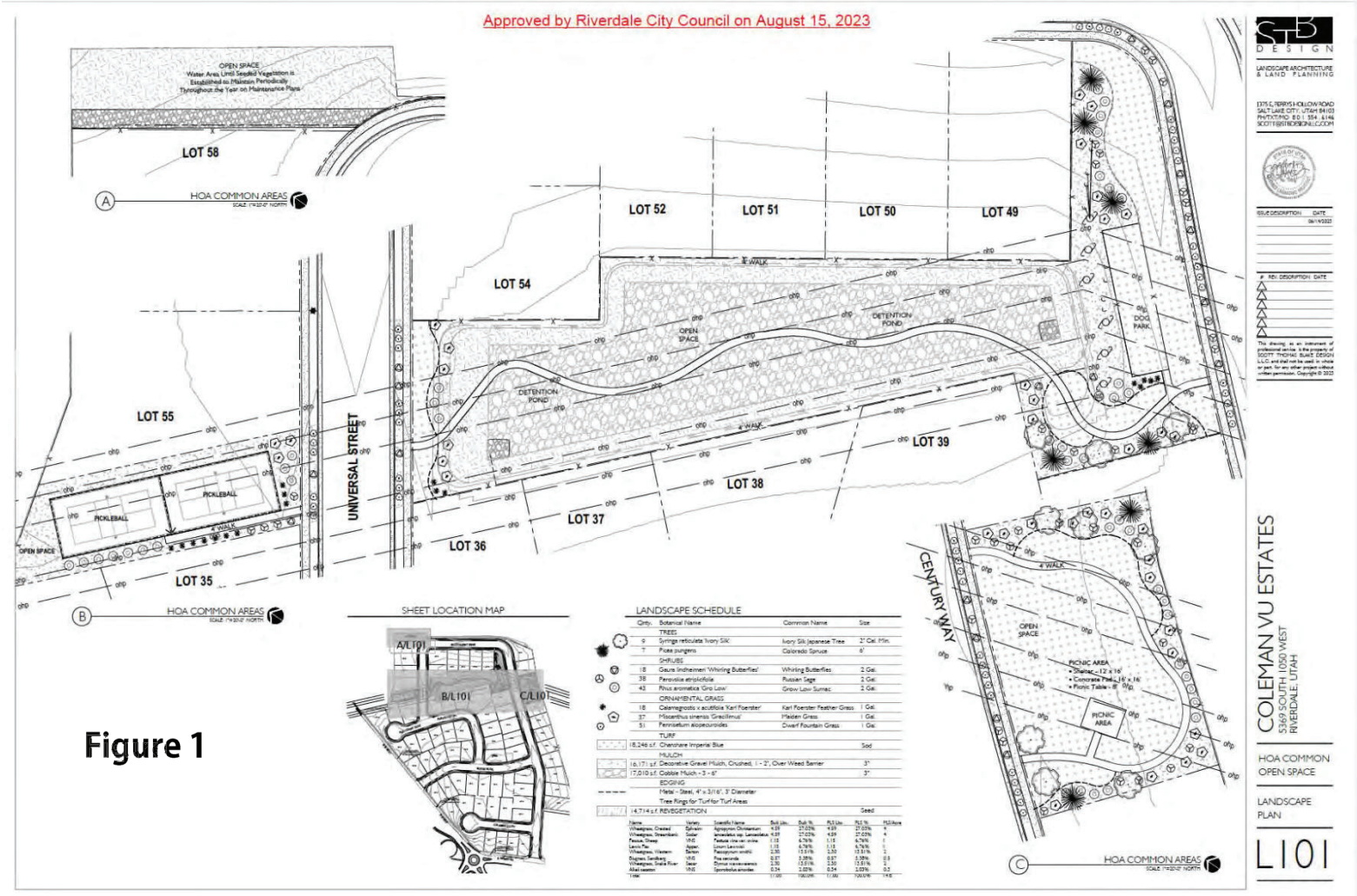


Figure 1

This feature was amended in 2025 to a perimeter 4-foot sidewalk that traversed the top of the pond so that it was not subject to inaccessibility due to the pond filling with water (see Figure 2).

TRANSMITTAL

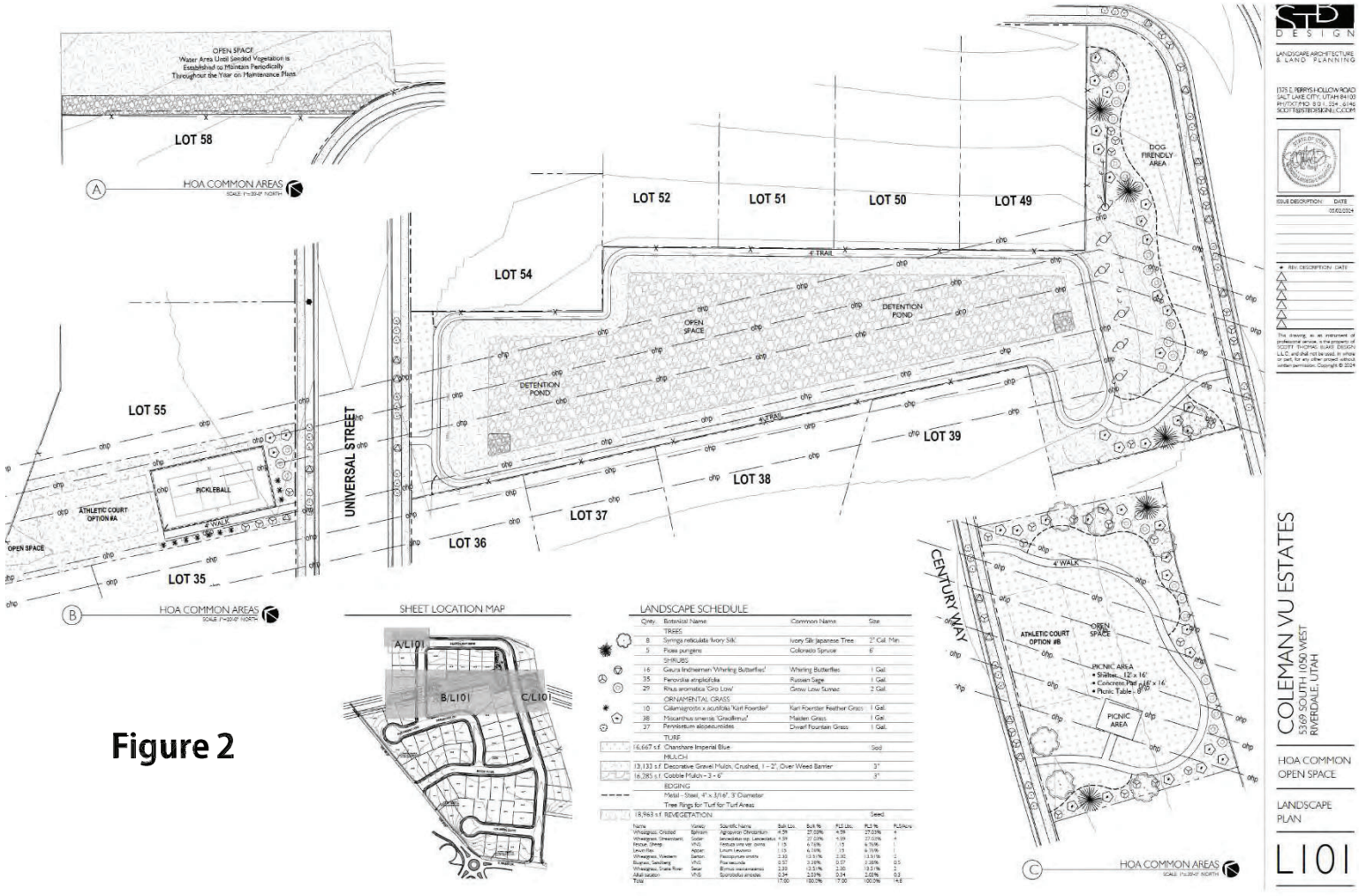


Figure 2

During construction of the project, two material deviations from the approved plans and standard construction practices were identified in the field, both of which are attributable to improper installation and execution by the developer:

1. The detention pond liner was installed incorrectly, extending approximately two feet into adjacent private lots below grade. This improper installation introduces long-term risks, including potential disturbance to homeowners, obstruction and interference with the designated public utility easement, and increased likelihood of damage to infrastructure maintained by the HOA. Responsibility for these

impacts rests with the parties responsible for design implementation and construction oversight.

2. The detention pond grading was constructed outside of approved specifications, extending to the property boundary. This deviation renders it infeasible to construct and properly stabilize the approved sidewalk trail over the detention pond liner, as originally designed. This condition is the direct result of construction not conforming to the approved plans and accepted grading standards.

These deficiencies represent clear departures from the approved subdivision/site plan design and construction practices and create ongoing liability and risk.

The developer's proposed solutions to mitigate these issues include:

- **Revise the detention pond design** so that it fully contains the pond liner infrastructure within the open space parcel, eliminating encroachment into private lots (see Figure 3)

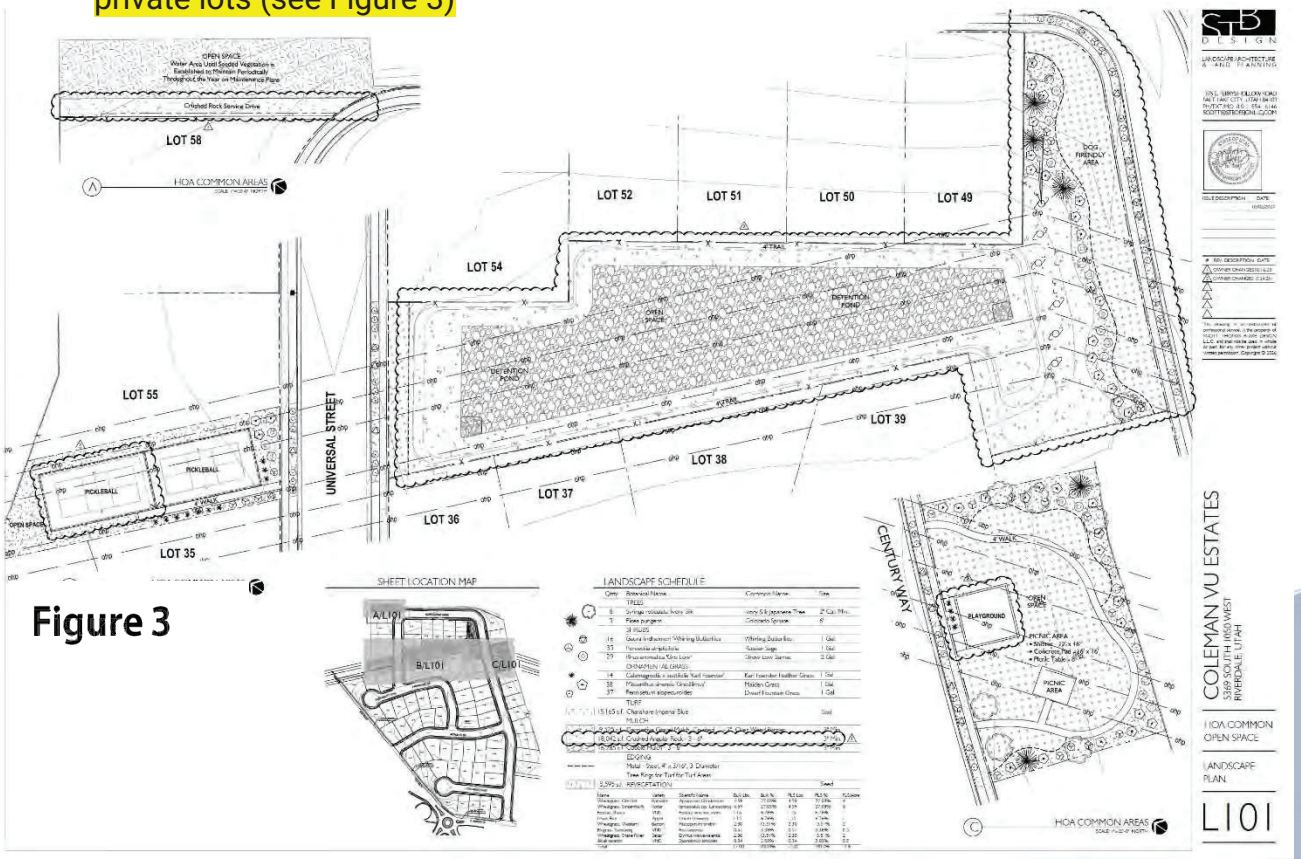


Figure 3

- **Update the landscape plan** with a detail to align with the revised grading and pond configuration, including proper installation of the required fence (see Figure 4)

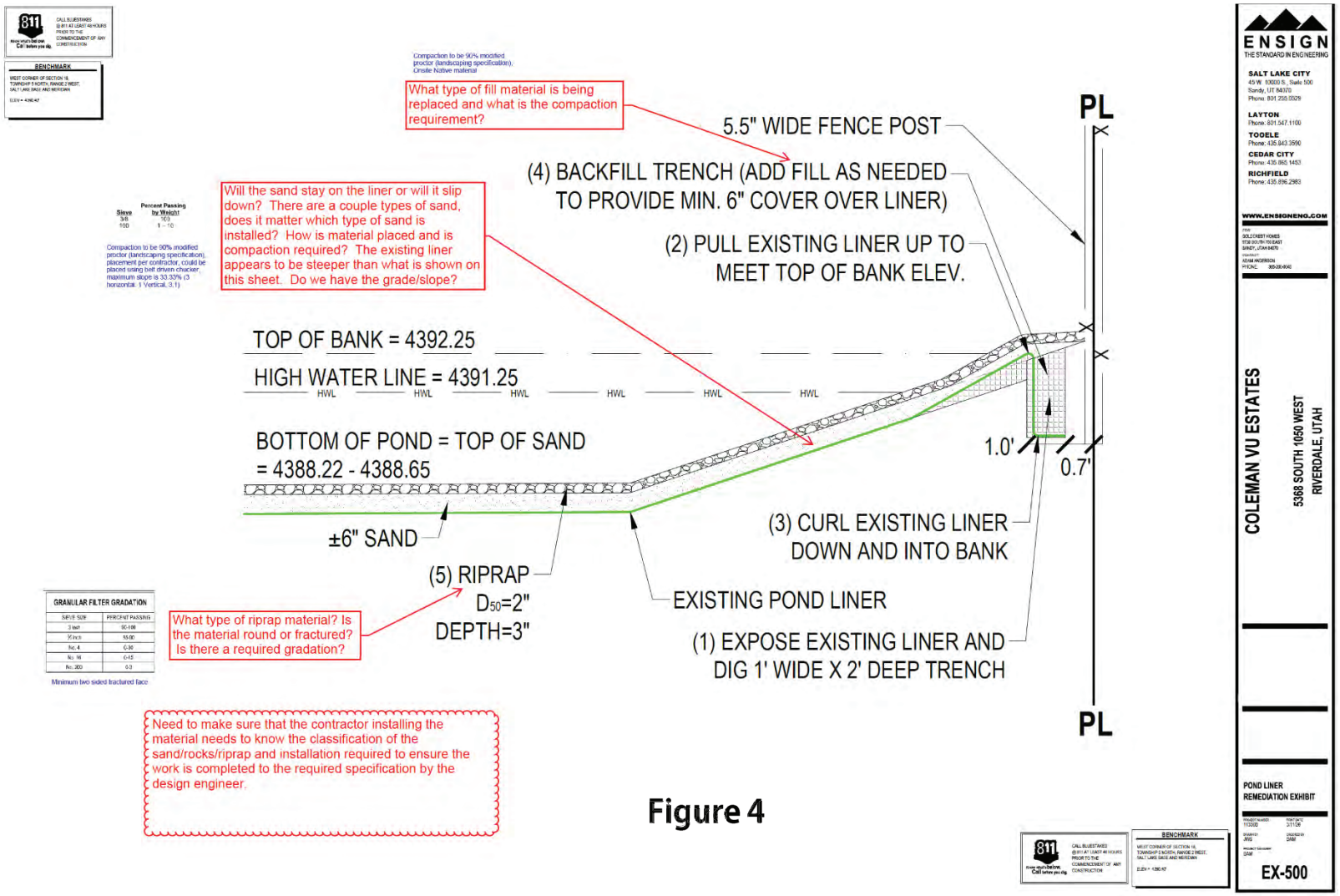


Figure 4

- **Replace the perimeter sidewalk** with a centralized playground system (see Figure 5)

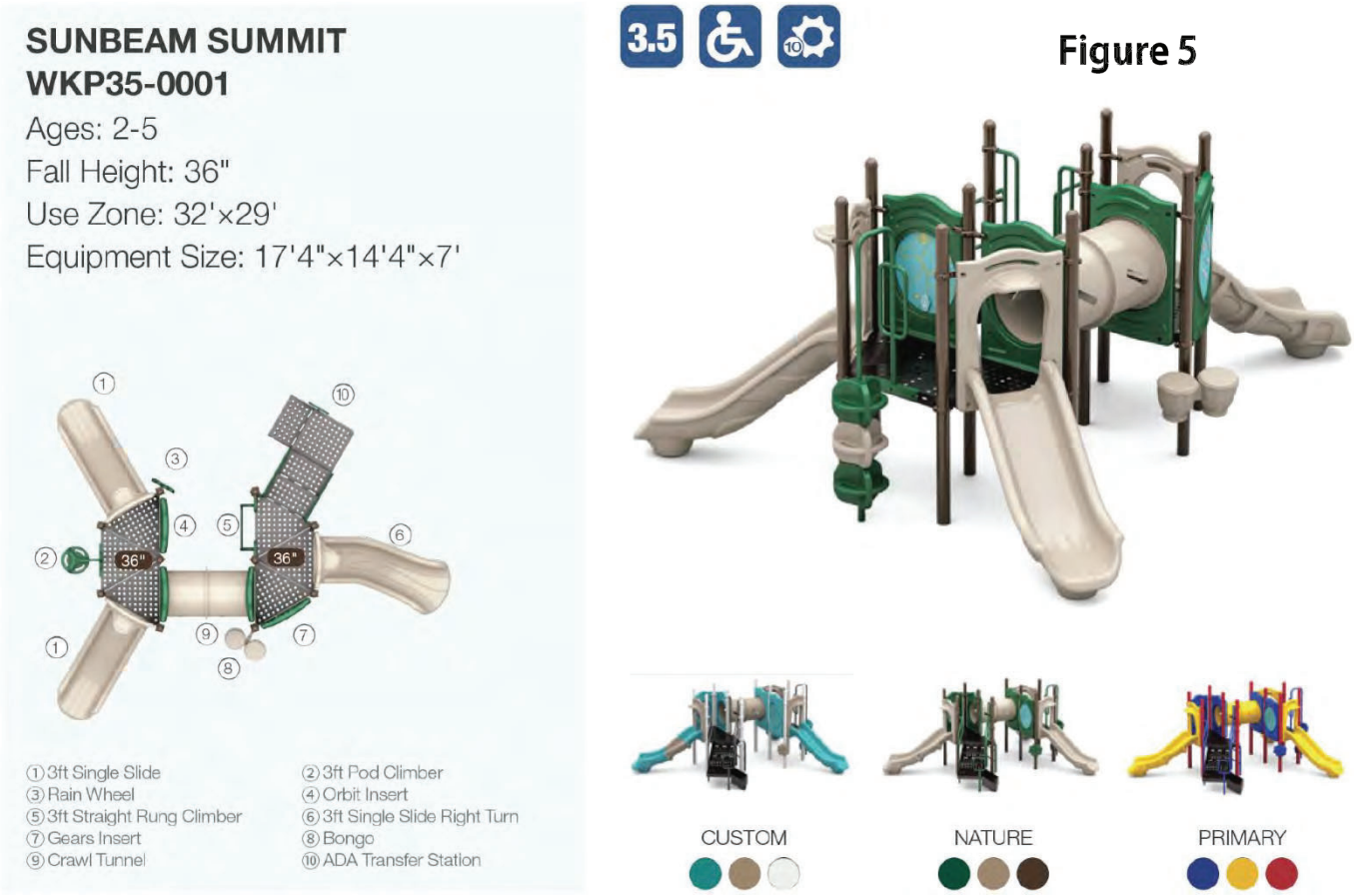


Figure 5

Development Agreement:
Based on the identified construction deficiencies and their deviation from the approved plans and standards incorporated into the Development Agreement, a first amendment is necessary to formally address and allocate responsibility for corrective actions, design modifications, and associated risks (see attached First Amendment).

Requested Timeline:

City Council Meeting – April 7, 2026

Staff Comments:

As the City Council evaluates the proposed amendment, the following considerations should be taken into account:

1. The developer's proposed solution would reduce revegetation by approximately 13,400 square feet, replacing it with crushed angular rock. This change affects the overall site aesthetics and may contribute to increased heat retention and heat island effects within the area.

2. The proposal also includes a reduction of approximately 1,502 square feet of turf due to the addition of a "tot lot" playground and modifications associated with removal of the sidewalk trail. While reductions in non-functional turf can be appropriate in some cases, this proposal would eliminate nearly 10% of the total turf area across the 19.6-acre site, thereby diminishing usable open space for residents.

Potential Actions:

Following the presentation and discussion of the proposal, the City Council may make:

1) a motion to **APPROVE** the proposed site plan amendment and associated First Amendment to the Amended Development Agreement

2) a motion to **APPROVE WITH MODIFICATIONS** the proposed site plan amendment and associated First Amendment to the Amended Development Agreement

3) a motion to **TABLE** the matter to a later date

4) a motion to **DENY**

Attachments

Developer Narrative
Proposed First Amendment to Amended Development Agreement
Original Landscape Plan (Approved August 15, 2023) – Figure 1
Amended Landscape Plan (Amended 2025) – Figure 2
Proposed New Landscape Plan – Figure 3
Proposed New Pond Liner Detail – Figure 4
Proposed Site Amenity (Playground) – Figure 5

GOLDCREST HOMES

Mar 27, 2026

Residential Subdivision Amendment Site Plan Approval Narrative

Coleman Vu Estates – Riverdale City

Introduction & Request

Goldcrest Homes respectfully submits this request for Residential Subdivision Amendment Site Plan Approval for the Coleman Vu Estates Subdivision in Riverdale City.

This amendment is proposed in coordination with City Staff and the project's Home Owners Association(HOA) to address field conditions identified during construction of the detention pond. The request includes revisions to the detention pond detail, updates to the landscape plan, and the replacement of the originally approved perimeter sidewalk with an enhanced playground amenity.

These modifications are intended to improve long-term infrastructure integrity, eliminate potential liability, and enhance the overall functionality and value of the community's open space.

Project Background

The subdivision was originally approved with a detention pond and a 4-foot perimeter sidewalk trail intended as a passive recreational amenity.

This amendment does not change density, lot configuration, or open space allocation and remains fully consistent with the original zoning and land use approvals.

Field Conditions

During construction, two conditions were identified:

- The detention pond liner extends approximately two feet into adjacent private lots below grade, creating long-term risk of homeowner disturbance and potential damage to HOA-managed infrastructure.
- The pond grading extends to the property boundary, making it infeasible to construct and stabilize the approved sidewalk trail on top of the detention pond liner.

These conditions create unavoidable long-term liability and risk which are not consistent with standard subdivision design practices that typically require clear separation between private property and common infrastructure.

Proposed Solution

The amendment resolves these issues through:

- **Revised detention pond design** that fully contains infrastructure within the open space parcel, eliminating encroachment into private lots
- **Updated landscape plan** aligned with the revised grading and pond configuration
- **Replacement of the perimeter sidewalk** with a centralized playground system

These changes ensure the infrastructure is safe, maintainable, and consistent with accepted engineering and municipal standards.

Amenity Enhancement

The proposed playground is not a reduction in amenities, but a project enhancement. It represents a greater financial investment than the originally planned sidewalk and provides a more functional and engaging recreational feature for residents. Located centrally within the open space, the playground creates a usable gathering space that encourages activity, interaction, and long-term community value.

Community Support

The proposed revisions and amenity enhancement have been reviewed and supported by the HOA and developed in coordination with City Staff. The selected playground reflects the preferences and needs of the community.

Zoning & Municipal Compliance

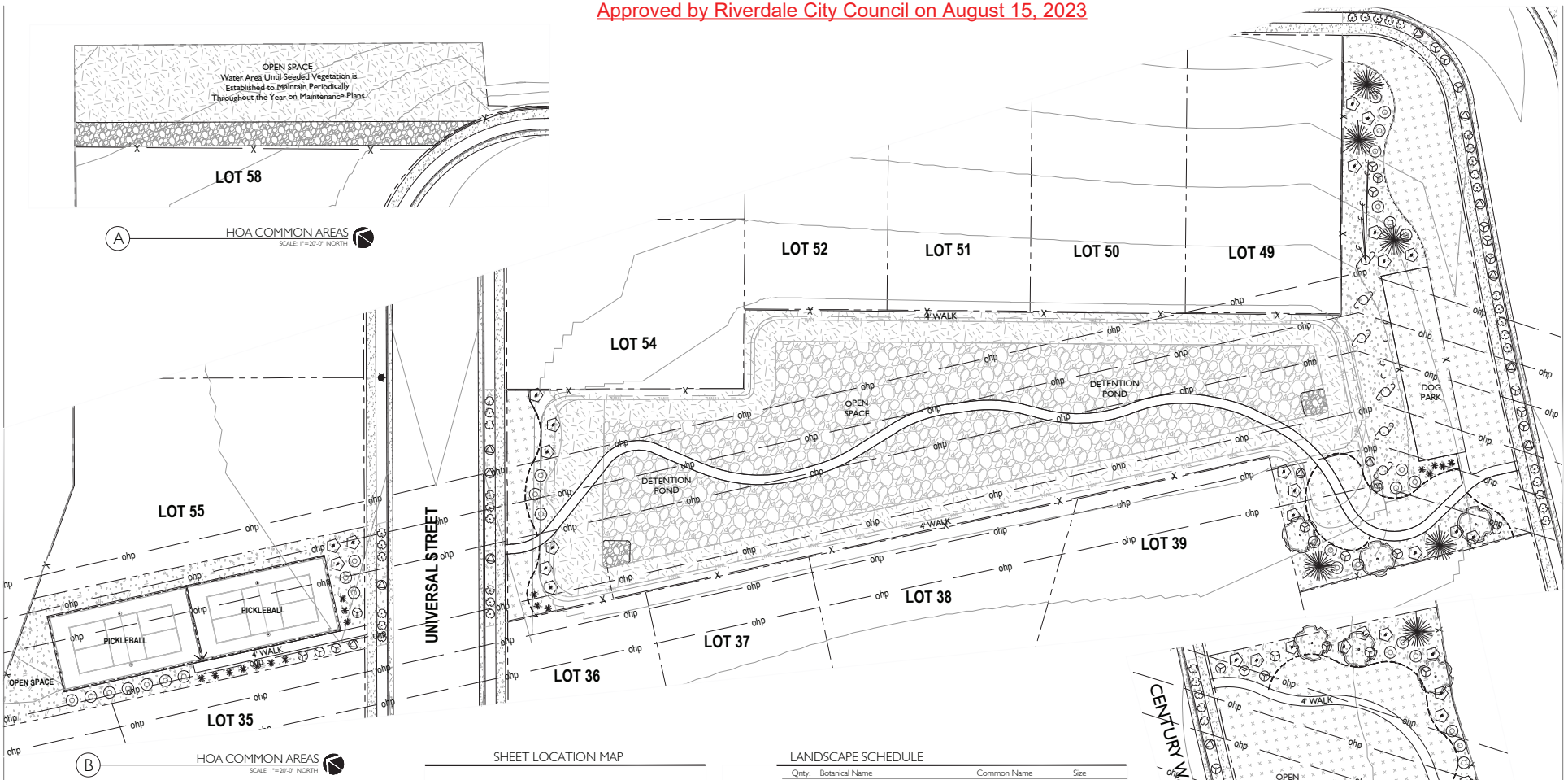
This amendment maintains full compliance with Riverdale City standards. There are no changes to density, lot layout, access, or required open space. The revised stormwater design and site improvements meet applicable engineering and subdivision requirements.

Conclusion

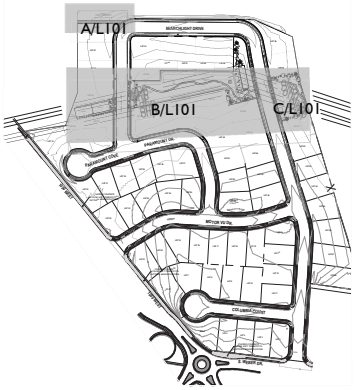
This amendment proactively addresses field conditions, eliminates long-term liability concerns, and enhances the overall quality of the development through a higher-value community amenity.

Goldcrest Homes respectfully requests approval and appreciates the City’s continued collaboration through this process.

Approved by Riverdale City Council on August 15, 2023



SHEET LOCATION MAP



LANDSCAPE SCHEDULE

Qnty.	Botanical Name	Common Name	Size
	TREES		
9	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree	2" Cal. Min.
7	Picea pungens	Colorado Spruce	6'
	SHRUBS		
18	Gaura lindheimeri 'Whirling Butterflies'	Whirling Butterflies	2 Gal.
38	Perovskia atriplicifolia	Russian Sage	2 Gal.
43	Rhus aromatica 'Gro Low'	Grow Low Sumac	2 Gal.
	ORNAMENTAL GRASS		
18	Calamagrostis x acutifolia 'Karl Foerster'	Karl Foerster Feather Grass	1 Gal.
37	Miscanthus sinensis 'Gracillimus'	Maiden Grass	1 Gal.
51	Pennisetum alopecuroides	Dwarf Fountain Grass	1 Gal.
	TURF		
18,246 s.f.	Chanshare Imperial Blue		Sod
	MULCH		
16,171 s.f.	Decorative Gravel Mulch, Crushed, 1 - 2", Over Weed Barrier		3"
17,010 s.f.	Cobble Mulch - 3 - 6"		3"
	EDGING		
	Metal - Steel, 4" x 3/16", 3' Diameter Tree Rings for Turf for Turf Areas		
14,714 s.f.	REVEGETATION		Seed

Name	Variety	Scientific Name	Bulk Lbs.	Bulk %	PLS Lbs.	PLS %	PLS/Acre
Wheatgrass, Crested	Ephram	Agropyron Christantum	4.59	27.03%	4.59	27.03%	4
Wheatgrass, Streambank	Sodar	lanceolatus ssp. Lanceolatus	4.59	27.03%	4.59	27.03%	4
Fescue, Sheep	VNS	Festuca vina var. ovina	1.15	6.76%	1.15	6.76%	1
Lewis Flax	Appar.	Linum Lewwisii	1.15	6.76%	1.15	6.76%	1
Wheatgrass, Western	Barton	Pascopyrum smithii	2.30	13.51%	2.30	13.51%	2
Blugrass, Sandberg	VNS	Poa secunda	0.57	3.38%	0.57	3.38%	0.5
Wheatgrass, Snake River	Secar	Elymus wawawaiensis	2.30	13.51%	2.30	13.51%	2
Alkali sacaton	VNS	Sporobolus airoides	0.34	2.03%	0.34	2.03%	0.3
Total			17.00	100.0%	17.00	100.0%	14.8

STB DESIGN
LANDSCAPE ARCHITECTURE & LAND PLANNING
1375 E. PERRYS HOLLOW ROAD
SALT LAKE CITY, UTAH 84103
PH/TXT/MO 801.554.6146
SCOTT@STBDESIGNLLC.COM

ISSUE DESCRIPTION	DATE
	06/14/2023

#	REV. DESCRIPTION	DATE

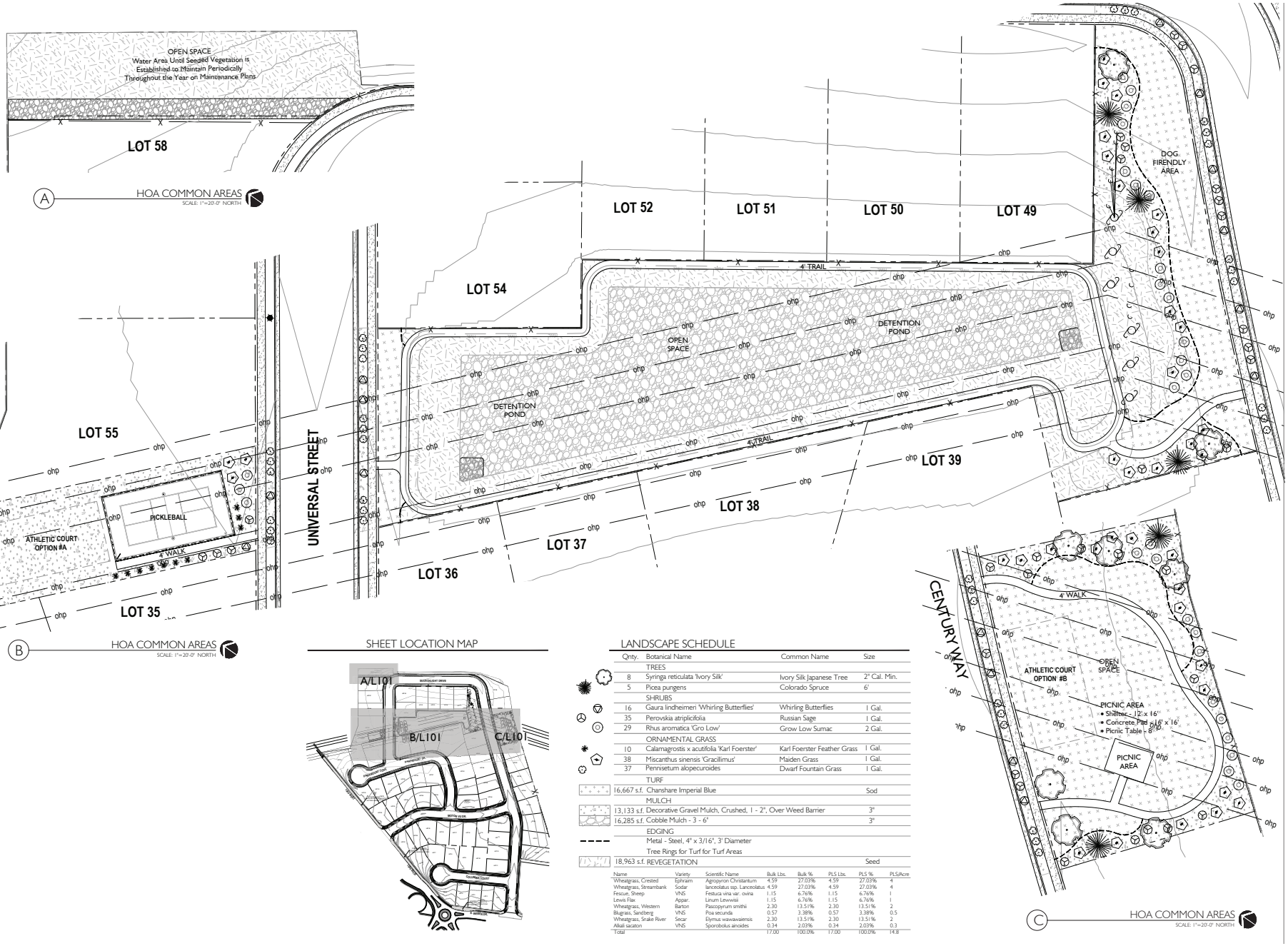
This drawing, as an instrument of professional service, is the property of SCOTT THOMAS BLAKE DESIGN L.L.C. and shall not be used, in whole or part, for any other project without written permission. Copyright © 2023

COLEMAN VU ESTATES
5369 SOUTH 1050 WEST
RIVERDALE, UTAH

HOA COMMON OPEN SPACE

LANDSCAPE PLAN

L101



SHEET LOCATION MAP

LANDSCAPE SCHEDULE

Qnty.	Botanical Name	Common Name	Size
	TREES		
8	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree	2" Cal. Min.
5	Picea pungens	Colorado Spruce	6'
	SHRUBS		
16	Gaura lindheimeri 'Whirling Butterflies'	Whirling Butterflies	1 Gal.
35	Perovskia atriplicifolia	Russian Sage	1 Gal.
29	Rhus aromatica 'Gro Low'	Grow Low Sumac	2 Gal.
	ORNAMENTAL GRASS		
10	Calamagrostis x acutifolia 'Karl Foerster'	Karl Foerster Feather Grass	1 Gal.
38	Miscanthus sinensis 'Gracillimus'	Maiden Grass	1 Gal.
37	Pennisetum alopecuroides	Dwarf Fountain Grass	1 Gal.
	TURF		
16,667 s.f.	Chanshare Imperial Blue		Sod
	MULCH		
13,133 s.f.	Decorative Gravel Mulch, Crushed, 1 - 2", Over Weed Barrier		3"
16,285 s.f.	Cobble Mulch - 3 - 6"		3"
	EDGING		
	Metal - Steel, 4" x 3/16", 3' Diameter		
	Tree Rings for Turf for Turf Areas		
18,963 s.f.	REVEGETATION		Seed

Name	Variety	Scientific Name	Bulk Lbs.	Bulk %	PLS Lbs.	PLS %	PLS/Acre
Wheatgrass, Crested	Ephraim	Agropyron Christantum	4.59	27.03%	4.59	27.03%	4
Wheatgrass, Streambank	Sodar	lanceolatus ssp. Lanceolatus	4.59	27.03%	4.59	27.03%	4
Fescue, Sheep	VNS	Festuca vina var. ovina	1.15	6.76%	1.15	6.76%	1
Lewis Flax	Appar.	Linum Lewisii	1.15	6.76%	1.15	6.76%	1
Wheatgrass, Western	Barton	Pascopyrum smithii	2.30	13.51%	2.30	13.51%	2
Blugrass, Sandberg	VNS	Poa secunda	0.57	3.38%	0.57	3.38%	0.5
Wheatgrass, Snake River	Secar	Elymus wawawaiensis	2.30	13.51%	2.30	13.51%	2
Alkali sacaton	VNS	Sporobolus airoides	0.34	2.03%	0.34	2.03%	0.3
Total			17.00	100.0%	17.00	100.0%	14.8

STB DESIGN
LANDSCAPE ARCHITECTURE & LAND PLANNING
1375 E. PERRYS HOLLOW ROAD
SALT LAKE CITY, UTAH 84103
PH/TXT/MO. 801.554.6146
SCOTT@STBDESIGNLLC.COM

ISSUE DESCRIPTION	DATE
	05/02/2024

#	REV. DESCRIPTION	DATE

This drawing, as an instrument of professional service, is the property of SCOTT THOMAS BLAKE DESIGN L.L.C. and shall not be used, in whole or part, for any other project without written permission. Copyright © 2024

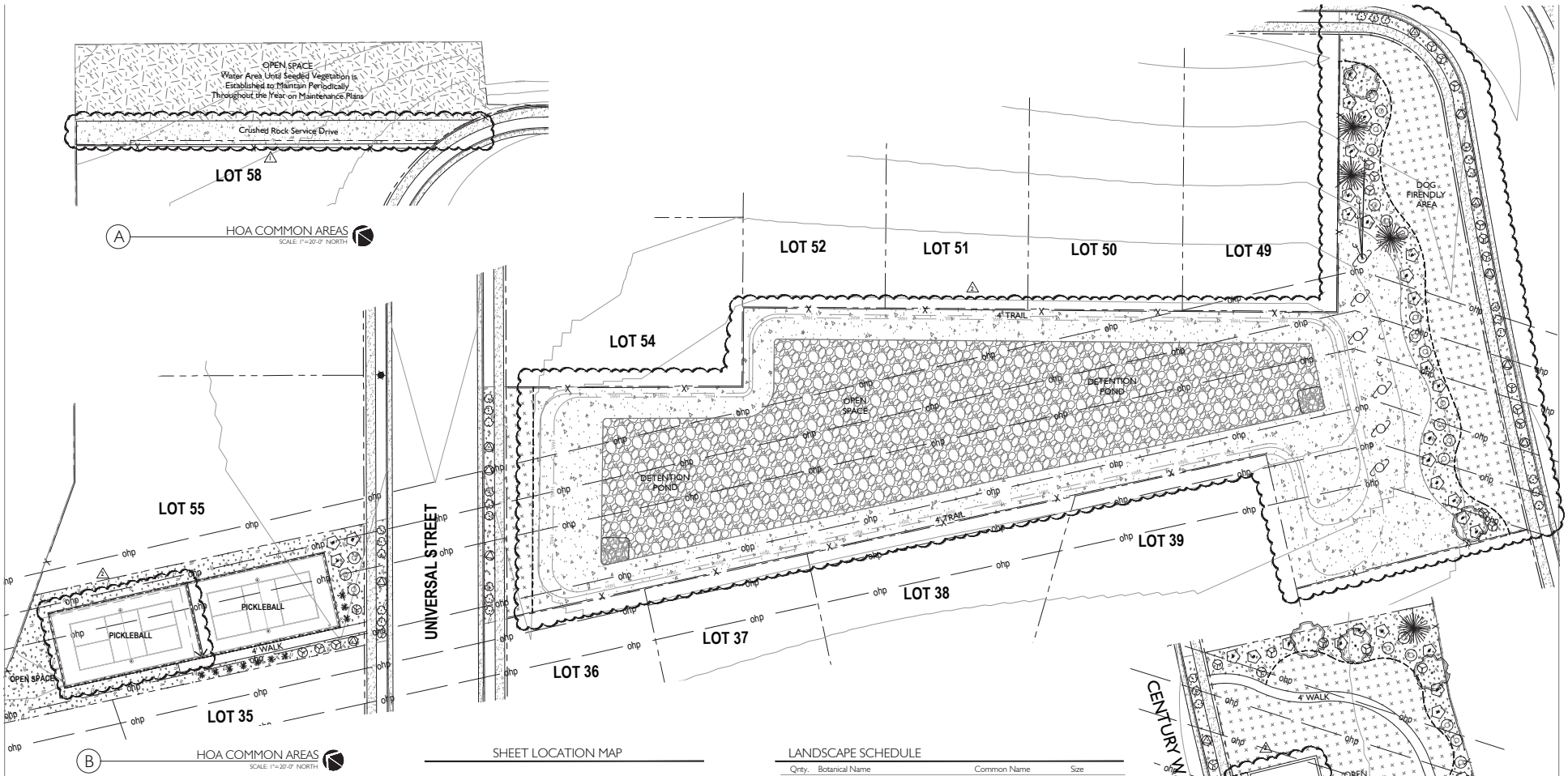
COLEMAN VU ESTATES

5369 SOUTH 1050 WEST
RIVERDALE, UTAH

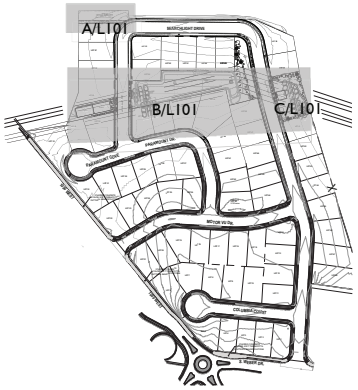
HOA COMMON OPEN SPACE

LANDSCAPE PLAN

L101



SHEET LOCATION MAP



LANDSCAPE SCHEDULE

Qnty.	Botanical Name	Common Name	Size
	TREES		
8	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree	2" Cal. Min.
5	Picea pungens	Colorado Spruce	6'
	SHRUBS		
16	Gaura lindheimeri 'Whirling Butterflies'	Whirling Butterflies	1 Gal.
35	Perovskia atriplicifolia	Russian Sage	1 Gal.
29	Rhus aromatica 'Gro Low'	Grow Low Sumac	2 Gal.
	ORNAMENTAL GRASS		
14	Calamagrostis x acutifolia 'Karl Foerster'	Karl Foerster Feather Grass	1 Gal.
38	Miscanthus sinensis 'Gracillimus'	Maiden Grass	1 Gal.
37	Pennisetum alopecuroides	Dwarf Fountain Grass	1 Gal.
	TURF		
15,165 s.f.	Chanshare Imperial Blue		Sod
	MULCH		
9,525 s.f.	Decorative Gravel Mulch, Crushed 1 - 2" Over Weed Barrier		3" Min.
18,042 s.f.	Crushed Angular Rock - 3 - 6"		3" Min.
16,283 s.f.	Cobble Rock - 3 - 6"		3" Min.
	EDGING		
	Metal - Steel, 4" x 3/16", 3' Diameter		
	Tree Rings for Turf for Turf Areas		
5,595 s.f.	REVEGETATION		Seed

Name	Variety	Scientific Name	Bulk Lbs.	Bulk %	PLS Lbs.	PLS %	PLS/Acre
Wheatgrass, Crested	Ephram	Agropyron Christantum	4.59	27.03%	4.59	27.03%	4
Wheatgrass, Streambank	Sodar	lanceolatus ssp. Lanceolatus	4.59	27.03%	4.59	27.03%	4
Fescue, Sheep	VNS	Festuca vina var. ovina	1.15	6.76%	1.15	6.76%	1
Lewis Flax	Appar.	Linum Lewwisii	1.15	6.76%	1.15	6.76%	1
Wheatgrass, Western	Barton	Pascopyrum smithii	2.30	13.51%	2.30	13.51%	2
Blugrass, Sandberg	VNS	Poa secunda	0.57	3.38%	0.57	3.38%	0.5
Wheatgrass, Snake River	Secar	Elymus wawawaiensis	2.30	13.51%	2.30	13.51%	2
Alkali sacaton	VNS	Sporobolus airoides	0.34	2.03%	0.34	2.03%	0.3
Total			17.00	100.0%	17.00	100.0%	14.8

STB DESIGN
LANDSCAPE ARCHITECTURE & LAND PLANNING
1375 E. PERRYS HOLLOW ROAD
SALT LAKE CITY, UTAH 84103
PH/TXT/MO 801.554.6146
SCOTT@STBDESIGNLLC.COM

ISSUE DESCRIPTION	DATE
	05/02/2024

#	REV. DESCRIPTION	DATE
1	OWNER CHANGES	10.16.25
2	OWNER CHANGES	3.24.26

This drawing, as an instrument of professional service, is the property of SCOTT THOMAS BLAKE DESIGN L.L.C. and shall not be used, in whole or part, for any other project without written permission. Copyright © 2026

COLEMAN VU ESTATES

5369 SOUTH 1050 WEST
RIVERDALE, UTAH

HOA COMMON OPEN SPACE

LANDSCAPE PLAN

L101

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

Know what's below. Call before you dig.

BENCHMARK

WEST CORNER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

ELEV = 4390.40'

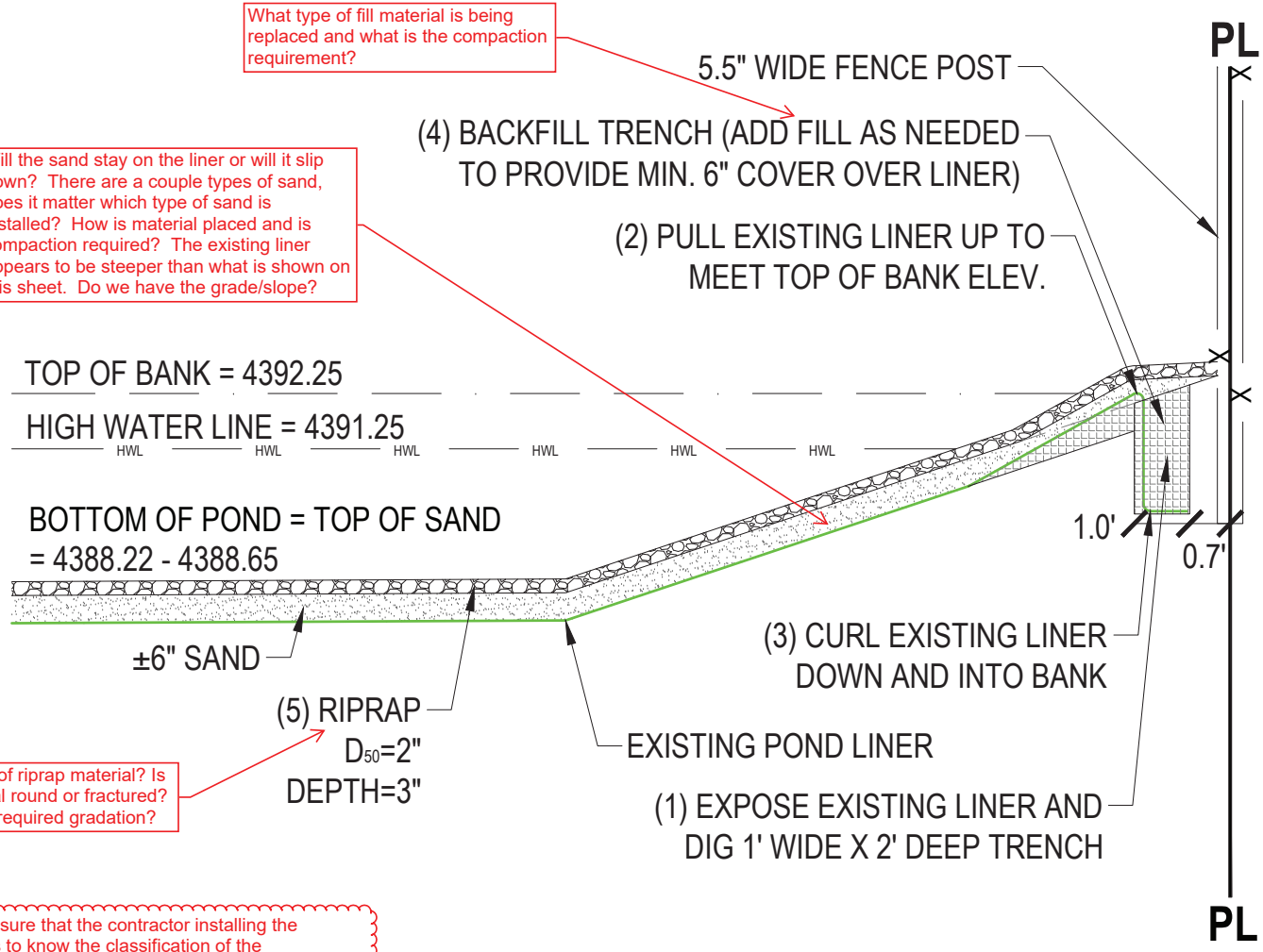
Compaction to be 90% modified proctor (landscaping specification), Onsite Native material

What type of fill material is being replaced and what is the compaction requirement?

Sieve	Percent Passing by Weight
3/8	100
100	1 – 10

Compaction to be 90% modified proctor (landscaping specification), placement per contractor, could be placed using belt driven chucker, maximum slope is 33.33% (3 horizontal: 1 Vertical, 3:1)

Will the sand stay on the liner or will it slip down? There are a couple types of sand, does it matter which type of sand is installed? How is material placed and is compaction required? The existing liner appears to be steeper than what is shown on this sheet. Do we have the grade/slope?



GRANULAR FILTER GRADATION	
SIEVE SIZE	PERCENT PASSING
3 inch	90-100
¾ inch	35-90
No. 4	0-30
No. 16	0-15
No. 200	0-3

Minimum two sided fractured face

What type of riprap material? Is the material round or fractured? Is there a required gradation?

Need to make sure that the contractor installing the material needs to know the classification of the sand/rocks/riprap and installation required to ensure the work is completed to the required specification by the design engineer.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

Know what's below. Call before you dig.

BENCHMARK

WEST CORNER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

ELEV = 4390.40'

ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
GOLDCREST HOMES
9730 SOUTH 700 EAST
SANDY, UTAH 84070
CONTACT:
ADAM ANDERSON
PHONE: 385-200-1040

COLEMAN VU ESTATES

5368 SOUTH 1050 WEST
RIVERDALE, UTAH

2026.02.16 FOR CONSTRUCTION

POND LINER REMEDIATION EXHIBIT

PROJECT NUMBER	PRINT DATE
11330B	3/11/26
DRAWN BY	CHECKED BY
JWS	BAM
PROJECT MANAGER	
BAM	

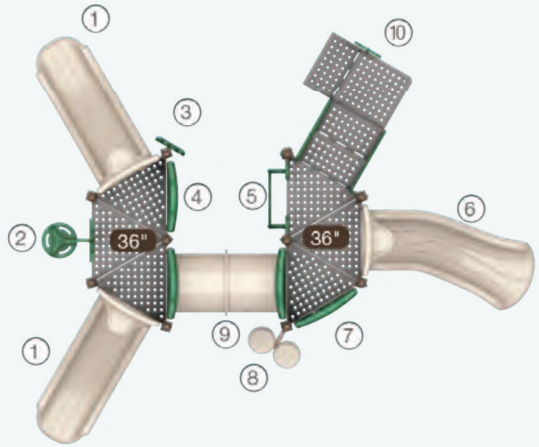
EX-500

PRO PLAYGROUNDS
The Play & Recreation Experts

SUNBEAM SUMMIT PLAY SYSTEM

SUNBEAM SUMMIT
WKP35-0001

Ages: 2-5
Fall Height: 36"
Use Zone: 32'×29'
Equipment Size: 17'4"×14'4"×7'



1. 3ft Single Slide
2. 3ft Pod Climber
3. Rain Wheel
4. Orbit Insert
5. 3ft Straight Rung Climber
6. 3ft Single Slide Right Turn
7. Gears Insert
8. Bongo
9. Crawl Tunnel
10. ADA Transfer Station

3.5





CUSTOM



NATURE



PRIMARY

Call the Experts
1-800-573-7529

ProPlaygrounds.com

PRO PLAYGROUNDS

The Play & Recreation Experts

SUNBEAM SUMMIT PLAY SYSTEM



Call the Experts

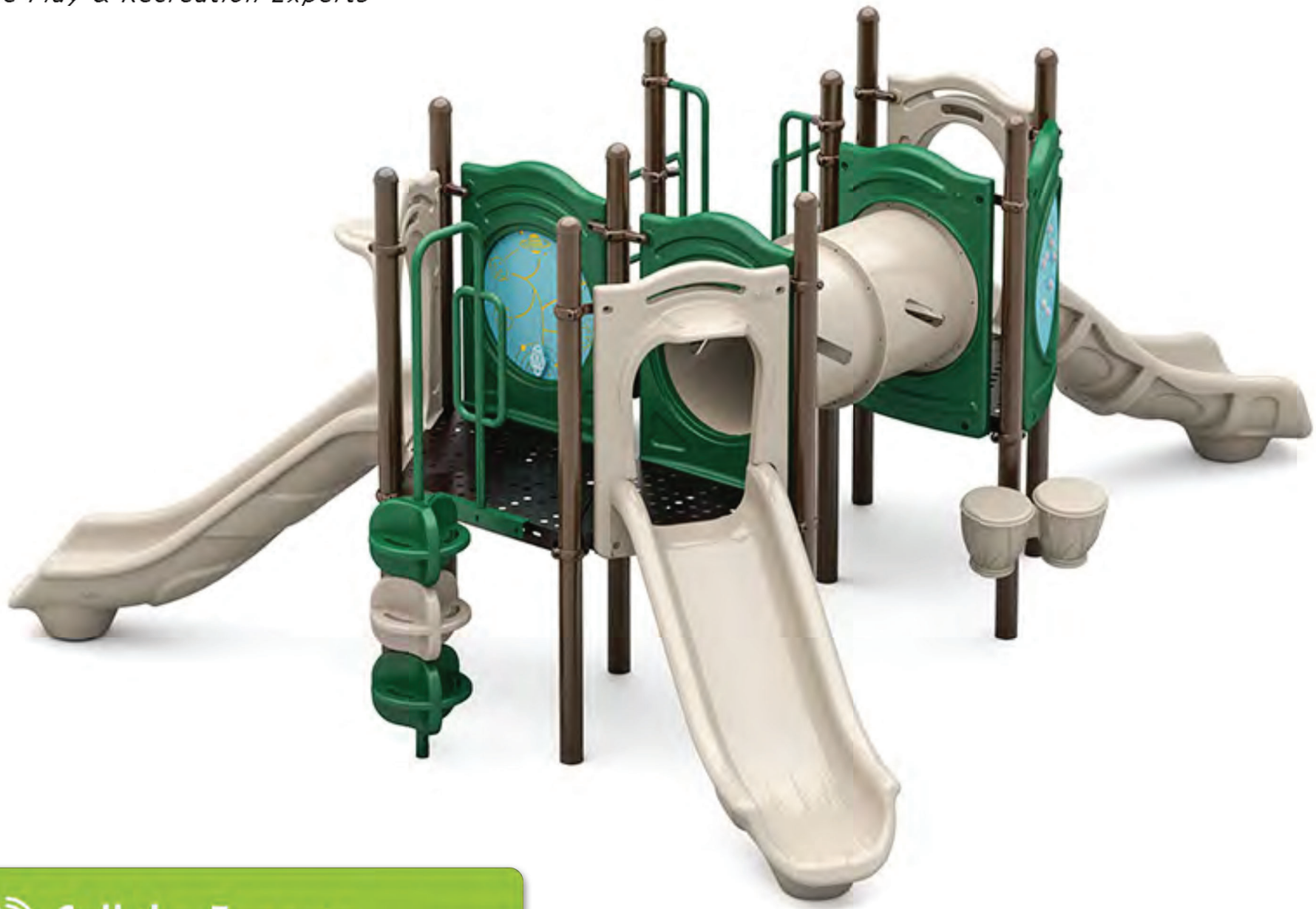
1-800-573-7529

ProPlaygrounds.com

PRO PLAYGROUNDS

The Play & Recreation Experts

SUNBEAM SUMMIT PLAY SYSTEM



Call the Experts

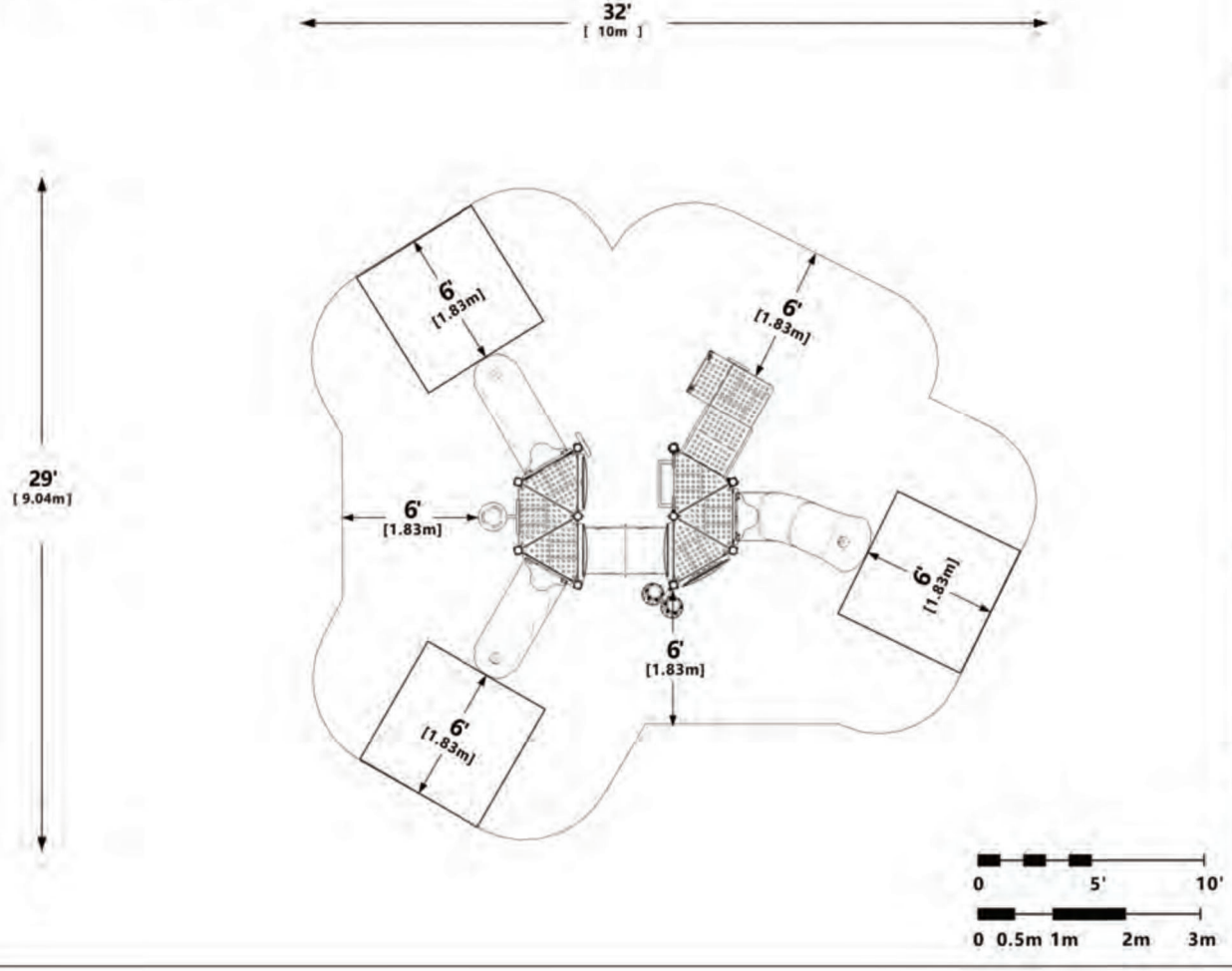
1-800-573-7529

ProPlaygrounds.com

PRO PLAYGROUNDS
The Play & Recreation Experts

SUNBEAM SUMMIT PLAY SYSTEM

TOP VIEW



PROJECT NAME

DESIGN NO:
WKP35-0001C

DATE:

EQUIPMENT SIZE:
17'-4"×14'-4"×7'
[5.29m×4.38m×2.15m]

USE ZONE:
32'×29'
[10m ×9.04m]

PERIMETER:
104 Ft.
[31.13m]

SURFACE AREA:
650 SqFt
[60.38㎡]

FALL HEIGHT:
36"
[0.9m]

AGE GROUP:
2-5

USER CAPACITY:

Compliance:
This play structure has been designed to meet the safety requirements established in:
- 2010 ADA Standard
- ASTM F1487-21
- CPSC Pub #325

When the play structure is installed over a properly maintained surfacing material which is in compliance with
- ASTM F1292
- ASTM F1951

and is appropriate for the highest designated play surface of the structure.

Call the Experts
1-800-573-7529
ProPlaygrounds.com

RIVERDALE CITY
CITY COUNCIL AGENDA
April 7, 2026

AGENDA ITEM: G3

SUBJECT: Consideration of Resolution #2026-08 Approving a First Amendment to an Amended Development Agreement for the development of a project located at 5368 S 1050 W

PRESENTERS: Brandon Cooper, Community Development Director

INFORMATION:
a. Resolution #2026-08

BACK TO AGENDA

RESOLUTION NO. 2026-08

A RESOLUTION OF THE RIVERDALE CITY COUNCIL APPROVING A FIRST AMENDMENT TO THE AMENDED DEVELOPMENT AGREEMENT BETWEEN RIVERDALE CITY AND GCH RIVERDALE I, LLC FOR THE COLEMAN VU ESTATES PRUD SUBDIVISIONLOCATED AT APPROXIMATELY 5368 SOUTH 1050 WEST, RIVERDALE, UTAH

WHEREAS, the City of Riverdale (the "**City**") has authority under Utah Code Annotated §§ 10-8-84 and 10-20-101 et seq. to enact ordinances and regulations to promote the public health, safety, and welfare of its residents; and

WHEREAS, GCH Riverdale I, LLC (the "**Developer**") is the developer of the Coleman Vu Estates Planned Residential Unit Development (PRUD) subdivision (the "**Project**"), located at approximately 5368 South 1050 West; and

WHEREAS, the City and Developer entered into an Amended Development Agreement dated May 7, 2024 (the "**Agreement**"), governing the development standards, conditions, and improvements for the Project; and

WHEREAS, the Agreement incorporates approved subdivision plans, site plans, landscape plans, and project enhancements, including a detention pond and associated sidewalk trail system; and

WHEREAS, during construction of the Project, deviations from the approved plans were identified, including improper installation of the detention pond liner extending into private lots and grading inconsistencies that prevent installation of the approved sidewalk trail; and

WHEREAS, the City and Developer desire to enter into a First Amendment to the Agreement (the "**First Amendment**") to address these deficiencies and modify the approved project improvements; and

WHEREAS, the Riverdale City Council has fully reviewed the attached First Amendment between the City and Developer; and

WHEREAS, the City Council finds that the First Amendment will address construction deficiencies, reduce long-term risk, and allow for completion of the Project in a manner consistent with public health, safety, and welfare.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF RIVERDALE CITY, UTAH, AS FOLLOWS:

Section 1. Approval of First Amendment.

The First Amendment to the Amended Development Agreement between Riverdale City and GCH Riverdale I, LLC, attached hereto and incorporated herein by this reference, is hereby approved.

Section 2. Authorization to Execute.

The Mayor is hereby authorized to execute the First Amendment on behalf of Riverdale City, and the City Recorder is authorized to attest thereto.

Section 3. Incorporation and Effect.

Except as modified by the First Amendment, all terms and conditions of the Amended Development Agreement shall remain in full force and effect.

Section 4. Findings.

The City Council finds that approval of the First Amendment (a) ensures compliance with approved engineering and grading standards; (b) eliminates encroachments into private property; (c) provides a functional and accessible amenity in place of the previously approved trail; and (d) is in the best interest of the public health, safety, and welfare of Riverdale City.

Section 5. Effective Date.

This Resolution shall take effect immediately upon adoption.

RESOLVED this 7th day of April 2026

_____
Mayor Braden D. Mitchell
Riverdale City

Attest:

_____
Michelle Marigoni, City Recorder

VOTE:

Alan Arnold	___Yes	___ No	___Absent
Bart Stevens	___ Yes	___ No	___ Absent
Michael Richter	___ Yes	___ No	___ Absent
Anne Hansen	___ Yes	___ No	___ Absent
Kent Anderson	___ Yes	___ No	___ Absent

FIRST AMENDMENT TO
AMENDED DEVELOPMENT AGREEMENT FOR PLANNED RESIDENTIAL UNIT DEVELOPMENT SUBDIVISION

This **FIRST AMENDMENT TO THE AMENDED DEVELOPMENT AGREEMENT FOR PLANNED RESIDENTIAL UNIT DEVELOPMENT SUBDIVISION** ("**Amendment**"), entered into as of the _____ day of _____, 2026, by and between the **RIVERDALE CITY,** a Utah political entity (hereinafter "**City**") and **GCH RIVERDALE I, LLC,** a Utah limited liability company, including its successors and assigns (hereinafter "**Developer**"). The City and Developer are collectively referred to herein as the "**Parties**" and sometimes individually as a "**Party**".

RECITALS

WHEREAS, City and Developer executed that certain Amended Development Agreement for Planned Residential Unit Development, with an Effective Date of May 7, 2024 (the "**Agreement**"), governing the development of the Coleman Vu Estates PRUD subdivision (the "**Project**"); and

WHEREAS, the Agreement incorporates an approved subdivision plat, site plans, landscape plans, and project enhancements, including a detention pond, associated sidewalk trail system, and related improvements; and

WHEREAS, during construction of the Project, certain deviations from the approved plans and construction standards were identified, including 1) improper installation of the detention pond liner extending into private lots and 2) grading of the detention pond inconsistent with approved plans, preventing installation of the approved sidewalk trail system; and

WHEREAS, the City and Developer now desire to amend the Agreement to address construction deficiencies as set forth below.

NOW, THEREFORE, in consideration of the mutual covenants and agreements stated herein and of the payments for services hereinafter described, the Parties hereto do mutually agree as follows:

1. Amendment to Project Enhancements and Landscape Plan.

A. Detention Pond Modifications. Notwithstanding that which is set forth in Section 2.A(4) of the Agreement, the Project Amendments and Landscape Plan are hereby amended to require 1) full containment of the pond liner infrastructure within the designated open space parcel; 2) elimination of any encroachment of the pond liner or pond infrastructure into private lots; and 3) compliance to all applicable grading standards and approved engineering designs, as more fully depicted on Exhibit A – Pond Liner Detail, attached to and made part of this Amendment.

B. Removal of Perimeter Sidewalk Trail. The previously approved perimeter sidewalk/trail surrounding the detention pond, as more fully depicted in Exhibit B – Sidewalk Trail, is hereby removed and shall no longer be required as a Project Enhancement.

C. Replacement Amenity - Playground. In lieu of the perimeter sidewalk trail, the Developer shall install a centralized playground ("**Playground**") within the open space area, subject to City approval of design, materials, and location, as more fully depicted on Exhibit C – Playground, attached to and made part of this Amendment.

D. Landscape Plan Revisions**.** The Landscape Plan, as more fully depicted on Exhibit D – Landscape Plan, attached to and made part of this Amendment, shall be updated to 1) reflect revised pond grading and configuration; 2) include fencing and features associated with the detention pond; and 3) include the construction of the Playground within the open space; and 4) include revised vegetation, turf areas, planting, and decorative rock areas subject to City approval.

2. Miscellaneous.

(a) Except as and to the extent expressly modified and amended herein, City and Developer ratify and reaffirm the Agreement in accordance with its terms. All other terms of the Agreement shall remain the same.

(b) This Amendment may be executed in a number of identical counterparts. If so executed, each of such counterparts shall be deemed an original for all purposes, and all such counterparts shall, collectively, constitute one agreement.

(c) This Amendment may be signed and transmitted electronically or by facsimile machine. The signature of any person on an electronic or facsimile copy hereof shall be considered an original signature and an electronically or facsimile transmitted copy hereof shall have the same binding effect as an original signature on an original document.

(d) Each party to this Amendment represents and warrants that such party has full and complete authority to execute this Amendment, and each person executing this Amendment on behalf of a party represents and warrants that he or she has been fully authorized to execute this Amendment on behalf of such party, and that such party is bound by the signature of such representative.

(e) In the event of a conflict between the terms of this Amendment and the other terms of the Agreement, the terms of this Amendment shall control.

(f) This Amendment shall be governed by, interpreted under, and construed and enforceable in accordance with, the laws of the State of Utah.

(g) This First Amendment shall become effective upon approval by the Riverdale City Council and execution by the Parties.

SIGNATURES ON FOLLOWING PAGE

IN WITNESS WHEREOF, the Parties hereto execute the foregoing instrument as of the day and year first above written.

CITY:

Riverdale City

By: _____
Braden Mitchell, Mayor

ATTEST:

_____
City Recorder

APPROVED AS TO FORM:

_____
City Attorney

DEVELOPER:

GCH RIVERDALE I, LLC

By: _____

Its: _____

EXHIBIT A

to Amended Development Agreement

Pond Line Detail

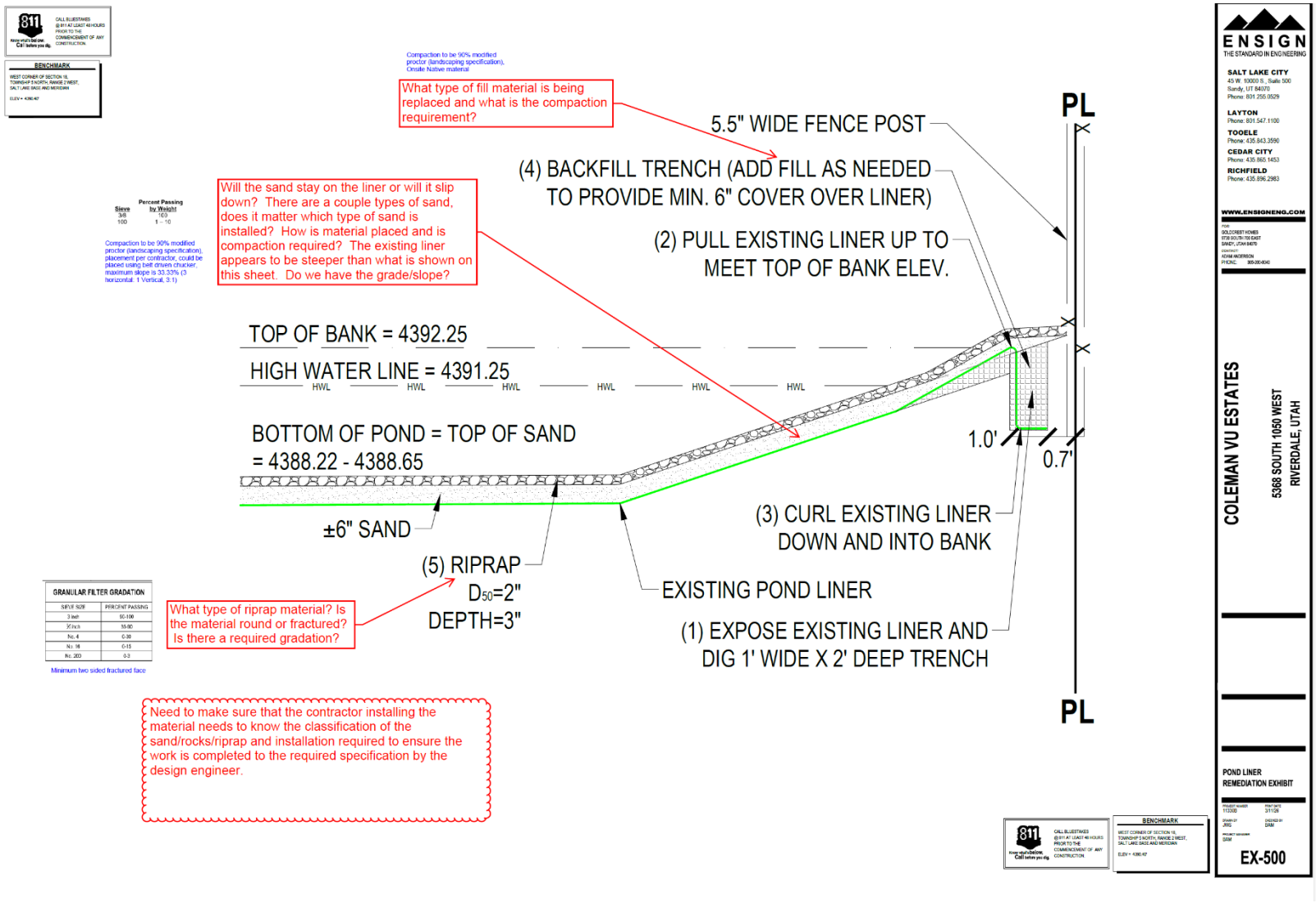
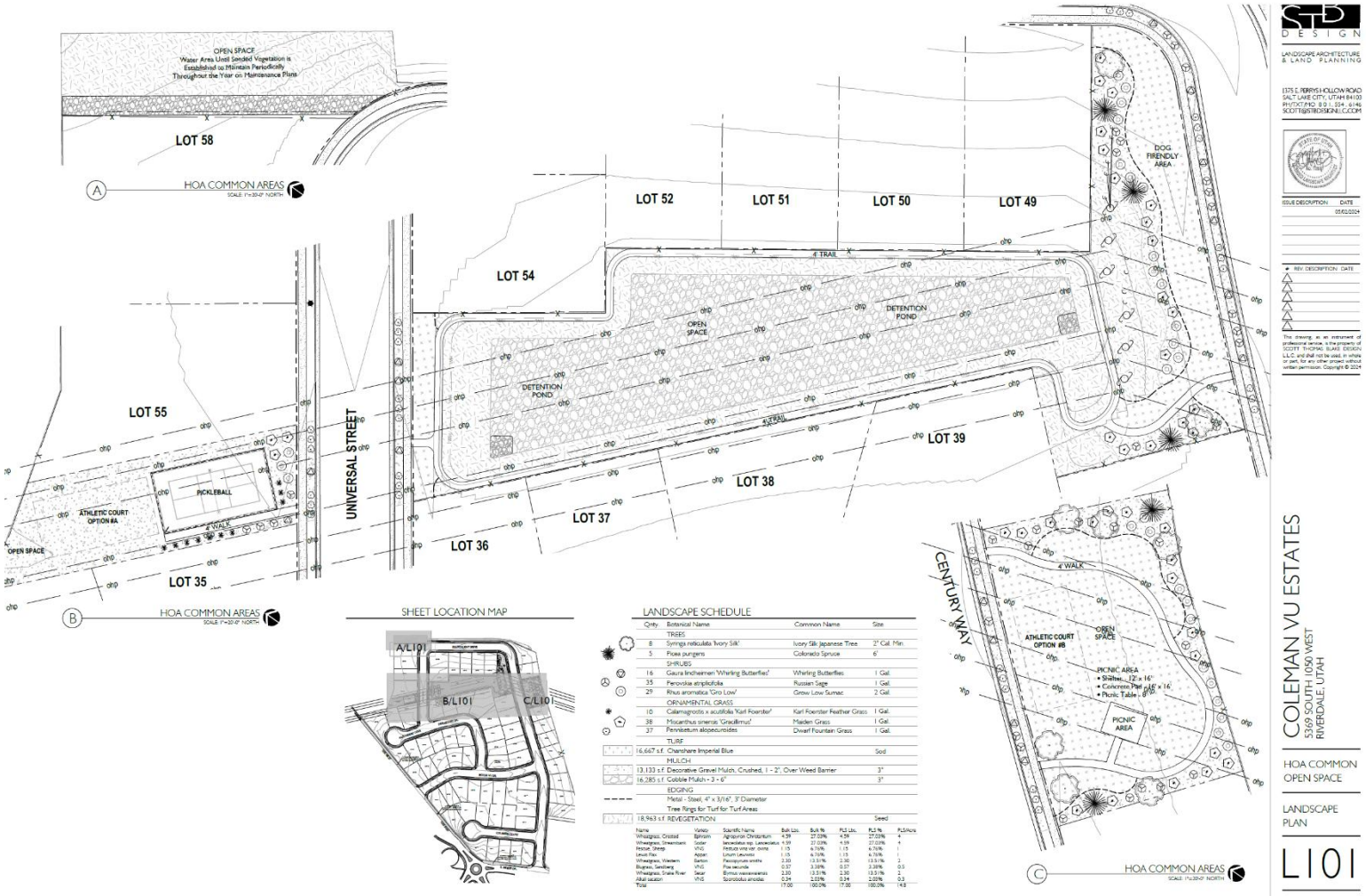


EXHIBIT B

to Amended Development Agreement

Sidewalk Trail



SHEET LOCATION MAP

LANDSCAPE SCHEDULE

Qnty	Botanical Name	Common Name	Size
	TREES		
8	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree	2" Cal. Min
5	Picea pungens	Colorado Spruce	6'
	SHRUBS		
16	Gaura lindheimeri 'Whirling Butterflies'	Whirling Butterflies	1 Gal.
35	Perovskia atriplicifolia	Russian Sage	1 Gal.
29	Rhus aromatica 'Gro Low'	Grow Low Sumac	2 Gal.
	ORNAMENTAL GRASS		
10	Calamagrostis x acutiflola 'Karl Foerster'	Karl Foerster Feather Grass	1 Gal.
38	Miscanthus sinensis 'Gracillimus'	Maiden Grass	1 Gal.
37	Pennisetum alopecuroides	Dwarf Fountain Grass	1 Gal.
	TURF		
16,667 s.f.	Chamshare Imperial Blue		Sod
	MULCH		
13,133 s.f.	Decorative Gravel Mulch, Crushed, 1 - 2", Over Weed Barrier		3"
16,285 s.f.	Cobble Mulch - 3 - 6"		3"
	EDGING		
	Metal - Steel, 4" x 3/16", 3" Diameter		
	Tree Rings for Turf for Turf Areas		
18,963 s.f.	REVEGETATION		Seed

Name	Variety	Scientific Name	Bulk Lbs.	Bulk %	PLS Lbs.	PLS %	PLS/Acre
Wheatgrass, Crested	Ephraim	Agropyron Cristatum	4.59	27.03%	4.59	27.03%	4
Wheatgrass, Streambank	Sodar	Iancealatus ssp. Lancealatus	4.59	27.03%	4.59	27.03%	4
Fescue, Sheep	VNS	Festuca ovina var. ovina	1.15	6.76%	1.15	6.76%	1
Lewis Flax	Appar.	Linum Lewisii	1.15	6.76%	1.15	6.76%	1
Wheatgrass, Western	Barton	Pascopyrum smithi	2.30	13.51%	2.30	13.51%	2
Bluegrass, Sandberg	VNS	Poa secunda	0.57	3.38%	0.57	3.38%	0.5
Wheatgrass, Snake River	Secar	Elymus wawawaiensis	2.30	13.51%	2.30	13.51%	2
Alkali sacaton	VNS	Sporobolus airoides	0.34	2.03%	0.34	2.03%	0.3
Total			17.00	100.0%	17.00	100.0%	14.8

STD DESIGN
LANDSCAPE ARCHITECTURE & LAND PLANNING
1375 E. PERRYS HOLLOW ROAD
SALT LAKE CITY, UTAH 84103
PHYTOCEN: 8 0 1 . 1 2 4 . 6 1 4 6
SCOTT@STDDESIGNLLC.COM

ISSUE DESCRIPTION DATE
05/02/2024

REV. DESCRIPTION DATE

This drawing, as an instrument of professional service, is the property of SCOTT THOMAS SLADE DESIGN L.L.C. and shall not be used, in whole or part, for any other project without written permission. Copyright © 2024

COLEMAN VU ESTATES
5369 SOUTH 1050 WEST
RIVERDALE, UTAH

HOA COMMON OPEN SPACE

LANDSCAPE PLAN

L101

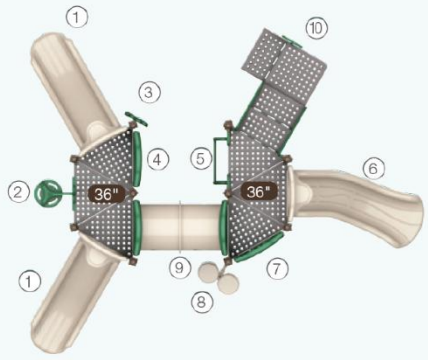
EXHIBIT C

to Amended Development Agreement

Playground

SUNBEAM SUMMIT
WKP35-0001

Ages: 2-5
Fall Height: 36"
Use Zone: 32'×29'
Equipment Size: 17'4"×14'4"×7'



① 3ft Single Slide
② 3ft Pod Climber
③ Rain Wheel
④ Orbit Insert
⑤ 3ft Straight Rung Climber
⑥ 3ft Single Slide Right Turn
⑦ Gears Insert
⑧ Bongo
⑨ Crawl Tunnel
⑩ ADA Transfer Station







CUSTOM



NATURE

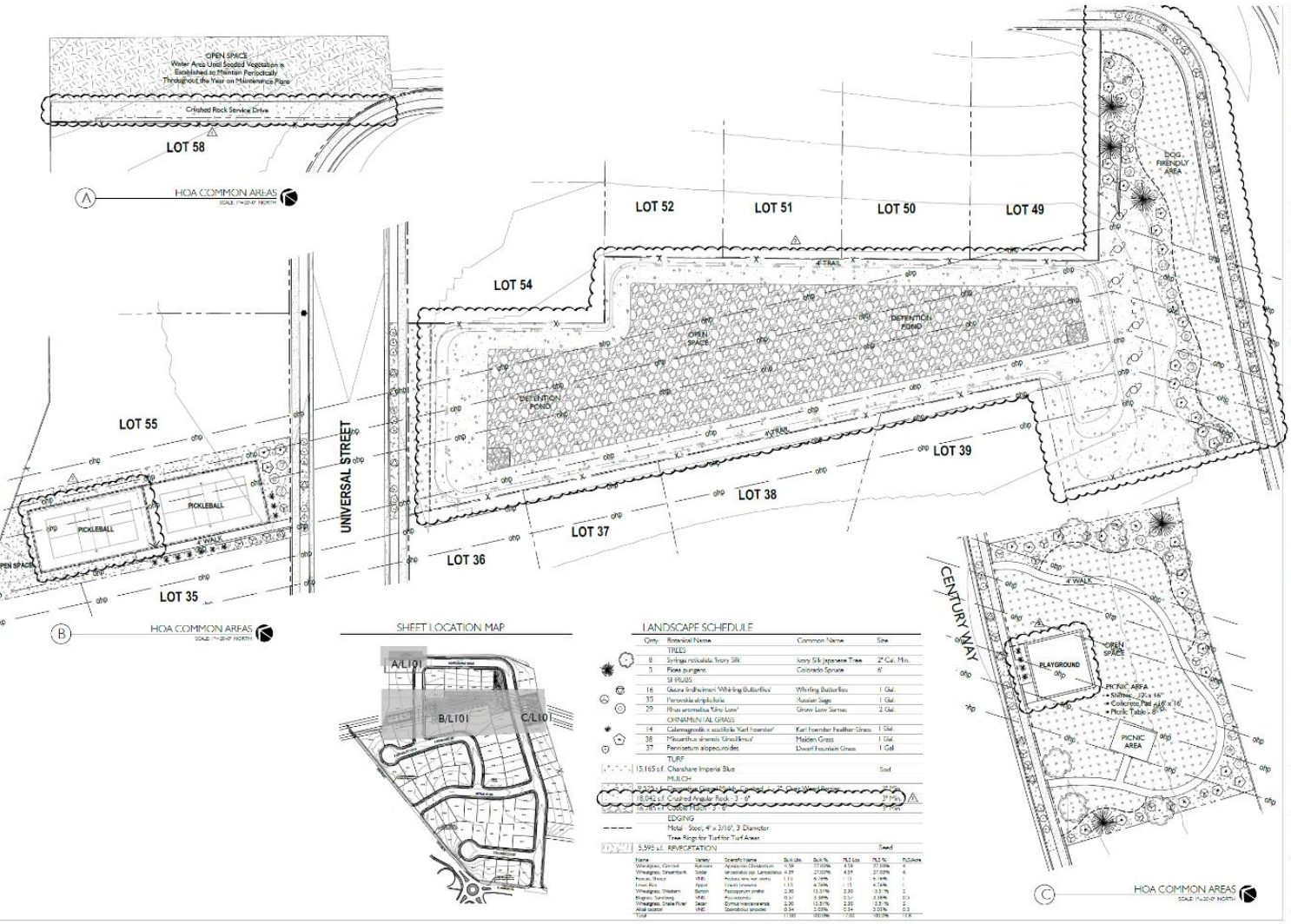


PRIMARY

EXHIBIT D

to Amended Development Agreement

Landscape Plan



RIVERDALE CITY
CITY COUNCIL AGENDA
April 7, 2026

AGENDA ITEM: G4

SUBJECT: Consideration of Resolution #2026-09 accepting the Annual Municipal Wastewater Report

PRESENTERS: Shawn Douglas, Public Works Director

INFORMATION:
a. Executive Summary
b. Resolution #2026-09
c. Wastewater Report

BACK TO AGENDA

City Council Executive Summary

For the Council meeting on:	Petitioner:
April 7th 2026	Shawn Douglas, Public Works Dir.

Summary of Proposed Action

Consideration of Resolution No. 2026-08 accepting the Annual Municipal Wastewater Report.

Summary of Supporting Facts & Options

The Municipal Wastewater Planning Program is required by the State Division of Water Quality. We have completed the report as required by the Division of Water Quality. Our system is in good condition and the maintenance program that we have in place keeps it functioning well. During the last year we did not have any wastewater backups or overflows. I would recommend approval of the resolution.

Legal Comments – City Attorney

Steve Brooks, Attorney

Fiscal Comments – Business Administrator/Budget Officer

Cody Cardon,
Business Administrator

Administrative Comments – City Administrator

Steve Brooks,
City Administrator

RESOLUTION NO. 2026-09

A RESOLUTION ADOPTING THE ANNUAL MUNICIPAL WASTEWATER REPORT COVERING ALL AREAS WITHIN THE INCORPORATED BOUNDARIES OF RIVERDALE CITY.

WHEREAS, the City Council of Riverdale recognizes the importance of a waste water program to cover the areas of Riverdale City; and

WHEREAS, the City finds that in order to meet the requirements of the state of Utah's Sanitary Sewer Management Program and other entities, that certain items need to be performed and recorded; and

WHEREAS, the Council finds that it is in the best interest of the City and will promote the health, safety and general welfare of the community to review and accept the annual municipal waste water report as prepared by the Public Works Department for 2026, and directs them to take all appropriate actions and complete the necessary documentation in order to remain complaint with any state and federal requirements under the Waste Water Management Plan for the Riverdale City.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the City Council of the City of Riverdale that the annual municipal waste water report has been prepared, reviewed accepted and deemed accurate as set forth in Attachment "A" and is hereby accepted and adopted as the official position of Riverdale City and that the City take all appropriate actions and complete the necessary documentation in order to remain compliant with any state and federal requirements under the Waste Water Management Plan for the city of Riverdale.

Resolved this 7th day of April, 2026.

RIVERDALE CITY

By: _____
Braden D. Mitchell, Mayor

Attest:

_____
Michelle Marigoni, City Recorder

VOTE:

Alan Arnold	___Yes	___ No	___Absent
Bart Stevens	___ Yes	___ No	___ Absent
Michael Richter	___ Yes	___ No	___ Absent
Anne Hansen	___ Yes	___ No	___ Absent
Kent Anderson	___ Yes	___ No	___ Absent

Outlook

Thanks for filling out this form: Full MWPP Survey - 2026

From Forms Response Receipts <forms-receipts-noreply@google.com>
Date Mon 3/16/2026 8:13 AM
To Shawn Douglas <SDouglas@riverdaleutah.gov>

Google Forms

Thanks for filling out this form: Full MWPP Survey - 2026

You're receiving this email because you filled out the following form using your email address. **This form is owned by State of Utah.** Make sure you recognize and trust this form before copying or clicking on any links. If it looks suspicious, **report it**.

Here's what was received.

Full MWPP Survey - 2026

Municipal Wastewater Planning Program survey for the year 2025.

Email *

Sdouglas@Riverdaleutah.gov

Section I: General Information

Note: This questionnaire has been compiled for your benefit to assist you in evaluating the technical and financial needs of your wastewater systems. If you received financial assistance from the Water Quality Board, annual submittal of this report is a condition of the assistance. Please answer questions as accurately as possible to give the best evaluation of your facility. If you need assistance please send an email to wqinfodata@utah.gov and we will contact you as soon as possible. You may also visit our Frequently Asked Questions page

What is the name of the Facility? *

Riverdale City Corp

What is the Name of the person responsible for this organization? *

Shawn Douglas

What is the Title of the person responsible for this organization? *

Public Works

What is the Email Address for the person responsible for this organization? *

Sdouglas@Riverdaleutah.gov

What is the Phone number for the person responsible for this organization? *

8013945541

Please identify the Facility Location? *

Please provide either Longitude and Latitude, address, or a written description of the location (with area or point).

4600 S Weber River Drive Riverdale Utah 84405

Are you a federal facility?

A federal facility is a military base, a national park, or a facility associated with a federal government organization (e.g., BLM, Forest Service, etc.)

- [ ] Yes
- [x] No

Financial Evaluation Section

As you begin this survey you must keep in mind which part of the wastewater system that you represent, unless you represent it all (e.g., collections, treatment, or both). If you only represent the collection system please respond to each question thinking only of collection system data as you proceed through this survey. The same goes for treatment and both. If you get a question that does not apply to the part of the system which you represent then leave it unanswered. However, please try to answer as many questions as you possibly can.

This section is completed by:

Shawn Douglas

Are sewer revenues maintained in a dedicated purpose enterprise/district account?

- [x] Yes
- [ ] No

Are you collecting 95% or more of your anticipated sewer revenue?

- [x] Yes
- [ ] No

Are Debt Service Reserve Fund requirements being met?

- [x] Yes
- [ ] No

Where are sewer revenues maintained?

- [ ] General Fund
- [x] Combined Utilities Fund
- [ ] Other

What was the average MONTHLY User Charge for 2025?

29.13

Do you have a water and/or sewer customer assistance program (CAP)?

- [ ] Yes
- [x] No

Are property taxes or other assessments applied to the sewer systems?

- [ ] Yes
- [x] No

What is the yearly amount of revenue that you receive from these taxes?

0

Are sewer revenues sufficient to cover operations & maintenance costs, and repair & replacement costs (OM&R) at this time?

- [x] Yes
- [ ] No

Are projected sewer revenues sufficient to cover operation & maintenance, and repair and replacement costs for the next five years?

- [x] Yes
- [ ] No

Does the sewer system have sufficient staff to provide proper operation & maintenance, and repair and replacement?

- [x] Yes
- [ ] No

Has a repair and replacement sinking fund been established for the sewer system?

- [ ] Yes
- [x] No

Is the repair & replacement sinking fund sufficient to meet anticipated needs?

- [ ] Yes
- [x] No

Are sewer revenues sufficient to cover all costs of current capital improvements projects?

- [x] Yes
- [ ] No

Has a Capital Improvements Reserve Fund been established to provide for anticipated capital improvement projects?

- [x] Yes
- [ ] No

Are projected Capital Improvements Reserve Funds sufficient for the next five years?

- [x] Yes
- [ ] No

Are projected Capital Improvements Reserve Funds sufficient for the next ten years?

- [x] Yes
- [ ] No

Are projected Capital Improvements Reserve Funds sufficient for the next twenty years?

- [x] Yes
- [ ] No

Have you completed a rate study within the last five years?

- [x] Yes
- [ ] No

Do you charge Impact fees?

- [ ] Yes
- [x] No

If you charged Impact Fees, how much were they? =

If not a flat fee, use total collected impact fees for the year divided by the total number of entities who paid fees that year.

Have you completed an impact fee study in accordance with UCA 11-36a-3 within the last five years?

- ○ Yes
- ◉ No

Do you maintain a Plan of Operations?

- ◉ Yes
- ○ No

Have you updated your Capital Facility Plan within the last five years?

- ◉ Yes
- ○ No

In what year was the Capital Facility Plan last updated?

Currently being updated

Do you use an Asset Management system for your sewer systems?

- ◉ Yes
- ○ No

Do you know the total replacement cost of your total sewer system capital assets?

- ○ Yes
- ◉ No

Replacement Cost =

N/A

Do you fund sewer system capital improvements annually with sewer revenues at 2% or more of the total replacement cost?

- ◉ Yes
- ○ No

What is the sewer/treatment system annual asset renewal cost as a percentage of its total replacement cost?

3

Describe the Asset Management System. Check all that apply:

- ☐ Spreadsheet
- ☐ GPS
- ☐ Accounting Software
- ☑ Specialized Software

What is the 2025 Capital Assets Cumulative Depreciation for your facility?

3,653,182.25

What is the 2025 Capital Assets Book Value?

Book Value = (total cost) - (accumulated depreciation)

4,023,412.40

Cost of projected capital improvements - Please enter a valid numerical value - 2025?

300,000

Cost of projected capital improvements - Please enter a valid numerical value - 2026 through 2030?

1,500,000

Cost of projected capital improvements - Please enter a valid numerical value - 2031 through 2035?

1,875,000

Cost of projected capital improvements - Please enter a valid numerical value - 2036 through 2040?

2,343,750

Cost of projected capital improvements - Please enter a valid numerical value - 2041 through 2045?

2,929,687

Purpose of Capital Improvements - 2025? Check all that apply.

- [x] Replace/Restore
- [ ] New Technology
- [ ] Increased Capacity

Purpose of projected Capital Improvements - 2026 through 2030? - Check all that apply.

- [x] Replace/Restore
- [ ] New Technology
- [ ] Increased Capacity

Purpose of projected Capital Improvements - 2031 through 2035 Check all that apply.?

- [x] Replace/Restore
- [ ] New Technology
- [ ] Increased Capacity

Purpose of projected Capital Improvements - 2036 through 2040? - Check all that apply.

- [x] Replace/Restore
- [ ] New Technology

- [ ] Increased Capacity

Purpose of projected Capital Improvements from 2041 through 2045? - Check all that apply.

- [x] Replace/Restore
- [ ] New Technology
- [ ] Increased Capacity

To the best of my knowledge, the Financial Evaluation section is completed and accurate.

- (•) True
- ( ) False

Do you have a collection system? *

- (•) Yes
- ( ) No

Collection System

Including piping and lift stations.

This form is completed by [name]?

The person completing this form may receive Continuing Education Units (CEUs).

Shawn Douglas

Part I: SYSTEM DESCRIPTION

Please answer the following questions regarding SYSTEM DESCRIPTION.

What is the largest diameter pipe in the collection system?

Please enter the diameter in inches.

18

What is the average depth of the collection system?

Please enter the depth in feet.

7

What is the total length of sewer pipe in the collection system?

Please enter the length in miles.

34

How many lift/pump stations are there in the collection system?

0

What is the largest capacity lift/pump station in the collection system?

Please enter the design capacity in gpm.

N/A

Do seasonal daily peak flows exceed the average peak daily flow by 100 percent or more?

- ○ Yes

◉ No

What year was your collection system first constructed?

This can be an approximate guess if you really are not sure.

1958

In what year was the largest diameter sewer pipe in the collection system constructed, replaced or renewed?

If more than one, cite the oldest.

1958

Part II: DISCHARGES

Please answer the following questions regarding DISCHARGES.

How many days last year was there a sewage bypass, overflow or basement flooding in the system due to rain or snowmelt?

0

How many days last year was there a sewage bypass, overflow or basement flooding due to equipment failure, except plugged laterals?

0

Sanitary Sewer Overflow (SSO)

Class 1 - a Significant SSO means a SSO backup that is not caused by a private lateral obstruction or problem that:
(a) affects more than five private structures;
(b) affects one or more public, commercial or industrial structure(s);
(c) may result in a public health risk to the general public;
(d) has a spill volume that exceeds 5,000 gallons, excluding those in single private structures; or
(e) discharges to Waters of the State.

Class 2 - a Non-Significant SSO means a SSO or backup that is not caused by a private lateral obstruction or problem that does not meet the Class 1 SSO criteria

How many Class 1 SSOs were there in Calendar year 2025?

0

How many Class 2 SSOs were there in Calendar year 2025?

0

Please indicate what caused the SSO(s) in the previous 2 questions.

N/A

Please specify whether the SSOs were caused by contract or tributary community, etc.

N/A

Part III: NEW DEVELOPMENT

Please answer the following questions regarding NEW DEVELOPMENT.

Did an industry or other development enter the community or expand production in the past two years, such that flow or wastewater loadings to the sewerage system increased by 10% or more?

- ○ Yes
- ◉ No

Are new developments (industrial, commercial, or residential) anticipated in the next 2 - 3 years that will increase flow or BOD5 loadings to the sewerage system by 25% or more?

- ○ Yes
- ◉ No

What is the number of new commercial/industrial connections in 2025?

0

What is the number of new residential sewer connections added in 2025?

34

How many equivalent residential connections are served?

2178

Part IV: OPERATOR CERTIFICATION

Please answer the following questions regarding OPERATOR CERTIFICATION.

How many collection system operators do you employ?

5

What is the approximate population served?

9300

State of Utah Administrative Rules requires all public system operators considered to be in Direct Responsible Charge (DRC) to be appropriately certified at leaset at the Facility's Grade. List the designated Chief Operator/DRC for the Collection System by: First and Last Name, Grade, and email.

Grades: SLS17-1, Grade I, Grade II, Grade III, and Grade IV.

Shawn Douglas Grade II, NormFarrell GradeII, Travis Dahle Grade IV, Dallas Nalder IV,

Please list all other wastewater collection system operators with DRC responsibilities in the field, by name and certification grade. Please separate names and certification grade for each operator by commas.

Grades: SLS17-1, Grade I, Grade II, Grade III, and Grade IV.

NormFarrell GradeII, Travis Dahle Grade IV, Dallas Nalder IV,

Please list all other wastewater collection system operators by name and certification grade. Please separate names and certification grades for each operator by commas.

Grades: SLS17-1, Grade I, Grade II, Grade III, and Grade IV.

Abe Torres Grade II

Is/are your collection DRC operator(s) currently certified at the appropriate grade for this facility?

- (●) Yes
- ( ) No

Part V: FACILITY MAINTENANCE

Please answer the following questions regarding FACILITY MAINTENANCE.

Have you implemented a preventative maintenance program for your collection system?

- [x] Yes
- [ ] No

Have you updated the collection system operations and maintenance manual within the past 5 years?

- [x] Yes
- [ ] No

Do you have a written emergency response plan for sewer systems?

- [x] Yes
- [ ] No

Do you have a written safety plan for sewer systems?

- [x] Yes
- [ ] No

Is the entire collections system TV inspected at least every 5 years?

- [ ] Yes
- [x] No

Is at least 85% of the collections system mapped in GIS?

- [x] Yes
- [ ] No

Part VI: SSMP EVALUATION

Please answer the following questions regarding SSMP EVALUATION.

Have you completed a Sewer System Management Plan (SSMP)?

- (●) Yes
- ( ) No

Has the SSMP been adopted by the permittees governing body at a public meeting?

- (●) Yes
- ( ) No

Has the completed SSMP been public noticed?

- (●) Yes
- ( ) No

USMP Public Notice Date

Date of public notice?

MM DD YYYY

08 / 08 / 15

Continue 1

During the annual assessment of the SSMP, were any adjustments needed based on the performance of the plan?

- ( ) Yes
- (●) No

What adjustments were made to the SSMP (i.e. line cleaning, CCTV inspections, manhole inspections, and/or SSO events)?

Mapping Updates, Cleaning Map Updates

During 2025, was any part of the SSMP audited as part of the five year audit?

- (●) Yes
- ( ) No

If yes, what part of the SSMP was audited and were changes made to the SSMP as a result of the audit?

Mapping

Have you completed a System Evaluation and Capacity Assurance Plan (SECAP) as defined by the Utah Sewer Management Plan?

- (●) Yes
- ( ) No

Does the collection system have more than 2,000 connections?

- (●) Yes
- ( ) No

Has a fats, oil, and grease (FOG) or fats, oil, sand, and grease program been developed by the collection system?

- (●) Yes
- ( ) No

Part VII: NARRATIVE EVALUATION

Please answer the following questions regarding NARRATIVE EVALUATION.

Describe the physical condition of the sewerage system: (lift stations, etc. included)

Good condtion with aging infrastructure.

What sewerage system capital improvements does the utility need to implement in the next 10 years?

Repair and Replacement

What sewerage system problems, other than plugging, have you had over the last year?

None

Is your utility currently preparing or updating its capital facilities plan?

- (●) Yes
- ( ) No

Does the municipality/district pay for the continuing education expenses of operators?

- (●) 100%
- ( ) Partially
- ( ) Does not pay

Is there a written policy regarding continued education and training for wastewater operators?

- (●) Yes
- ( ) No

Do you have any additional comments?

None

To the best of my knowledge, the Collections System section is completed and accurate

- (●) True
- ( ) False

Wastewater Treatment Options

You have either just completed or just bypassed questions about a Collection System. If this section was bypassed by mistake, in the next question you will have the option to return to the questions on a Collection System. If you are good with the progress up to now, next you will determine what kind of Wastewater Treatment you have, or you can choose NO Wastewater Treatment.

What kind of wastewater treatment do you have in your wastewater treatment system?

- ( ) Mechanical Plant
- ( ) Discharging Lagoon
- ( ) Non-Discharging Lagoon
- (●) No Treatment of Wastewater
- ( ) Collections (go back to Collections)

Adopt & Sign

I have reviewed this report and to the best of my knowledge the information provided in this report is correct. *

- (●) True
- ( ) False

Has this been adopted by the City Council or District Board? *

- ( ) yes
- (●) No

Not Adopted by Council

What date will it be presented to the City Council or District Board? *

MM DD YYYY

04 / 07 / 2026

End of Survey

This is the end of the survey. Please make sure you have submitted your responses for each section. Thank you for your participation.

Also, if you want a copy of your response to this survey you must click the button immediately below and you must do it before you submit the survey.

Create your own Google Form

Does this form look suspicious? Report

RIVERDALE CITY
CITY COUNCIL AGENDA
April 7, 2026

AGENDA ITEM: G5

SUBJECT: Discussion regarding removal of park strip at Riverdale Park

PRESENTERS: Shawn Douglas, Public Works Director

INFORMATION:
a. Executive Summary
b. Park Strip Location Photo

BACK TO AGENDA

City Council Executive Summary

For the Council meeting on:	Petitioner:
4/7-2026	Shawn Douglas, Public Works Dir.

Summary of Proposed Action

Discussion on Xeriscaping Riverdale Park Park Strip

Summary of Supporting Facts & Options

We would like to take out the grass in the area in red and continue the xeriscape rock and colors from the fire station park strip. The project would add six additional trees along with shrubs. We would also remove the old wood park sign and replace it with a rock sign with a flower bed around it in the center of the park strip facing Parker Drive. We have funds in this years budget along with some RAMP money to complete the project

Legal Comments – City Attorney

Steve Brooks, Attorney

Fiscal Comments – Business Administrator/Budget Officer

Cody Cardon,
Business Administrator

Administrative Comments – City Administrator

Steve Brooks,
City Administrator


Park
Write a description for your map.
Legend
Path Measure
Untitled Placemark
Untitled Placemark
Google Earth
Image © 2026 Airbus
100 ft

RIVERDALE CITY
CITY COUNCIL AGENDA
April 7, 2026

AGENDA ITEM: G6

SUBJECT: Consideration of Resolution 2026-10 amending the Riverdale City General Plan to modify the Future Land Use Map from "Attached Residential" to "Commercial" for property located at 671 W 4400 S

PRESENTERS: Brandon Cooper, Community Development Director

INFORMATION:
a. Resolution 2026-10
b. Executive Summary/Transmittal

BACK TO AGENDA

RESOLUTION NO. 2026-10

A RESOLUTION OF THE CITY COUNCIL OF RIVERDALE CITY APPROVING A GENERAL PLAN AMENDMENT TO MODIFY THE FUTURE LAND USE MAP FROM ATTACHED RESIDENTIAL TO COMMERCIAL FOR PROPERTY LOCATED AT APPROXIMATELY 671 WEST 4400 SOUTH

WHEREAS, the City of Riverdale (the "**City**") has authority under Utah Code Annotated §§ 10-8-84 and 10-20-101 et seq. to enact ordinances and regulations to promote the public health, safety, and welfare of its residents; and

WHEREAS, the City has adopted a General Plan in accordance with Utah Code Title 10, Chapter 20, which includes a Future Land Use Map to guide land use decisions; and

WHEREAS, an application has been submitted requesting an amendment to the Riverdale City General Plan to change the Future Land Use Map designation for property located at approximately 671 West 4400 South, consisting of approximately 5.5 acres, from "Attached Residential" to "Commercial"; and

WHEREAS, the purpose of the proposed amendment is to allow consideration of commercial uses and to support a subsequent zoning map amendment request from R-4 (Multi-Family Residential) to C-3 (Commercial); and

WHEREAS, the Planning Commission held a duly noticed public hearing on March 10, 2026, and forwarded a recommendation to the City Council; and

WHEREAS, the City Council finds that the General Plan is a policy document intended to provide guidance for future land use decisions and that amendments are legislative decisions within the discretion of the City Council; and

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

Section 1. Findings.
After review of the application, staff report, Planning Commission recommendation, and public input, the City Council makes the following findings:

1. The proposed amendment is consistent with Utah Code Title 10, Chapter 20 (LUDMA);
2. The amendment supports and clarifies implementation of the General Plan;
3. The amendment promotes coordinated and high-quality development;
4. The amendment is compatible with adjacent and contiguous land uses;
5. The amendment supports the City's economic development objectives and role as a regional commercial center;
6. The amendment is consistent with the City's transportation system and available infrastructure;

7. The amendment is in the best interest of the public health, safety, and general welfare; and
8. The amendment provides appropriate policy guidance for future zoning and development decisions.

Section 2. Approval.
The City Council hereby approves the General Plan amendment modifying the Future Land Use Map designation for the property located at approximately 671 West 4400 South, from "Attached Residential" to "Commercial."

Section 3. Effective Date.
This Resolution shall take effect immediately upon adoption.

This Resolution shall be effective immediately after publication or posting as required by law.

APPROVED AND ADOPTED this 7th day of April 2026.

_____
Braden D. Mitchell
Mayor

ATTEST:

_____
Michelle Marigoni
City Recorder

VOTE:

Alan Arnold	___Yes	___ No	___Absent
Bart Stevens	___ Yes	___ No	___ Absent
Michael Richter	___ Yes	___ No	___ Absent
Anne Hansen	___ Yes	___ No	___ Absent
Kent Anderson	___ Yes	___ No	___ Absent

TRANSMITTAL

Body:	City Council
Topic:	General Plan Amendment Request – CarMax **Consideration 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 City Council review of a proposed amendment to the Riverdale City General Plan. The proposed amendment is a request 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 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 – April 1, 2026

Planning Commission Review Scope and Approval Standards

A decision to amend the General Plan is a matter committed to the legislative discretion of the City Council and is not controlled by one standard. Pursuant to Utah Code Title 10, Chapter 20, the Planning Commission's role is **advisory**. On March 10, 2026, in determination of a recommendation to the City Council, the Planning Commission held a public hearing where no public comment was received. Additionally, the Planning Commission reviewed the application and considered the following factors:

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.

In making its recommendation, the Planning Commission also considered 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.

Based on its discussion and review, the Planning Commission forwards a **negative** recommendation to the City Council regarding the proposed General Plan amendment (5-1 decision), finding that it **was not** consistent with the General Plan, due to (a) the impact to the Moderate Income Housing Plan; (b) the scarcity of multiple family housing zones; and (c) the intention to maintain connections between housing, employment, and commerce. Minutes from the regular meeting are attached to this transmittal.

Staff Conclusion and Recommendation

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. Commercial uses representing a major share of the City's building square footage, and a portion of this site was once previously operated as and was zones as a Commercial (C-3) use,

Staff finds that the proposed amendment:

- Is consistent with Utah Code Title 10, Chapter 20;
- Supports and clarifies the implementation of the General Plan by concentrating commercial development along the main corridor and enhancing the City as a regional retail hub;

- Promotes coordinated, high-quality development;
- Is consistent with the adjacent and contiguous land uses – this development is touched on 2 sides by the C-3 zone;
- Is in support of the ongoing financial goals of the City;
- Creates less traffic than the existing designation of Attached Residential; and
- Is in the best interest of the City and its residents

Based on these findings, staff recommends the City Council approve the proposed General Plan amendment for the Future Land Use Map change from **Attached Residential** to **Commercial.**

City Council Determination

Following discussion and review, the City Council may make:

- A motion for the **APPROVAL** of the proposed General Plan amendment;
- A motion for the **APPROVAL WITH MODIFICATIONS** of the proposed General Plan amendment;
- A motion for **DENIAL** of the proposed General Plan amendment; or
- A motion to **TABLE** the proposed General Plan amendment to another date and time.

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

Attachments:
Future Land Use Map
Plat
Planning Commission Minutes – March 10, 2026

Land Use Master Plan

Riverdale City

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

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

N

Ogden Airport Runways

Airport Influence Boundary

Airport Influence Boundary

Airport Influence Boundary

APZ 2

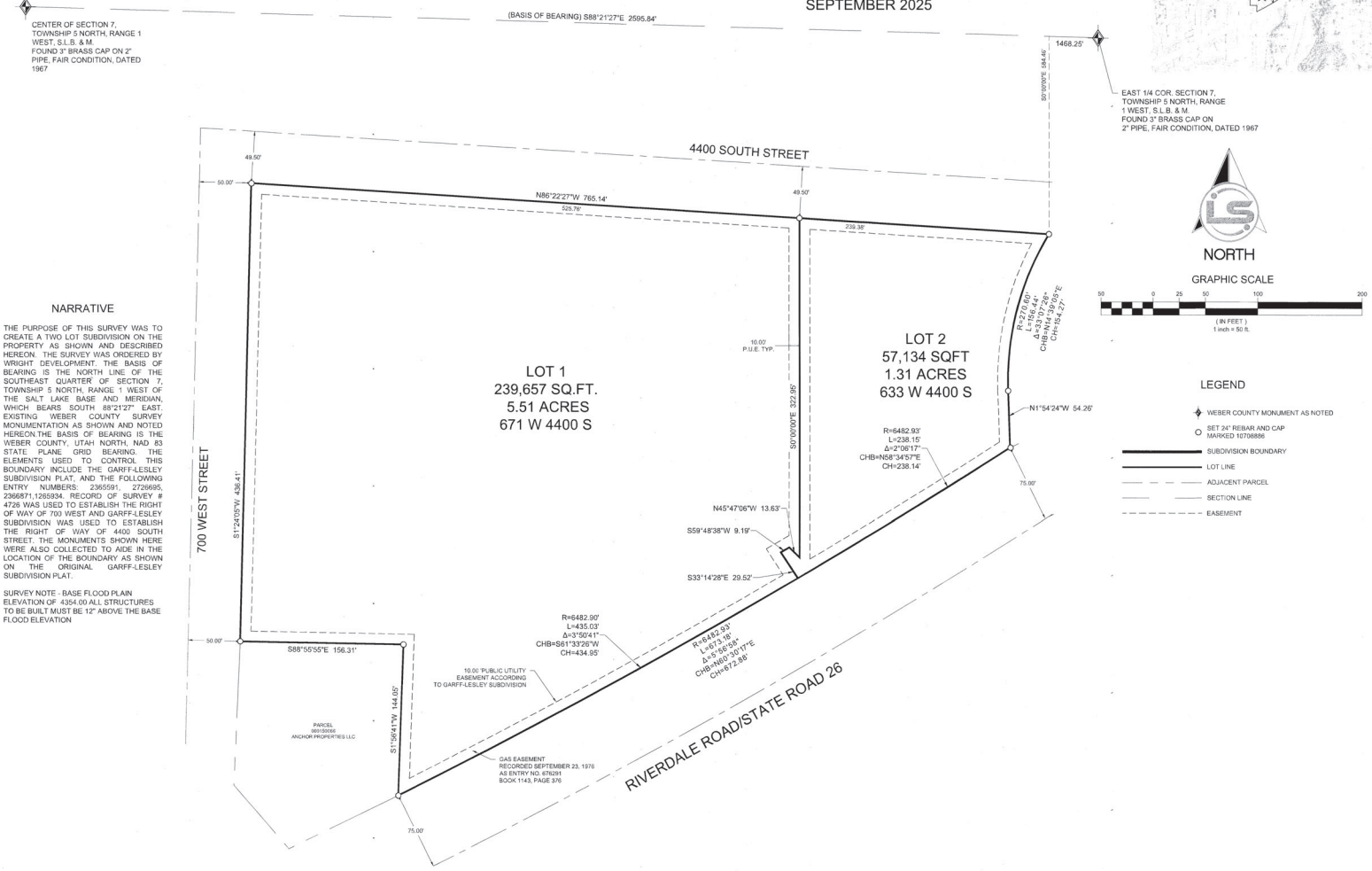
APZ 1

January 18, 2024

SS-001

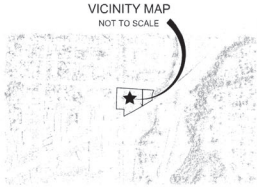
RIVERSIDE FLATS SUBDIVISION

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



NORTH

GRAPHIC SCALE

50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- SET 24" 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, NAD 83 STATE PLANE GRID BEARING. THE ELEMENTS USED TO CONTROL THIS BOUNDARY INCLUDE THE GARFF-LESLEY SUBDIVISION PLAT, AND THE FOLLOWING ENTRY NUMBERS: 2365591, 2726695, 2366871,1265934. 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 HERE WERE ALSO COLLECTED TO AIDE IN THE LOCATION OF THE BOUNDARY AS SHOWN ON THE ORIGINAL GARFF-LESLEY SUBDIVISION PLAT.

SURVEY NOTE - BASE FLOOD PLAIN ELEVATION OF 4354.00 ALL STRUCTURES TO BE BUILT MUST BE 12" ABOVE THE BASE FLOOD ELEVATION

APPROVING AGENCY NAME AND ADDRESS
RIVERDALE CITY
4600 S WEBER RIVER DRIVE
RIVERDALE, UTAH, 84405

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 25 DAY OF September 2025

MAYOR, RIVERDALE CITY

ATTEST: Michelle Marigoni
CITY RECORDER

CORPORATE SEAL — CITY OF RIVERDALE — STATE OF UTAH — COUNTY OF WEBER

RIVERDALE CITY ENGINEER

I HEREBY CERTIFY THAT THE OFFICE OF THE CITY ENGINEER HAS EXAMINED THE FOREGOING PLAT AND IN OUR OPINION THE INFORMATION CONVEYED HEREWITH, COMPLIES WITH THE PUBLIC WORKS STANDARDS AND SPECIFICATIONS OF RIVERDALE CITY.

SIGNED THIS 26 DAY OF Sept 2025

CITY ENGINEER

PROFESSIONAL ENGINEER — STATE OF UTAH

RIVERDALE CITY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE RIVERDALE CITY PLANNING COMMISSION.

SIGNED THIS ____ DAY OF _____ 2025.

Bucks Stevenson
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 FARR WEST CITY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

SIGNED THIS 25th DAY OF Sept 2025.

CITY ATTORNEY

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 RE-ESTABLISH 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 N86°22'27"W 765.14 FEET ALONG THE SOUTH RIGHT OF WAY OF 4400 SOUTH STREET; THENCE S01°24'05"W 436.41 FEET ALONG THE EAST RIGHT OF WAY OF 700 WEST STREET; THENCE S88°55'55"E 156.31 FEET; THENCE S01°56'41"W 144.05 FEET TO A NAIL AND WASHER 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 6482.93 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 N14°39'05"E 154.27 FEET; THENCE ALONG SAID CURVE 156.44 FEET TO THE POINT OF BEGINNING.

CONTAINS 296791 SQFT OR 6.82 ACRES MORE OR LESS.

SIGNED THIS 11TH DAY OF SEPTEMBER, 2025.

PROFESSIONAL LAND SURVEYOR — 09/11/2025 — WILLIS D. LONG 10708886

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 PARTS 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 ON 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 W. Hatch, manager
FZD Riverside Flats, LLC

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

ACKNOWLEDGEMENT

STATE OF UTAH)
§
COUNTY OF WEBER)

On this 12th 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 FZD 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.

ALLISON OLELAND VARNER — Notary Public, State of Utah — Commission # 726519 — My Commission Expires On August 26, 2026

STAMP

Allison Oleland Varner
NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF UTAH)
§
COUNTY OF ~~WEBER~~ Salt Lake)

On this 23rd 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 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 State of Utah — My Commission Expires on: January 16, 2029 — Comm. Number: 741644

STAMP

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

DEVELOPER:
FZD Riverside Flats, LLC
Christopher W. Hatch
2180 S. 1300 E.
Salt Lake City, UT
84152
801-930-6750

S1
1

LAYTON SURVEYS LLC
Professional Land Surveying
(801) 663-1641 Willis.long@laytonsurveys.com
837 S 500 W, STE. 201
BOUNTIFUL, UT 84010

COUNTY RECORDER

ENTRY NO. 3386984 FEE PAID $54.00
FILED FOR AND RECORDED 30-SEP-25
AT 11:04 AM IN BOOK 100 OF OFFICIAL
RECORDS, PAGE 35 RECORDED
FOR FZD Riverside Flats
B. RAHIMZADEGAN
COUNTY RECORDER
BY:

C:\USERS\WILLIS\LAYTON SURVEYS DROPBOX\LAYTON SURVEYS WORK ITEMS 2020-2022\HUNT ENGINEERING\WRIGHT DEVELOPMENT\RIVERDALE ROAD 7 PARCEL SURVEY - DONE\SUBDIVISION

100-35

Minutes of the **Regular Session** of the Riverdale City **Planning Commission** held Tuesday, March 10, 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 Jason Francis, Commissioner Laura Hilton, Commissioner Cody Hansen, Commissioner Melissa Carey, Commissioner
	City Employees:	Brandon Cooper, Community Development Director Michelle Marigoni, City Recorder
	Excused:	Alan Bowthorpe, Commissioner
	Visitors:	Kristen Cowan

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 except Commissioner Bowthorpe, who was excused. 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. Community Development Update

D. Consent Items

1. Consideration of Meeting Minutes from:

   February 24, 2026 Work Session and Regular Meeting

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

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.

Kristen Cowan, representing CarMax and Centerpoint Integrated Solutions, provided a presentation on the request for a General Plan Amendment and rezone. She introduced CarMax as the nation's largest used car retailer, emphasizing its customer-focused model, employment opportunities, community involvement through the CarMax Foundation, and strong financial performance with over one million vehicles sold or bought annually.

Ms. Cowan reviewed the site's current R-4 zoning, noting the change from mobile home park in recent years and prior uses, its prominent location at the corner of Riverdale Road and 700 West, and the proposal to change the Future Land Use Map designation to Commercial. She highlighted adjacent commercial zoning and uses on three sides, consistency with General Plan objectives for smart and sustainable development at major nodes and corridors, optimization of land use based on opportunities and constraints, and economic development goals to incentivize commercial uses along Riverdale Road for job growth and services.

Conceptual site plans and building renderings were shown, illustrating a high-end retail sales facility with separated display and parking areas, an enclosed service building, and no outdoor loudspeakers, balloons, or inflatables.

DRAFT

Brandon Cooper then provided a staff presentation, reviewing the current General Plan land use designation, adjacent zoning and uses, and the approval standards under Utah State Code and the Riverdale City General Plan. Staff analysis addressed consistency with elements including land use (Riverdale Road as the commercial corridor, appropriate buffer/transition areas), transportation, and economic development (focusing commercial uses along the corridor). Mr. Cooper recommended a positive recommendation to City Council for the General Plan Amendment, with a modification to also include the adjacent parcel to the east as it is currently shown as Attached Residential on the Future Land Use Map but zoned C-3.

MOTION: Commissioner Hansen moved to open the public hearing
SECOND: Commissioner Francis

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

Motion passed unanimously, public hearing opened at 6:22 p.m.

MOTION: Commissioner Hansen moved to close the public hearing
SECOND: Commissioner Francis

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

Motion passed unanimously, the public hearing closed at 6:23 p.m.

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.

Commissioners raised several questions and concerns. Commissioner Hansen inquired about the city’s Moderate Income Housing Plan and the impact of the proposed change, noting the prior rezoning from RMH-1 to R-4 in 2023 had been identified as a strategy. Mr. Cooper explained that the Moderate Income Housing Plan functions as a menu of strategies, with the city currently exceeding the required minimum. This parcel’s removal would reduce the count from eight to seven strategies, and would not negatively affect compliance.

Additional discussion centered on compatibility with the General Plan. Commissioners expressed mixed views on the transitional nature of the 4400 South corridor as a buffer between intense commercial uses along Riverdale Road and less intense residential uses to the north. Concerns included the scarcity of multifamily zoning in Riverdale, the slim likelihood of creating additional such zones, and the importance of maintaining balance between commercial and residential development. Commissioner Hansen noted that 40% of vacant land is already designated commercial and referenced public engagement during General Plan adoption that specifically asked for no more car dealerships

Others highlighted the General Plan’s emphasis on step-down intensities away from major corridors, with multifamily serving as a textbook transitional use between commercial and single-family residential, while also supporting connections between housing, employment, education, recreation, and commerce for walkable access to services and transit.

Commissioners Hermann and Henstra noted a lack of opportunities for moderate income and affordable housing, the displacement of prior residents from the former mobile home park with the site remaining vacant, the community’s desire for housing options so local youth can return to Riverdale, and the potential for other C-3 permitted uses (such as

DRAFT

tobacco/specialty businesses, smoke shops, check-cashing, payday loans, title loans, or pawn shops) if CarMax does not proceed. Mr. Cooper clarified that a draft Agreement for Development of Land had been prepared (similar to prior agreements), which would obligate CarMax to complete permitting and development within 12 months or allow the City Council to rezone the property.

Several commissioners stated they were torn due to the site's transitional character and acknowledged that both residential and lower-intensity commercial could serve as buffers, but ultimately leaned against the amendment to preserve housing opportunities and align with General Plan goals for neighborhood atmosphere, balanced growth, and moderate-income housing.

MOTION: Commissioner Hansen moved to forward a negative recommendation to City Council regarding the proposed General Plan amendment to modify the Future Land Use Map from "Attached Residential" to "Commercial" in the location of 671W 4400 S, based on the finding that the proposed amendment is not consistent with the goals, objectives, and policies of the General Plan.

SECOND: Commissioner Henstra

Commissioner Carey: Yes
Commissioner Henstra: Yes
Commissioner Hilton: Yes
Commissioner Francis: No
Commissioner Bowthorpe: Absent
Commissioner Hansen: Yes
Commissioner Hermann: Yes

Motion for a negative recommendation passed with 5 in favor, 1 against, and 1 absent.

b. Public hearing to receive comments regarding 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.

MOTION: Commissioner Francis moved to open the public hearing
SECOND: Commissioner Hansen

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

Motion passed unanimously, the public hearing opened at 6:38 p.m.

There were no comments from the public.

MOTION: Commissioner Hilton moved to close the public hearing
SECOND: Commissioner Francis

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

Motion passed unanimously, the public hearing closed at 6:38 p.m.

DRAFT

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.

   Given the negative recommendation on the General Plan Amendment, Commissioner Hermann noted that the proposed zoning change would not be consistent with the General Plan.

   MOTION: Commissioner Hansen moved to forward a negative recommendation to City Council regarding the requested 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, based on the finding that the proposed amendment is not consistent with the goals, objectives, and policies of the General Plan.

   SECOND: Commissioner Henstra

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

Motion passed unanimously.

Comments

1. Planning Commission
2. City Staff

F. Adjournment

As there was no further business to discuss, Commissioner Hansen moved to adjourn. Commissioner Hilton seconded the motion. All were in favor and the Planning Commission meeting adjourned at 6:40 p.m.

Date Approved:

DRAFT

RIVERDALE CITY
CITY COUNCIL AGENDA
April 7, 2026

AGENDA ITEM: G7

SUBJECT: Consideration of Ordinance #1004 amending the Riverdale City Zoning Map to modify zoning from R-4 (Multiple-Family Residential) to C-3 (Commercial) for property located at 671 W 4400 S

PRESENTERS: Brandon Cooper, Community Development Director

INFORMATION:
a. Ordinance #1004
b. Executive Summary/Transmittal

BACK TO AGENDA

ORDINANCE NO. 1004

AN ORDINANCE AMENDING THE RIVERDALE CITY ZONING MAP TO REZONE CERTAIN PROPERTY LOCATED AT APPROXIMATELY 671 WEST 4400 SOUTH FROM R-4 (MULTI-FAMILY RESIDENTIAL) TO C-3 (REGIONAL COMMMERCIAL; CONDITIONING THE REZONE ON EXECUTION AND COMPLIANCE WITH AN AGREEMENT FOR DEVELOPMENT OF LAND; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Centerpoint Integrated Services, on behalf of CarMax Auto Superstores, petitioned the City to rezone approximately five and one-half (5.5) acres, located at approximately 671 W 4400 S, Riverdale, Weber County, Utah ("**Subject Property**"), from R-4 Multiple-Family Residential to C-3 Regional Commercial; and

WHEREAS, the purpose of the C-3 zone is to provide suitable areas for commercial activity needed to serve the City and to allow a range of compatible commercial uses, including automobile sales as a conditional use; and

WHEREAS, the Riverdale City Planning Commission held a duly advertised public hearing on March 10, 2026, to receive comments on the proposed amendment; and

WHEREAS, the Planning Commission has considered all comments received and has forwarded a recommendation to the City Council, as required by state law and local ordinance; and

WHEREAS, the City Council has reviewed the application, staff report, Planning Commission recommendation, and all other relevant information; and

WHEREAS, the City Council finds that zoning map amendments are legislative actions committed to the discretion of the City Council.

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

Section 1. Findings
After reviewing the material presented to the Planning Commission in the public hearing, and all subsequent information and evidence presented in addition thereto, the Riverdale City Council finds that the proposed rezone and zoning map amendment:

1. Is consistent with the General Plan, as amended;
2. Is consistent with applicable provisions of Utah Code and Riverdale City Code
3. Is compatible with the character of surrounding development, including adjacent C-3 zoned properties to the east, west, and south
4. Provides an appropriate transition between surrounding land uses;
5. Supports the efficient use of land and infrastructure and does not create isolated zoning patterns or impermissible spot zoning;
6. Has access to adequate public facilities and services or can be reasonably accessed
7. Is in the best interest of Riverdale City; and
8. Meets the goals or policies of the City and does not raise significant issues or concerns about safety, planning and/or the impact on the City's resources and services.

Section 2. Zoning Map Amendment – Legislative Determination
The Official Zoning Map of Riverdale City is hereby amended to rezone the Subject Property from R-4 Multi-Family Residential to R-C Regional Commercial. The City Council directs staff to implement any and all action(s) to help facilitate the lawful and conforming approval.

Section 3. Conditions of Approval

1. The applicant shall enter into an Agreement for Development of Land with the City, to be approved by the City Council, establishing interim development standards and obligations;
2. No development shall occur until all required development permits, including but not limited to conditional use permits, site plan approval, and building permits, have been obtained in accordance with the Riverdale City Code;
3. The approved development shall be generally consistent with the conceptual site plan and development framework presented with the application, subject to further review and approval;
4. No subdivision, site plan, or building permit approval is granted by this Ordinance.
5. Development may occur only after compliance with all applicable City Code provisions.

Section 4. Relationship to the General Plan
This zoning map amendment is intended to be consistent with the Riverdale City General Plan, as amended.

Section 5. Severability.
If any section, part of a section, paragraph, sentence, clause, phrase or word of this Ordinance is for any reason held or declared to be unconstitutional or void, such holdings of invalidity shall not affect the remaining portion of this Ordinance and it shall be construed to have been the intent to pass the Ordinance without such unconstitutional or invalid part therein, and the remainder of this Ordinance shall be deemed to be held valid as if such part or parts had not been included therein, or if this Ordinance or any of the provisions thereof shall be held inapplicable to any person, group of persons, property, kind of property, circumstances, or set of circumstances, such holdings shall not affect the applicability thereof to any other person, property or circumstances.

Section 6. Effective Date
The effective date of this ordinance shall be effective immediately or as otherwise allowed by law.

PASSED, ADOPTED AND ORDERED POSTED this 7th day of April 2026.

_____
Braden Mitchell, Mayor

Attest:

_____
Michelle Marigoni, City Recorder

VOTE:

Alan Arnold	___Yes	___ No	___Absent
Bart Stevens	___Yes	___ No	___Absent
Michael Richter	___Yes	___ No	___Absent
Anne Hansen	___Yes	___ No	___Absent
Kent Anderson	___Yes	___ No	___Absent

TRANSMITTAL

Body:	Planning Commission
Topic:	Zoning Map Amendment Request – CarMax Auto Superstores **Consideration 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
Date:	April 1, 2026

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 – April 7, 2026

Executive Summary

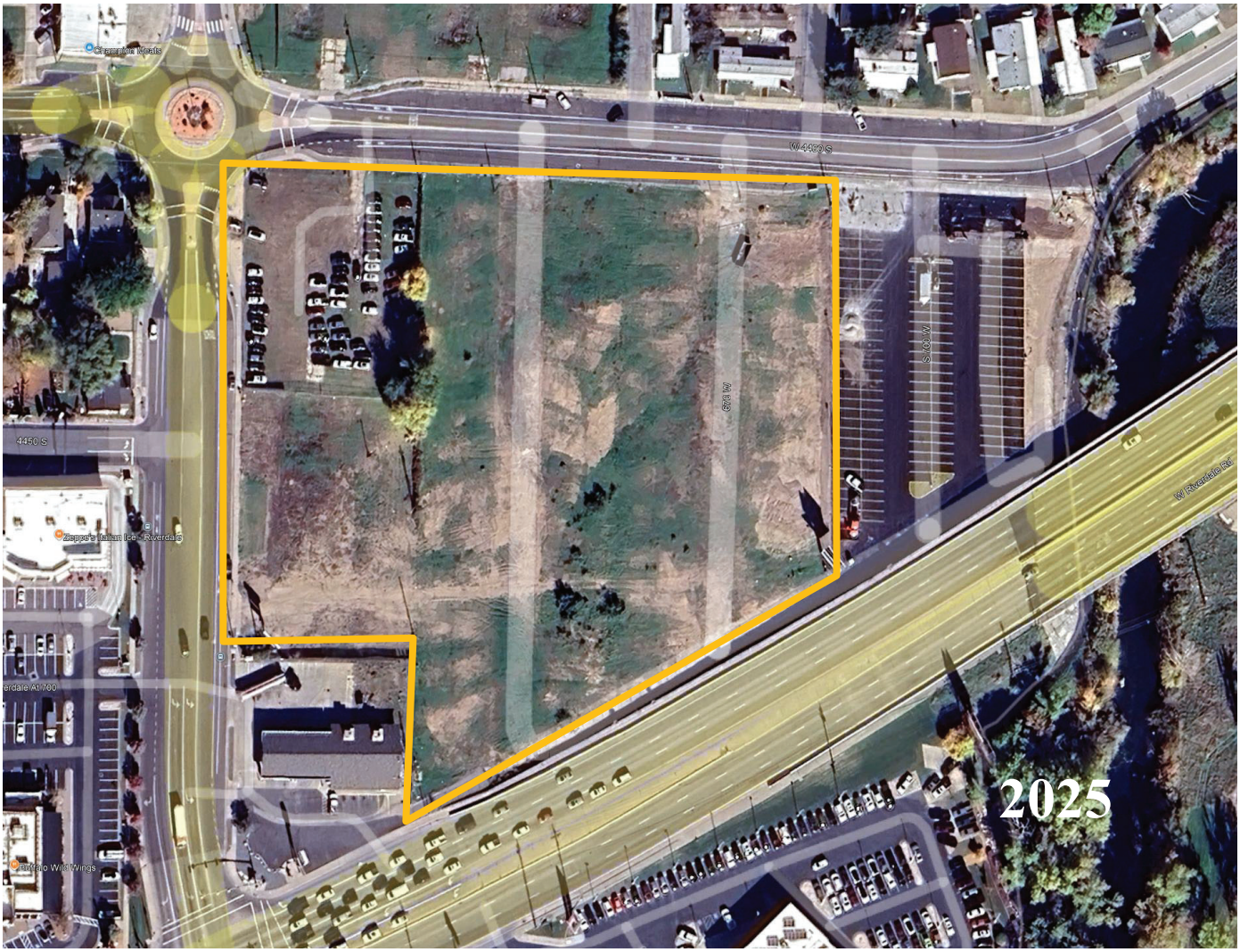
This application is a request for approval of a Zoning Map Amendment for approximately 5.5 acres located at 671 W 4400 S. The property is currently zoned R-4. The applicant is requesting that a Zoning Map Amendment be approved to the C-3 commercial zone to accommodate a proposed CarMax Auto used car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

TRANSMITTAL

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.



TRANSMITTAL



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 applicant is willing to enter into an Agreement for the Development of Land as a part of the zoning consideration. This Agreement functions as an interim development agreement governing the rezoning and establishing preliminary development expectations pending the preparation and approval of the necessary development permits for the contemplated use of a preowned car dealership.

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 City Council 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 development and land use applications for approval of the proposed development. A conceptual

site plan, showing the property developed as a pre-owned automobile dealership, has been included with this application.

Planning Commission Recommendation

Given the negative recommendation on the General Plan Amendment application, the Planning Commission noted that the proposed zoning change would not be consistent with the General Plan and therefore moved to forward a negative recommendation to City Council regarding the requested Zoning Map Amendment. Minutes from the regular meeting are attached to this transmittal.

Staff 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 conditional use permit and final site plan in accordance with the Riverdale City Code.

Staff Recommendation

Community Development staff have reviewed the application and finds:

1. The applicant has provided sufficient justification for the proposed amendment - *by citing compatibility with the General Plan's objective of cluster commercial development along the main corridor, the contiguous nature of commercial zoning on 3 sides, and the public benefit of additional economic development in the city.*
2. The proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property - *due to the compatibility with surrounding commercial land uses*
3. The proposed amendment is consistent with the goals, objectives, and policies of the General Plan – *"Strengthen the economic base of the community"* and *"Focus intensities around key intersections, major traffic corridors, and where infrastructure is readily accessible.* (GP pg. 8).
4. The proposed amendment will not adversely affect adjacent property, or the public health, safety, or welfare of the community – *the proposed use is a lower in traffic volume, lower public safety calls for service, lower in water use, and higher in tax generation than that of the permitted uses in the existing zone*

5. Facilities and services intended to serve the subject property are adequate, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection – *the subject area is in an established part of town with facilities in the adjacent roadways*
6. The proposed zoning does not create a boundary that cuts across existing parcel lines or splits lots and is consistent with adjacent zones in a manner that avoids spot zoning –*the project is on one large lot and is contiguous with the same zone on two (2) sides*
7. No neighborhoods will be isolated as a result of the Zoning Map Amendment
8. A defined edge to development and buffering between types of uses is provided – *the proposed development is surrounded by compatible development and acts as a medium-intensity transition to adjacent residential use*
9. Approval of the proposed Zone Map Amendment would be subject to an Agreement for the Development of Land between the City and the developer/owner – to be approved by the City Council.
10. The proposed Zoning Map Amendment is in support of the ongoing financial goals of the City

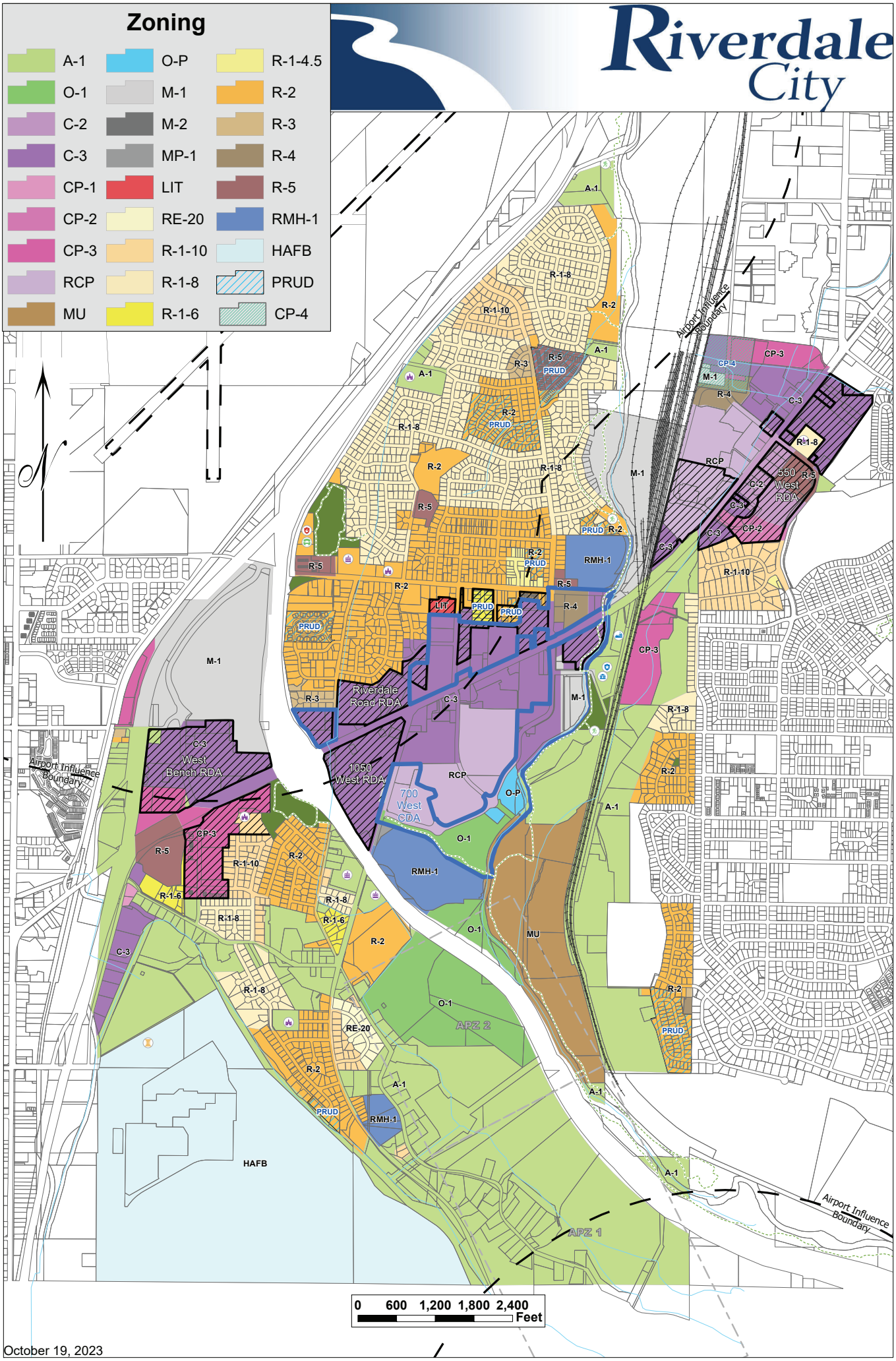
Based on these findings, staff recommends the City Council adopt the proposed Zoning Map amendment.

City Council Action

Following the presentation and discussion of the proposal, the City Council may make:

1) a motion to **APPROVE** the proposed Zoning Map amendments
2) a motion to **APPROVE WITH MODIFICATIONS** the proposed Zoning Map amendments
3) a motion to **DENY** the proposed Zoning Map amendments
4) a motion to **TABLE** the matter to a later date

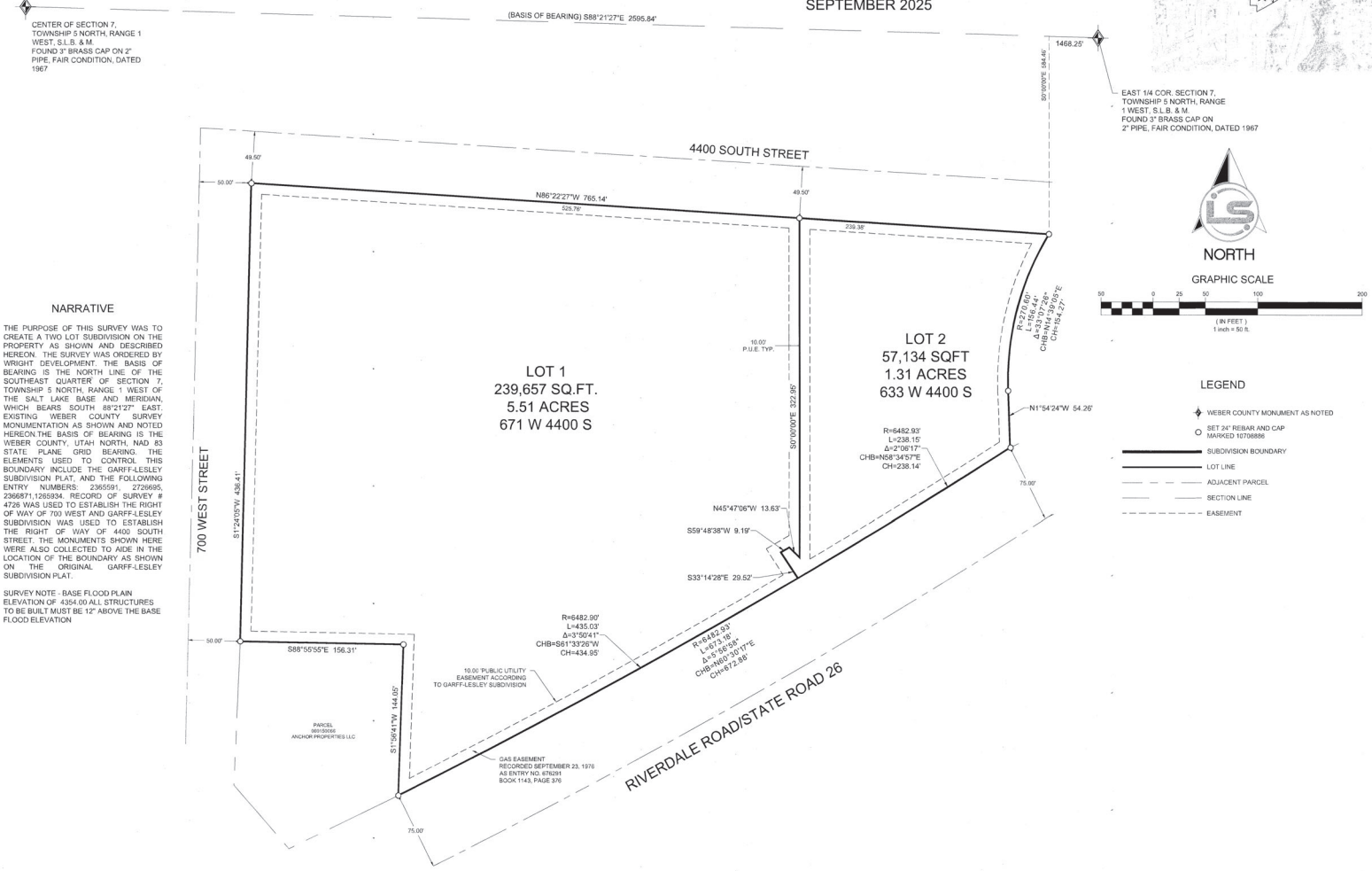
Attachments:
Zoning Map
Plat
Concept Site Plan
Elevations
Agreement for Development of Land – DRAFT
Planning Commission Meeting Minutes – March 10, 2026


Zoning
A-1
O-1
C-2
C-3
CP-1
CP-2
CP-3
RCP
MU
O-P
M-1
M-2
MP-1
LIT
RE-20
R-1-10
R-1-8
R-1-6
R-1-4.5
R-2
R-3
R-4
R-5
RMH-1
HAFB
PRUD
CP-4
Riverdale City
Airport Influence Boundary
Riverdale Road RDA
1050 West RDA
700 West CDA
550 West RDA
C-3 West Bench RDA
APZ 2
APZ 1
0 600 1,200 1,800 2,400 Feet
October 19, 2023

SS-001

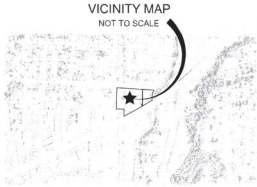
RIVERSIDE FLATS SUBDIVISION

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



NORTH

GRAPHIC SCALE

50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- SET 24" 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, NAD 83 STATE PLANE GRID BEARING. THE ELEMENTS USED TO CONTROL THIS BOUNDARY INCLUDE THE GARFF-LESLEY SUBDIVISION PLAT, AND THE FOLLOWING ENTRY NUMBERS: 2365591, 2726695, 2366871,1265934. 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 HERE WERE ALSO COLLECTED TO AIDE IN THE LOCATION OF THE BOUNDARY AS SHOWN ON THE ORIGINAL GARFF-LESLEY SUBDIVISION PLAT.

SURVEY NOTE - BASE FLOOD PLAIN ELEVATION OF 4354.00 ALL STRUCTURES TO BE BUILT MUST BE 12" ABOVE THE BASE FLOOD ELEVATION

APPROVING AGENCY NAME AND ADDRESS
RIVERDALE CITY
4600 S WEBER RIVER DRIVE
RIVERDALE, UTAH, 84405

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 25 DAY OF September 2025

MAYOR, RIVERDALE CITY

ATTEST: Michelle Marigoni
CITY RECORDER

CORPORATE SEAL — CITY OF RIVERDALE — STATE OF UTAH — COUNTY OF WEBER

RIVERDALE CITY ENGINEER

I HEREBY CERTIFY THAT THE OFFICE OF THE CITY ENGINEER HAS EXAMINED THE FOREGOING PLAT AND IN OUR OPINION THE INFORMATION CONVEYED HEREWITH, COMPLIES WITH THE PUBLIC WORKS STANDARDS AND SPECIFICATIONS OF RIVERDALE CITY.

SIGNED THIS 26 DAY OF Sept 2025

CITY ENGINEER

PROFESSIONAL ENGINEER — STATE OF UTAH

RIVERDALE CITY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE RIVERDALE CITY PLANNING COMMISSION.

SIGNED THIS ____ DAY OF _____ 2025.

Bucks Stevenson
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 FARR WEST CITY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

SIGNED THIS 25th DAY OF Sept 2025.

CITY ATTORNEY

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 RE-ESTABLISH 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 N86°22'27"W 765.14 FEET ALONG THE SOUTH RIGHT OF WAY OF 4400 SOUTH STREET; THENCE S01°24'05"W 436.41 FEET ALONG THE EAST RIGHT OF WAY OF 700 WEST STREET; THENCE S88°55'55"E 156.31 FEET; THENCE S01°56'41"W 144.05 FEET TO A NAIL AND WASHER 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 6482.93 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 N14°39'05"E 154.27 FEET; THENCE ALONG SAID CURVE 156.44 FEET TO THE POINT OF BEGINNING.

CONTAINS 296791 SQFT OR 6.82 ACRES MORE OR LESS.

SIGNED THIS 11TH DAY OF SEPTEMBER, 2025.

PROFESSIONAL LAND SURVEYOR — 09/11/2025 — WILLIS D. LONG 10708886

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 PARTS 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 ON 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 W. Hatch, manager
FZD Riverside Flats, LLC

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

ACKNOWLEDGEMENT

STATE OF UTAH)
§
COUNTY OF WEBER)

On this 12th 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 FZD 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.

ALLISON OLELAND VARNER — Notary Public, State of Utah — Commission # 726519 — My Commission Expires On August 26, 2026

STAMP

Allison Oleland Varner
NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF UTAH)
§
COUNTY OF ~~WEBER~~ Salt Lake)

On this 23rd 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 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 State of Utah — My Commission Expires on: January 16, 2029 — Comm. Number: 741644

STAMP

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

DEVELOPER:
FZD Riverside Flats, LLC
Christopher W. Hatch
2180 S. 1300 E.
Salt Lake City, UT
84152
801-930-6750

S1
1

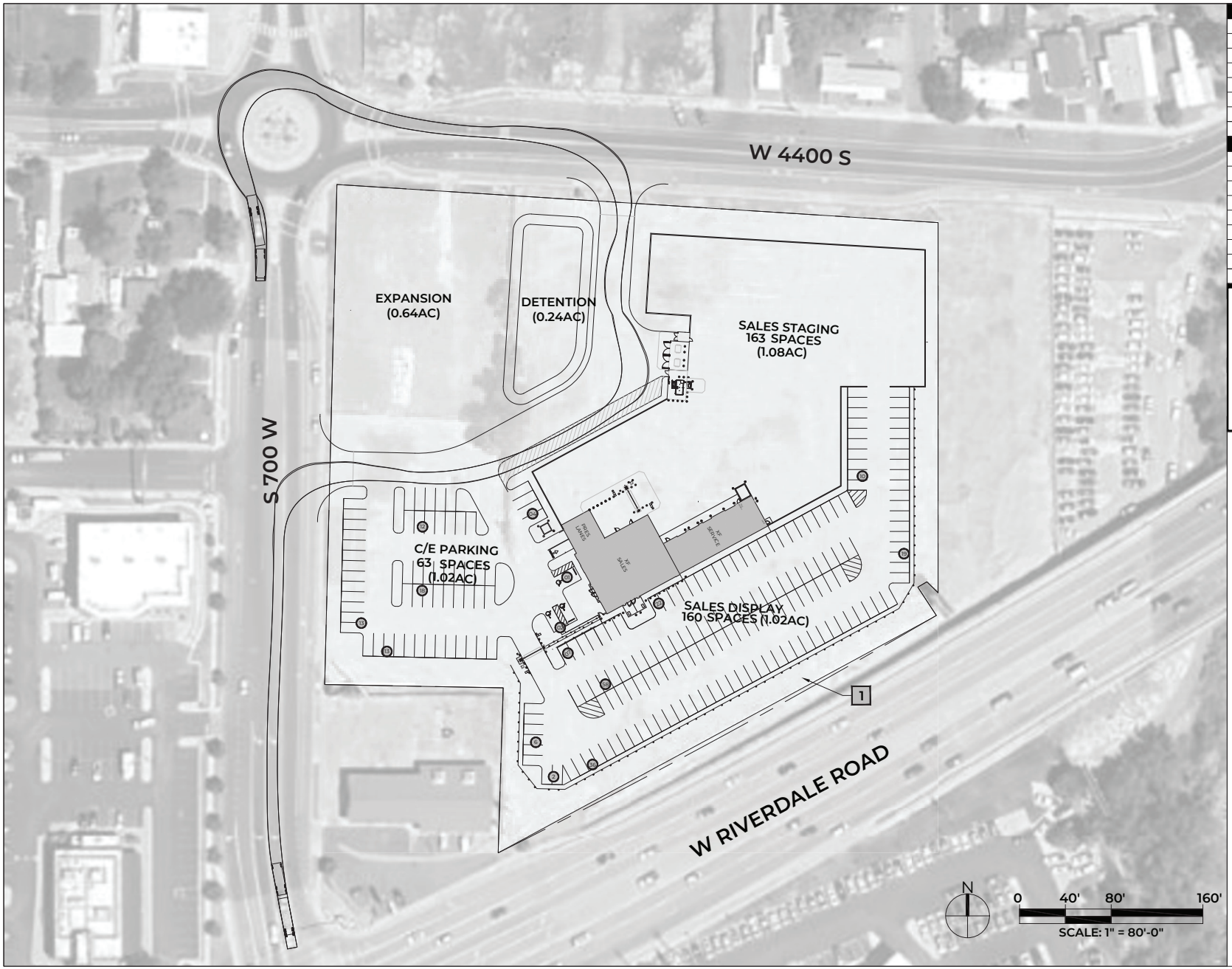
LAYTON SURVEYS LLC
Professional Land Surveying
(801) 663-1641 Willis.long@laytonsurveys.com
837 S 500 W, STE. 201
BOUNTIFUL, UT 84010

COUNTY RECORDER

ENTRY NO. 3386984 FEE PAID $54.00
FILED FOR AND RECORDED 30-SEP-25
AT 11:04 AM IN BOOK 100 OF OFFICIAL
RECORDS, PAGE 35 RECORDED
FOR FZD Riverside Flats
B. RAHIMZADEGAN
COUNTY RECORDER
BY:

C:\USERS\WILLIS\LAYTON SURVEYS DROPBOX\LAYTON SURVEYS WORK ITEMS 2020-2022\HUNT ENGINEERING\WRIGHT DEVELOPMENT\RIVERDALE ROAD 7 PARCEL SURVEY - DONE\SUBDIVISION

100-35



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
1. EXIST. BILLBOARD
2. 10' PUE

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

SP NO	DATE	DESCRIPTION	BY
SP-07	11.24.25	ADDED A SMALL ARE TO THE WIP LOT	BDM
SP-06	11.21.25	CLOSEOUT PLAN BASED OFF CIVIL DRAWING	BDM
SP-05	10.06.25	UPDATED SITE BOUNDARY BASED ON NEW INFORMATION	BDM
SP-04	09.25.25	ALIGNED SALES WITH RIVERDALE ROAD	BDM

RIVERDALE, UT

CONFIDENTIAL

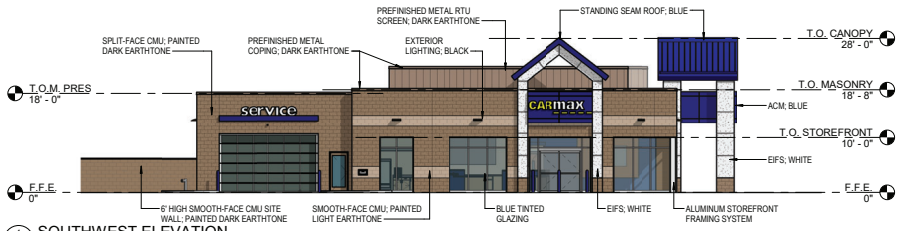
NOT RELEASED FOR CONSTRUCTION

PROJECT NO. XXXX

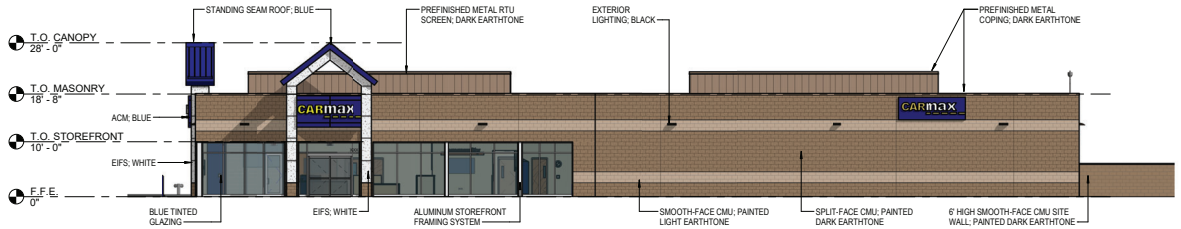
DATE 11.24.2025

SHEET TITLE
PRELIM. SITE PLAN

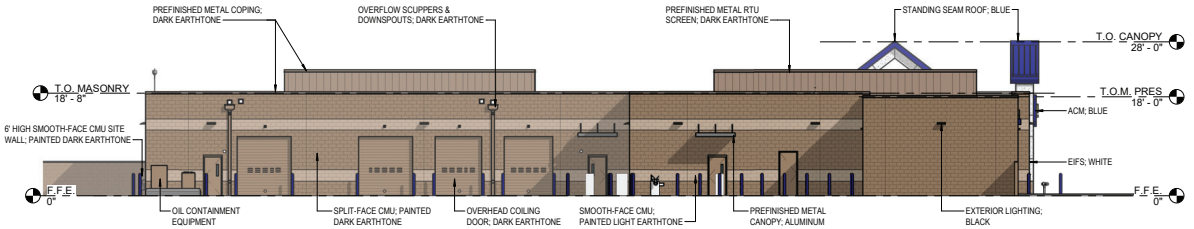
SHEET NO.
SP-07



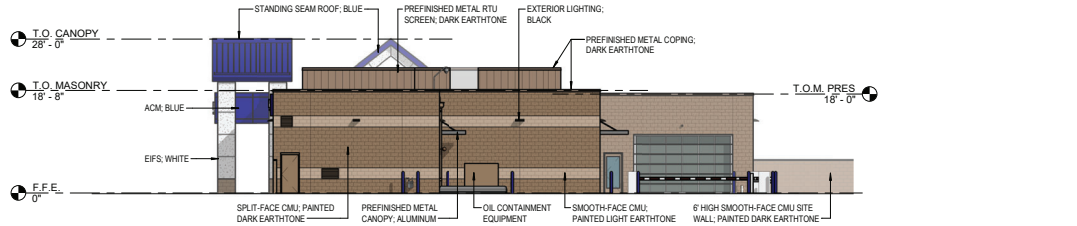
1 A 3.0 SOUTHWEST ELEVATION
3/32" = 1'-0"



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



3 A 3.0 NORTHWEST ELEVATION
3/32" = 1'-0"



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

0 4 8 16 32

CARmax
THE AUTO SUPERSTORE
CARMAX AUTO SUPERSTORES, INC., A VIRGINIA CORPORATION
12800 TUCKAHOE CREEK PKWY. RICHMOND, VA 23238 (804) 747-0422

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

POLK W ARCHITECTS

A 3.0
10 NOV 2025

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, INC.**, a Virginia corporation (the **"CarMax"**). City and CarMax may be referred to individually as a "**Party**" and collectively as the "**Parties**".

RECITALS

WHEREAS, CarMax has entered into a purchase and sale agreement to acquire the Subject Area (as defined below) from the underlying owner, and pursuant to such purchase and sale agreement, the underlying owner has agreed to allow CarMax to submit all applications required for CarMax to obtain the permits and approvals necessary to construct its desired use on the Subject Area prior to CarMax's acquisition of the Subject Area;

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 (the "**Rezoning**");

WHEREAS, CarMax has presented a concept proposal for the development of a preowned automobile dealership with accessory automobile repair, private fueling pumps, and private car wash uses (the "**Contemplated Use**") within the Subject Area consistent with the Riverdale City General Plan, as amended;

WHEREAS, CarMax desires approval of the Rezoning of the Subject Area;

WHEREAS, CarMax acknowledges that approval of the Rezoning alone does not create a vested right to develop the Subject Area for the Contemplated Use. Any future development for the Contemplated Use will require separate applications, approvals, and completion of all applicable processes in accordance with the Code of Ordinances of the City of Riverdale, Utah (the "**City Code**"), including 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 and establishing preliminary development expectations pending the preparation and approval of the necessary Development Permits for the Contemplated Use, consistent with Utah Code;

WHEREAS, the City is willing to grant the Rezoning subject to CarMax's acceptance of (a) certain interim development restrictions for the Contemplated Use set forth herein, and (b) the obligation to operate in good faith and to execute the necessary steps to obtain the Development Permits; and

WHEREAS, the City believes the Subject Area cannot be effectively developed under the existing R-4 (Multiple-Family Residential) zoning designation 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 agrees that if the City approves the Rezoning, CarMax's applications for the Development Permits for the initial development of the Subject Area for the Contemplated Use (the "**Project**") shall be substantially in accordance with the provisions of this Agreement and the concept plan attached hereto and incorporated herein as Exhibit B – Concept Plan (the "**Concept Plan**"). The Parties acknowledge and agree that nothing in this Agreement shall require CarMax to acquire the Subject Area from the underlying owner or to pursue the development of the Subject Area for the Contemplated Use. If CarMax does not acquire the Subject Area or pursue the development of the Subject Area for the Contemplated Use in accordance with the provisions of this Agreement, the City shall have the right to rezone the Subject Area as provided in Section 2.C. below.

2. GENERAL PROVISIONS

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

1. The City Council approves this Agreement as part of the Rezoning; and

2. The Mayor executes this Agreement.

B. Relationship to Development Permits; 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, standing alone, grant CarMax a vested right to develop the Subject Area for the Contemplated Use. Notwithstanding the foregoing, at any time prior to the Deadline (defined below), CarMax shall have the vested right to submit applications(s) for the development of the Subject Area in accordance with the Rezoning consistent with the requirements of the City Code in effect as of the Effective Date; however, CarMax agrees that it will not submit any applications(s) for the development of the Subject area as a smoke shop or a payday loan/check cashing/consumer loan/title loan business. CarMax acknowledges and agrees that no Development Permits for the Contemplated Use are approved pursuant to this Agreement, and no development of the Subject Area for the Contemplated Use shall occur, until the Parties coordinate, approve, and execute the required Development Permits detailing the development standards, public improvements, phasing, architectural elements, and other requirements applicable to the Project imposed in accordance with the City Code and the provisions of this Agreement. The Development Permits for the Project that are 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 shall process and consider the Development Permits in good faith and in accordance with applicable law and the terms of this Agreement.

C. Timeline for Development Permits. CarMax shall submit applications to the City for all Development Permits within thirty-six (36) months of the Effective Date of this Agreement, subject to tolling for City-caused delays or extensions approved by the City in its

reasonable discretion (the "**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 any applications for Development Permits that it submits to the City for the development of the Subject Area for the Contemplated Use shall be in accordance with the requirements of the City Code and the baseline development standards outline below:

1. Development of the Subject Area for the Contemplated Use shall be substantially consistent with the Concept Plan and all conditions imposed through site plan review process.

2. Except as provided in this Agreement, architecture shall reflect a cohesive architectural theme consistent with the City's applicable design standards. Acceptable exterior finishes include, painted concrete masonry units as shown on the Concept Plan, brick, stone, fiber cement siding, stucco, architectural metal, hardwood accents, or other high-quality materials proposed by CarMax and reasonably approved by the City.

3. Lot coverage by buildings shall not exceed 45%.

4. Landscaping shall meet applicable zoning code requirements and all conditions reasonably required 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 chain link fencing with privacy slats as approved by the City.

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 to the extent necessary to comply with applicable City Code or to address impacts reasonably related to the Project, including, but not limited to, standards relating to architecture, phasing, infrastructure, parking, and 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, at which point, the provisions of the approved Development Permits shall be deemed

to automatically terminate the terms and provisions contained herein in favor of the terms and conditions of the approved Development Permits. Upon execution or approval 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 of the Subject Area for the Contemplated Use 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.

4. CITY'S UNDERTAKING

A. Upon approval and execution of this Agreement, the City shall approve the Rezoning as stated in the adopted ordinance.

5. 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 Development 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 at reasonable times and upon reasonable notice to CarMax (and the current owner of the Subject Area).

6. 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.

7. MISCELLANEOUS

A. Recordation. This Agreement shall be recorded with the Weber County Recorder's Office in the chain of title for the Subject Area; provided, however, upon either (i) the approval of the Development Permits or (ii) CarMax's failure to obtain fee title to the Subject Area or failure to obtain the Development Permits prior to the Deadline (except as otherwise agreed in writing by the City), either Party is authorized to unilaterally execute and record a release of this recorded Agreement and upon the recording of such release this Agreement shall be automatically void and of no further force or effect.

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. Each Party warrants to each other that the individuals executing this Agreement on behalf of such 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 have not yet been reviewed and approved), and all regulatory approvals given by City for the Subject Area 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 Subject Area 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 Project 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. Attorneys' 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 an award of its reasonable attorneys' 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. Until such time as CarMax has obtained the Development Permits for the initial development of the Project, this Agreement shall be incorporated by reference in any instrument purporting to convey an interest in the Subject Area.

[*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, Inc.

_____

By: K. Douglass Moyers
Its: Vice President, Real Estate

Mail Notices to:

CarMax Auto Superstores, Inc.
12800 Tuckahoe Creek Parkway
Richmond, VA 23238

STATE OF VIRGINIA)
§
COUNTY OF GOOCHLAND)

On this ___ day of March, in the year 2026, personally appeared before me K. Douglass Moyers, 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 Vice President, Real Estate of CarMax Auto Superstores, Inc., a Virginia corporation.

Witness my hand and official seal.

_____
(*notary signature*) (*seal*)

EXHIBIT A

AGREEMENT FOR DEVELOPMENT OF LAND

Subject Area

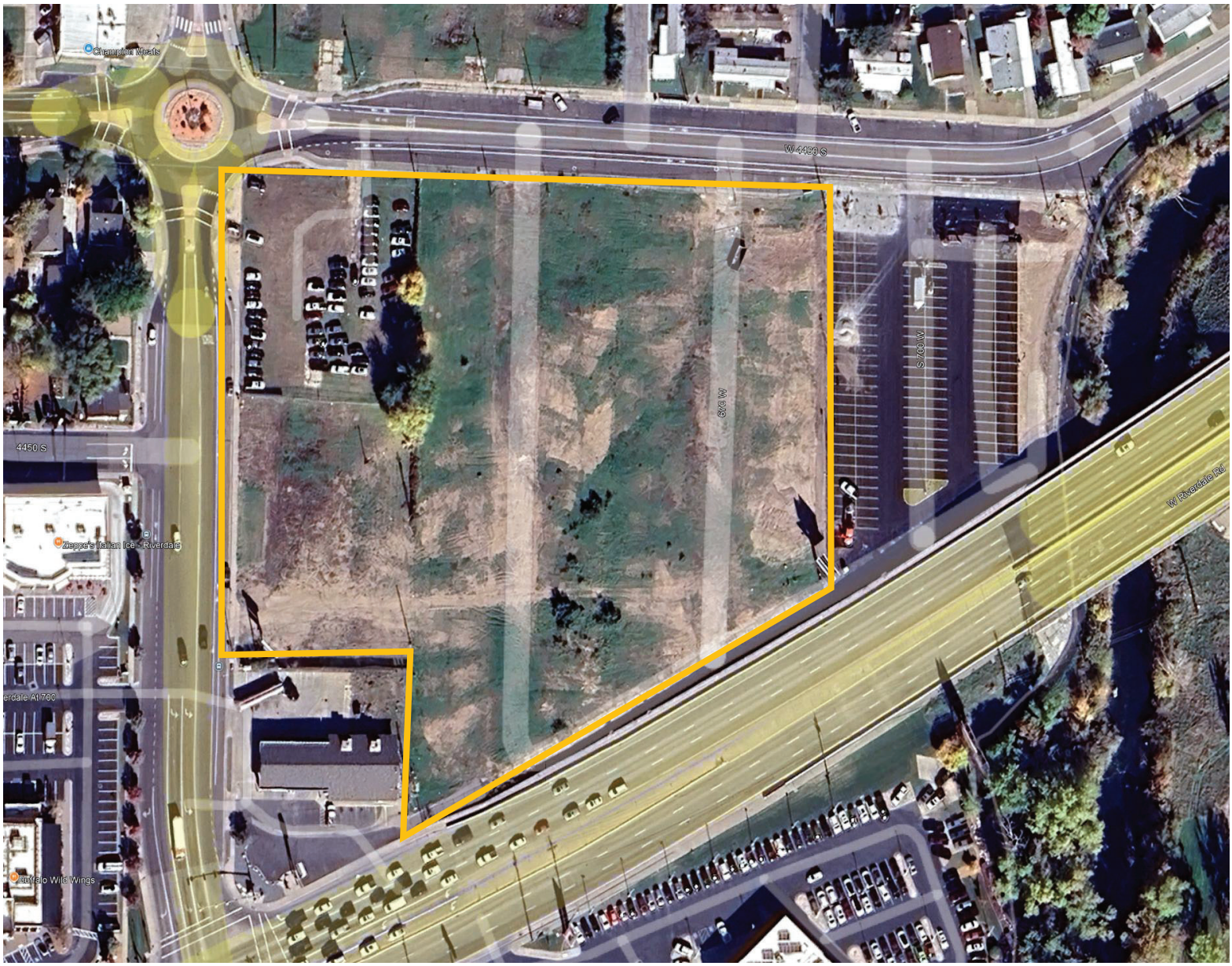


EXHIBIT B

AGREEMENT FOR DEVELOPMENT OF LAND

Concept Plan

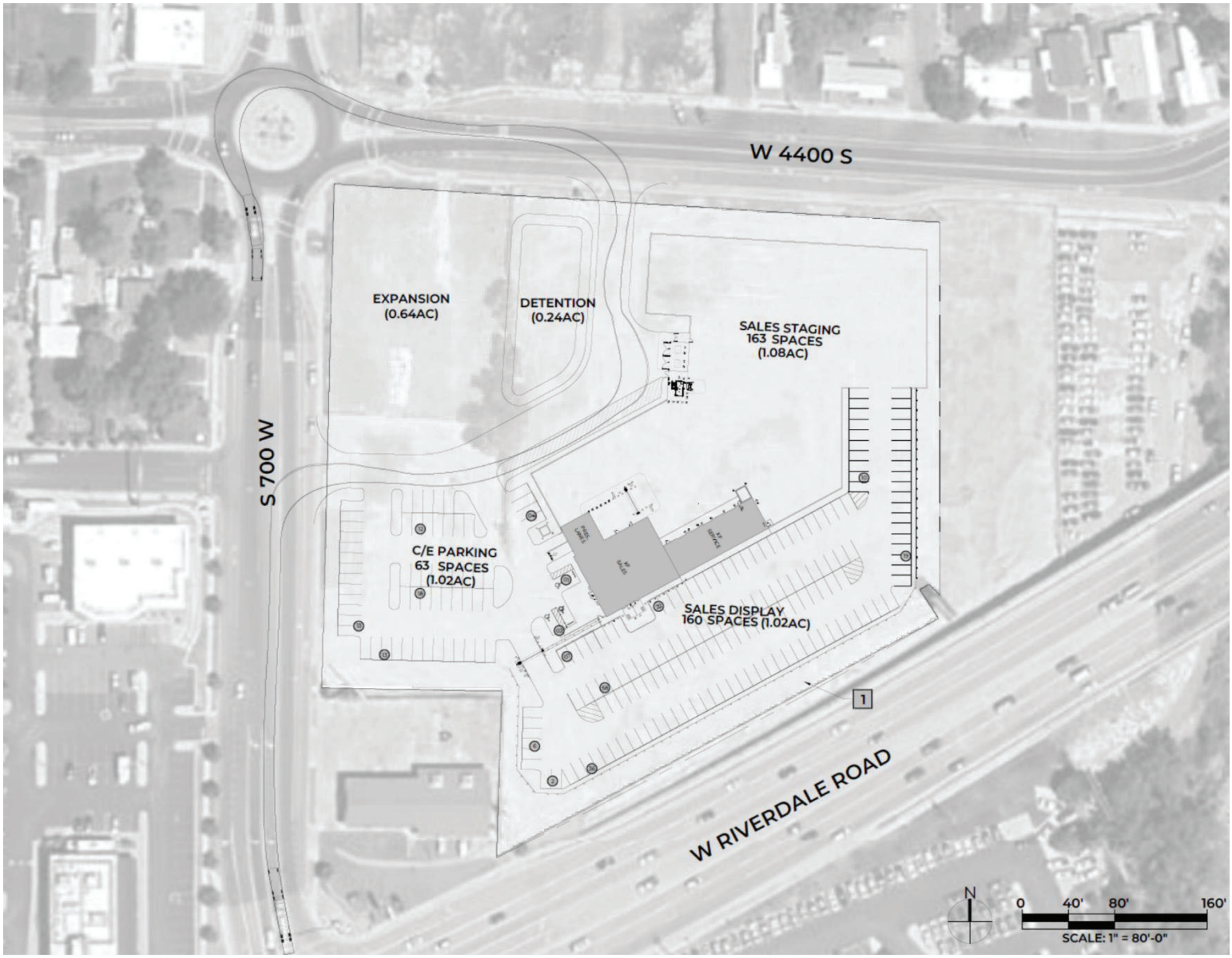
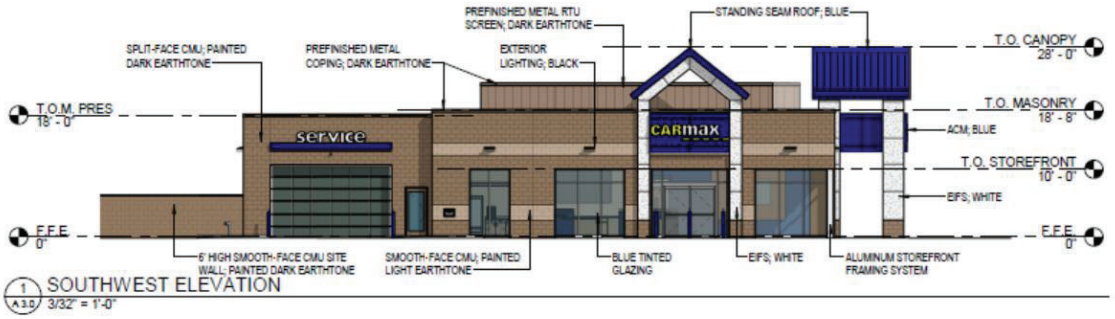


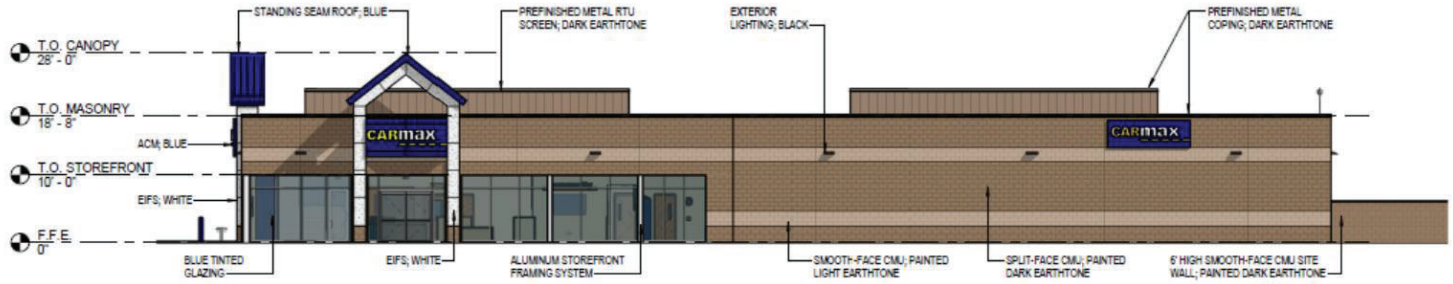
EXHIBIT B – Cont'd

AGREEMENT FOR DEVELOPMENT OF LAND

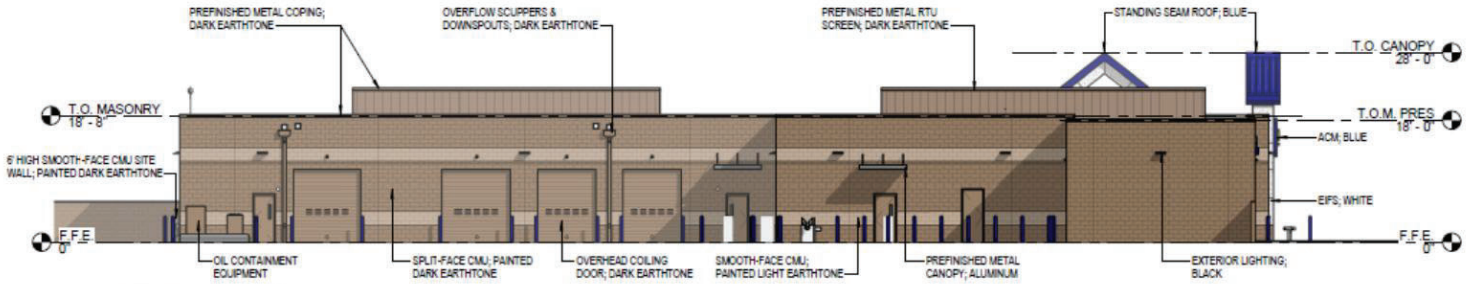
Concept Plan



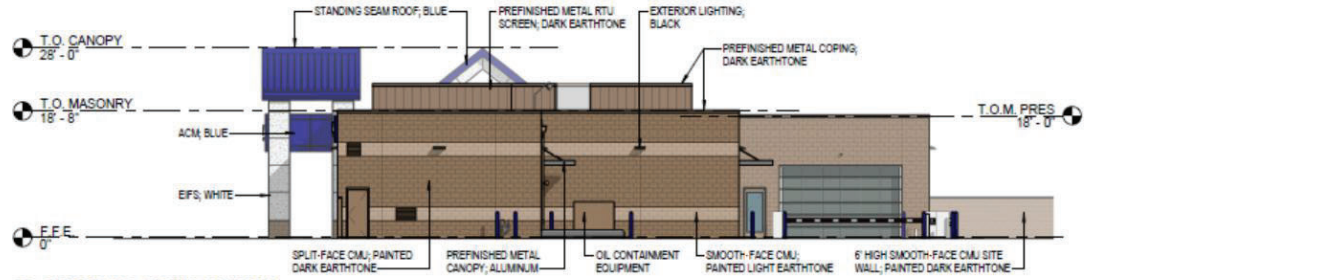
1 A3.0 SOUTHWEST ELEVATION
3/32" = 1'-0"



2 A3.0 SOUTHEAST ELEVATION
3/32" = 1'-0"



3 A3.0 NORTHWEST ELEVATION
3/32" = 1'-0"



4 A3.0 NORTHEAST ELEVATION
3/32" = 1'-0"

Minutes of the **Regular Session** of the Riverdale City **Planning Commission** held Tuesday, March 10, 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 Jason Francis, Commissioner Laura Hilton, Commissioner Cody Hansen, Commissioner Melissa Carey, Commissioner
	City Employees:	Brandon Cooper, Community Development Director Michelle Marigoni, City Recorder
	Excused:	Alan Bowthorpe, Commissioner
	Visitors:	Kristen Cowan

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 except Commissioner Bowthorpe, who was excused. 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. Community Development Update

D. Consent Items

1. Consideration of Meeting Minutes from:

   February 24, 2026 Work Session and Regular Meeting

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

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.

Kristen Cowan, representing CarMax and Centerpoint Integrated Solutions, provided a presentation on the request for a General Plan Amendment and rezone. She introduced CarMax as the nation's largest used car retailer, emphasizing its customer-focused model, employment opportunities, community involvement through the CarMax Foundation, and strong financial performance with over one million vehicles sold or bought annually.

Ms. Cowan reviewed the site's current R-4 zoning, noting the change from mobile home park in recent years and prior uses, its prominent location at the corner of Riverdale Road and 700 West, and the proposal to change the Future Land Use Map designation to Commercial. She highlighted adjacent commercial zoning and uses on three sides, consistency with General Plan objectives for smart and sustainable development at major nodes and corridors, optimization of land use based on opportunities and constraints, and economic development goals to incentivize commercial uses along Riverdale Road for job growth and services.

Conceptual site plans and building renderings were shown, illustrating a high-end retail sales facility with separated display and parking areas, an enclosed service building, and no outdoor loudspeakers, balloons, or inflatables.

DRAFT

Brandon Cooper then provided a staff presentation, reviewing the current General Plan land use designation, adjacent zoning and uses, and the approval standards under Utah State Code and the Riverdale City General Plan. Staff analysis addressed consistency with elements including land use (Riverdale Road as the commercial corridor, appropriate buffer/transition areas), transportation, and economic development (focusing commercial uses along the corridor). Mr. Cooper recommended a positive recommendation to City Council for the General Plan Amendment, with a modification to also include the adjacent parcel to the east as it is currently shown as Attached Residential on the Future Land Use Map but zoned C-3.

MOTION: Commissioner Hansen moved to open the public hearing
SECOND: Commissioner Francis

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

Motion passed unanimously, public hearing opened at 6:22 p.m.

MOTION: Commissioner Hansen moved to close the public hearing
SECOND: Commissioner Francis

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

Motion passed unanimously, the public hearing closed at 6:23 p.m.

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.

Commissioners raised several questions and concerns. Commissioner Hansen inquired about the city’s Moderate Income Housing Plan and the impact of the proposed change, noting the prior rezoning from RMH-1 to R-4 in 2023 had been identified as a strategy. Mr. Cooper explained that the Moderate Income Housing Plan functions as a menu of strategies, with the city currently exceeding the required minimum. This parcel’s removal would reduce the count from eight to seven strategies, and would not negatively affect compliance.

Additional discussion centered on compatibility with the General Plan. Commissioners expressed mixed views on the transitional nature of the 4400 South corridor as a buffer between intense commercial uses along Riverdale Road and less intense residential uses to the north. Concerns included the scarcity of multifamily zoning in Riverdale, the slim likelihood of creating additional such zones, and the importance of maintaining balance between commercial and residential development. Commissioner Hansen noted that 40% of vacant land is already designated commercial and referenced public engagement during General Plan adoption that specifically asked for no more car dealerships

Others highlighted the General Plan’s emphasis on step-down intensities away from major corridors, with multifamily serving as a textbook transitional use between commercial and single-family residential, while also supporting connections between housing, employment, education, recreation, and commerce for walkable access to services and transit.

Commissioners Hermann and Henstra noted a lack of opportunities for moderate income and affordable housing, the displacement of prior residents from the former mobile home park with the site remaining vacant, the community’s desire for housing options so local youth can return to Riverdale, and the potential for other C-3 permitted uses (such as

DRAFT

tobacco/specialty businesses, smoke shops, check-cashing, payday loans, title loans, or pawn shops) if CarMax does not proceed. Mr. Cooper clarified that a draft Agreement for Development of Land had been prepared (similar to prior agreements), which would obligate CarMax to complete permitting and development within 12 months or allow the City Council to rezone the property.

Several commissioners stated they were torn due to the site's transitional character and acknowledged that both residential and lower-intensity commercial could serve as buffers, but ultimately leaned against the amendment to preserve housing opportunities and align with General Plan goals for neighborhood atmosphere, balanced growth, and moderate-income housing.

MOTION: Commissioner Hansen moved to forward a negative recommendation to City Council regarding the proposed General Plan amendment to modify the Future Land Use Map from "Attached Residential" to "Commercial" in the location of 671W 4400 S, based on the finding that the proposed amendment is not consistent with the goals, objectives, and policies of the General Plan.

SECOND: Commissioner Henstra

Commissioner Carey: Yes
Commissioner Henstra: Yes
Commissioner Hilton: Yes
Commissioner Francis: No
Commissioner Bowthorpe: Absent
Commissioner Hansen: Yes
Commissioner Hermann: Yes

Motion for a negative recommendation passed with 5 in favor, 1 against, and 1 absent.

b. Public hearing to receive comments regarding 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.

MOTION: Commissioner Francis moved to open the public hearing
SECOND: Commissioner Hansen

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

Motion passed unanimously, the public hearing opened at 6:38 p.m.

There were no comments from the public.

MOTION: Commissioner Hilton moved to close the public hearing
SECOND: Commissioner Francis

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

Motion passed unanimously, the public hearing closed at 6:38 p.m.

DRAFT

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.

   Given the negative recommendation on the General Plan Amendment, Commissioner Hermann noted that the proposed zoning change would not be consistent with the General Plan.

   MOTION: Commissioner Hansen moved to forward a negative recommendation to City Council regarding the requested 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, based on the finding that the proposed amendment is not consistent with the goals, objectives, and policies of the General Plan.

   SECOND: Commissioner Henstra

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

Motion passed unanimously.

Comments

1. Planning Commission
2. City Staff

F. Adjournment

As there was no further business to discuss, Commissioner Hansen moved to adjourn. Commissioner Hilton seconded the motion. All were in favor and the Planning Commission meeting adjourned at 6:40 p.m.

Date Approved:

DRAFT

RIVERDALE CITY
CITY COUNCIL AGENDA
April 7, 2026

AGENDA ITEM: G8

SUBJECT: Consideration of Resolution #2026-11 approving an Agreement for the Development of Land for the development of a project at 671 W 4400 S (Carmax)

PRESENTERS: Brandon Cooper, Community Development Director

INFORMATION:
a. Resolution #2026-11
b. Agreement - Carmax

BACK TO AGENDA

RESOLUTION NO. 2026-11

A RESOLUTION OF THE RIVERDALE CITY COUNCIL APPROVING AN AGREEMENT FOR THE DEVELOPMENT OF LAND BETWEEN RIVERDALE CITY AND CARMAX AUTO SUPERSTORES, INC., FOR THE DEVELOPMENT OF A PROJECT LOCATED AT APPROXIMATELY 671 W 4400 S, RIVERDALE, UTAH

WHEREAS, the City of Riverdale (the "**City**") has authority under Utah Code Annotated §§ 10-8-84 and 10-20-101 et seq. to enact ordinances and regulations to promote the public health, safety, and welfare of its residents; and

WHEREAS, CarMax Auto Superstores, Inc. (the "**Developer**") has entered into a purchase and sale agreement to acquire the certain real property located at approximately 671 W 4400 S, Riverdale, Utah, identified as Weber County Parcel No. 06-356-0001 (the "**Subject Property**"), from the underlying owner, and pursuant to such purchase and sale agreement, the underlying owner has agreed to allow CarMax to submit all applications required for CarMax to obtain the permits and approvals necessary to construct its desired use on the Subject Property prior to CarMax's acquisition of the Subject Property;

WHEREAS, the Developer has petitioned the City to rezone the Subject Property from R-4 (Multiple-Family Residential) to C-3 (Regional Commercial) pursuant to Riverdale City Code;

WHEREAS, the Developer has proposed the development of a preowned automobile dealership with accessory automobile repair, private fueling pumps, and private car wash on the Subject Property, as generally depicted in the Concept Plan attached to the Agreement; and

WHEREAS, the City and Developer have negotiated an Agreement for Development of Land (the "**Agreement**") to establish preliminary development expectations, land use limitations, and a framework for future development approvals, including subdivision, site plan, and building permit; and

WHEREAS, the Agreement provides that it does not grant, in and of itself, vested development rights and that all future development approvals shall remain subject to City review and approval in accordance with applicable law; and

WHEREAS, the City has determined that the Subject Property is not effectively developable under its current residential zoning due to development constraints, access limitations, and market conditions; and

WHEREAS, the Riverdale City Council has fully reviewed the attached Agreement for the Development of Land between the City and Developer; and

WHEREAS, the City Council finds that approval of the Agreement is in the best interest of the public health, safety, and welfare of the residents of Riverdale City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF RIVERDALE CITY, UTAH, AS FOLLOWS:

Section 1. Approval of Agreement.

The Agreement for Development of Land between Riverdale City and CarMax Auto Superstores, Inc., attached hereto and incorporated herein by this reference, is hereby approved.

Section 2. Authorization to Execute.

The Mayor is hereby authorized to execute the Agreement on behalf of Riverdale City, and the City Recorder is authorized to attest thereto.

Section 3. Rezoning Condition.

Approval of the Agreement is made in conjunction with and contingent upon approval of the associated zone map amendment rezoning the Subject Property to C-3 (Regional Commercial).

Section 4. No Vested Rights.

The Agreement, in and of itself, does not grant vested development rights. All future development of the Subject Property shall be subject to applicable City Code provisions and approval of required development permits, including but not limited to subdivision, site plan, and building permits.

Section 5. Effective Date.

This Resolution shall take effect immediately upon adoption.

RESOLVED this 7th day of April 2026

_____
Mayor Braden Mitchell
Riverdale City

Attest:

_____
Michelle Marigoni, City Recorder

Alan Arnold	___Yea ___ Nay ___Absent
Bart Stevens	___ Yea ___ Nay ___ Absent
Michael Richter	___ Yea ___ Nay ___ Absent
Anne Hansen	___ Yea ___ Nay ___ Absent
Kent Anderson	___ Yea ___ Nay ___ Absent

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, INC.**, a Virginia corporation (the **"CarMax"**). City and CarMax may be referred to individually as a "**Party**" and collectively as the "**Parties**".

RECITALS

WHEREAS, CarMax has entered into a purchase and sale agreement to acquire the Subject Area (as defined below) from the underlying owner, and pursuant to such purchase and sale agreement, the underlying owner has agreed to allow CarMax to submit all applications required for CarMax to obtain the permits and approvals necessary to construct its desired use on the Subject Area prior to CarMax's acquisition of the Subject Area;

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 (the "**Rezoning**");

WHEREAS, CarMax has presented a concept proposal for the development of a preowned automobile dealership with accessory automobile repair, private fueling pumps, and private car wash uses (the "**Contemplated Use**") within the Subject Area consistent with the Riverdale City General Plan, as amended;

WHEREAS, CarMax desires approval of the Rezoning of the Subject Area;

WHEREAS, CarMax acknowledges that approval of the Rezoning alone does not create a vested right to develop the Subject Area for the Contemplated Use. Any future development for the Contemplated Use will require separate applications, approvals, and completion of all applicable processes in accordance with the Code of Ordinances of the City of Riverdale, Utah (the "**City Code**"), including 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 and establishing preliminary development expectations pending the preparation and approval of the necessary Development Permits for the Contemplated Use, consistent with Utah Code;

WHEREAS, the City is willing to grant the Rezoning subject to CarMax's acceptance of (a) certain interim development restrictions for the Contemplated Use set forth herein, and (b) the obligation to operate in good faith and to execute the necessary steps to obtain the Development Permits; and

WHEREAS, the City believes the Subject Area cannot be effectively developed under the existing R-4 (Multiple-Family Residential) zoning designation 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 agrees that if the City approves the Rezoning, CarMax's applications for the Development Permits for the initial development of the Subject Area for the Contemplated Use (the "**Project**") shall be substantially in accordance with the provisions of this Agreement and the concept plan attached hereto and incorporated herein as Exhibit B – Concept Plan (the "**Concept Plan**"). The Parties acknowledge and agree that nothing in this Agreement shall require CarMax to acquire the Subject Area from the underlying owner or to pursue the development of the Subject Area for the Contemplated Use. If CarMax does not acquire the Subject Area or pursue the development of the Subject Area for the Contemplated Use in accordance with the provisions of this Agreement, the City shall have the right to rezone the Subject Area as provided in Section 2.C. below.

2. GENERAL PROVISIONS

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

1. The City Council approves this Agreement as part of the Rezoning; and

2. The Mayor executes this Agreement.

B. Relationship to Development Permits; 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, standing alone, grant CarMax a vested right to develop the Subject Area for the Contemplated Use. Notwithstanding the foregoing, at any time prior to the Deadline (defined below), CarMax shall have the vested right to submit applications(s) for the development of the Subject Area in accordance with the Rezoning consistent with the requirements of the City Code in effect as of the Effective Date; however, CarMax agrees that it will not submit any applications(s) for the development of the Subject area as a smoke shop or a payday loan/check cashing/consumer loan/title loan business. CarMax acknowledges and agrees that no Development Permits for the Contemplated Use are approved pursuant to this Agreement, and no development of the Subject Area for the Contemplated Use shall occur, until the Parties coordinate, approve, and execute the required Development Permits detailing the development standards, public improvements, phasing, architectural elements, and other requirements applicable to the Project imposed in accordance with the City Code and the provisions of this Agreement. The Development Permits for the Project that are 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 shall process and consider the Development Permits in good faith and in accordance with applicable law and the terms of this Agreement.

C. Timeline for Development Permits. CarMax shall submit applications to the City for all Development Permits within thirty-six (36) months of the Effective Date of this Agreement, subject to tolling for City-caused delays or extensions approved by the City in its

reasonable discretion (the "**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 any applications for Development Permits that it submits to the City for the development of the Subject Area for the Contemplated Use shall be in accordance with the requirements of the City Code and the baseline development standards outline below:

1. Development of the Subject Area for the Contemplated Use shall be substantially consistent with the Concept Plan and all conditions imposed through site plan review process.

2. Except as provided in this Agreement, architecture shall reflect a cohesive architectural theme consistent with the City's applicable design standards. Acceptable exterior finishes include, painted concrete masonry units as shown on the Concept Plan, brick, stone, fiber cement siding, stucco, architectural metal, hardwood accents, or other high-quality materials proposed by CarMax and reasonably approved by the City.

3. Lot coverage by buildings shall not exceed 45%.

4. Landscaping shall meet applicable zoning code requirements and all conditions reasonably required 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 chain link fencing with privacy slats as approved by the City.

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 to the extent necessary to comply with applicable City Code or to address impacts reasonably related to the Project, including, but not limited to, standards relating to architecture, phasing, infrastructure, parking, and 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, at which point, the provisions of the approved Development Permits shall be deemed

to automatically terminate the terms and provisions contained herein in favor of the terms and conditions of the approved Development Permits. Upon execution or approval 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 of the Subject Area for the Contemplated Use 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.

4. CITY'S UNDERTAKING

A. Upon approval and execution of this Agreement, the City shall approve the Rezoning as stated in the adopted ordinance.

5. 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 Development 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 at reasonable times and upon reasonable notice to CarMax (and the current owner of the Subject Area).

6. 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.

7. MISCELLANEOUS

A. Recordation. This Agreement shall be recorded with the Weber County Recorder's Office in the chain of title for the Subject Area; provided, however, upon either (i) the approval of the Development Permits or (ii) CarMax's failure to obtain fee title to the Subject Area or failure to obtain the Development Permits prior to the Deadline (except as otherwise agreed in writing by the City), either Party is authorized to unilaterally execute and record a release of this recorded Agreement and upon the recording of such release this Agreement shall be automatically void and of no further force or effect.

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. Each Party warrants to each other that the individuals executing this Agreement on behalf of such 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 have not yet been reviewed and approved), and all regulatory approvals given by City for the Subject Area 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 Subject Area 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 Project 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. Attorneys' 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 an award of its reasonable attorneys' 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. Until such time as CarMax has obtained the Development Permits for the initial development of the Project, this Agreement shall be incorporated by reference in any instrument purporting to convey an interest in the Subject Area.

[*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, Inc.

_____

By: K. Douglass Moyers
Its: Vice President, Real Estate

Mail Notices to:

CarMax Auto Superstores, Inc.
12800 Tuckahoe Creek Parkway
Richmond, VA 23238

STATE OF VIRGINIA)
§
COUNTY OF GOOCHLAND)

On this ___ day of March, in the year 2026, personally appeared before me K. Douglass Moyers, 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 Vice President, Real Estate of CarMax Auto Superstores, Inc., a Virginia corporation.

Witness my hand and official seal.

_____
(*notary signature*) (*seal*)

EXHIBIT A

AGREEMENT FOR DEVELOPMENT OF LAND

Subject Area

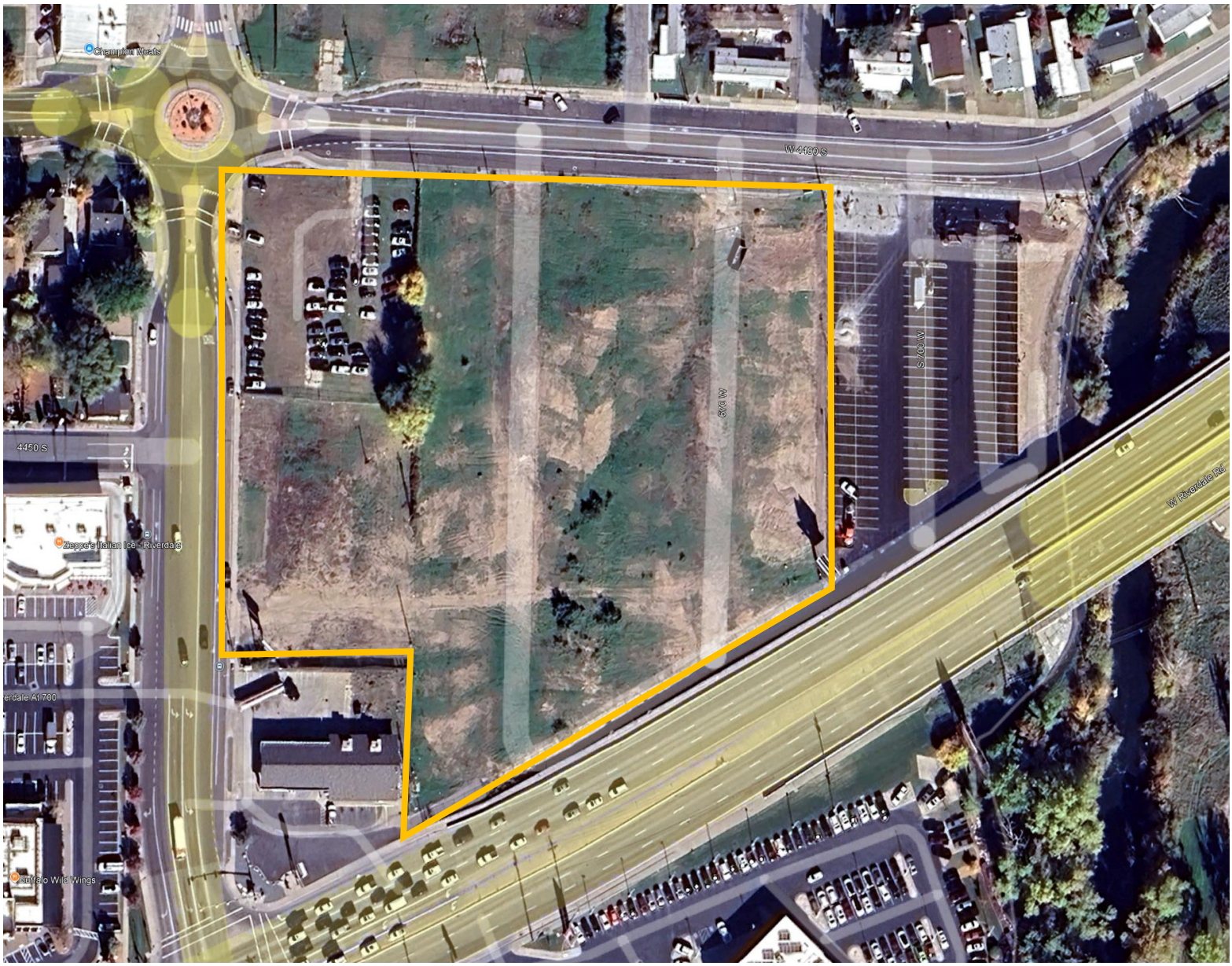


EXHIBIT B

AGREEMENT FOR DEVELOPMENT OF LAND

Concept Plan

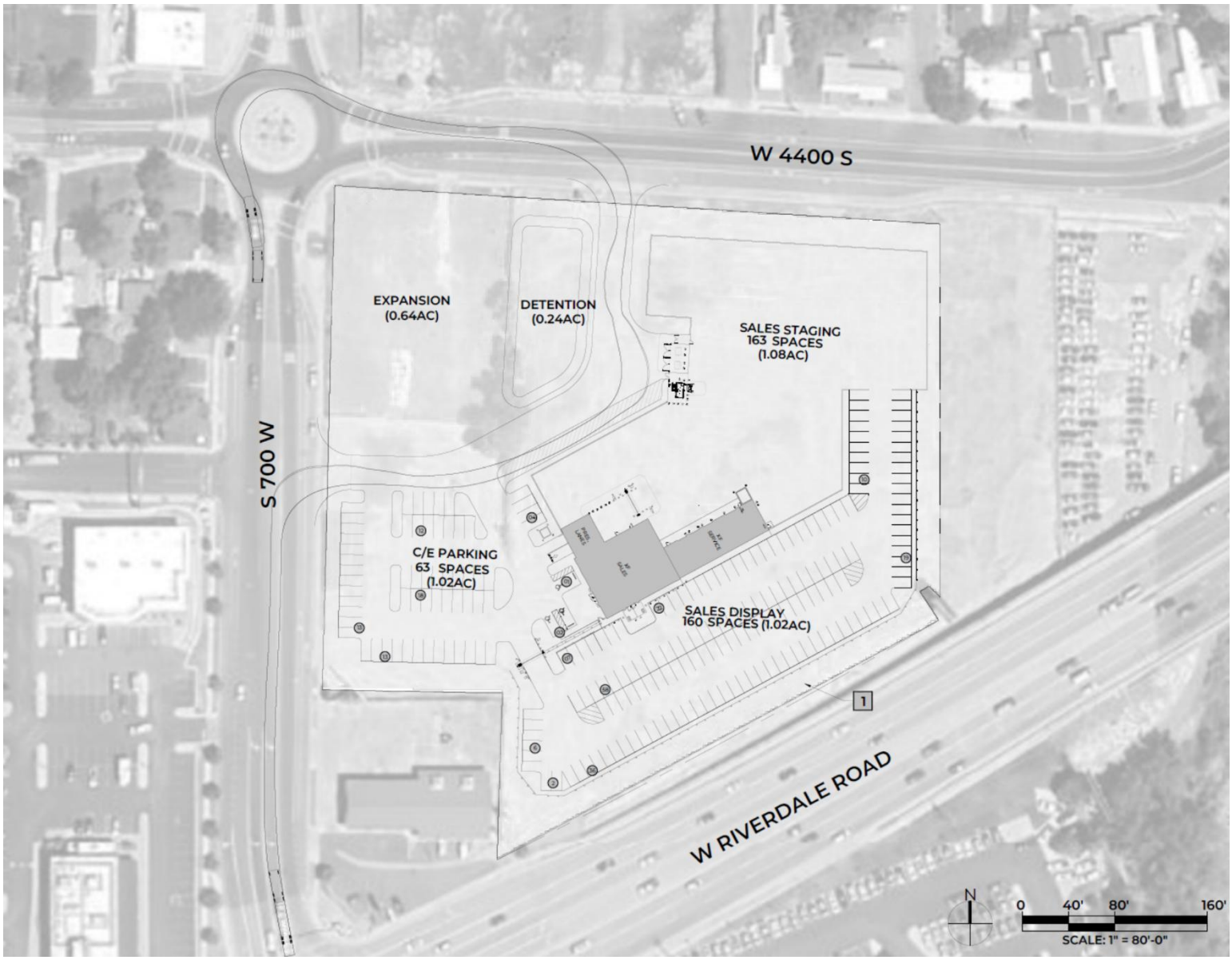


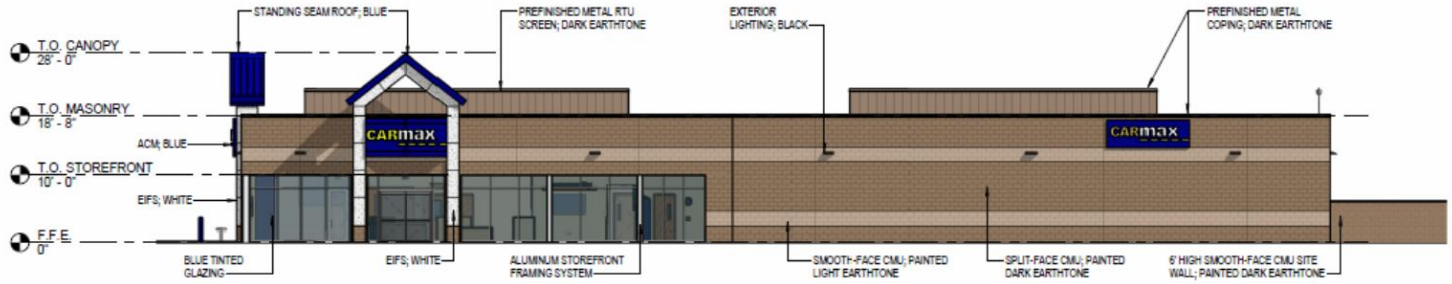
EXHIBIT B – Cont'd

AGREEMENT FOR DEVELOPMENT OF LAND

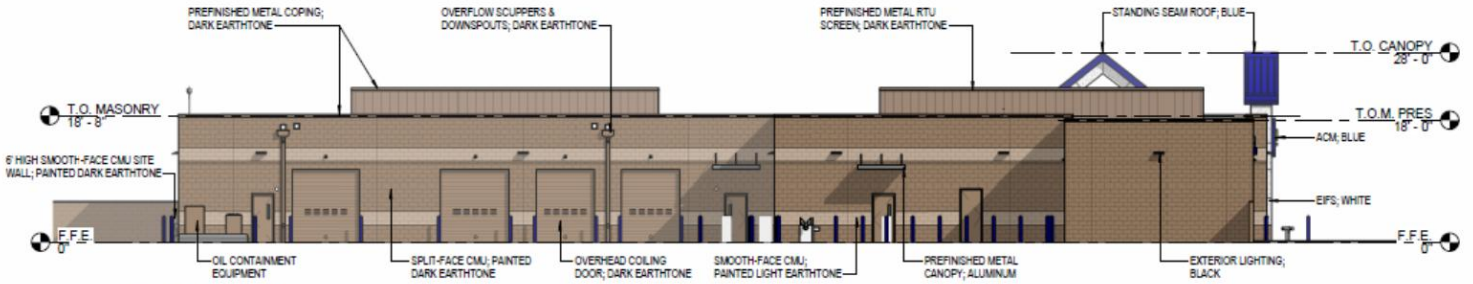
Concept Plan



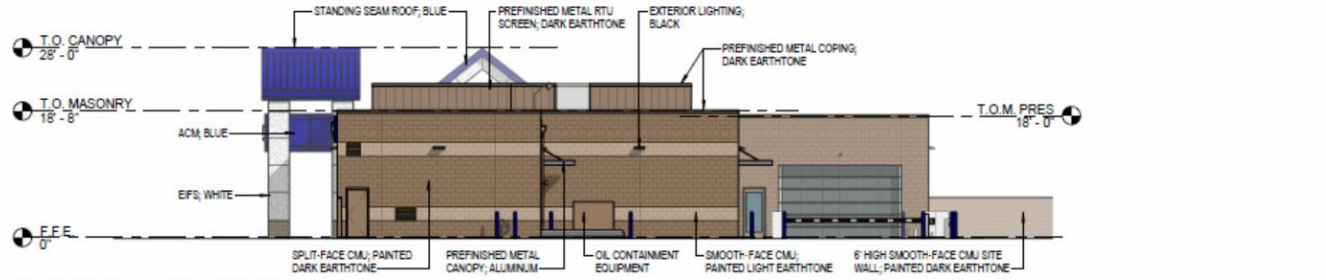
1 A3.0 SOUTHWEST ELEVATION 3/32" = 1'-0"



2 A3.0 SOUTHEAST ELEVATION 3/32" = 1'-0"



3 A3.0 NORTHWEST ELEVATION 3/32" = 1'-0"



4 A3.0 NORTHEAST ELEVATION 3/32" = 1'-0"

RIVERDALE CITY
CITY COUNCIL AGENDA
April 7, 2026

AGENDA ITEM: G9

SUBJECT: Motion to un-table and consideration of Ordinance #999 regarding proposed text amendments to Riverdale City Code Title 10, Chapter 22 Planned Residential Unit Development (PRUD)

PRESENTERS: Brandon Cooper, Community Development Director

INFORMATION:

a. Executive Summary/Transmittal
b. Ordinance #999
c. Title 10, Chapter 22 Redline
d. Title 10, Chapter 22 Amended

BACK TO AGENDA

ORDINANCE NO. 999

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

WHEREAS, the City of Riverdale has authority under Utah Code Annotated §§ 10-8-84 and 10-20-101 et seq. to enact ordinances and regulations to promote the public health, safety, and welfare of its residents; and

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

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

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

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

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

Section 1: Amendment

Title 10, Chapter 22 of the Riverdale City Code is hereby amended and reenacted in its entirety to read as set forth below. The City Recorder is authorized to make non-substantive formatting, numbering, cross-reference, and typographical adjustments as necessary to conform the amended chapter to the City Code's standard organizational and formatting practices, provided such adjustments do not alter the substantive meaning or intent of this Ordinance.

Section 2: Severability

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

Section 3: Conflicts

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

Section 4: Effective Date

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

PASSED, ADOPTED AND ORDERED POSTED this 7th day of April, 2026.

_____

Braden D. Mitchell, Mayor

Attest:

_____

Michelle Marigoni, City Recorder

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

Title 10 – Chapter 22: Planned Development (PD) Overlay Zone

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

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

a. To encourage a quality environment and unique sense of place through greater flexibility of design than is possible solely through the typical application of base zoning regulations;

b. To encourage a more efficient use of the land and the preservation of greater proportions of open space for recreation and visual use than is otherwise provided for in the base zoning regulations;

c. To encourage good architectural design and placemaking measures by utilizing a variety of building types and site arrangement plans to give imagination, uniqueness, and variety in the physical pattern of the development;

d. To encourage an innovative integration of uses, such as residential, commercial, recreational, entertainment, office, and light industrial uses;

e. To facilitate a variety of development and use standards, including a range of heights, setbacks, densities, and lot sizes, to achieve innovative design patterns;

f. To create a process for developers and the City to plan the potential capacity, intensity, and general types of uses, while allowing flexibility to respond to changes in the market over long build-out periods, with allowances for interim uses.

(2) ***Applicability.***

a. Administrative Land Use Authority. For the purposes of this chapter, the planning commission shall serve as the Administrative Land Use Authority to act on all land use applications.

b. Eligible Zones. Planned development overlay zones may be applied to property located in the following underlying zoning districts: R-1-8, R-1-10, R-2, R-3, C-1, C-2, C-3, CP-1, CP-2, CP-3, M-U.

c. Minimum Site Area.

1. Residential or predominantly residential PDs shall contain a minimum of three (3) contiguous acres under unified ownership or control.

2. Commercial, mixed-use, or predominantly nonresidential PDs shall contain a minimum of five (5) contiguous acres under unified ownership or control.

3. The Administrative Land use Authority may waive the minimum acreage requirement for sites that demonstrate exceptional urban design, connectivity, or redevelopment merit.

d. All PD overlays will require the applicant to enter into a development agreement with the City, as recommended by the planning commission and approved by the city council. The PD overlay provisions found in this chapter, along with the development agreement, shall supersede the site development standards of the zone to which it is applied. The PD Overlay Zone designation (PD) shall become a suffix to the zone with which it is combined and shall be shown on the official zoning map.

a. **Legislative Process for Implementing a PD Overlay**. An application to implement a PD overlay shall be processed as a zoning map amendment in accordance with Utah state code and this title and may be initiated by the planning commission, the city council, or by any person, firm or corporation or agent of said person, firm or corporation owning the real property in the city which is the subject of the PD overlay request. All PD overlay requests shall satisfy the notice and publication requirements established by the laws of this state and shall first be presented to the planning commission for its recommendations, which shall be returned to the city council for its consideration within thirty (30) days, as set forth in section 10-1-5 of this title. As a legislative land use decision, the City Council shall review the application, consider the planning commission recommendation, and if approved, adopt

the overlay by ordinance. Overlay adoption is complete upon ordinance approval, the signature of the mayor, and the effective date of the ordinance.

a. Relationship to Base Zoning. Upon approval, the PD overlay ordinance and recorded PD development plan and associated agreements supersede conflicting base zoning standards for the subject property. Where the PD is silent, base zoning standards apply.

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

a. Provide for a comprehensive and harmonious arrangement of buildings, open spaces, circulation ways, parking, connections, and development amenities.

b. Be related to existing and proposed land use and circulation plans of the community and not constitute a disrupting element in the neighborhood.

c. The internal street system and pedestrian connections should be designed for the efficient and safe movement of vehicles without disrupting pedestrian circulation, activities, functions of the common areas and open space.

d. Open space and recreation areas and facilities should be located adjacent to dwelling units or be easily accessible therefrom.

e. Architectural features, connections, open space and recreational areas should be the focal point for the overall design of the development.

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

a. ***Ownership.*** At the time of application, the subject property shall be owned by the applicant, or the application shall include a duly executed owner's affidavit authorizing the applicant to act as the owner's representative for purposes of submitting and processing the application. If the property is held in multiple ownership, the application shall be filed jointly by all owners or shall include an owner's affidavit from each owner granting such authorization.

b. ***Open Space.*** Unless otherwise approved by the Administrative Land Use Authority, common and private open space shall be provided and shall not cover less than 20 percent of the gross site area. The required open space shall be land areas that are not occupied by buildings, structures, parking areas, street right-of-way, or alleys and shall be accessible by the residents. Said open space shall be devoted to landscaping, preservation of natural features, trails, patios, and recreational areas. Private open space (that provide for a dwelling unit for personal use) shall be located immediately adjacent to, attached to, or within the dwelling unit it is designed to serve and shall be for the exclusive use of the residents of the dwelling unit. Common open space must constitute at least one quarter of the required open space. It may be distributed throughout the planned development and need not be in a single large area. Landscaped roof areas or decks attached to individual units may not be calculated as part of required common open space. Open space within a hillside or slope area may only be included as open space when they have been designed as an integral part of the project, as enumerated in subsection 10-22-3 above.

c. ***Interior Streets.*** The design of public streets within a planned development shall follow City standards for width of right-of-way and construction. Private streets within a planned development may be approved under alternative street standards, as approved by the City Engineer, Public Works Director, and the Administrative Land Use Authority. Such alternative street standards may include reduced street widths, modified cross-sections, and alternative sidewalk or park strip configurations, in lieu of standards subdivision requirements. Alternative street standards may only be approved for private streets and access drives with internal circulation serving the planned development. Alternative street standards shall not apply to public streets. Alternative street standards shall be approved if the applicant demonstrates, through objective evidence, that:

1. The proposed street design will safely accommodate anticipated traffic volumes; and

2. Emergency vehicle access and operations comply with adopted fire and building codes, as verified by written approval from the fire chief, fire marshal, or the authority having jurisdiction; and

3. The proposed design does not impair public safety or access to the development or adjacent properties; and

4. The alternative standards are consistent with the purpose and intent of the PD.

5. If conflicts arise between reviewing authorities regarding alternative street standards, the most restrictive standard shall apply unless the City Manager determines otherwise in writing with specific findings.

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

All streets approved as part of an original or amended planned development plan shall remain open and accessible at all times and shall not be gated, barricaded, or otherwise closed, except as temporarily required for construction, maintenance, or emergency purposes as approved by the City.

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

1. All parking areas, covered or open, shall have a landscaped buffer adjacent to any public right-of-way.

2. The Administrative Land Use Authority may consider the following criteria in determining whether or not the number of garages/carports/parking stalls should be increased or reduced:

(i) The topography of the proposed site.

(ii) To enhance and protect local property values of adjacent developments and neighborhoods.

(iii) To improve the overall appearance of the development or the density of units.

(iv) Review the location of all garages/carports/parking stalls and may require that they be attached or underground for any multifamily units. All covered parking shall be placed in locations adjacent and convenient to the buildings that they are intended to serve.

(v) To assist the project in reaching affordable rent levels for low- and moderate-income individuals as determined by the U.S. Department of Housing and Urban Development.

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

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

(i) brick, stone, split-faced or honed-face block;

(ii) architectural metal panels with factory applied corrosion resistant finishes;

(iii) large-format glazing or storefront;

(iv) architectural concrete; and

(iv) composite and cementitious materials.

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

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

(i) exterior grade wood or engineered wood products treated or finished for exterior exposure;

(ii) stucco systems;

(iii) non-structural metal elements.

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

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

(i) vinyl siding;

(ii) plywood;

(iii) reflective or mirror-finish panels or glass;

(iv) exterior insulation and finish systems (EIFS) without a drainage plane and ASTM-compliant impact resistance; and

(v) standard CMU concrete block.

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

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

(i) Horizontal Articulation: a visible change in plane, material, or architectural feature shall occur at intervals not exceeding 40 feet along the façade. Acceptable articulation methods include recesses or projections with a minimum depth of 18 inches, material changes meeting the primary/secondary materials standards, balconies, bay windows, or architectural offsets.

(ii) Vertical Articulation: building exceeding 2-stories shall incorporate a visual break between the ground floor and upper floors through a change of material, horizontal band, cornice, or belt course, or a minimum 12-inch horizontal offset.

(iii) Base-Middle-Cap Composition: building facades shall be designed using a base-middle-cap composition. The Base (ground floor) shall consist primarily of primary exterior building materials, shall include increased transparency, texture, and architectural detailing, and parking podiums or exposed foundations shall be clad with approved primary materials. The Middle (upper floors) may include a combination of primary and secondary materials and shall align vertically with openings and structural bays where feasible. The Cap (roofline/upper termination) shall include a parapet, cornice, stepped massing, or material transition to visually terminate the structure, with flat roof parapets having a minimum height of 24 inches.

(iv) Fenestration Standards: In commercial and multi-family buildings, a minimum of 25% of the ground -floor façade area facing the public right-of-way or common open space shall consist of windows or glazed doors. Windows shall be vertically proportioned or grouped to create consistent spacing.

(v) Mechanical and Service Screening: Rooftop equipment shall be screened from view using parapets or architectural screening integrated with the building design. Ground-mounted equipment shall be screened using materials consistent with the building façade or approved landscape screening.

f. ***Landscaping and Coverage Requirement.*** Where a planned development abuts a public right-of-way, a permanent landscaped area with a minimum width of twelve (12) feet shall be provided along the property line adjacent to the right-of-way. In addition, all required landscaped areas located on public and private property within the planned development shall be subject to the standards of this section and the landscaping regulations of the Riverdale City Code, as amended. All such landscaped areas shall be kept free of buildings and structures, except for fences, walls, or similar features expressly permitted by this title or otherwise approved by the Administrative Land Use Authority. Landscaped areas shall be permanently maintained and planted with a combination of street trees, shrubs, groundcover, and other approved plant materials, and may be screened or protected by natural features where appropriate. At maturity, a minimum of seventy-five percent (75%) of the total required landscaped area shall be covered by living plant material, including tree canopy, shrubs, and groundcover, as demonstrated on an approved landscape plan. Decorative hardscape, gravel, or non-living materials may be used as accent features but shall not exceed twenty-five percent (25%) of the landscaped area. All landscaping shall be installed prior to issuance of a certificate of occupancy, or secured through an approved financial guarantee, and shall be maintained in a healthy, growing condition in perpetuity in accordance with this code.

g. ***Exterior Fencing.*** Exterior fencing shall be provided as approved by the Administrative Land Use Authority. Acceptable fencing materials include architecturally designed brick or block fences, wrought iron fences, post and rail fences, vinyl fences, pre-cast concrete, or structural wood fences with square metal posts with tongue-in-groove redwood siding and redwood for all other wood members. Chain link fencing is prohibited.

h. ***Streetlights.*** Appropriate street lighting is required. If the streets are to be dedicated to the public, the lights shall comply with the city's street light standards and specification. If the streets are private, the lights may be altered but must be approved by the Administrative Land Use Authority. The applicant shall submit a plan which indicates the type and location of streetlights in relation to the proposed site landscaping.

i. ***Utilities.*** Within an approved PD, the following privately owned utility systems may be permitted, provided they are located wholly within the PD and comply with this title:

1. Water systems, including distribution mains and service laterals;
2. Sanitary sewer systems, including collection mains, laterals, and appurtenances;
3. Storm drainage systems, including pipes, inlets, detention or retention facilities;
4. Natural gas systems;
5. Electrical power systems
6. Communications systems, including telephone, cable, and data infrastructure
7. Private utility systems within a PUD may be approved by the Administrative Land Use Authority upon finding that:

(i) The utilities are designed and constructed in accordance with city engineering standards, applicable state and federal regulations, and requirements of the applicable utility service provider;

(ii) The utilities will not adversely affect public systems or properties outside the PD;

(iii) Adequate easements (minimum 15-foot width for water/sewer, 10-foot width for storm drainage) are provided to ensure access for operation, inspection, emergency response, and maintenance;

(iv) Ownership and long-term maintenance responsibility are legally secured through CC&R's, HOA documents, or similar instruments approved by the City Attorney in accordance with state law; and

(v) An improvement guarantee acceptable to the City Engineer and City Attorney is posted in the amount equal to 110% of the estimated replacement cost of the private utility infrastructure, to be held for a minimum of two (2) years following completion and final acceptance by the City.

8. Future Public Connection Capability. All private utility systems shall be designed to allow future connection to public utility systems. Connection costs shall be borne by the property owner(s) or HOA if public systems become available or if the private system fails to meet performance standards.

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

(i) Perform necessary maintenance and assess costs proportionally against benefited properties; or

(ii) Require connection to public systems at property owner(s) expense; or

(iii) Initiate foreclosure on recorded covenants or liens securing maintenance obligations.

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

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

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

(6) ***Development Standards.***

a. ***Required Elements.*** Planned developments shall be guided by a comprehensive design plan in which the following development standards may be varied to allow flexibility and creativity in site design, building design, and location. The Administrative Land Use Authority may require such arrangements of structures, open spaces, landscaping, buffering, and access within the site development plan as they determine appropriate. The Administrative Land Use Authority may require specific setbacks, a higher or lower residential density, and a height limitation. These criteria shall be used by the Administrative Land Use Authority principally to ensure the design objectives in this section of this chapter are met.

1. ***Feasible Development.*** A planned development shall be of sufficient size, composition, and arrangement to enable its feasibility as a complete development, in accordance with the minimum site area set forth in this chapter.

2. ***Density***. Within a planned development, development may occur in one or more phases. The density of any individual phase, whether residential, commercial, or mixed-use, shall be permitted to vary from the base zoning standards applicable to the site, provided that the overall density and intensity of the entire planned development do not exceed the maximum density, floor area, or trip generation assumed or permitted by this title or approved PD development plan. Residential density within any single phase may exceed or be less than the base zoning density, and commercial or mixed-use phases may be developed at varying intensities, so long as the cumulative development across all phases remains in compliance with the approved PD density calculations, transportation assumptions, and public utility capacity. Density transfers between phases may be

permitted where such transfer does not increase net trip generation beyond approved limits listed on the approved PD plan and supported by adequate infrastructure and access.

3. ***Site Calculations.*** Specific calculations addressing the percentage of open space (common and private), impervious versus pervious coverage, and site improvements must be submitted with all project applications.

4. ***Lot Requirements****.* No specific yard, setback, or lot size requirement shall be imposed in the planned development. However, the purpose and objectives of this chapter must be complied with in the final development plan. The Administrative Land Use Authority may require certain setbacks within all or a portion of the planned development.

5. ***Building Height****.* No residential structure shall exceed a maximum of thirty-five (35) feet to the peak of roof from average finished grade. No commercial, multi-family, or mixed-use structure shall exceed a maximum of fifty (50) feet to the peak of roof from average finished grade.

6. ***Traffic Circulation****.* Points of primary vehicular access to the planned development shall be designed to provide smooth traffic flow with controlled turning movements and minimum hazards to vehicular, pedestrian, and bicycle traffic. Minor streets within the planned development shall not be connected to streets outside the development in such a manner as to encourage their use by through traffic. Adequate emergency vehicle access shall be provided.

7. ***Driveways and Alleys.*** A private driveway or alley must comply with all established standards in this code.

8. ***Privacy****.* Each planned development shall provide reasonable visual and acoustical privacy for dwelling units. Fences, insulation, walks, barriers, landscaping, and sound-reducing construction techniques shall be used as appropriate for the aesthetic enhancement of the property, the privacy of its occupants, the screening of objectionable views or uses, and the reduction of noise.

9. ***Noise Attenuation****.* When, in the opinion of the community development director, a proposed planned development may be situated in a noisy environment which will adversely affect the peace, tranquility, and privacy of its inhabitants or surrounding inhabitants, an acoustical analysis may be required. Said analysis shall be conducted by a qualified acoustical engineer and include a description of the noise environment and the construction or other methods necessary to attenuate the noise to the required level according to the noise standards of this code.

10. ***Security****.* The development shall be designed to support security services and measures, taking into account public safety recommendations from the Riverdale City Police Department.

11. ***Pedestrian and Bicycle Paths****.* Where appropriate, the internal circulation system shall provide pedestrian and bicycle paths which may be physically separated from vehicular traffic to serve residential, nonresidential, and recreational facilities in or adjacent to the development. The Administrative Land Use Authority may require connections to regional trail systems, activity centers, pedestrian and/or bicycle overpasses, underpasses, or traffic signalization in the vicinity of schools, playgrounds, parks, shopping areas, or other uses that will receive considerable pedestrian and/or recreational trails use from the development.

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

1. Increase in common or private open space above the 20 percent minimum, particularly when the project contains significant non-buildable open space.

2. Creation of significant public or private recreation or site amenities, including, but not limited to, clubhouse, pool, sport courts, playgrounds, play fields, trails, and nature areas.

3. Additional project landscaping and open space may be deemed appropriate.

c. ***Construction of Private Amenities in Phase 1.*** All public and private amenities proposed, required, or relied upon as part of the planned development approval shall be fully constructed, completed, and ready for use no later than the completion of Phase 1 of the development, as defined in the approved phasing plan, and prior to issuance of any certificate of occupancy for Phase 1, expect as provided for in this chapter.

d. ***Improvement Completion Assurance in Lieu of Phase 1 Construction.*** The City may approve deferral of construction of one or more public/private amenities beyond Phase 1 only if the applicant provides an improvement completion assurance in compliance with Utah Code Title 10, Chapter 20 and this code. The improvement completion assurance shall secure the full and timely construction of the deferred private amenities in accordance with the approved plans and phasing schedule. The improvement completion assurance shall be in an amount equal to one hundred ten percent (110%) of the estimated cost to fully construct the deferred public/private amenities, including labor, materials, mobilization, contingency, and all improvements necessary for the amenities to function as approved. Cost estimates shall be prepared by the applicant's licensed engineer or supported by qualified contractor bids and are subject to review and approval by the City Engineer or designee. The improvement completion assurance shall be provided in a form authorized by Utah law and acceptable to the City, which may include a surety bond, letter of credit, bank escrow, or other equivalent security. If public/private amenities are not fully constructed and accepted prior to Phase 1 occupancy, the required improvement completion assurance shall be submitted and approved before issuance of the first building permit within Phase 1, or at an earlier time specified in the approved phasing plan or development agreement. Failure to comply with this section may result in withholding of building permits or certificates of occupancy, to the extent authorized by law and consistent with the approved phasing plan

e. ***Partial Release.*** The City shall maintain a system for partial release or reduction of the improvement completion assurance as public/private amenities, or separable components thereof, are completed, inspected, and verified for compliance with the approved plans. If the applicant fails to complete the deferred public/private amenities within the approved timeframe, the City may draw upon the improvement completion assurance to complete the improvements or cause them to be completed, including reasonable administrative costs.

Nothing in this section shall be construed to require dedication of private amenities to the City or acceptance of ownership or maintenance responsibility by the City.

(7) ***Nonresidential Uses.***

a. Noncommercial, nonresidential uses of a religious, educational, or recreational nature shall be designed primarily for the use of the residents of the proposed planned development. The applicant shall submit as part of the preliminary development plan such evidence to substantiate the request for such use as the community development director may require.

b. Nonresidential, commercial, and mixed-use uses may be permitted within a planned development where such uses are designed to function as an integrated component of the overall development and are compatible with surrounding residential and nonresidential uses. Such uses may serve residents of the planned development, the surrounding community, or both, as identified in the approved PD development plan. The location, scale, and design of nonresidential and mixed-use development shall be arranged to minimize conflicts with residential uses and shall address potential impacts related to traffic circulation, access, loading, noise, lighting, and other operational characteristics. Loading areas, service functions, and refuse storage shall be screened and oriented away from residential uses and public view to the extent practicable and designed to avoid safety hazards or operational conflicts. Nonresidential and mixed-use development shall be located and accessed in a manner that does not create traffic congestion or safety hazards within or adjacent to the planned development. Vehicular, pedestrian, and bicycle circulation shall be coordinated to promote safe and efficient movement, including shared access points and internal connections where appropriate.

d. Parking, signage, lighting, landscaping, service areas, buffers, entrances, and exits shall be designed as integrated elements of the planned development and shall be compatible in scale,

materials, and placement with the overall character and design of the project. Shared parking arrangements may be permitted where supported by documented demand analysis and internal circulation design.

e. The architectural character, site layout, and design features of nonresidential and mixed-use development shall be consistent with the approved PD development plan and shall contribute to a cohesive, high-quality development pattern, while allowing variation in use and intensity appropriate to the planned development context.

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

a. A planned development shall be approved subject to the submission and approval of legal instruments setting forth a plan or manner of permanent care and maintenance of all common open space and other facilities provided in the approved development plan. No such instrument shall be acceptable until approved by the City Attorney as to legal form and effect, and the Administrative Land Use Authority as to suitability for the proposed use of the common open space and subject facilities.

b. The common open space and other facilities provided may be conveyed to a public agency or private association. The common open space, private utilities, recreational facilities, and private streets (including a road maintenance fund established by the original developer/builder) conveyed to a private association shall include, as part of the aforementioned instruments, a declaration of covenants and restrictions that will govern the association and shall require maintenance of any common facilities. The provisions shall include, but not be limited to, the following:

1. The private association must be established prior to the sale or rental of any unit.
2. Membership must be mandatory for the original buyer and any successive buyers of a unit in a planned development, whether or not the unit is owner occupied or rented.
3. The private association must be responsible for liability insurance, local taxes (if any), the maintenance of common open space and other facilities, rules and regulations outlining the powers, enforcement authority, and limitations of the association.
4. Each member of the association shall be assessed a pro rata share of the costs incurred by the association, and the association shall have the power to collect those costs.

c. The Administrative Land Use Authority may also require dedication of scenic easements to ensure open space shall be maintained. In the event the common open space and other facilities are not maintained in a manner consistent with the approved final development plan, the City may, at its option, cause such maintenance to be performed and assess the costs to the affected property owners or responsible association.

d. Long-term Storm Water Maintenance Agreements are required according to requirements identified in Riverdale City Standards and Specifications.

e. In addition to any required road maintenance fund, the developer shall establish and fund a maintenance reserve for private water, sanitary sewer, and storm water facilities sufficient to ensure long-term repair, replacement, and maintenance of such facilities. All road and utility maintenance funds shall be funded based on a reserve study or engineer's estimate acceptable to the City.

f. All snow removal operations for private streets and facilities shall be contained entirely within the boundaries of the planned development. Any on-site storage of salt, sand, or de-icing materials shall be located within a permanently covered and contained facility designed to prevent runoff or drainage beyond the containment area. Such facilities shall be subject to review and approval by the Riverdale City Public Works Department based on adopted City standards.

g. Prior to the sale of any lot or unit, the association shall provide a City-approved disclosure document to each initial and subsequent purchaser stating that streets, water, sanitary sewer, and storm water utilities within the planned development are privately owned and maintained, and that the purchaser is responsible for their proportionate share of maintenance and

replacement costs. Such disclosure shall be acknowledged in writing by the purchaser and provided to the City as requested.

h. The association shall provide to Riverdale City, on an annual basis, a copy of a current, executed contract with a qualified and reputable contractor for emergency repair of private streets and utility systems connected to City infrastructure.

(9) ***Review Process.***

a. ***Preliminary Review.***

1. As an initial requirement and to help expedite review of a development proposal, prior to submitting an application for a planned development, persons interested in undertaking development and becoming acquainted with the substantive and procedural requirements of this title shall meet informally with representatives from departments involved in the review of development applications. These representatives typically include the Community Development Department, Public Works Department, Public Utilities Department, City Attorney's Office, Building Department, Fire Department, Police Department, and other departments as necessary, along with the mayor, one member of the City Council, and one member of the planning commission. This meeting is referred to as the Development Review Committee (DRC) meeting.

2. At the DRC meeting, the various departments will initially assess the development proposal and information submitted and make suggestions to the prospective developer with respect to the proposal's compliance with the provisions of the appropriate regulations of this title, the International Building Code, and any other applicable ordinances or codes of Riverdale City and provide information concerning the City's review requirements and procedures.

3. Staff members may request that additional studies or information, such as Geotechnical Studies, Traffic Impact Analyses, Market Feasibility Analyses, or Water Needs Analyses, be submitted, together with the application for site plan review.

b. ***Architectural Review Committee.*** Prior to submitting an application for a planned development, but after the Development Review Committee meeting, persons interested in undertaking development shall meet with representatives from the city, who shall consist of the mayor or his/her designee, the city administrator, the planning commission chair or his/her designee, the public works director, and the community development director, for review and approval of exterior architectural elevations and materials, color palette with sample of actual materials, general landscaping, and signage. This meeting is referred to as the Architectural Review Committee meeting.

c. ***Application.*** An application for a planned development must be submitted to the Community Development Department and must contain the information and, if the project is to be subdivided, be in the format required by the subdivision review procedure in accordance with Title 10 Chapter 21. The application must include the following:

1. General Development Application Form and site plan pursuant to this title.

2. Preliminary plat, if the property is to be subdivided, including project size (acres), proposed lot lines, and plot designs.

3. Landscaping Plan. A Landscape Plan, prepared under the direction of a licensed landscape architect or other qualified professional, shall be required for all open space required or provided in a planned development. Said Landscaping Plan shall indicate the spacing, sizes, and specific types of landscaping material. All open space provided shall be irrigated. The only exception shall be where the Administrative Land Use Authority determines an area, because of its natural beauty or uniqueness, would be most beneficial to the project and the community if left in its natural or existing condition. Existing mature trees shall be preserved where appropriate. The location of trees must be considered when planning common open space, location of buildings, underground services, walls, paved areas, playgrounds, and parking areas.

4. Architectural building elevations. The location and floor area size of all existing and proposed buildings, structures, and other improvements including maximum heights, types of dwelling units, density per types, nonresidential structures including commercial facilities, preliminary elevations and architectural renderings of typical structures, and improvements.

5. Storm Water Analysis and Drainage. Plans shall include a long-term storm water management agreement and meet all other requirements in Riverdale City Standards and Specifications.

6. Utility Plan. The existing and proposed utility systems (e.g., sanitary sewers, storm sewers and water, electric, gas, telephone lines, and cable).

7. Road Plan and profiles.

8. The existing and proposed circulation system of arterial, collector, and local streets including off-street parking areas and other major points of access to public rights-of-way to the development including identification of jurisdictional control (including major points of ingress and egress to the development). Notations of proposed ownership, public and private, should be included where appropriate.

9. The existing and proposed pedestrian and bicycle circulation system including its interrelationship with the vehicular circulation system indicating proposed treatment of points of conflict.

10. Other studies and analyses requested by staff or the Administrative Land Use Authority, which may include geotechnical studies, traffic impact analysis, market feasibility analysis, water needs analysis, etc.

11. Adjacent property information. Enough information on land areas adjacent to the proposed development to indicate the relationships between the proposed development and existing and proposed adjacent areas including land uses, zoning classifications, densities, traffic and pedestrian circulation systems, public facilities, and unique natural features of the landscape.

12. The proposed treatment of the perimeter of the development including materials and techniques used such as berming, landscaping, screens, fences, and walls.

13. Names and addresses of property owners within 300 feet of the proposed project on mailing labels from the Weber County Recorder's Office (when required by staff).

14. Property plat from the Weber County Recorder's Office showing the area to be developed.

15. Fees as established by City Council.

16. The following written documents shall be submitted with the application:

    (i) A legal description of the total site proposal for development including a statement of present and proposed ownership and present land use or phasing plan.

    (ii) A statement of planning objectives to be achieved by the planned development through the particular approach prepared by the applicant. The statement should include a description of the character of the proposed development and the rationale behind the assumptions and choices made by the applicant.

    (iii) Quantitative data for the following: unit types, total number of units, parcel size, proposed lot coverage of buildings and structures, approximate gross and net residential densities, total amount of open space (including a separate figure for usable open space), total amount of nonresidential construction including a separate figure for commercial, public, quasi-public, or private facilities, if applicable, fiscal impact studies, where necessary, environmental assessments, where necessary, and other studies as required by the community development director.

17. Storm Water Pollution Prevention Plan (SWPPP) and Notice of Intent (NOI) are required according to the requirements identified in Riverdale City Standards and Specifications.

c. ***Staff Review***

1. Upon submittal of an application and supporting information and attendance at a Development Review Committee meeting, the site plan and subdivision plat shall be forwarded to the reviewing departments and agencies who shall review it preliminarily to determine if the plan, together with all supporting information, is complete and complies with all the requirements of this title and other applicable City and agencies' standards.

(i) If the departments' and agencies' reviews determine that all required, necessary, and requested information has not been submitted or that some of the specifics of the plan or information do not comply with the requirements of this title, the applicant shall be notified in writing and/or on the plans of any deficiencies, comments, corrections, and requirements (including additional information and/or studies) to be addressed. The revised plan and all required, necessary and requested supporting information must be resubmitted after the appropriate additions and/or corrections are made in order to complete the application.

(ii) Upon resubmittal, the site plan and subdivision plat will again be forwarded to the reviewing departments and agencies. The applicant shall be required to resubmit the plan and supporting documents to the City until all departments and agencies determine it is complete and complies with the requirements of this title and other applicable City and agencies' standards. Failure to submit complete information will result in written notification to the applicant that the review cannot proceed further until all required, necessary, and requested information is submitted.

(10) ***Administrative Land Use Authority Review and Approval.***

a. When staff review of the site plan and subdivision plat has been determined to be complete and in compliance with all requirements, the plan, together with all supporting information, will be forwarded to the Administrative Land Use Authority for review and approval or recommendation to the city council. If the property is to be subdivided, the subdivision review requirements found in this title shall be complied with, including notice and hearing requirements.

b. The Administrative Land Use Authority shall review the application, including all supporting information, to determine if all appropriate impacts have been addressed and to receive public input, when required, concerning impacts and mitigation. The Administrative Land Use Authority may require additional studies/analyses to enable it to determine what impacts should be addressed and may establish additional requirements to address those anticipated impacts.

(11) ***Amendments.***

a. Material amendments to an approved final plat or final site plan shall be processed as a subdivision application or site plan application and reviewed by the designated land use authority in accordance with Utah Code Title 10, and this title. A material amendment includes any change that alters lot configuration, access, public improvements, easements, open space, or other elements affecting compliance with applicable regulations or conditions of approval. Minor amendments, defined as changes that do not alter the number, size, or configuration of lots; do not affect access, public improvements, or easements; and do not modify approved conditions or compliance with applicable regulations, may be approved administratively by the city, subject to applicable standards and requirements.

(12) ***Expiration of Final Subdivision Plat.***

a. After the final subdivision plat has been recorded in the Office of the Weber County Recorder, the applicant may apply for building permits consistent with the approved and recorded final subdivision plat and consistent with the city requirements for a building permit. The approval of a final subdivision application shall be effective for a period of one (1) year from the date the final

subdivision application is approved by the city council, at the end of which time the final subdivision plat shall have been recorded in the office of the Weber County Recorder.

b. If the approved final subdivision plat is not recorded within the one (1) year period of date of approval, and the planning commission has not extended the approval of the final subdivision plat, the final subdivision approval shall be void and any vested rights thereunder will be lost, whereupon the planning commission may require that a new subdivision plat be submitted and approval obtained pursuant to this section. A written request may be submitted to the planning commission prior to expiration of the final subdivision plat for an extension of up to six (6) months. The planning commission may grant such an extension for good cause. Once the application has expired, in order to reintroduce the proposed subdivision development, the applicant must submit a new application with all applicable fees.

(13) ***Phased Planned Developments.*** A Phasing Plan, including size and order of phases, may be approved by the Administrative Land Use Authority. Such Phasing Plan shall have the written approval of all property owners. In addition, the approved Phasing Plan shall be submitted to the City Recorder for recordation with the County Recorder's Office as a covenant to run with the land.

TRANSMITTAL

Body:	City Council
Topic:	Zoning Text Amendment **Consideration to amend Riverdale City Code 10-22: Planned Residential Unit Development (PRUD)**
Department:	Community Development
Director:	Brandon Cooper
Staff/Presenter:	Brandon Cooper
Contact:	bcooper@riverdaleutah.gov

Proposed Timeline:

Planning Commission Meeting/Public Hearing – December 23, 2025
City Council Meeting – January 6, 2026 – TABLED
City Council Meeting – January 20, 2026 – TABLED
City Council Meeting – Discussion Only - February 3, 2026
City Council Work Session – Additional Discussion – February 10, 2026
City Council Meeting – April 7, 2026

Request:

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

Applicable Ordinances

Riverdale City Zoning Ordinance Title 10 Chapter 22: Planned Residential Unit Development (PRUD)
https://library.municode.com/ut/riverdale_city/codes/city_code?nodeId=TIT10ZOSURE_CH22PLREUNDEPR

Executive Summary

Riverdale City's existing PRUD ordinance was drafted in 2007 and amended in 2009 and 2012 primarily for residential-only projects and reflects development standards and regulatory approaches that are no longer well aligned with modern master-planned communities, mixed-

use development patterns, or current Utah Code (LUDMA) requirements. The proposed PD ordinance:

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

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

The proposed amendment is necessary for the following reasons:

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

Utah municipalities commonly adopt PD/PUD ordinances that:

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

The proposed ordinance reflects these established practices.

Analysis and Draft Code Language

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

Procedural Standards

Under Utah Code Title 10, Chapter 20, the City Council shall evaluate text amendments based on the following procedural standards:

1. **Legislative Authority**
    - The City Council is the municipal legislative body authorized to adopt, amend, or repeal land use ordinance text.
2. **Planning Commission Review**
    - The proposed text amendment was referred to the Planning Commission for review.
    - The Planning Commission provided required public notice, held a public hearing, and forwarded a recommendation to the City Council.
3. **Notice Requirements**
    - Notice of the proposed amendment and City Council consideration was provided in accordance with Utah Code and applicable local notice provisions.
4. **Public Participation**
    - The Planning Commission conducted a public hearing on the proposed amendment.

- The City Council considered the amendment at a public meeting and received public input.

5. **Consideration of Recommendation**
    - The City Council considered the Planning Commission's recommendation prior to taking legislative action.

Planning Commission Recommendation

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

1. **Land Use Compatibility**
   The ordinance supports compatible transitions between residential, commercial, and mixed-use areas and promotes cohesive site design.
2. **Efficient Use of Land and Infrastructure**
   The PD framework encourages compact, coordinated development patterns that maximize infrastructure efficiency and open space preservation.
3. **Transportation and Mobility Goals**
   Density and phasing standards are tied to transportation capacity, traffic safety, and multimodal circulation, consistent with General Plan transportation objectives.
4. **Quality Design and Community Character**
   The ordinance emphasizes architectural quality, integrated site design, landscaping, and placemaking consistent with Riverdale's desired community character.
5. **Implementation Tool**
   The PD ordinance functions as an implementation mechanism for the General Plan by translating policy direction into enforceable development standards.

Based on its review and a public hearing held on December 23, 2025, the Planning Commission forwards a positive recommendation to the City Council for adoption of the proposed amendments, subject to modifications requiring that specified amenities be installed during the first phase of any phased development and clarifying that the minimum site area is three (3) acres for residential development and five (5) acres for commercial development, as set forth in Section 2.b of the proposed amendment.

Following the presentation and discussion of the proposal, the City Council may make:

1) a motion to **APPROVE** the amendments to RCC 10-22 as presented
2) a motion to **APPROVE WITH MODIFICATIONS** the amendments to RCC 10-22
3) a motion to **DENY** the amendments to RCC 10-22
4) a motion to **TABLE** the matter to a later date

Staff Recommendation

Staff recommends the City Council adopt the proposed amendments.

Attachments:
Original Code
Redlined Code Amendments

~~CHAPTER 22 PLANNED RESIDENTIAL UNIT DEVELOPMENT (PRUD)~~

~~10-22-1: PURPOSE:~~

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

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

~~10-22-2: ELIGIBILITY:~~

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

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

~~10-22-3: PRUD DEFINED:~~

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

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

~~10-22-4: GENERAL REQUIREMENTS:~~

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

~~A. Time Limit: Time limit for completion of development.~~

~~B. Description: Description of the property.~~

~~C. Allowed Uses:~~

~~Parks/maintainable, usable open space.~~

~~Recreation facilities (clubhouse).~~

~~Single-family dwelling.~~

~~Swimming pool.~~

~~Other uses which provide a service only to the residents of the PRUD.~~

~~D. Welfare: Public health, safety and general welfare shall be observed.~~

1. Emergency vehicle access must be provided during all phases of the project from inception through completion.

E. Density: Per acre density of dwelling units.

F. Construction Requirements:

1. City engineering standards shall apply for the following infrastructure and when completed shall be dedicated to Riverdale City:

a. Streets: The street width along with sidewalk and park strip requirements will be reviewed by the public works and fire departments for their recommendation to the planning commission. The minimum width of all dedicated streets within the PRUD shall be no less than fifty feet (50'); this includes the asphalt driving surface, curbs and gutters, landscaped park strips, sidewalks and a one foot (1') strip of land on the private property side of the sidewalks.

b. Sewer: Sewer main trunk lines and manholes shall be dedicated to and maintained by Riverdale City. All service lateral lines are owned and maintained by the PRUD association or each individual property owner in the PRUD.

c. Water: All water meters, water main lines, service lines on the street side of the meters and fire hydrants will be owned and maintained by Riverdale City.

d. Stormwater: All stormwater lines and inlet boxes in the street right-of-way.

2. Information provided to Riverdale City to include, but not be limited to:

a. Geotech report.

b. Traffic study, as required by the city engineer and public works director when the scope, location, and density of the development or other factors deem it necessary.

c. Sensitive land study (wetlands).

G. Setbacks: No rear yard setback of any dwelling within the PRUD shall be closer than twenty feet (20') to the adjacent zone boundary or property outside of the PRUD. All other building setbacks shall comply with the minimum requirements of the building code unless it is the determination of the planning commission that greater setbacks are necessary to provide for open space areas or for access or aesthetic reasons.

All building setbacks shall be reviewed and approved by the planning commission.

H. Landscaping: All landscaping shall visually enhance and complement the overall development and be installed and maintained in conformance with a landscape plan, which has been approved by the planning commission and city council. A minimum of fifty percent (50%) of the entire development shall be open green space/landscaping.

I. Screening:

1. Requirement for fencing/screening shall be reviewed by the planning commission for view and safety.

J. Usable Open Space: Open space, apart from sensitive areas.

1. Usable Open Green Space: A planned open area suitable for relaxation, recreation or landscaping which may be held in common or private ownership, provided that all residents of the development shall have a right to enter and use the open space. It should be unoccupied and unobstructed by buildings and hard surfaces such as asphalt or concrete, except that such open

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

K. Parking: The minimum length of individual driveways from front property line to the wall of the dwelling or garage shall be no less than twenty-four feet (24'). There shall be a minimum of two (2) exterior parking spaces per unit. Visitor parking will be evaluated and requirements imposed by the planning commission for all detached dwelling types within a PRUD. For attached townhouse or condominium type development there shall be one visitor parking stall for every two (2) units or fraction thereof.

L. Architectural Design:

1. Square footage (lots and homes); if individual dwelling lots are common area, the site plan must represent all common areas that are owned by the PRUD homeowners' association.

2. Parking area, enclosed or open.

3. Exterior coverings: There shall be a minimum of forty percent (40%) of brick or rock, and painting of an exterior building element is prohibited.

M. Layout: Development layout on site plan identifying the location and arrangement of all allowed uses and improvements.

1. Provide information and identify why it is suitable as a PRUD.

N. Financial Ability:

1. Provide ability to financially carry out the proposed project within the time limit established.

2. Provide an escrow for all the city improvements and no escrow will be released until the project is completed.

3. An independent finance person or company shall be responsible for the association dues assessed by the association for maintenance and improvements to common areas.

4. All PRUDs will be licensed yearly by the city with the PRUD's balance sheet and income statement provided with yearly application.

O. Schedule: Phasing schedule and timing for the provisions of all features, dedications and improvements:

1. If project is approved to be done in phases, each phase will be completed before the next phase is started.

2. Clubhouse and amenities will be completed in first phase.

P. Review: Review and approval of association's CC&Rs (conditions, covenants and restrictions).

Q. Other: Other conditions, terms, restrictions and requirements for subsequent actions and approvals as stipulated during the review or public hearing process.

(Ord. 733, 5-5-2009)

10-22-5: SPECIFIC REQUIREMENTS:

A. Ownership: The development may be in single or corporate ownership or the application filed jointly by the owners of the property.

B. Yard Requirements: The property adjacent to the planned residential unit development shall not be adversely affected and to this end, the planning commission may require, in the absence of appropriate

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

1. No rear yard setback of any dwelling within the PRUD shall be closer than twenty feet (20') to adjacent zone boundary or property outside of the PRUD.

C. Site Development Standards; Signs: Site development standards and sign regulations shall be determined by approval of the site development plan.

D. Open Space: The city council, upon recommendation of the planning commission, may require the preservation, maintenance and ownership of open space utilizing, at the city's option, one of the following methods:

1. Dedicating the land as a public park or parkway system; or

2. Granting to the city a permanent open space easement on and over the said private open spaces to guarantee that the open spaces remain perpetually in recreational use, with ownership and maintenance being the responsibility of a homeowners' association established with articles of association and bylaws which are satisfactory to the city; or

3. Complying with the provisions of the condominium ownership act of 1953, Utah Code Annotated title 57, chapter 8, which provides for the payment of common expenses for the upkeep of common areas and facilities. Recreation uses and facilities may be developed within the common open space areas in compliance with a recreation and landscaping plan approved as part of the approved final development plan of the planned residential unit development.

4. If the second or third method, as set forth above, is utilized to maintain the open spaces, but the organization established fails to maintain the open spaces in reasonable order and condition, the city may, at its option, do or contract to have done the required maintenance and shall assess ratably the open space and individually owned properties within the planned residential unit development. Such assessment shall be a lien against property and shall be filed with the county recorder, or the city may initiate appropriate legal action to collect the maintenance fees, together with reasonable attorney fees and costs.

E. Guarantee: The developer shall be required to provide an escrow in an amount determined by the community development director guaranteeing the completion of the development of the open space, or a phase thereof. When completed in accordance with the approved plan, the bond shall be released. If uncompleted at the end of two (2) years, the community development director will review the progress and may proceed to use the escrow to complete required improvements.

F. Subdivisions: If the planned residential unit development is to be subsequently divided either as a "subdivision" into a phase development parcel or into separately owned and operated units, such division boundaries shall be indicated in the development plan and preliminary subdivision approval concurrently obtained in the case of a "subdivision".

G. Applicability of Subdivision Regulations: The subdivision ordinance, chapter 21 of this title, as it now or hereafter may exist applies to all developments.

H. Adaptable Area: The area shall be adaptable to a unit type development and shall not contain within or through it any ownership or physical barrier which would tend to impair the unit cohesiveness.

I. Accessory Amenity Uses: Accessory amenity uses may be included in planned residential unit developments as a necessary service to residents of the development as determined by the planning commission, provided agreements and restrictive covenants controlling the proposed uses, ownership, operational characteristics

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

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

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

10-22-6: PUBLIC HEARINGS:

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

(Ord. 677, 3-6-2007)

10-22-7: FORM AND CONSISTENCY:

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

(Ord. 677, 3-6-2007)

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

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

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

(Ord. 677, 3-6-2007)

10-22-9: AMENDMENTS OR CANCELLATIONS:

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

(Ord. 677, 3-6-2007)

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

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

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

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

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

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

Title 10 – Chapter 22: Planned Development (PD) Overlay Zone

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

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

a. To encourage a quality environment and unique sense of place through greater flexibility of design than is possible solely through the typical application of base zoning regulations;

b. To encourage a more efficient use of the land and the preservation of greater proportions of open space for recreation and visual use than is otherwise provided for in the base zoning regulations;

c. To encourage good architectural design and placemaking measures by utilizing a variety of building types and site arrangement plans to give imagination, uniqueness, and variety in the physical pattern of the development;

d. To encourage an innovative integration of uses, such as residential, commercial, recreation, entertainment, office, and light industrial uses;

e. To facilitate a variety of development and use standards, including a range of heights, setbacks, densities, and lot sizes, to achieve innovative design patterns;

f. To create a process for developers and the City to plan the potential capacity, intensity, and general types of uses, while allowing flexibility to respond to changes in the market over long build-out periods, with allowances for interim uses.

(2) ***Applicability.***

a. Administrative Land Use Authority. For the purposes of this chapter, the planning commission shall serve as the Administrative Land Use Authority to act on all land use applications.

b. Eligible Zones. Planned development overlay zones may be applied to property located in the following underlying zoning districts: R-1-8, R-1-10, R-2, R-3, C-1, C-2, C-3, CP-1, CP-2, CP-3, M-U.

c. Minimum Site Area.

Planning Commission Modification

1. Residential or predominantly residential PDs shall contain a minimum of three (3) contiguous acres under unified ownership or control.

2. Commercial, mixed-use, or predominantly nonresidential PDs shall contain a minimum of five (5) contiguous acres under unified ownership or control.

3. The Administrative Land use Authority may waive the minimum acreage requirement for sites that demonstrate exceptional urban design, connectivity, or redevelopment merit.

d. All PD overlays will require the applicant to enter into a development agreement with the City, as recommended by the planning commission and approved by the city council. The PD overlay provisions found in this chapter, along with the development agreement, shall supersede the site development standards of the zone to which it is applied. The PD Overlay Zone designation (PD) shall become a suffix to the zone with which it is combined and shall be shown on the official zoning map.

(3) **Legislative Process for Implementing a PD Overlay**. An application to implement a PD overlay shall be processed as a zoning map amendment in accordance with Utah state code and this title and may be initiated by the planning commission, the city council, or by any person, firm or corporation or agent of said person, firm or corporation owning the real property in the city which is the subject of the PD overlay request. All PD overlay requests shall satisfy the notice and publication requirements established by the laws of this state and shall first be presented to the planning commission for its recommendations, which shall be returned to the city council for its consideration within thirty (30)

days, as set forth in section 10-1-5 of this title. As a legislative land use decision, the City Council shall review the application, consider the planning commission recommendation, and if approved, adopt the overlay by ordinance. Overlay adoption is complete upon ordinance approval, the signature of the mayor, and the effective date of the ordinance.

a. Relationship to Base Zoning. Upon approval, the PD overlay ordinance and recorded PD development plan and associated agreements supersede conflicting base zoning standards for the subject property. Where the PD is silent, base zoning standards apply.

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

a. Provide for a comprehensive and harmonious arrangement of buildings, open spaces, circulation ways, parking, connections, and development amenities.

b. Be related to existing and proposed land use and circulation plans of the community and not constitute a disrupting element in the neighborhood.

c. The internal street system and pedestrian connections should be designed for the efficient and safe movement of vehicles without disrupting pedestrian circulation, activities, functions of the common areas and open space.

d. Open space and recreation areas and facilities should be located adjacent to dwelling units or be easily accessible therefrom.

e. Architectural features, connections, open space and recreational areas should be the focal point for the overall design of the development.

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

a. ***Ownership****.* At the time of application, the subject property shall be owned by the applicant, or the application shall include a duly executed owner's affidavit authorizing the applicant to act as the owner's representative for purposes of submitting and processing the application. If the property is held in multiple ownership, the application shall be filed jointly by all owners or shall include an owner's affidavit from each owner granting such authorization.

b. ***Open Space****.* Unless otherwise approved by the Administrative Land Use Authority, common and private open space shall be provided and shall not cover less than 20 percent of the gross site area. The required open space shall be land areas that are not occupied by buildings, structures, parking areas, street right-of-way, or alleys and shall be accessible by the residents. Said open space shall be devoted to landscaping, preservation of natural features, trails, patios, and recreational areas. Private open space (that provide for a dwelling unit for personal use) shall be located immediately adjacent to, attached to, or within the dwelling unit it is designed to serve and shall be for the exclusive use of the residents of the dwelling unit. Common open space must constitute at least one quarter of the required open space. It may be distributed throughout the planned development and need not be in a single large area. Landscaped roof areas or decks attached to individual units may not be calculated as part of required common open space. Open space within a hillside or slope area may only be included as open space when they have been designed as an integral part of the project, as enumerated in subsection 10-22-3 above.

c. ***Interior Streets****.* The design of public streets within a planned development shall follow City standards for width of right-of-way and construction. Private streets within a planned development may be approved under alternative street standards, as approved by the City Engineer, Public Works Director, and the Administrative Land Use Authority. Such alternative street standards may include reduced street widths, modified cross-sections, and alternative sidewalk or park strip configurations, in lieu of standards subdivision requirements. Alternative street standards may only be approved for private streets and access drives with internal

circulation serving the planned development. Alternative street standards shall not apply to public streets. Alternative street standards shall be approved if the applicant demonstrates, through objective evidence, that:

1. The proposed street design will safely accommodate anticipated traffic volumes; and
2. Emergency vehicle access and operations comply with adopted fire and building codes, as verified by written approval from the fire chief, fire marshal, or the authority having jurisdiction; and
3. The proposed design does not impair public safety or access to the development or adjacent properties; and
4. The alternative standards are consistent with the purpose and intent of the PD.
5. If conflicts arise between reviewing authorities regarding alternative street standards, the most restrictive standard shall apply unless the City Manager determines otherwise in writing with specific findings.

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

All streets approved as part of an original or amended planned development plan shall remain open and accessible at all times and shall not be gated, barricaded, or otherwise closed, except as temporarily required for construction, maintenance, or emergency purposes as approved by the City.

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

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

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

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

(i) brick, stone, split-faced or honed-face block;

(ii) architectural metal panels with factory applied corrosion resistant finishes;

(iii) large-format glazing or storefront;

(iv) architectural concrete; and

(iv) composite and cementitious materials.

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

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

(i) exterior grade wood or engineered wood products treated or finished for exterior exposure;

(ii) stucco systems;

(iii) non-structural metal elements.

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

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

(i) vinyl siding;

(ii) plywood;

(iii) reflective or mirror-finish panels or glass;

(iv) exterior insulation and finish systems (EIFS) without a drainage plane and ASTM-compliant impact resistance; and

(v) standard CMU concrete block.

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

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

(i) Horizontal Articulation: a visible change in plane, material, or architectural feature shall occur at intervals not exceeding 40 feet along the façade. Acceptable articulation methods include recesses or projections with a minimum depth of 18 inches, material changes meeting the primary/secondary materials standards, balconies, bay windows, or architectural offsets.

(ii) Vertical Articulation: building exceeding 2-stories shall incorporate a visual break between the ground floor and upper floors through a change of material, horizontal band, cornice, or belt course, or a minimum 12-inch horizontal offset.

(iii) Base-Middle-Cap Composition: building facades shall be designed using a base-middle-cap composition. The Base (ground floor) shall consist primarily of primary exterior building materials, shall include increased transparency, texture, and architectural detailing, and parking podiums or exposed foundations shall be clad with approved primary materials. The Middle (upper floors) may include a combination of primary and secondary materials and shall align vertically with openings and structural bays where feasible. The Cap (roofline/upper termination) shall include a parapet, cornice, stepped massing, or material transition to visually terminate the structure, with flat roof parapets having a minimum height of 24 inches.

(iv) Fenestration Standards: In commercial and multi-family buildings, a minimum of 25% of the ground -floor façade area facing the public right-of-way or common open space shall consist of windows or glazed doors. Windows shall be vertically proportioned or grouped to create consistent spacing.

(v) Mechanical and Service Screening: Rooftop equipment shall be screened from view using parapets or architectural screening integrated with the building design. Ground-mounted equipment shall be screened using materials consistent with the building façade or approved landscape screening.

f. ***Landscaping and Coverage Requirement***. Where a planned development abuts a public right-of-way, a permanent landscaped area with a minimum width of twelve (12) feet shall be provided along the property line adjacent to the right-of-way. In addition, all required landscaped areas located on public and private property within the planned development shall be subject to the standards of this section and the landscaping regulations of the Riverdale City Code, as amended. All such landscaped areas shall be kept free of buildings and structures, except for fences, walls, or similar features expressly permitted by this title or otherwise approved by the Administrative Land Use Authority. Landscaped areas shall be permanently maintained and planted with a combination of street trees, shrubs, groundcover, and other approved plant materials, and may be screened or protected by natural features where appropriate. At maturity, a minimum of seventy-five percent (75%) of the total required landscaped area shall be covered by living plant material, including tree canopy, shrubs, and groundcover, as demonstrated on an approved landscape plan. Decorative hardscape, gravel, or non-living materials may be used as accent features but shall not exceed twenty-five percent (25%) of the landscaped area. All landscaping shall be installed prior to issuance of a certificate of occupancy, or secured through an approved financial guarantee, and shall be maintained in a healthy, growing condition in perpetuity in accordance with this code.

g. ***Exterior Fencing***. Exterior fencing shall be provided as approved by the Administrative Land Use Authority. Acceptable fencing materials include architecturally designed brick or block fences, wrought iron fences, post and rail fences, vinyl fences, pre-cast concrete, or structural wood fences with square metal posts with tongue-in-groove redwood siding and redwood for all other wood members. Chain link fencing is prohibited.

h. ***Streetlights***. Appropriate street lighting is required. If the streets are to be dedicated to the public, the lights shall comply with the city's street light standards and specification. If the streets are private, the lights may be altered but must be approved by the Administrative Land Use Authority. The applicant shall submit a plan which indicates the type and location of streetlights in relation to the proposed site landscaping.

i. ***Utilities***. Within an approved PD, the following privately owned utility systems may be permitted, provided they are located wholly within the PD and comply with this title:

1. Water systems, including distribution mains and service laterals;
2. Sanitary sewer systems, including collection mains, laterals, and appurtenances;
3. Storm drainage systems, including pipes, inlets, detention or retention facilities;

4. Natural gas systems;
5. Electrical power systems
6. Communications systems, including telephone, cable, and data infrastructure
7. Private utility systems within a PUD may be approved by the Administrative Land Use Authority upon finding that:
    (i) The utilities are designed and constructed in accordance with city engineering standards, applicable state and federal regulations, and requirements of the applicable utility service provider;
    (ii) The utilities will not adversely affect public systems or properties outside the PD;
    (iii) Adequate easements (minimum 15-foot width for water/sewer, 10-foot width for storm drainage) are provided to ensure access for operation, inspection, emergency response, and maintenance;
    (iv) Ownership and long-term maintenance responsibility are legally secured through CC&R's, HOA documents, or similar instruments approved by the City Attorney in accordance with state law; and
    (v) An improvement guarantee acceptable to the City Engineer and City Attorney is posted in the amount equal to 110% of the estimated replacement cost of the private utility infrastructure, to be held for a minimum of two (2) years following completion and final acceptance by the City.
8. Future Public Connection Capability. All private utility systems shall be designed to allow future connection to public utility systems. Connection costs shall be borne by the property owner(s) or HOA if public systems become available or if the private system fails to meet performance standards.
9. Maintenance Failure Remedy. If the HOA or property owner fails to adequately maintain private utilities resulting in public health, safety, or environmental violations, the City may, at its sole discretion and in accordance with Riverdale City Code and Utah state law:
    (i) Perform necessary maintenance and assess costs proportionally against benefited properties; or
    (ii) Require connection to public systems at property owner(s) expense; or
    (iii) Initiate foreclosure on recorded covenants or liens securing maintenance obligations.

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

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

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

(6) ***Development Standards.***

a. ***Required Elements.*** Planned developments shall be guided by a comprehensive design plan in which the following development standards may be varied to allow flexibility and creativity in site design, building design, and location. The Administrative Land Use Authority may require such

arrangements of structures, open spaces, landscaping, buffering, and access within the site development plan as they determine appropriate. The Administrative Land Use Authority may require specific setbacks, a higher or lower residential density, and a height limitation. These criteria shall be used by the Administrative Land Use Authority principally to ensure the design objectives in this section of this chapter are met.

1. ***Feasible Development.*** A planned development shall be of sufficient size, composition, and arrangement to enable its feasibility as a complete development, in accordance with the minimum site area set forth in this chapter.

2. ***Density.*** Within a planned development, development may occur in one or more phases. The density of any individual phase, whether residential, commercial, or mixed-use, shall be permitted to vary from the base zoning standards applicable to the site, provided that the overall density and intensity of the entire planned development do not exceed the maximum density, floor area, or trip generation assumed or permitted by this title or approved PD development plan. Residential density within any single phase may exceed or be less than the base zoning density, and commercial or mixed-use phases may be developed at varying intensities, so long as the cumulative development across all phases remains in compliance with the approved PD density calculations, transportation assumptions, and public utility capacity. Density transfers between phases may be permitted where such transfer does not increase net trip generation beyond approved limits listed on the approved PD plan and supported by adequate infrastructure and access.

3. ***Site Calculations.*** Specific calculations addressing the percentage of open space (common and private), impervious versus pervious coverage, and site improvements must be submitted with all project applications.

4. ***Lot Requirements.*** No specific yard, setback, or lot size requirement shall be imposed in the planned development. However, the purpose and objectives of this chapter must be complied with in the final development plan. The Administrative Land Use Authority may require certain setbacks within all or a portion of the planned development.

5. ***Building Height.*** No residential structure shall exceed a maximum of thirty-five (35) feet to the peak of roof from average finished grade. No commercial, multi-family, or mixed-use structure shall exceed a maximum of fifty (50) feet to the peak of roof from average finished grade.

6. ***Traffic Circulation.*** Points of primary vehicular access to the planned development shall be designed to provide smooth traffic flow with controlled turning movements and minimum hazards to vehicular, pedestrian, and bicycle traffic. Minor streets within the planned development shall not be connected to streets outside the development in such a manner as to encourage their use by through traffic. Adequate emergency vehicle access shall be provided.

7. ***Driveways and Alleys.*** A private driveway or alley must comply with all established standards in this code.

8. ***Privacy.*** Each planned development shall provide reasonable visual and acoustical privacy for dwelling units. Fences, insulation, walks, barriers, landscaping, and sound-reducing construction techniques shall be used as appropriate for the aesthetic enhancement of the property, the privacy of its occupants, the screening of objectionable views or uses, and the reduction of noise.

9. ***Noise Attenuation.*** When, in the opinion of the community development director, a proposed planned development may be situated in a noisy environment which will adversely affect the peace, tranquility, and privacy of its inhabitants or surrounding inhabitants, an acoustical analysis may be required. Said analysis shall be conducted by a qualified acoustical engineer and include a description of the noise environment and the

construction or other methods necessary to attenuate the noise to the required level according to the noise standards of this code.

10. ***Security***. The development shall be designed to support security services and measures, taking into account public safety recommendations from the Riverdale City Police Department.

11. ***Pedestrian and Bicycle Paths***. Where appropriate, the internal circulation system shall provide pedestrian and bicycle paths which may be physically separated from vehicular traffic to serve residential, nonresidential, and recreational facilities in or adjacent to the development. The Administrative Land Use Authority may require connections to regional trail systems, activity centers, pedestrian and/or bicycle overpasses, underpasses, or traffic signalization in the vicinity of schools, playgrounds, parks, shopping areas, or other uses that will receive considerable pedestrian and/or recreational trails use from the development.

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

1. Increase in common or private open space above the 20 percent minimum, particularly when the project contains significant non-buildable open space.

2. Creation of significant public or private recreation or site amenities, including, but not limited to, clubhouse, pool, sport courts, playgrounds, play fields, trails, and nature areas.

3. Additional project landscaping and open space may be deemed appropriate.

c. ***Construction of Private Amenities in Phase 1.*** All public and private amenities proposed, required, or relied upon as part of the planned development approval shall be fully constructed, completed, and ready for use no later than the completion of Phase 1 of the development, as defined in the approved phasing plan, and prior to issuance of any certificate of occupancy for Phase 1, expect as provided for in this chapter.

d. ***Improvement Completion Assurance in Lieu of Phase 1 Construction.*** The City may approve deferral of construction of one or more public/private amenities beyond Phase 1 only if the applicant provides an improvement completion assurance in compliance with Utah Code Title 10, Chapter 20 and this code. The improvement completion assurance shall secure the full and timely construction of the deferred private amenities in accordance with the approved plans and phasing schedule. The improvement completion assurance shall be in an amount equal to one hundred ten percent (110%) of the estimated cost to fully construct the deferred public/private amenities, including labor, materials, mobilization, contingency, and all improvements necessary for the amenities to function as approved. Cost estimates shall be prepared by the applicant's licensed engineer or supported by qualified contractor bids and are subject to review and approval by the City Engineer or designee. The improvement completion assurance shall be provided in a form authorized by Utah law and acceptable to the City, which may include a surety bond, letter of credit, bank escrow, or other equivalent security. If public/private amenities are not fully constructed and accepted prior to Phase 1 occupancy, the required improvement completion assurance shall be submitted and approved before issuance of the first building permit within Phase 1, or at an earlier time specified in the approved phasing plan or development agreement. Failure to comply with this section may result in withholding of building permits or certificates of occupancy, to the extent authorized by law and consistent with the approved phasing plan

Planning Commission Modification

e. ***Partial Release.*** The City shall maintain a system for partial release or reduction of the improvement completion assurance as public/private amenities, or separable components thereof, are completed, inspected, and verified for compliance with the approved plans. If the applicant fails to complete the deferred public/private amenities within the approved timeframe,

the City may draw upon the improvement completion assurance to complete the improvements or cause them to be completed, including reasonable administrative costs.

Nothing in this section shall be construed to require dedication of private amenities to the City or acceptance of ownership or maintenance responsibility by the City.

(7) ***Nonresidential Uses.***

a. Noncommercial, nonresidential uses of a religious, educational, or recreational nature shall be designed primarily for the use of the residents of the proposed planned development. The applicant shall submit as part of the preliminary development plan such evidence to substantiate the request for such use as the community development director may require.

b. Nonresidential, commercial, and mixed-use uses may be permitted within a planned development where such uses are designed to function as an integrated component of the overall development and are compatible with surrounding residential and nonresidential uses. Such uses may serve residents of the planned development, the surrounding community, or both, as identified in the approved PD development plan. The location, scale, and design of nonresidential and mixed-use development shall be arranged to minimize conflicts with residential uses and shall address potential impacts related to traffic circulation, access, loading, noise, lighting, and other operational characteristics. Loading areas, service functions, and refuse storage shall be screened and oriented away from residential uses and public view to the extent practicable and designed to avoid safety hazards or operational conflicts. Nonresidential and mixed-use development shall be located and accessed in a manner that does not create traffic congestion or safety hazards within or adjacent to the planned development. Vehicular, pedestrian, and bicycle circulation shall be coordinated to promote safe and efficient movement, including shared access points and internal connections where appropriate.

d. Parking, signage, lighting, landscaping, service areas, buffers, entrances, and exits shall be designed as integrated elements of the planned development and shall be compatible in scale, materials, and placement with the overall character and design of the project. Shared parking arrangements may be permitted where supported by documented demand analysis and internal circulation design.

e. The architectural character, site layout, and design features of nonresidential and mixed-use development shall be consistent with the approved PD development plan and shall contribute to a cohesive, high-quality development pattern, while allowing variation in use and intensity appropriate to the planned development context.

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

a. A planned development shall be approved subject to the submission and approval of legal instruments setting forth a plan or manner of permanent care and maintenance of all common open space and other facilities provided in the approved development plan. No such instrument shall be acceptable until approved by the City Attorney as to legal form and effect, and the Administrative Land Use Authority as to suitability for the proposed use of the common open space and subject facilities.

b. The common open space and other facilities provided may be conveyed to a public agency or private association. The common open space, private utilities, recreational facilities, and private streets (including a road maintenance fund established by the original developer/builder) conveyed to a private association shall include, as part of the aforementioned instruments, a declaration of covenants and restrictions that will govern the association and shall require maintenance of any common facilities. The provisions shall include, but not be limited to, the following:

1. The private association must be established prior to the sale or rental of any unit.

2. Membership must be mandatory for the original buyer and any successive buyers of a unit in a planned development, whether or not the unit is owner occupied or rented.

3. The private association must be responsible for liability insurance, local taxes (if any), the maintenance of common open space and other facilities, rules and regulations outlining the powers, enforcement authority, and limitations of the association.

4. Each member of the association shall be assessed a pro rata share of the costs incurred by the association, and the association shall have the power to collect those costs.

c. The Administrative Land Use Authority may also require dedication of scenic easements to ensure open space shall be maintained. In the event the common open space and other facilities are not maintained in a manner consistent with the approved final development plan, the City may, at its option, cause such maintenance to be performed and assess the costs to the affected property owners or responsible association.

d. Long-term Storm Water Maintenance Agreements are required according to requirements identified in Riverdale City Standards and Specifications.

e. In addition to any required road maintenance fund, the developer shall establish and fund a maintenance reserve for private water, sanitary sewer, and storm water facilities sufficient to ensure long-term repair, replacement, and maintenance of such facilities. All road and utility maintenance funds shall be funded based on a reserve study or engineer's estimate acceptable to the City.

f. All snow removal operations for private streets and facilities shall be contained entirely within the boundaries of the planned development. Any on-site storage of salt, sand, or de-icing materials shall be located within a permanently covered and contained facility designed to prevent runoff or drainage beyond the containment area. Such facilities shall be subject to review and approval by the Riverdale City Public Works Department based on adopted City standards.

g. Prior to the sale of any lot or unit, the association shall provide a City-approved disclosure document to each initial and subsequent purchaser stating that streets, water, sanitary sewer, and storm water utilities within the planned development are privately owned and maintained, and that the purchaser is responsible for their proportionate share of maintenance and replacement costs. Such disclosure shall be acknowledged in writing by the purchaser and provided to the City as requested.

h. The association shall provide to Riverdale City, on an annual basis, a copy of a current, executed contract with a qualified and reputable contractor for emergency repair of private streets and utility systems connected to City infrastructure.

(9) ***Review Process.***

a. ***Preliminary Review.***

1. As an initial requirement and to help expedite review of a development proposal, prior to submitting an application for a planned development, persons interested in undertaking development and becoming acquainted with the substantive and procedural requirements of this title shall meet informally with representatives from departments involved in the review of development applications. These representatives typically include the Community Development Department, Public Works Department, Public Utilities Department, City Attorney's Office, Building Department, Fire Department, Police Department, and other departments as necessary, along with the mayor, one member of the City Council, and one member of the planning commission. This meeting is referred to as the Development Review Committee (DRC) meeting.

2. At the DRC meeting, the various departments will initially assess the development proposal and information submitted and make suggestions to the prospective developer with respect to the proposal's compliance with the provisions of the appropriate regulations of this title, the International Building Code, and any other applicable ordinances or codes of

Riverdale City and provide information concerning the City's review requirements and procedures.

3. Staff members may request that additional studies or information, such as Geotechnical Studies, Traffic Impact Analyses, Market Feasibility Analyses, or Water Needs Analyses, be submitted, together with the application for site plan review.

b. ***Architectural Review Committee***. Prior to submitting an application for a planned development, but after the Development Review Committee meeting, persons interested in undertaking development shall meet with representatives from the city, who shall consist of the mayor or his/her designee, the city administrator, the planning commission chair or his/her designee, the public works director, and the community development director, for review and approval of exterior architectural elevations and materials, color palette with sample of actual materials, general landscaping, and signage. This meeting is referred to as the Architectural Review Committee meeting.

c. ***Application***. An application for a planned development must be submitted to the Community Development Department and must contain the information and, if the project is to be subdivided, be in the format required by the subdivision review procedure in accordance with Title 10 Chapter 21. The application must include the following:

1. General Development Application Form and site plan pursuant to this title.

2. Preliminary plat, if the property is to be subdivided, including project size (acres), proposed lot lines, and plot designs.

3. Landscaping Plan. A Landscape Plan, prepared under the direction of a licensed landscape architect or other qualified professional, shall be required for all open space required or provided in a planned development. Said Landscaping Plan shall indicate the spacing, sizes, and specific types of landscaping material. All open space provided shall be irrigated. The only exception shall be where the Administrative Land Use Authority determines an area, because of its natural beauty or uniqueness, would be most beneficial to the project and the community if left in its natural or existing condition. Existing mature trees shall be preserved where appropriate. The location of trees must be considered when planning common open space, location of buildings, underground services, walls, paved areas, playgrounds, and parking areas.

4. Architectural building elevations. The location and floor area size of all existing and proposed buildings, structures, and other improvements including maximum heights, types of dwelling units, density per types, nonresidential structures including commercial facilities, preliminary elevations and architectural renderings of typical structures, and improvements.

5. Storm Water Analysis and Drainage. Plans shall include a long-term storm water management agreement and meet all other requirements in Riverdale City Standards and Specifications.

6. Utility Plan. The existing and proposed utility systems (e.g., sanitary sewers, storm sewers and water, electric, gas, telephone lines, and cable).

7. Road Plan and profiles.

8. The existing and proposed circulation system of arterial, collector, and local streets including off-street parking areas and other major points of access to public rights-of-way to the development including identification of jurisdictional control (including major points of ingress and egress to the development). Notations of proposed ownership, public and private, should be included where appropriate.

9. The existing and proposed pedestrian and bicycle circulation system including its interrelationship with the vehicular circulation system indicating proposed treatment of points of conflict.

10. Other studies and analyses requested by staff or the Administrative Land Use Authority, which may include geotechnical studies, traffic impact analysis, market feasibility analysis, water needs analysis, etc.

11. Adjacent property information. Enough information on land areas adjacent to the proposed development to indicate the relationships between the proposed development and existing and proposed adjacent areas including land uses, zoning classifications, densities, traffic and pedestrian circulation systems, public facilities, and unique natural features of the landscape.

12. The proposed treatment of the perimeter of the development including materials and techniques used such as berming, landscaping, screens, fences, and walls.

13. Names and addresses of property owners within 300 feet of the proposed project on mailing labels from the Weber County Recorder's Office (when required by staff).

14. Property plat from the Weber County Recorder's Office showing the area to be developed.

15. Fees as established by City Council.

16. The following written documents shall be submitted with the application:

    (i) A legal description of the total site proposal for development including a statement of present and proposed ownership and present land use or phasing plan.

    (ii) A statement of planning objectives to be achieved by the planned development through the particular approach prepared by the applicant. The statement should include a description of the character of the proposed development and the rationale behind the assumptions and choices made by the applicant.

    (iii) Quantitative data for the following: unit types, total number of units, parcel size, proposed lot coverage of buildings and structures, approximate gross and net residential densities, total amount of open space (including a separate figure for usable open space), total amount of nonresidential construction including a separate figure for commercial, public, quasi-public, or private facilities, if applicable, fiscal impact studies, where necessary, environmental assessments, where necessary, and other studies as required by the community development director.

17. Storm Water Pollution Prevention Plan (SWPPP) and Notice of Intent (NOI) are required according to the requirements identified in Riverdale City Standards and Specifications.

c. ***Staff Review***

1. Upon submittal of an application and supporting information and attendance at a Development Review Committee meeting, the site plan and subdivision plat shall be forwarded to the reviewing departments and agencies who shall review it preliminarily to determine if the plan, together with all supporting information, is complete and complies with all the requirements of this title and other applicable City and agencies' standards.

    (i) If the departments' and agencies' reviews determine that all required, necessary, and requested information has not been submitted or that some of the specifics of the plan or information do not comply with the requirements of this title, the applicant shall be notified in writing and/or on the plans of any deficiencies, comments, corrections, and requirements (including additional information and/or studies) to be addressed. The revised plan and all required, necessary and requested supporting information must be resubmitted after the appropriate additions and/or corrections are made in order to complete the application.

(ii) Upon resubmittal, the site plan and subdivision plat will again be forwarded to the reviewing departments and agencies. The applicant shall be required to resubmit the plan and supporting documents to the City until all departments and agencies determine it is complete and complies with the requirements of this title and other applicable City and agencies' standards. Failure to submit complete information will result in written notification to the applicant that the review cannot proceed further until all required, necessary, and requested information is submitted.

(10) ***Administrative Land Use Authority Review and Approval.***

a. When staff review of the site plan and subdivision plat has been determined to be complete and in compliance with all requirements, the plan, together with all supporting information, will be forwarded to the Administrative Land Use Authority for review and approval or recommendation to the city council. If the property is to be subdivided, the subdivision review requirements found in this title shall be complied with, including notice and hearing requirements.

b. The Administrative Land Use Authority shall review the application, including all supporting information, to determine if all appropriate impacts have been addressed and to receive public input, when required, concerning impacts and mitigation. The Administrative Land Use Authority may require additional studies/analyses to enable it to determine what impacts should be addressed and may establish additional requirements to address those anticipated impacts.

(11) ***Amendments.***

a. Material amendments to an approved final plat or final site plan shall be processed as a subdivision application or site plan application and reviewed by the designated land use authority in accordance with Utah Code Title 10, and this title. A material amendment includes any change that alters lot configuration, access, public improvements, easements, open space, or other elements affecting compliance with applicable regulations or conditions of approval. Minor amendments, defined as changes that do not alter the number, size, or configuration of lots; do not affect access, public improvements, or easements; and do not modify approved conditions or compliance with applicable regulations, may be approved administratively by the city, subject to applicable standards and requirements.

(12) ***Expiration of Final Subdivision Plat.***

a. After the final subdivision plat has been recorded in the Office of the Weber County Recorder, the applicant may apply for building permits consistent with the approved and recorded final subdivision plat and consistent with the city requirements for a building permit. The approval of a final subdivision application shall be effective for a period of one (1) year from the date the final subdivision application is approved by the city council, at the end of which time the final subdivision plat shall have been recorded in the office of the Weber County Recorder.

b. If the approved final subdivision plat is not recorded within the one (1) year period of date of approval, and the planning commission has not extended the approval of the final subdivision plat, the final subdivision approval shall be void and any vested rights thereunder will be lost, whereupon the planning commission may require that a new subdivision plat be submitted and approval obtained pursuant to this section. A written request may be submitted to the planning commission prior to expiration of the final subdivision plat for an extension of up to six (6) months. The planning commission may grant such an extension for good cause. Once the application has expired, in order to reintroduce the proposed subdivision development, the applicant must submit a new application with all applicable fees.

(13) ***Phased Planned Developments.*** A Phasing Plan, including size and order of phases, may be approved by the Administrative Land Use Authority. Such Phasing Plan shall have the written approval of all property owners. In addition, the approved Phasing Plan shall be submitted to the City Recorder for recordation with the County Recorder's Office as a covenant to run with the land.

RIVERDALE CITY
CITY COUNCIL AGENDA
April 7, 2026

AGENDA ITEM: G10

SUBJECT: Consideration Ordinance #1005 amending the Riverdale City Zoning Map to modify zoning of approximately 12 acres from Community Commercial (C-2) and Planned Commercial (CP-2) zones to Multiple Family Residential (R-5) zone. The property is located at approximately 4263 S 550 W, Riverdale Utah

PRESENTERS: Brandon Cooper, Community Development Director

INFORMATION:
a. Ordinance #1005
b. Executive Summary/Transmittal

BACK TO AGENDA

ORDINANCE NO. 1005

AN ORDINANCE AMENDING THE RIVERDALE CITY ZONING MAP TO REZONE CERTAIN PROPERTY LOCATED AT APPROXIMATELY 4263 SOUTH 550 WEST FROM CP-2 (PLANNED COMMUNITY COMMERCIAL) AND C-2 (COMMUNITY COMMERCIAL) TO R-5 (MULTIPLE FAMILY RESIDENTIAL); CONDITIONING THE REZONE ON EXECUTION AND COMPLIANCE WITH AN AGREEMENT FOR DEVELOPMENT OF LAND; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, AWA Engineers, on behalf of LHM Dev Riv, LLC, petitioned the City to rezone approximately twelve and one-half (12.5) acres, located at approximately 4263 S 550 W, Riverdale, Weber County, Utah, parcel no's 06-341-0004, 06-341-0005, 06-341-0007 ("**Subject Property**"), from CP-2/C-2 Community Commercial to R-5 Multiple-Family Residential; and

WHEREAS, the purpose of the R-5 zone is to permit the development of high density residential areas with their associated necessary public services and activities; and

WHEREAS, the Riverdale City Planning Commission held a duly advertised public hearing on December 23, 2025, to receive comments on the proposed amendment; and

WHEREAS, the Planning Commission has considered all comments received and has forwarded a recommendation to the City Council, as required by state law and local ordinance; and

WHEREAS, the City Council has reviewed the application, staff report, Planning Commission recommendation, and all other relevant information; and

WHEREAS, the City Council finds that zoning map amendments are legislative actions committed to the discretion of the City Council.

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

Section 1. Findings
After reviewing the material presented to the Planning Commission in the public hearing, and all subsequent information and evidence presented in addition thereto, the Riverdale City Council finds that the proposed rezone and zoning map amendment:

1. Is consistent with the General Plan, as amended;
2. Is consistent with applicable provisions of Utah Code and Riverdale City Code
3. Is compatible with the character of surrounding development, including adjacent R-5 zoned properties to the northeast;
4. Provides an appropriate transition between surrounding land uses;
5. Supports the efficient use of land and infrastructure and does not create isolated zoning patterns or impermissible spot zoning;
6. Has access to adequate public facilities and services or can be reasonably accessed

7. Is in the best interest of Riverdale City; and
8. Meets the goals or policies of the City and does not raise significant issues or concerns about safety, planning and/or the impact on the City's resources and services.

Section 2. Zoning Map Amendment – Legislative Determination
The Official Zoning Map of Riverdale City is hereby amended to rezone the Subject Property from CP-2/C-2 Community Commercial to R-5 Multi-Family Residential. The City Council directs staff to implement any and all action(s) to help facilitate the lawful and conforming approval.

Section 3. Conditions of Approval
1. The applicant shall enter into an Agreement for Development of Land with the City, to be approved by the City Council, establishing interim development standards and obligations;
2. No construction shall occur until all required development permits, including but not limited to conditional use permits, site plan approval, and building permits, have been obtained in accordance with the Riverdale City Code;
3. The approved development shall be generally consistent with the conceptual site plan and development framework presented with the application, subject to further review and approval;
4. No subdivision, site plan, or building permit approval is granted by this Ordinance.
5. Development may occur only after compliance with all applicable City Code provisions.

Section 4. Relationship to the General Plan
This zoning map amendment is intended to be consistent with the Riverdale City General Plan.

Section 5. Severability.
If any section, part of a section, paragraph, sentence, clause, phrase or word of this Ordinance is for any reason held or declared to be unconstitutional or void, such holdings of invalidity shall not affect the remaining portion of this Ordinance and it shall be construed to have been the intent to pass the Ordinance without such unconstitutional or invalid part therein, and the remainder of this Ordinance shall be deemed to be held valid as if such part or parts had not been included therein, or if this Ordinance or any of the provisions thereof shall be held inapplicable to any person, group of persons, property, kind of property, circumstances, or set of circumstances, such holdings shall not affect the applicability thereof to any other person, property or circumstances.

Section 6. Effective Date
The effective date of this ordinance shall be effective immediately or as otherwise allowed by law.

PASSED, ADOPTED AND ORDERED POSTED this 7th day of April, 2026.

_____
Braden Mitchell, Mayor

Attest:

_____
Michelle Marigoni, City Recorder

VOTE:

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

TRANSMITTAL

Body:	City Council
Topic:	Zoning Map Amendment Request – LHM Dev Riv, LLC **Request for approval of a Zoning Map Amendment to modify the property's zoning from CP-2/C-2 to R-5 (Multiple-Family Residential)**
Department:	Community Development
Director:	Brandon Cooper
Staff/Presenter:	Brandon Cooper
Contact:	bcooper@riverdaleutah.gov

Applicant:	Jake Tate, AWA Engineers, on behalf of LHM Dev Riv, LLC
Project Location:	approx. 4263 S 550 W
Current Zoning:	CP-2 and C-2
New Zoning:	R-5
Acreage:	12.5

Requested Timeline:

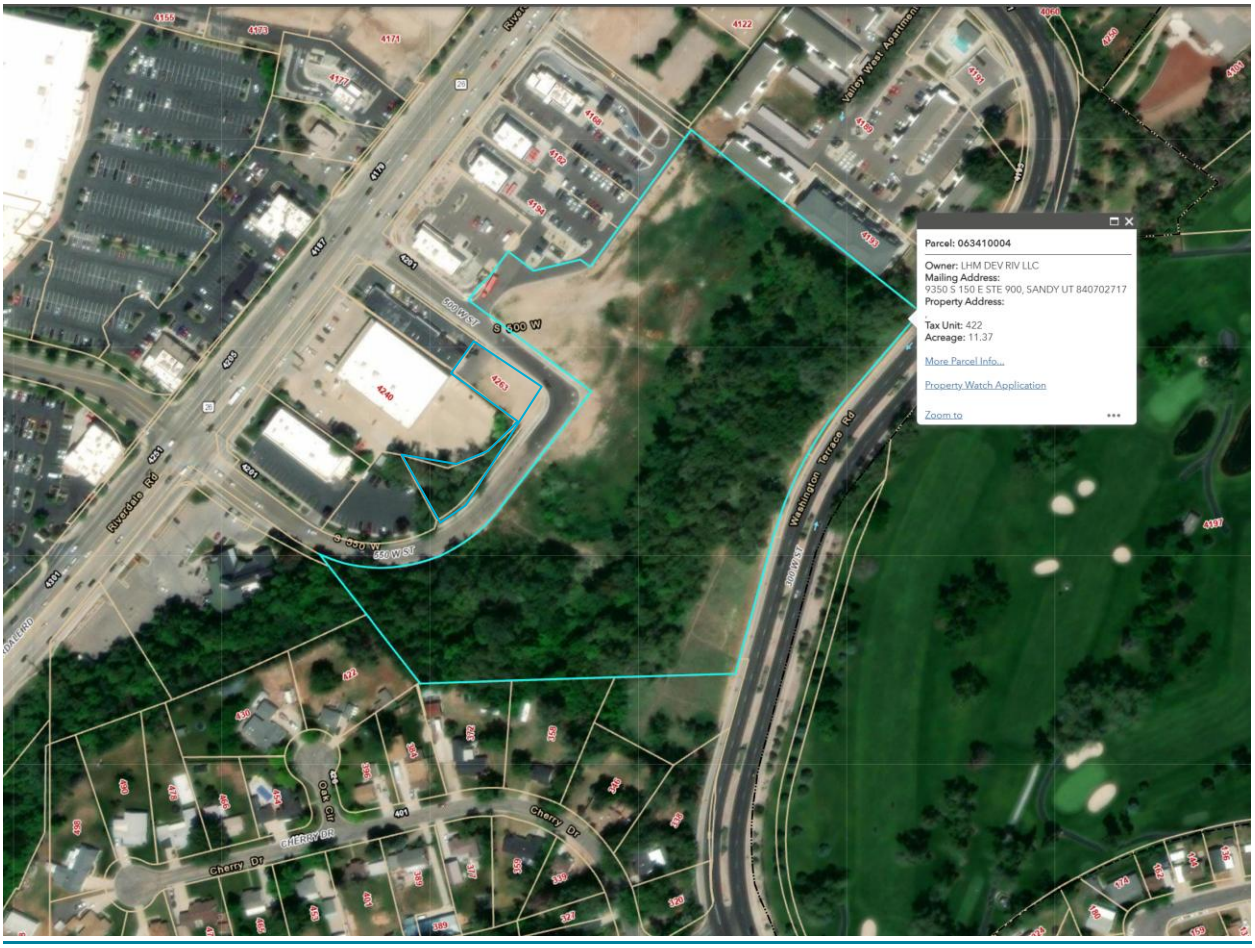
Planning Commission Meeting/Public Hearing – August 26, 2025
City Council Meeting – April 7, 2026

Executive Summary

This application is a request for approval of a Zoning Map Amendment for approximately 12.5 acres located on the east side of 550 W, at approximately 4263 S. The property is currently zoned CP-2 and C-2. The applicant is requesting that a Zoning Map Amendment be approved to the R-5 zone.

The property has been historically used for residential purposes and is associated with a hillside slope. According to available aerial photography, homes, landscaping, and other accessory structures were removed from the property between 2015 and 2016. The property has been vacant since that time, with the exception of the connection of 550 W and 500 W in 2021/2022.

TRANSMITTAL



Zone Analysis

Existing Land Use	Vacant Land
Current Zoning	CP-2/C-2
Proposed Zoning	R-5
Adjacent Zoning	
East	City Boundary
West	C-3
North	C-2
South	R-1-10

TRANSMITTAL

According to Riverdale City Code 10-9F-1, the purpose of the R-5 zone classification is to "*permit development of high density residential areas with their associated necessary public services and activities.*"

The R-5 Residential Zone is primarily intended for multiple-family dwellings, such as apartments and townhomes, with secondary uses that may include agricultural, park, commercial, professional office, and educational facilities. The Riverdale City General Plan designates this property as **Attached Residential** on the Land Use Master Plan Map; therefore, this request is consistent with the guidance of the General Plan, and a General Plan amendment is not required.

Approval of the requested Zoning Map Amendment would enable the property owner to submit a subdivision application to create smaller lots. At this stage, the applicant has submitted a conceptual plan proposing the subdivision of the property into eighty-one (81) lots for a townhome community.

Planning Commission Recommendation

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. On August 26, 2025, in determination of a recommendation to the City Council, the Planning Commission reviewed the application, held a public hearing, and, as a result, forwards a positive recommendation to the City Council for adoption of the proposed Zone Map Amendment (unanimous decision), based on the following findings:

1. The applicant has provided sufficient justification for the proposed amendment
2. The proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property due to the proximity to residential dwelling units to the south and northeast.
3. The proposed amendment is consistent with the goals, objectives, and policies of the General Plan.
4. The proposed amendment will not adversely affect adjacent property or the public health, safety, or welfare of the community.
5. Facilities and services intended to serve the subject property are adequate, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.

Minutes from the regular meeting are attached to this transmittal.

Staff Comments

Pre-application meetings were held on July 1, 2025, and September 29, 2025, with LHMRE staff, AWA Engineering staff, and City staff, including the City Attorney/City Manager, City Engineer, Public Works Director, and Community Development Director. The conceptual site plan and staff recommendations included in this transmittal incorporate the comments provided during those meetings.

If the requested rezone is approved, the project will require additional review and approvals of a final subdivision plat and site plan in accordance with Chapter 21 and Section10-10A-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 applicant has provided sufficient justification for the proposed amendment - *by citing compatibility with the General Plan's designation of Attached Residential, the public benefit of additional housing, and the general viability of the site for housing vs. commercial development.*
2. The proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property - *due to the close proximity to residential dwelling units to the south and northeast.*
3. The proposed amendment is consistent with the goals, objectives, and policies of the General Plan – *"Provide a range of housing choices…offer a balance of housing types and densities"* and the R-5 zone is to *"encourage the development of a variety of medium and higher density housing types"* (GP pg. 33).
4. The proposed amendment will not adversely affect adjacent property, or the public health, safety, or welfare of the community – *the proposed housing type is a common and desirable residential product type.*
5. Facilities and services intended to serve the subject property are adequate, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection – *the subject area is in an established part of town with new development on the west side. Some additional upgrades and connections will be required, but feasible.*
6. The proposed zoning does not create a boundary that cuts across existing parcel lines or splits lots and is consistent with adjacent zones in a manner that avoids spot zoning –

most of the project is on one large lot, with a few units and storm drain facilities on adjacent lots. R-5 zoning to the northeast is contiguous.

7. No neighborhoods will be isolated as a result of the Zoning Map Amendment
8. A defined edge to development and buffering between types of uses is provided – *the development is surrounded by compatible development, a hillside, or roadways, creating a distinct, but connected neighborhood.*
9. Approval of the proposed Zone Map Amendment would be subject to an Agreement for the Development of Land between the City and the developer/owner – to be approved by the City Council.

City Council Action

Following the presentation and discussion of the proposal, the City Council may make:

1) a motion to **APPROVE** the proposed Zoning Map amendments
2) a motion to **APPROVE WITH MODIFICATIONS** the proposed Zoning Map amendments
3) a motion to **DENY** the proposed Zoning Map amendments
4) a motion to **TABLE** the matter to a later date

Attachments:
Zoning Map
Land Use Map
Concept Site Plan
PC Minutes – August 26, 2025
Agreement for the Development of Land - DRAFT

RIVERDALE CITY
CITY COUNCIL AGENDA
April 7, 2026

AGENDA ITEM: G11

SUBJECT: Consideration of Resolution #2026-12 Approving an Agreement for the Development of Land for the development of a project located at 4263 S 550 W

PRESENTERS: Brandon Cooper, Community Development Director

INFORMATION:
a. Resolution #2026-12
b. Executive Summary/Transmittal

BACK TO AGENDA

RESOLUTION NO. 2026-12

A RESOLUTION OF THE RIVERDALE CITY COUNCIL APPROVING AN AGREEMENT FOR THE DEVELOPMENT OF LAND BETWEEN RIVERDALE CITY AND LHM RIV DEV, LLC., FOR THE DEVELOPMENT OF A PROJECT LOCATED AT APPROXIMATELY 4263 SOUTH 550 WEST, RIVERDALE, UTAH

WHEREAS, the City of Riverdale (the "**City**") has authority under Utah Code Annotated §§ 10-8-84 and 10-20-101 et seq. to enact ordinances and regulations to promote the public health, safety, and welfare of its residents; and

WHEREAS, LHM Dev Riv, LLC (the "**Developer**") is the owner of certain real property located at approximately 4263 South 550 West, Riverdale, Utah, identified as Weber County Parcel Nos. 06-341-0004, 06-341-0005 06-341-0007, (the "**Subject Property**"); and

WHEREAS, the Developer has petitioned the City to rezone the Subject Property from CP-2 (Planned Commercial) and C-2 (Community Commercial) to R-5 (Multiple-Family Residential) pursuant to Riverdale City Code;

WHEREAS, the Developer has proposed the development of an approximately eighty-one (81) unit townhome community on the Subject Property, as generally depicted in the Concept Plan attached to the Agreement; and

WHEREAS, the City and Developer have negotiated an Agreement for Development of Land (the "**Agreement**") to establish preliminary development expectations, land use limitations, and a framework for future development approvals, including subdivision, site plan, and building permit; and

WHEREAS, the Agreement provides that it does not grant, in and of itself, vested development rights and that all future development approvals shall remain subject to City review and approval in accordance with applicable law; and

WHEREAS, the City has determined that the Subject Property is not effectively developable under its current commercial zoning due to development constraints, access limitations, and market conditions; and

WHEREAS, the Riverdale City Council has fully reviewed the attached Agreement for the Development of Land between the City and Developer; and

WHEREAS, the City Council finds that approval of the Agreement is in the best interest of the public health, safety, and welfare of the residents of Riverdale City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF RIVERDALE CITY, UTAH, AS FOLLOWS:

Section 1. Approval of Agreement.
The Agreement for Development of Land between Riverdale City and LHM Dev Riv, LLC, attached hereto and incorporated herein by this reference, is hereby approved.

Section 2. Authorization to Execute.
The Mayor is hereby authorized to execute the Agreement on behalf of Riverdale City, and the City Recorder is authorized to attest thereto.

Section 3. Rezoning Condition.
Approval of the Agreement is made in conjunction with and contingent upon approval of the associated zone map amendment rezoning the Subject Property to R-5 (Multiple-Family Residential).

Section 4. No Vested Rights.
The Agreement, in and of itself, does not grant vested development rights. All future development of the Subject Property shall be subject to applicable City Code provisions and approval of required development permits, including but not limited to subdivision, site plan, and building permits.

Section 5. Effective Date.
This Resolution shall take effect immediately upon adoption.

RESOLVED this 7th day of April 2026

_____
Mayor Braden D. Mitchell
Riverdale City

Attest:

_____
Michelle Marigoni, City Recorder

VOTE:

Alan Arnold	___Yes	___ No	___Absent
Bart Stevens	___Yes	___ No	___Absent
Michael Richter	___ Yes	___ No	___ Absent
Anne Hansen	___ Yes	___ No	___ Absent
Kent Anderson	___ Yes	___ No	___ Absent

AGREEMENT FOR DEVELOPMENT OF LAND
AT APPROXIMATELY 4263 S 550 W, 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 **LHM DEV RIV, LLC**, a Utah limited liability company (the **"LHM"**). City and LHM may be referred to individually as a "**Party**" and collectively as the "**Parties**".

RECITALS

WHEREAS, LHM currently owns the property located at approximately 4263 S 550 W (parcel no. 06-341-0004) (the **"Subject Area"**), as described in Exhibit A – Subject Area, attached hereto and incorporated herein,

WHEREAS, the City has considered a petition from LHM to rezone the Subject Area from CP-2 (Planned Commercial) and C-2 (Community Commercial) to R-5 (Multiple-Family Residential) pursuant to Riverdale City Code Title 10, Chapter 5 (the "**Rezoning**");

WHEREAS, LHM has presented a concept proposal for the development of an 81-unit townhome community ("**Contemplated Use**") within the Subject Area, consistent with the Riverdale City General Plan;

WHEREAS, LHM acknowledges that approval of the R-5 (Multiple-Family Residential) does not by itself create a vested right to develop the Subject Area and that development of the Subject Area for the Contemplated Use would require separate applications, approvals, and completion of all applicable processes in accordance with City Code, including without limitation, subdivision approvals, an enforceable development agreement (which shall provide for the development standards, public improvements, infrastructure requirements, architectural obligations, phasing, deed restrictions, and project amenities), design review committee approval, site plan approval, signage approval, and the issuance of building permits (collectively the "**Development Permits**").

WHEREAS, the Parties desire to enter into this Agreement to govern the Rezoning and to establish preliminary development expectations pending the preparation and adoption of the necessary ordinances and agreements, including a development agreement for the Subject Property and Contemplated Use, each consistent with Utah Code;

WHEREAS, Subject to the terms and condition of this Agreement, and with the understanding that the Parties shall negotiate in good faith and enter into a development agreement, prior to any subdivision, site plan, or building permit approval, the City desires to rezone the Subject Property to R-5 (Multiple-Family Residential);

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

AGREEMENT

1. USE RESTRICTIONS

LHM agrees that if the City approves the Rezoning, LHM's applications for the Development Permits for the initial development of the Subject Area for the Contemplated Use (the "**Project**") shall be substantially in accordance with the provisions of this Agreement and the concept plan attached hereto and incorporated herein as Exhibit B – Concept Plan (the "**Concept Plan**").

2. GENERAL PROVISIONS

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

1. The City Council approves this Agreement as part of the Zone Map Amendment; and

2. The Mayor executes the Agreement.

B. Relationship to Development Permits; No Vested Rights. The Parties acknowledge and agree that this Agreement is adopted pursuant to the City's legislative authority under Utah Code Ann. §§ 10-20 for rezoning purposes and that this Agreement does not grant any vested right to the Subject Area. City approval of subdivision, site plan, and building permits shall be subject to agreement on and execution of the required Development Permits. The Parties intend that the Development Permits, as applicable, will be approved by the Planning Commission and/or the City Council, as required by state and local code, and that upon such approval, the Development Permits shall, except for the rezone to R-5 (Multiple-Family Residential), supersede and replace this Agreement. Notwithstanding anything to the contrary, the City retains full administrative and legislative discretion to approve, deny, or condition the Development Permits.

C. Timeline for Development Permits. LHM shall submit complete applications to the City for all Development Permits within twelve (12) months of the Effective Date ("**Deadline**"). In the event the Deadline passes, has not been extended by mutual agreement of the Parties and by written amendment to this Agreement, or if LHM terminates this Agreement before the Deadline, the City may, at its sole legislative discretion, initiate proceedings to amend the zoning of the Subject Area to its prior classification or to any other classification deemed appropriate, pursuant to Utah Code.

3. PROJECT DEVELOPMENT STANDARDS

A. Obligation to Comply with Development Standards. As of the Effective Date, and prior to the execution of the Development Permits, development of the Subject Area shall be planned, designed, and constructed consistent with Riverdale City Code and the baseline development standards provided herein. The Parties intend that the development standards provided for in this Agreement shall be superseded and replaced by the finalized and City approved Development Permits, as applicable.

1. Development shall consist of townhome style housing 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 neighborhoods and enhances community character. Townhome design shall include a variety of rooflines, façade articulation, and exterior materials to avoid repetition and provide visual interest. Acceptable exterior finishes include brick, stone, fiber cement siding, architectural metal, hardwood accents (posts and columns), stucco as an accent material, or other high-quality materials approved by the City.

3. Maximum building height shall not exceed 3 stories.

4. Landscaping shall exceed applicable zoning code requirements and shall be subject to conditions imposed through site plan review, by providing suitable amenities, accessible cross-property access, desirable landscaping/screening of utility areas such as detention ponds and utility cabinets, and adequate treatment/preservation of the hillside slope.

5. A three (3) or four (4) foot rail fence and landscape buffer shall be installed along the fronts of the units facing west along 550 West and the interior private road. A six (6) foot privacy fence or ornamental iron fence and landscape buffer shall be installed on the northeast side of the property to separate the proposed townhomes from the existing apartments.

6. Required guest parking shall be provided on-site. No off-site parking will be allocated to the required parking.

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

C. Binding Effect of Future Final Agreement. The Parties intend that the terms and conditions of the Development Permits, once finalized, shall supersede and replace those of this Agreement. Accordingly, upon approval and execution of the Development Permits, the detailed development standards and conditions contained therein shall supersede and replace the standards provided for in this Agreement. Any application, plan, or improvement submitted prior to execution of the Development Permits shall be required to conform to this Agreement, unless otherwise approved in writing by the City.

3. CITY'S UNDERTAKING

Upon approval and execution of this Agreement, the City shall rezone the Subject Area to R-5 - Multiple-Family Residential as stated in the adopted ordinance.

4. GENERAL REQUIREMENTS AND RIGHTS OF THE CITY

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

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

C. City Access. City may access the Subject Area for inspection as reasonably required.

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 (each a "**Default**"), the Party believing that a default has occurred shall provide written notice ("**Notice**") to the defaulting Party.

B. Contents of Notice of Default. The Notice 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; and (iii) if the City chooses, in its discretion, it may propose a method and time for curing the default which shall be for no less than thirty (30) calendar days duration.

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

D. Mediation. If the Parties are unable to resolve a Default after the Meet and Confer provided for in 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 in the chain of title for the Property with the Weber County Recorder's Office. Upon approval of the Development Permits, either Party shall have the right to unilaterally execute and record a release of this 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. 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. LHM 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. LHM represents to City that by entering into this Agreement, LHM 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, and all regulatory approvals given by City for the Subject Area 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 Subject Area 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 LHM's ability to complete the development of the Project 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.

SIGNATURES ON FOLLOWING PAGES

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

LHM:

LHM Dev Riv, LLC

a Utah limited liability company

By: _____

Its: _____

By: _____

Its: _____

Mail Notices to:
LHM Real Estate
9350 S 150 East
Suite 800
Sandy, Utah 84070

STATE OF UTAH)

:SS

COUNTY OF WEBER)

On this _____ day of _____, 2026, personally appeared before me, _____, whose identity is personally known to me (or proved to me on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he is the manager of LHM Dev Riv, LLC, a Utah limited liability company, and that the foregoing document was signed by him in behalf of said limited liability companies, and that said _____ acknowledged to me that said limited liability companies executed the same.

Witness my hand and official seal.

_____

Notary Public

EXHIBIT A

AGREEMENT FOR DEVELOPMENT OF LAND

Subject Area

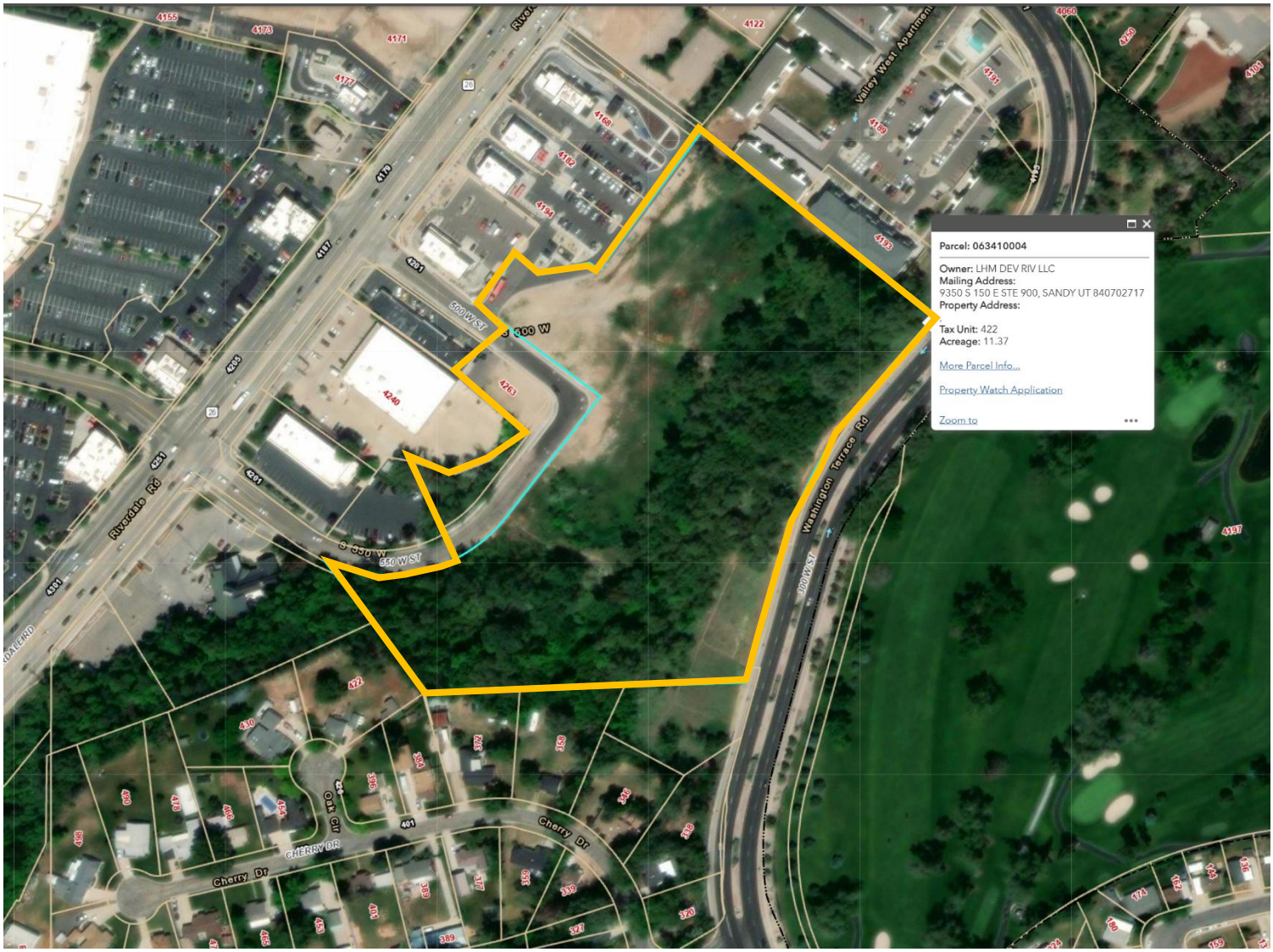


EXHIBIT B

AGREEMENT FOR DEVELOPMENT OF LAND

Concept Plan



RIVERDALE CITY
CITY COUNCIL AGENDA
April 7, 2026

AGENDA ITEM: G12

SUBJECT: Consideration of Resolution #2026-13 amending a Professional Services Agreement with Hansen Planning Group for the Comprehensive Development Code Update

PRESENTERS: Brandon Cooper, Community Development Director

INFORMATION:

a. Resolution #2026-13
b. Executive Summary/Transmittal
c. Amended Professional Services Agreement

BACK TO AGENDA

RESOLUTION NO. 2026-13

A RESOLUTION OF THE CITY COUNCIL OF RIVERDALE CITY APPROVING A FIRST AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH HANSEN PLANNING GROUP FOR ZONING CODE AND NEIGHBORHOOD PLANNING SERVICES

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

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

WHEREAS, on July 15, 2025, the City Council Riverdale City approved a Professional Services Agreement between Riverdale City and the Hansen Planning Group for comprehensive updates to Riverdale City Code Title 10 – Zoning Ordinance; and

WHEREAS, the First Amendment to the Professional Services Agreement adds an Additional Scope of Services, extends the term of the Agreement through December 31, 2026, and increases the total compensation by $30,000 for a new total not-to-exceed amount of $93,950; and

WHEREAS, the City Council has reviewed the proposed First Amendment and determined that the Amendment is in the best interest of the City and consistent with the long-term vision of protecting community health, safety, and welfare, and will further the City's planning and zoning objectives.

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

Section 1. Approval of Amendment.

The City Council hereby approves the First Amendment to the Professional Services Agreement between Riverdale City and Hansen Planning Group, in substantially the form attached hereto.

Section 2. Authorization.

The Mayor is hereby authorized to execute the First Amendment on behalf of the City, together with such minor modifications as may be approved by the City Attorney that do not materially alter the intent of this Resolution.

Section 3. Effective Date.

This Resolution shall take effect immediately upon adoption.

This Resolution shall be effective immediately after publication or posting as required by law.

APPROVED AND ADOPTED this 7th day of April 2026.

_____
Braden D. Mitchell
Mayor

ATTEST:

_____
Michelle Marigoni
City Recorder

VOTE:

Alan Arnold	___Yes	___ No	___Absent
Bart Stevens	___ Yes	___ No	___ Absent
Michael Richter	___ Yes	___ No	___ Absent
Anne Hansen	___ Yes	___ No	___ Absent
Kent Anderson	___ Yes	___ No	___ Absent

Exhibit A

First Amendment to Professional Services Agreement

TRANSMITTAL

Body:	City Council
Topic:	Approval of FIRST AMENDMENT to Professional Services Agreement – Hansen Planning **Comprehensive Development Code Update**
Department:	Community Development
Director:	Brandon Cooper
Staff/Presenter:	Brandon Cooper
Contact:	bcooper@riverdaleutah.gov

Executive Summary

On July 15, 2025, the City Council approved a Professional Services Agreement with **Hansen Planning Group, LLC** to lead the City's **Comprehensive Development Code Update**. This project represents a critical opportunity to modernize and consolidate Riverdale's zoning and subdivision regulations (Title 10), ensure compliance with current state law, and better align the City's land use policies with its General Plan and redevelopment goals.

The original scope of work included:

- A full review and rewrite of the zoning and subdivision ordinances
- Integration of existing planning documents and agreements
- Updates to the General Plan and Zoning Map to ensure consistency
- Management of a public process for adoption
- One year of post-adoption implementation support

The original not-to-exceed cost for this effort was **$63,950**, which includes all consultant fees, subcontractor services, outreach support, and reimbursable expenses.

During the last few months of discussion with the Consultant and Planning Commission, it was determined that Riverdale City should develop Neighborhood Plans as supplements to its 2023 General Plan. Neighborhood Plans are area-specific elements of the General Plan that provide policy guidance tailored to the character, conditions, and priorities of individual neighborhoods, which is a detail that city-wide elements are not designed to provide.

At 4.6 square miles, with a distinct commercial corridor along Riverdale Road and established residential areas, Riverdale is well-suited for a neighborhood planning program. A review of Utah cities that follow this approach confirms that Neighborhood Plans are a long-standing strategy among mid-sized municipalities and have proven effective at improving both policy specificity and responsiveness to legislative change.

A comprehensive restructuring of the General Plan to include Neighborhood Plans positions Riverdale most effectively for the long term. The existing 2023 general plan is functional but modest in scope and embedding Neighborhood Plans as formal structural chapters rather than supplemental appendices creates a cleaner policy hierarchy and reduces the risk that neighborhood content becomes disconnected from city-wide direction over time. A comprehensive approach also better anticipates continued legislative activity; neighborhood chapters are easier to update in response to targeted mandates than appendices grafted onto a city-wide document. While this approach requires greater upfront investment, it aligns with the most successful models reviewed and avoids the long-term maintenance complications that other options tend to produce.

This proposed First Amendment to the Professional Services Agreement with the Consultant expands the scope of work to include preparation of the Neighborhood Plans to support the City's ongoing zoning code update efforts. The Amendment incorporates this additional scope as Exhibit A to the PSA.

The Amendment also extends the contract term through December 31, 2026, to allow sufficient time for completion of the additional work. To compensate the Consultant for the expanded scope, the Amendment increases the total contract amount by $30,000, for a new total not-to-exceed amount of **$93,950**. All other terms of the PSA remain unchanged.

Fiscal Impact:

Sufficient funding is available within the Community Development Department's FY 2026 approved budget (10-58-3300), as part of the overall budget adopted for the fiscal year.

TRANSMITTAL

Requested Action:

Staff respectfully requests that the City Council **approve the attached First Amendment to Professional Services Agreement** with Hansen Planning Group, LLC and authorize the Mayor to execute the agreement on behalf of Riverdale City.

Requested Timeline:

City Council Meeting – April 7, 2025

Attachments

Professional Services Agreement
Neighborhood Plan Brief
Resolution

FIRST AMENDMENT TO
PROFESSIONAL SERVICES AGREEMENT

This **FIRST AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT** ("**Amendment**"), entered into as of the _____ day of _____, 2026, by and between the **RIVERDALE CITY,** a Utah political entity (hereinafter "**City**") and **HANSEN PLANNING GROUP,** a Utah limited liability company (hereinafter "**Consultant**"). The City and Consultant are collectively referred to herein as the "**Parties**" and sometimes individually as a "**Party**".

RECITALS

WHEREAS, City and Consultant executed that certain Professional Services Agreement with an Effective Date of July 15, 2025 (the "**PSA**"), regarding the comprehensive zoning code updates to Riverdale City Code Title 10 – Zoning Ordinance; and

WHEREAS, the City and Consultant now desire to amend the PSA as set forth below.

NOW, THEREFORE, in consideration of the mutual covenants and agreements stated herein and of the payments for services hereinafter described, the Parties hereto do mutually agree as follows:

1. Definitions. To the extent not otherwise defined herein, all capitalized terms used in this Amendment shall have the meanings ascribed to them in the PSA.

2. Performance of Services. Notwithstanding that which is set forth in Section 1 of the PSA, the Parties hereby agree to add the Neighborhood Plan scope of work ("**Additional Scope of Services**") as described in set forth in Exhibit A, attached to and made part of this Amendment.

3. Time of Performance. Notwithstanding that which is set forth in Section 2 of the PSA, the term of the PSA, as amended hereby, is extended to December 31, 2026, unless sooner terminated under other terms of this Agreement.

4. Compensation. Notwithstanding that which is set forth Section 3 of the PSA, the total compensation payable to Consultant for performance of the Scope of Services and the Additional Scope of Services shall be **NINETY-THREE THOUSAND NINE HUNDRED FIFTY DOLLARS ($93,950),** which includes an increase of **THIRTY THOUSAND DOLLARS ($30,000)** above the original contract amount. Consultant shall invoice City monthly for services performed, and City shall pay each undisputed invoice within thirty (30) days of receipt.

5. Miscellaneous.

(a) Except as and to the extent expressly modified and amended herein, City and Consultant ratify and reaffirm the PSA in accordance with its terms. All other terms of the PSA shall remain the same.

(b) This Amendment may be executed in a number of identical counterparts. If so executed, each of such counterparts shall be deemed an original for all purposes, and all such counterparts shall, collectively, constitute one agreement.

(c) This Amendment may be signed and transmitted electronically or by facsimile machine. The signature of any person on an electronically or facsimile copy hereof shall be considered an original signature and an electronically or facsimile transmitted copy hereof shall have the same binding effect as an original signature on an original document.

(d) Each party to this Amendment represents and warrants that such party has full and complete authority to execute this Amendment, and each person executing this Amendment on behalf of a party represents and warrants that he or she has been fully authorized to execute this Amendment on behalf of such party, and that such party is bound by the signature of such representative.

(e) In the event of a conflict between the terms of this Amendment and the other terms of the PSA, the terms of this Amendment shall control.

(f) This Amendment shall be governed by, interpreted under, and construed and enforceable in accordance with, the laws of the State of Utah.

SIGNATURES ON FOLLOWING PAGE

IN WITNESS WHEREOF, the Parties hereto execute the foregoing instrument as of the day and year first above written.

CITY:

Riverdale City

By: _____
Braden Mitchell, Mayor

ATTEST:

_____
City Recorder

APPROVED AS TO FORM:

_____
City Attorney

CONSULTANT:

Hansen Planning Group

By: Michael Hansen

Its: Principal Planner

EXHIBIT A

to Professional Services Agreement

Additional Scope of Services

See attached

HANSEN PLANNING GROUP

801.550.5075
HansenPlanningGroup.com
124 B Street
Springville UT, 84663

Riverdale City
(c/o Brandon Cooper, bcooper@riverdaleutah.gov)

March 10, 2026

RE: RIVERDALE CITY NEIGHBORHOOD PLANS - COST ESTIMATE METHODOLOGY

1. Methodology Overview

This estimate establishes a per-neighborhood unit cost for developing neighborhood plans as an amendment to the existing general plan. If each neighborhood plan follows a standard template and work process, the cost can be estimated on a uniform per-unit basis. The total project cost is therefore a function of the number of neighborhoods the City ultimately decides to include.

Because neighborhood character will vary across planning areas, some plans will naturally require more effort than others. This estimate assumes those differences will average-out across the neighborhoods.

2. Scope of Work Per Neighborhood Plan

Each neighborhood plan will be developed through the following six tasks. Hours are estimated per neighborhood, at a rate of $160 per hour.

Task	Description	Hours	Not to Exceed Cost
Task 1	Existing Conditions Analysis	5	$800
Task 2	Socioeconomic Profile	3	$480
Task 3	Field Reconnaissance	2	$320
Task 4	Community Engagement	8	$1,280
Task 5	Plan Drafting	9	$1,440
Task 6	Coordination and Review	3	$480
	TOTAL PER NEIGHBORHOOD PLAN	**30**	**$4,800**

Task 1 — Existing Conditions Analysis

- Extract and synthesize relevant information from the 2023 Riverdale General Plan for the specific neighborhood area.
- Document land use patterns, zoning, infrastructure, open space, and any existing RDA project areas or development agreements affecting the neighborhood.

Task 2 — Socioeconomic Profile

- Compile demographic and housing characteristics using any available data (utility billing, Census, etc). Record update methodology.

- Summarize population trends, household composition, income levels, and housing tenure relevant to the neighborhood.

Task 3 — Field Reconnaissance

- Conduct an on-site visit to document neighborhood character, physical conditions, assets, and constraints.
- Photograph key features and note conditions not captured in existing data sources.

Task 4 — Community Engagement

- Facilitate two neighborhood-specific public meetings: one visioning session and one draft plan review.
- Prepare meeting materials, summarize input, and incorporate community feedback into the plan.

Task 5 — Plan Drafting

- Apply the standard neighborhood plan template to develop the full draft plan document, including neighborhood-specific goals, policies, and implementation actions.
- Prepare maps and graphics as needed to illustrate neighborhood conditions and recommendations.

Task 6 — Coordination and Review

- Coordinate with City staff and Planning Commission throughout the process, respond to review comments, and prepare the plan for formal consideration.
- This task includes internal review cycles, revisions, and final document preparation. It also assumes an hour as contingency.

3. Cost Scenarios

The City has not yet determined the number of neighborhood plans to pursue. The table below illustrates total estimated costs for a range of scenarios, assuming three to six neighborhoods.

# of Neighborhoods	Hours / Neighborhood*	Total Hours	Total Cost
3	30	90	$14,400
4	30	120	$19,200
5	30	150	$24,000
6	30	180	$28,800

Note: Each neighborhood plan is estimated at 30 hours at $160/hour = $4,800 per plan. All scenarios assume a uniform per-neighborhood cost. However, it is safe to assume that there will also be efficiencies and economies of scale with a higher number of neighborhoods.

4. Proposed Contract Structure

Because the number of neighborhoods has not yet been determined, the neighborhood plans work is proposed as a contract amendment to the existing Professional Services Agreement, structured as follows:

- Billing basis: Hourly, at $160 per hour.
- Not-to-exceed amount: Established per neighborhood plan, at 30 hours per plan.
- Amendment mechanism: If in the future a neighborhood is added to the scope, a simple written amendment will document the neighborhood name, applicable not-to-exceed amount, and any agreed-upon schedule adjustment.
- This structure allows the City to add neighborhoods incrementally without renegotiating the full contract each time.

Respectfully,



Mike Hansen, Hansen Planning Group

REF: Issue Brief - Riverdale Neighborhood Plans.

HANSEN PLANNING GROUP

801.550.5075
HansenPlanningGroup.com
124 B Street
Springville UT, 84663

Riverdale Planning Commission
(c/o Brandon Cooper, bcooper@riverdaleutah.gov)

February 18, 2026

RE: NEIGHBORHOOD PLANNING APPROACH IN RIVERDALE CITY

I. EXECUTIVE SUMMARY

This issue brief examines whether Riverdale City should develop neighborhood plans as supplements to its 2023 general plan. Neighborhood plans are area-specific elements of the general plan that provide policy guidance tailored to the character, conditions, and priorities of individual neighborhoods, which is a detail that city-wide elements are not designed to provide.

At 4.6 square miles with a distinct commercial corridor along Riverdale Road and established residential areas, Riverdale is well-suited for a neighborhood planning program. A review of Utah cities that follow this approach confirms that neighborhood plans are a long-standing strategy among mid-sized municipalities and have proven effective at improving both policy specificity and responsiveness to legislative change.

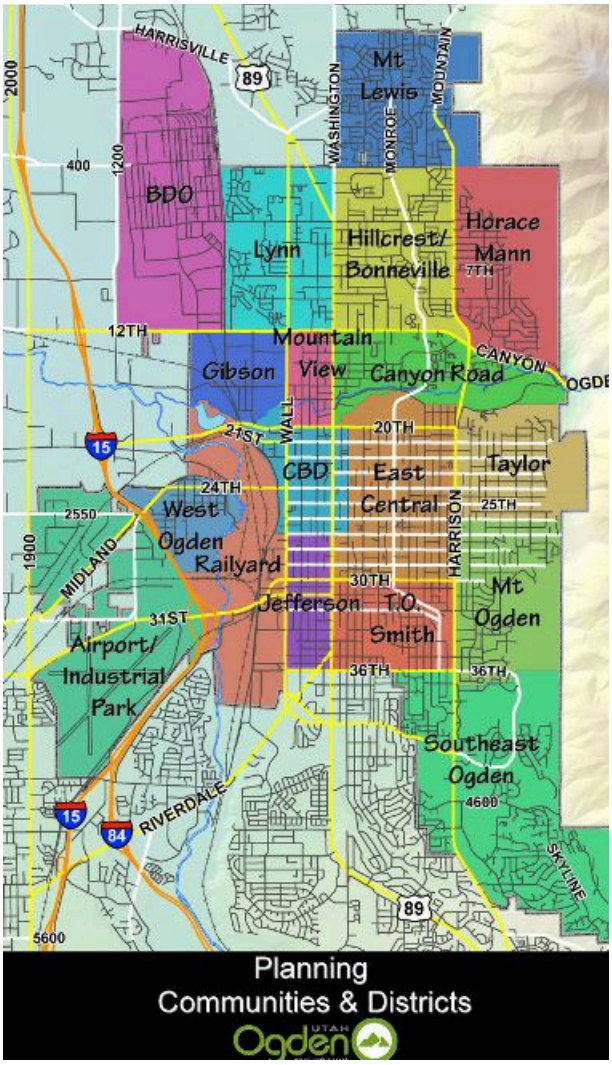
This brief presents three structural options (Section VI) and recommends a comprehensive restructure ("Option B"), in which neighborhood plans are adopted as formal chapters of the general plan rather than supplemental appendices. This approach provides the strongest long-term policy framework and best positions Riverdale to respond to ongoing legislative requirements.

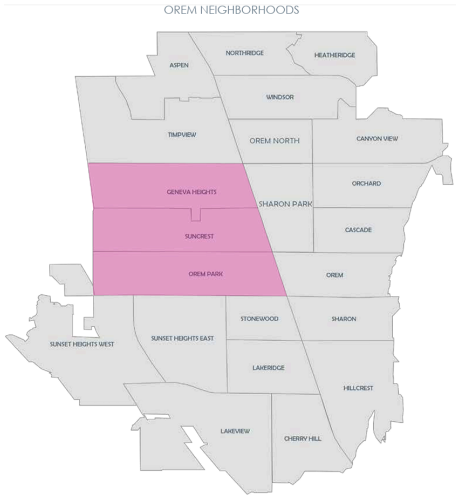
A six-month development timeline running concurrently with a zoning code update is recommended.

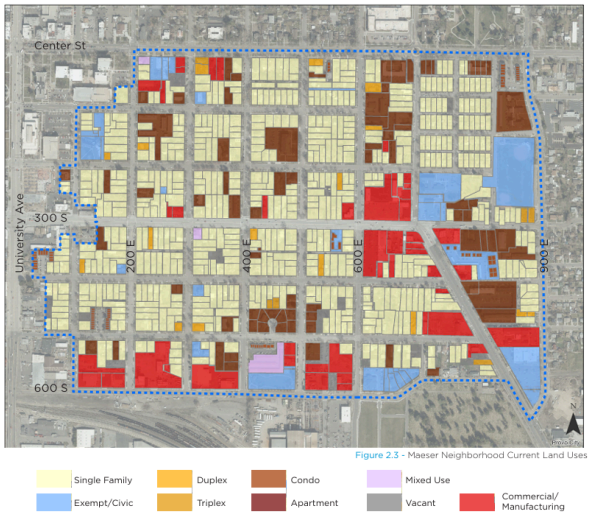
II. WHAT ARE "NEIGHBORHOOD PLANS"?

A neighborhood plan is an element of the general plan that focuses on a particular neighborhood or district that provides recommended standards and guidelines that are specific to that area. A municipal general plan will always have city-wide elements, but if it **also** includes neighborhood-level components, it can:

1. provide area-specific guidance that relates to unique character and needs;
2. allow tailored policies and more specific action strategies for different contexts (e.g., commercial corridors vs. hillside residential areas); and
3. address priorities with detail that may not warrant city-wide policy attention.







Example neighborhood plan maps (Ogden, Orem, and Provo).

Scope and Scale Considerations

There doesn't seem to be a fixed rule about the size of a "neighborhood". Examples found typically range from several blocks to multiple square miles. Also, some are defined by population density, development patterns, natural boundaries, and/or community identity.

Common (minimum) elements of a neighborhood's plan should include:

1. land use and zoning;
2. infrastructure and transportation;
3. housing issues;
4. parks and open space;
5. development and redevelopment opportunities; and
6. implementation priorities and phasing.

An effective neighborhood plan needs to be detailed enough to provide meaningful guidance without becoming burdensome to develop, maintain, or administer.

III. COMPARATIVE ANALYSIS: NEIGHBORHOOD PLAN EXAMPLES

The reviewed Utah examples demonstrate that neighborhood planning frameworks vary in form, but successful models share several traits: consistent templates, clear linkage to neighborhood- and city-wide goals, and intentional integration with capital improvement and zoning processes.

Current Plan Summary Table Need to format

ELEMENTS INCLUDED:	Ogden City	Logan	Orem	Springville	Provo	Sandy	Park City	Centerville	Saratoga Springs	North Logan
Community Vision Statement	✔		✔				✔	✔		✔
Neighborhood Location Map	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔
Development Character (scale/intensity)	✔	✔		✔	✔				✔	✔
Future Development/Redevelopment Outlook	✔		✔		✔	✔			✔	
Current Zoning Alignment		✔	✔	✔						
Housing Priorities	✔	✔	✔	✔			✔		✔	✔
Transportation Issues	✔	✔	✔	✔	✔	✔		✔	✔	
Infrastructure Issues		✔	✔	✔					✔	
Water Considerations		✔		✔		✔				✔
Parks & Recreation Resources	✔	✔	✔	✔					✔	
Risk & Resiliency Potentials						✔				
Municipal Fiscal Considerations		✔								✔
Neighborhood-Specific Goals	✔	✔	✔	✔	✔	✔	✔	✔		✔

Practitioner Interview Note Summary

1. As neighborhood plans would need to be clearly referenced in staff reports and ordinance updates, best practice suggests organizing and codifying neighborhood plan elements in a standardized format. This approach improves transparency, reduces interpretive ambiguity, and supports consistent application during development review.
2. Cities with larger numbers of neighborhood plans (e.g., Ogden, with 23) report that without a strong city-wide "umbrella" framework, individual neighborhood plans can drift from one another, creating inconsistencies in transportation and infrastructure priorities.

3. Provo's recent experience updating its neighborhood plans found that larger planning districts were more manageable and effective than smaller, more granular neighborhood areas.
4. Public engagement is more productive at the neighborhood scale. Residents engage more meaningfully when discussions are framed around their immediate area rather than city-wide policy.

IV. ADVANTAGES + DISADVANTAGES

BENEFITS	CHALLENGES
1. Neighborhood plans provide more localized, community-specific policy guidance than city-wide elements. 2. Though noticing requirements would be the same, individual neighborhood plans can be updated to changing conditions without revising the entire general plan. 3. The neighborhood-level focus creates better opportunities for public participation and *might* cultivate local leadership. 4. More detailed, area-specific analysis enables better alignment between planning policies and implementation actions (i.e. capital improvement plans). 5. Neighborhood-based structures may create opportunities for geographic representation on the Planning Commission.	1. Developing neighborhood plans require resources, including staff time, consultant costs, and community engagement efforts. 2. Multiple neighborhood plans risk creating inconsistencies in policies, standards, or development expectations across the city. 3. Neighborhood-specific focus may fragment or dilute a city-wide vision established in the current general plan. 4. Riverdale's recently adopted 2023 general plan might create timing challenges in the public's eye. 5. Maintaining and updating multiple neighborhood plans would require ongoing commitment of staff capacity and resources beyond initial adoption.

V. RESPONSE TO LEGISLATIVE CHANGES

The Legislature meets annually and is expected to continue to add planning requirements for municipalities at the same rate as they have recently. Future policy areas that probably should be expected include housing, accessory dwellings, short term rentals, water conservation, mixed-use nodes and transit, etc.

1. **Targeted response to location-specific requirements.** Legislative mandates like station area planning, moderate-income housing strategies, or water conservation measures often apply to specific geographic contexts; neighborhood plans enable focused updates where requirements are most relevant.
2. **Context-appropriate implementation.** Different neighborhoods can meet the same legislative requirement in ways that respect local character and conditions while still satisfying state law.
3. **Phased adoption of emerging requirements.** New legislative mandates can be piloted or phased across neighborhoods based on readiness, relevance, or priority rather than requiring simultaneous city-wide implementation.

4. **Compliance demonstration**. Neighborhood plans allow the city to better show implementation of new mandates without revising the entire general plan.

VI. APPROACH OPTIONS FOR RIVERDALE

Riverdale has three realistic options for structuring a neighborhood planning program, each one has a different level of integration with the existing 2023 general plan and a different resource commitment.

Option A: Hybrid Approach
• City-wide general plan framework (existing 2023 plan as the foundation). • Neighborhood plan chapters as appendices or supplemental elements. • Consistent template for each neighborhood. • Lower upfront resource commitment; neighborhood plans can be developed sequentially over multiple years. • Preserves the existing 2023 general plan structure, reducing the risk of public confusion or political friction from reopening the plan. • Risk of policy disconnect: neighborhood content may drift from city-wide elements over time without a clear integration mechanism. • *Similar to: Provo, Orem, Sandy.*
Option B: Comprehensive Restructure
• Part I: City-Wide Elements (vision, principles, cross-cutting policies). • Part II: Neighborhood Plans (individual chapters for each area). • Neighborhood plans become structural components of the general plan rather than addenda, creating a cleaner policy hierarchy. • Better positions Riverdale to demonstrate legislative compliance at the neighborhood level. • Requires more focused upfront commitment of staff time and public engagement. • Higher long-term coherence; updates to one neighborhood chapter don't require re-navigation of appendix structures. • *Similar to: Ogden ("Involve Ogden"), Logan.*
Option C: Selective Sub-Area Plans
• No city-wide neighborhood structure; plans are developed only where specific conditions warrant (redevelopment pressure, legislative mandate, community conflict). • Lowest resource commitment; reactive rather than proactive. • Does not establish a consistent city-wide framework or template. • *Similar to: Centerville, Sandy, Saratoga Springs.*

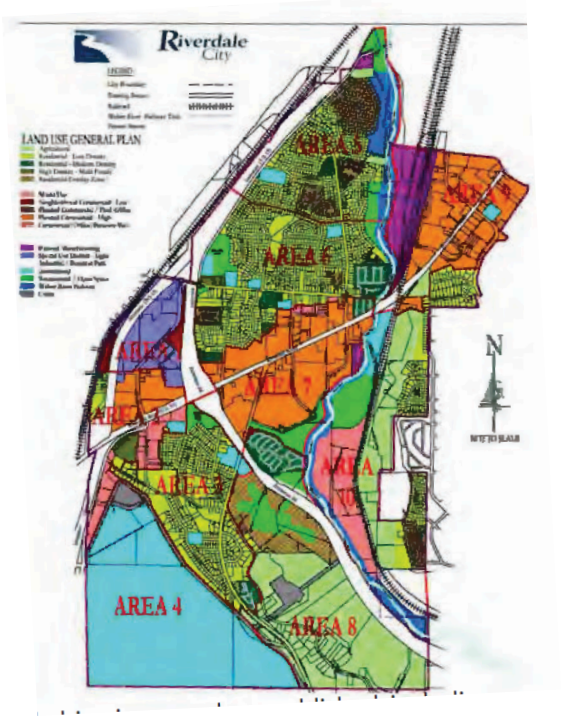
VII. DEFINING RIVERDALE'S NEIGHBORHOODS

Best practices from relevant communities suggest that neighborhood boundaries are most defensible when they are based on a combination of physical/geographic features, development patterns, and community identity—rather than just population thresholds.

At 4.6 square miles, Riverdale is small enough that 3 to 5 neighborhoods is probably the right number: enough to be meaningful, not so many that it becomes unmanageable. The physical geography suggests some clear dividers:

- **Riverdale Road:** the commercial spine and the de facto dividing line between the river-side and the residential interior.
- **I-84:** hard boundary of developed areas.
- **I-15:** western edge of the city.
- **RDA project areas:** these are identified in the current general plan and argue for collecting the commercial areas.

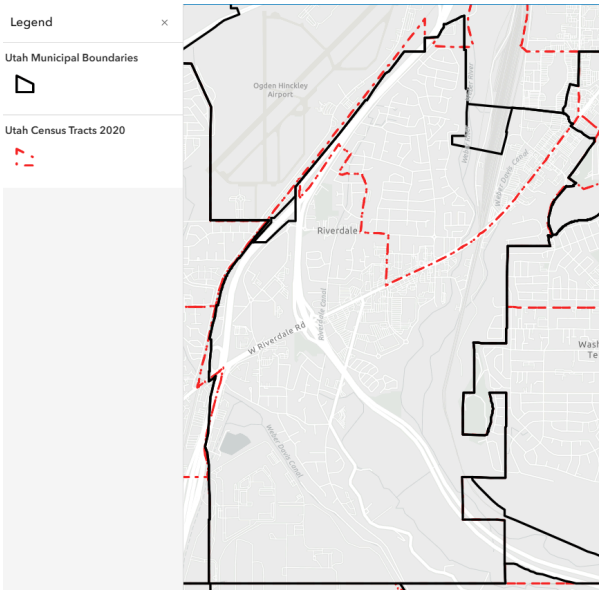
The following graphics illustrate ideas and approaches the Planning Commission might pursue.



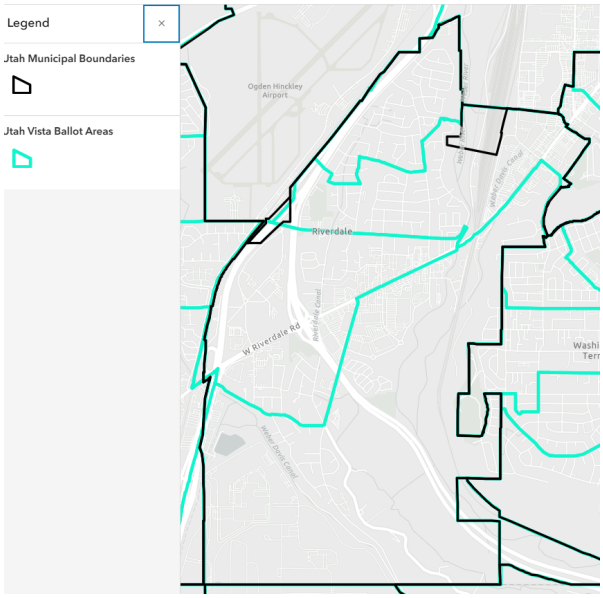
The graphic above is in the current Riverdale general plan document. It wasn't labeled with a date or context, but it does show the City divided into "areas".

Other ideas?

HANSEN PLANNING GROUP

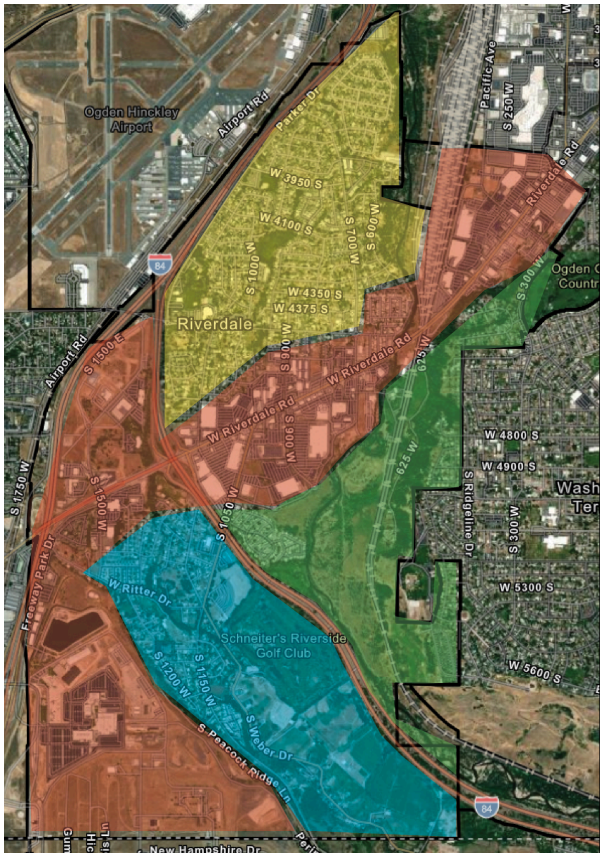


This graphic shows that the Census tracts assigned to the Riverdale area don't follow municipal boundaries well. This would be a difficult criteria to use to determine "neighborhoods".



The map above shows Utah Vista Ballot Areas (voting precincts). This would not be a good criteria for dividing the city into neighborhoods.

- **Weber River / Riverwalk Area**: the land between the river and Riverdale Road, north of I-84. Largely open space today, but the plan identifies this as the future "downtown" and riverwalk investment area. Distinct character and planning priorities from everything else.
- **Riverdale Road Corridor:** the commercial strip itself, roughly from 1050 West to 700 West, including the RDA areas along the corridor. This is the economic core and the area most likely to see mixed-use infill and redevelopment pressure.
- **North Residential**: the established single-family neighborhoods west of the commercial corridor. Relatively stable, with a focus on preservation and housing quality.
- **South / Agricultural-Transitional Area**: the land south of I-84 in the APZ/agricultural zone. This area has fundamentally different land use constraints (FAA height restrictions, accident potential overlay, agricultural zoning) and warrants its own, more limited neighborhood treatment.



HANSEN PLANNING GROUP

VIII. STANDARD NEIGHBORHOOD PLAN TEMPLATE

City-wide Plan Outline

If the new Riverdale general plan had a city-wide ("umbrella") element in addition to the neighborhood elements. This element would summarize and address the required plan components (UCA §10-20-404).

1. **Land Use Element**: long-term goals, future land use distribution, population density and building intensity projections by land use category, and coordination with the water use and preservation element. The compiled neighborhood future land use maps would be reconciled here into a single city-wide document of record.
2. **Transportation & Traffic Circulation Element**: functional classification map, existing and proposed freeways, arterials, collectors, active transportation facilities, and transit. Must correlate with population/employment projections and coordinate with the WFRC regional transportation plan.
3. **Moderate Income Housing Element**: city-wide affordability goals, selected strategies under Utah Code, and associated benchmarks and reporting requirements.
4. **Water Use & Preservation Element**: effects of land use on water demand, methods for reducing per capita consumption in new and existing development, low water use landscaping standards, and city operational practices.
5. **Socioeconomic Profile**: city-wide demographic indicators (population trends, household income, employment, housing tenure) drawn from census data and Kem C Gardner to inform neighborhood-level analysis.
6. **Open Space, Parks & Recreation Network**: city-wide level-of-service standards, facility inventory, and connectivity priorities.
7. **Public Facilities & Infrastructure**: networks for water, sewer, stormwater, and public safety capacity at the system level.
8. **Economic Development Framework**: commercial corridor priorities, major employer relationships, RDA programs, and fiscal considerations.
9. **Conservation, Rehabilitation & Historic Preservation**: city-wide environmental protection, redevelopment area strategies, and historic preservation goals.
10. **Inter-Jurisdictional Coordination**: relationships with Weber County, adjacent municipalities, WFRC, UDOT, and Hill Air Force Base.

Neighborhood Plan Outline

Each Riverdale neighborhood plan could include the following elements. Note that each element has a sub-bullet that outlines the availability of content from the 2023 city-wide general plan.

1. **Neighborhood Overview Map:** establishes the plan area boundary, surrounding context, and key physical features.
    a. *2023 Plan Content = City-wide Future Land Use Map and element-specific maps are included, but no neighborhood-scale maps exist.*

2. **Neighborhood Character & Identity:** describes the neighborhood's development history, built environment character, age of structures, and defining community qualities. Integrates photos of existing development.
    a. *2023 Plan Content = Land Use element references community identity broadly, but no neighborhood-level boundary structure is established.*
3. **Land Use + Development Patterns:** identifies existing land uses, current zoning, future land use designations, and area-specific development standards. Includes discussion of development and redevelopment potential.
    a. *2023 Plan Content = Chap 2 (Land Use) provides existing conditions, a Future Land Use Map, and future land use districts, though not disaggregated by neighborhood.*
4. **Housing:** documents existing housing stock, affordability conditions, and neighborhood-specific housing priorities consistent with city-wide goals.
    a. *2023 Plan Content = Chap 4 (Housing) addresses supply, affordability, and moderate-income housing requirements under Utah Code.*
5. **Transportation & Circulation:** addresses local roadway conditions, pedestrian and bicycle facilities, transit access, and connectivity gaps. Relates to the larger community general plan for future corridors.
    a. *2023 Plan Content = Chap 3 (Transportation) covers roadway network, active transportation, transit, and parking. City-wide only.*
6. **Parks, Open Space & Recreation:** inventories existing parks and trails, identifies gaps, and establishes area-specific recreation priorities.
    a. *2023 Plan Content = Chap 5 (Open Space & Recreation) addresses parks, trails, and recreational amenities at the city-wide level.*
7. **Infrastructure + Utilities:** summarizes the condition and capacity of water, sewer, stormwater, and other utilities serving the neighborhood.
    a. *2023 Plan Content = Chap 6 (Public Facilities) covers infrastructure and Chap 7 (Conservation & Preservation) addresses water conservation and natural resources.*
    b. *Might be a good place to reference engineering master plans.*
8. **Economic Development:** identifies sites with near-term change potential and establishes design and land use expectations for those areas.
    a. *2023 Plan Content = Chap 8 (Economic Development) includes commercial corridor strategies, RDA project areas, and redevelopment goals along Riverdale Road and other nodes.*
9. **Linkage to City-Wide Goals:** maps each neighborhood-level policy to its corresponding goal or objective in the existing 2023 General Plan. Might include neighborhood-specific goals.
    a. *2023 Plan Content = Each GP element contains city-wide goals.*
10. **Implementation + Phasing:** lists priority actions, responsible parties, and a general timeline for carrying out the neighborhood plan.
    a. *2023 Plan Content = Implementation strategies are embedded within each element.*

IX. DEVELOPMENT PROCESS & TIMELINE

→ assume a 6 mo process that can go concurrently with the code.

→ try to amend the plan and adopt the code at the same time?

The recommended approach assumes a six-month process that runs concurrently with a zoning code update, with both adopted together. This avoids a gap period where the neighborhood plans exist without corresponding regulatory tools.

Phase 1: Foundation (Months 1–2)

- Confirm neighborhood boundaries and rationale with City staff and Planning Commission.
- Adopt a standard neighborhood plan template.
- ~~Identify which neighborhoods to prioritize for initial adoption (a phased rollout is reasonable for a city of Riverdale's size).~~

Phase 2: Draft Plans & Engagement (Months 2–4)

- Prepare neighborhood plan drafts using the adopted template.
- Conduct targeted public engagement for each neighborhood (one survey and one focused open house or small-group session per neighborhood).
- Develop corresponding zoning code amendments concurrently.

Phase 3: Review & Adoption (Months 4–6)

- Planning Commission review and public hearings for both the general plan amendments and zoning code.
- City Council adoption of neighborhood plans as general plan amendments and concurrent zoning code changes.

X. UPDATE INITIATIVE RESOURCE CONSIDERATIONS

The total cost of developing neighborhood plans will depend on the number of neighborhoods defined and the level of public engagement required for each. The following outlines the types of resources a six-month initiative would require.

Consultant Services

- Neighborhood plan drafting, mapping, and design.
- Public engagement facilitation and documentation.
- Targeted zoning code amendments.

Staff Time

- Project coordination and Planning Commission preparation throughout the six-month process.
- Public notice administration and meeting logistics for each neighborhood.

Community Engagement

- Public notice costs (using the survey tool?).
- Meeting space and materials for neighborhood-level open houses or small-group sessions.

Ongoing Maintenance & Update Costs

- Once adopted, neighborhood plans will require periodic review to remain current.
- A formal review cycle of every ~5 years per neighborhood is recommended, but areas of expected change should be prioritized.
- Annual amendments, if needed, can typically be handled with existing staff time or minor consultant support.

Potential Funding Sources

- General fund budget allocation.
- Wasatch Front Regional Council (WFRC) planning assistance programs.
- Utah Department of Transportation (UDOT) planning grants for transportation-related neighborhood elements.

XI. RECOMMENDATIONS

Recommended Approach

A comprehensive restructure (option #B in Section VI) positions Riverdale most effectively for the long term. The existing 2023 general plan is functional but modest in scope, and embedding neighborhood plans as formal structural chapters rather than supplemental appendices, creates a cleaner policy hierarchy and reduces the risk that neighborhood content becomes disconnected from city-wide direction over time. Option B also better anticipates continued legislative activity; neighborhood chapters are easier to update in response to targeted mandates than appendices grafted onto a city-wide document. While Option B requires greater upfront investment, it aligns with the most successful models reviewed (Ogden, Logan) and avoids the long-term maintenance complications that Option A tends to produce. Option C is not recommended for Riverdale given the city's size and the value of establishing consistent, city-wide neighborhood expectations.

Next Steps

1. Planning Commission direction on the preferred approach option.
2. Define neighborhood boundaries (see Section VII) for public and staff review.
3. Authorize budget and scope for consultant services.
4. Initiate development of the neighborhood plan template (see Section VIII).

Key Decision Points for City Staff

- Which approach option does the Planning Commission prefer?
- How many neighborhoods should be established, and who approves final boundaries?

- Should all neighborhoods be planned concurrently or sequentially?

Respectfully,



Mike Hansen, Hansen Planning Group

HANSEN
PLANNING GROUP

Appendix: Neighborhood Plan Examples

Example 1: Ogden City

- **Link:** "City Plans" page
- **Number of neighborhood plans:** 23 total.
    - 14 "Planning Communities" *(community plans)*
    - 4 corridor plans *(12th, 21st, 24th, OGX Station Area)*
    - 5 district plans (*CBD plan, DDO district plan, downtown master plan, Nine Rails, Gateway to Ogden district plan*)
- **Years adopted / updated:** Plan updates vary from 1984–2022.
- **General plan structure:** Ogden's general plan ("Involve Ogden") includes Community Plans, District Plans, and Major Corridor Plans as elements of the general plan.
- **How neighborhoods are defined:**
    - Neighborhoods are defined using a combination of development patterns, historic context, major transportation corridors, and identifiable community boundaries.
    - Very generally followed census boundaries.
- **Review notes:**
    - The general plan physically incorporates all of the sub-area plans, so it is 847 pages long. However, the simple and consistent formatting makes it somewhat manageable.
    - The neighborhoods try to include basic census information.
    - They tried to include a residential style inventory.
- **Planner interview notes:**
    - Director is concerned that there is a loss of the bigger picture (i.e. transportation requests don't line-up).
    - Need the umbrella approach where there are universal issues in the city-wide

Example 2: Logan City

- **Link:** https://www.loganutah.gov/government/departments/community_development/neighborhood_council/index.php
- **Number of neighborhood plans:** 6 neighborhoods with 4 adopted plans.
- **Years adopted / updated:** Plans adopted between approximately 2013–2025.
- **General plan structure:** City-wide general plan supported by separate, adopted neighborhood plans linked through the Community Development Department and Neighborhood Council framework.

- **How neighborhoods are defined:**
    - Geographic-based, but they follow school district boundaries. Attempt to divide the city equally.
- **Review notes:**
    - Neighborhood plans vary slightly in format due to phased adoption over time, but consistently address land use, housing conditions, transportation, neighborhood character, and implementation priorities.
    - They have public neighborhood representatives with emails posted online.
- **Planner interview notes:**
    - All of them were done in-house, not all were completed.
    - Each took at least a year to finish.
    - Much easier to maintain over time. Also helping with the current overall rewrite.
    - Neighborhood councils DON'T interface regularly with the Planning Commission. They are defined in the local code and operate autonomously.

Example 3: Orem City

- **Link:** https://orem.gov/longrangeplanning/
- **Number of neighborhood plans:** 9 neighborhood plan groupings (each covering 2–3 neighborhoods).
- **Years adopted / updated:** Neighborhood plan program completed and adopted between approximately 2017–2020; referenced in the 2023 General Plan update.
- **General plan structure:** City-wide general plan with adopted neighborhood plans incorporated as appendices and referenced throughout the policy framework.
- **How neighborhoods are defined:**
    - Neighborhood groupings are based on development era, housing type, street network patterns, and perceived neighborhood identity rather than rigid population thresholds.
- **Review notes:**
    - Plans have great mapping. They also seem to integrate with the overall general plan.
- **Planner interview notes:**
    - The planners state that having those plans is helpful for staff reports on controversial issues, but don't have strong opinions about the neighborhood approach because they also note that almost all of them are new and weren't involved in the development of the plans.
    - The Director says that he wishes they were "scoped" better because they are inconsistent, and because it isn't clear how they fit in the larger planning / approval process.

Example 4: Springville City

- **Link:** https://www.springvilleutah.gov/about-the-city/master-plans/

- **Number of neighborhood plans:** At least 4 adopted community or neighborhood plans (Historic Center, Lakeside, Westfields, Westfields Central).
- **Years adopted / updated:** Plans adopted between approximately 2002–2016.
- **General plan structure:** City-wide general plan supplemented by adopted community and neighborhood plans that function as area-specific policy documents.
- **How neighborhoods are defined:**
    - Neighborhoods and communities are defined primarily by growth areas, development phases, and geographic context rather than pre-existing neighborhood identity.
- **Review notes:**
    - Neighborhood plans vary slightly in format due to phased adoption over time, but consistently address land use, housing conditions, transportation, neighborhood character, and implementation priorities.
    - Interesting section on future annexation estimates.
- **Planner interview notes:**
    - City staff reports that developing one of the plans (Westfields) was very difficult. It was basically the result of a large development agreement. The terms of that agreement have been difficult for both the developer and the city.

Example 5: Provo City

- **Link:** https://www.provo.gov/274/Planning
- **Number of neighborhood plans:** 9 neighborhood plans.
- **Years adopted / updated:** Adoption dates range from approximately 2014–2018 (with some updates incorporated via General Plan amendments).
- **General plan structure:** The Provo City General Plan includes city-wide elements supported by formally adopted neighborhood plans, maintained as appendices and implemented through periodic General Plan amendments.
- **How neighborhoods are defined:**
    - Census boundaries.
- **Review notes:**
    - Neighborhood plans provide detailed guidance on land use transitions, housing compatibility, transportation circulation, and neighborhood preservation strategies.
    - The City maintains a clear amendment history documenting how neighborhood plans integrate with city-wide policies.
- **Planner interview notes:**
    - They recently updated some of their neighborhood plans and found that larger “districts” worked better than the smaller neighborhood ones.

Example 6: Sandy City

- **Link:** https://www.sandy.utah.gov/799/Area-Master-Plans
- **Number of neighborhood plans:** 5 adopted Area Master Plans formally incorporated into the General Plan.
- **Years adopted / updated:** Plans adopted between approximately 2006–2018.
- **General plan structure:** Sandy's general plan includes a set of adopted Area Master Plans that provide sub-city policy guidance for specific districts and neighborhoods.
- **How neighborhoods are defined:**
    - Unclear. Seems to be areas of potential change because they aren't over the whole city.
- **Review notes:**
    - Area plans are more detailed than city-wide policies but are still clearly policy-focused rather than regulatory.
    - Some plans function more like district plans than traditional residential neighborhood plans.
- **Planner interview notes:**

Example 7: Park City

- **Link:** https://parkcity.gov/home/showpublisheddocument/77326/638973448171630000
- **Number of neighborhood plans:** 10 neighborhoods identified in the General Plan framework.
- **Years adopted / updated:** 2025 General Plan adoption.
- **General plan structure:** The General Plan includes city-wide goals with neighborhood-specific recommendations embedded directly within the plan rather than as separate standalone documents.
- **How neighborhoods are defined:**
    - Neighborhoods are defined by historic settlement patterns, topography, resort development areas, and established community identity.
- **Review notes:**
    - Rather than producing separate neighborhood plan documents, Park City integrates neighborhood-specific policy direction into the general plan itself, supported by neighborhood advisory committees during plan development.
    - Each neighborhood plan is 2 pages only.
- **Planner interview notes:**
    - Staff reports that everything with Park City development is complicated. They don't have applicable lessons learned because of the amount of staffing resources they invested into their initiative.

Example 8: Centerville City

- **Link:** https://www.centervilleutah.gov/media/4mwlv3rp/general-plan.pdf
- **Number of neighborhood plans:** At least 2 adopted sub-area plans (West Centerville Neighborhood Plan; South Main Street Corridor Plan).
- **Years adopted / updated:** 2009–2010.
- **General plan structure:** The General Plan is organized into multiple "parts," including neighborhood planning policies and adopted neighborhood/corridor plans.
- **How neighborhoods are defined:**
    - Neighborhoods are defined through planning policy and corridor context, rather than comprehensive city-wide neighborhood coverage.
- **Review notes:**
    - Centerville might be an example of a hybrid approach: a general neighborhood planning framework with selective adoption of detailed sub-area plans where conditions warrant.
- **Planner interview notes:**
    - Centerville is currently updating its plan. They are incorporating this method into "town centers" (see p.28 of their developing draft).

Example 9: Saratoga Springs

- **Link:** https://drive.usercontent.google.com/download?id=1s4WJwgW6SrY_V1_UwdpbLlve0P4L-V1t&authuser=1&acrobatPromotionSource=gdrive_chrome-search
- **Number of neighborhood plans:** 1 primary sub-area plan (City Center District Area Plan).
- **Years adopted / updated:** Originally prepared in 2010; later incorporated and relied upon in subsequent annexation and development approvals.
- **General plan structure:** The Saratoga Springs City Center District Area Plan is a standalone district plan, prepared in furtherance of the Saratoga Springs General Plan, but not structured as a city-wide neighborhood planning system. The plan applies to a single, very large district intended to become the City's long-term mixed-use core.
- **How neighborhoods are defined:**
    - Rather than defining existing neighborhoods across the city, the plan establishes a future-planned district organized around:
        - "Place Types" (e.g., Urban Center, Town Neighborhood, Traditional Neighborhood, Transit-Oriented Development, etc.);
        - internal town centers and neighborhood commercial nodes; and
        - a conceptual grid of future streets, transit corridors, and open space systems.

- **Review notes:**
    - The plan covers approximately 2,833 acres and anticipates development over a 30-year horizon, including up to 16,000 housing units and 10 million square feet of non-residential uses.
    - It functions as a district-scale entitlement and vision document, establishing overall development capacity, place types, transportation frameworks, and open space expectations while deliberately deferring parcel-level specificity to later planning stages.
    - The document is highly detailed with respect to urban design, street typologies, place types, density ranges, and open space classifications, but it is not a neighborhood plan in the traditional sense used by cities such as Ogden, Orem, Provo, or Logan.
    - Importantly, the plan grants development rights (including housing unit counts and equivalent residential units tied to water agreements), which differentiates it from policy-only neighborhood plans and places it closer to a master-planned district or development agreement–adjacent framework, even though it is framed as a planning document.
- **Planner interview notes:**
    - The city says that this approach was the only way to go because of the expected demand for the area and because many of the undeveloped parcels are very large and they think that they will be developed in big "phases".

Example 10: North Logan City

- **Link:** https://drive.usercontent.google.com/download?id=1npbUvgtmbs9gVePRrwCJECm1FabMKJ0k&authuser=0&acrobatPromotionSource=gdrive_chrome-list
- **Number of neighborhood plans:** 14 districts
- **Years adopted / updated:** 2025 (done by Hansen Planning Group).
- **General plan structure:** Integrated into the general plan.
- **How neighborhoods are defined:**
    - Instead of specific "neighborhoods", North Logan divided their community into "districts".
    - The City Center district has already developed its own master plan because it anticipates a development agreement over the entire area.
- **Review notes:**
    - One of the reasons why they wanted to create districts was to help them prioritize zoning district revisions. They had ~26 zones in their code.
- **Planner interview notes:**
    - Hansen Planning Group developed that plan. The public interaction was much more focused because people could relate to their neighborhood more than the city as a whole.

FIRST AMENDMENT TO
PROFESSIONAL SERVICES AGREEMENT

This **FIRST AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT** ("**Amendment**"), entered into as of the _____ day of _____, 2026, by and between the **RIVERDALE CITY,** a Utah political entity (hereinafter "**City**") and **HANSEN PLANNING GROUP,** a Utah limited liability company (hereinafter "**Consultant**"). The City and Consultant are collectively referred to herein as the "**Parties**" and sometimes individually as a "**Party**".

RECITALS

WHEREAS, City and Consultant executed that certain Professional Services Agreement with an Effective Date of July 15, 2025 (the "**PSA**"), regarding the comprehensive zoning code updates to Riverdale City Code Title 10 – Zoning Ordinance; and

WHEREAS, the City and Consultant now desire to amend the PSA as set forth below.

NOW, THEREFORE, in consideration of the mutual covenants and agreements stated herein and of the payments for services hereinafter described, the Parties hereto do mutually agree as follows:

1. Definitions. To the extent not otherwise defined herein, all capitalized terms used in this Amendment shall have the meanings ascribed to them in the PSA.

2. Performance of Services. Notwithstanding that which is set forth in Section 1 of the PSA, the Parties hereby agree to add the Neighborhood Plan scope of work ("**Additional Scope of Services**") as described in set forth in Exhibit A, attached to and made part of this Amendment.

3. Time of Performance. Notwithstanding that which is set forth in Section 2 of the PSA, the term of the PSA, as amended hereby, is extended to December 31, 2026, unless sooner terminated under other terms of this Agreement.

4. Compensation. Notwithstanding that which is set forth Section 3 of the PSA, the total compensation payable to Consultant for performance of the Scope of Services and the Additional Scope of Services shall be **NINETY-THREE THOUSAND NINE HUNDRED FIFTY DOLLARS ($93,950),** which includes an increase of **THIRTY THOUSAND DOLLARS ($30,000)** above the original contract amount. Consultant shall invoice City monthly for services performed, and City shall pay each undisputed invoice within thirty (30) days of receipt.

5. Miscellaneous.

(a) Except as and to the extent expressly modified and amended herein, City and Consultant ratify and reaffirm the PSA in accordance with its terms. All other terms of the PSA shall remain the same.

(b) This Amendment may be executed in a number of identical counterparts. If so executed, each of such counterparts shall be deemed an original for all purposes, and all such counterparts shall, collectively, constitute one agreement.

(c) This Amendment may be signed and transmitted electronically or by facsimile machine. The signature of any person on an electronically or facsimile copy hereof shall be considered an original signature and an electronically or facsimile transmitted copy hereof shall have the same binding effect as an original signature on an original document.

(d) Each party to this Amendment represents and warrants that such party has full and complete authority to execute this Amendment, and each person executing this Amendment on behalf of a party represents and warrants that he or she has been fully authorized to execute this Amendment on behalf of such party, and that such party is bound by the signature of such representative.

(e) In the event of a conflict between the terms of this Amendment and the other terms of the PSA, the terms of this Amendment shall control.

(f) This Amendment shall be governed by, interpreted under, and construed and enforceable in accordance with, the laws of the State of Utah.

SIGNATURES ON FOLLOWING PAGE

IN WITNESS WHEREOF, the Parties hereto execute the foregoing instrument as of the day and year first above written.

CITY:

Riverdale City

By: _____
Braden Mitchell, Mayor

ATTEST:

_____
City Recorder

APPROVED AS TO FORM:

_____
City Attorney

CONSULTANT:

Hansen Planning Group

By: Michael Hansen

Its: Principal Planner

EXHIBIT A

to Professional Services Agreement

Additional Scope of Services

See attached

HANSEN PLANNING GROUP

801.550.5075
HansenPlanningGroup.com
124 B Street
Springville UT, 84663

Riverdale City
(c/o Brandon Cooper, bcooper@riverdaleutah.gov)

March 10, 2026

RE: RIVERDALE CITY NEIGHBORHOOD PLANS - COST ESTIMATE METHODOLOGY

1. Methodology Overview

This estimate establishes a per-neighborhood unit cost for developing neighborhood plans as an amendment to the existing general plan. If each neighborhood plan follows a standard template and work process, the cost can be estimated on a uniform per-unit basis. The total project cost is therefore a function of the number of neighborhoods the City ultimately decides to include.

Because neighborhood character will vary across planning areas, some plans will naturally require more effort than others. This estimate assumes those differences will average-out across the neighborhoods.

2. Scope of Work Per Neighborhood Plan

Each neighborhood plan will be developed through the following six tasks. Hours are estimated per neighborhood, at a rate of $160 per hour.

Task	Description	Hours	Not to Exceed Cost
Task 1	Existing Conditions Analysis	5	$800
Task 2	Socioeconomic Profile	3	$480
Task 3	Field Reconnaissance	2	$320
Task 4	Community Engagement	8	$1,280
Task 5	Plan Drafting	9	$1,440
Task 6	Coordination and Review	3	$480
	TOTAL PER NEIGHBORHOOD PLAN	**30**	**$4,800**

Task 1 — Existing Conditions Analysis

- Extract and synthesize relevant information from the 2023 Riverdale General Plan for the specific neighborhood area.
- Document land use patterns, zoning, infrastructure, open space, and any existing RDA project areas or development agreements affecting the neighborhood.

Task 2 — Socioeconomic Profile

- Compile demographic and housing characteristics using any available data (utility billing, Census, etc). Record update methodology.

- Summarize population trends, household composition, income levels, and housing tenure relevant to the neighborhood.

Task 3 — Field Reconnaissance

- Conduct an on-site visit to document neighborhood character, physical conditions, assets, and constraints.
- Photograph key features and note conditions not captured in existing data sources.

Task 4 — Community Engagement

- Facilitate two neighborhood-specific public meetings: one visioning session and one draft plan review.
- Prepare meeting materials, summarize input, and incorporate community feedback into the plan.

Task 5 — Plan Drafting

- Apply the standard neighborhood plan template to develop the full draft plan document, including neighborhood-specific goals, policies, and implementation actions.
- Prepare maps and graphics as needed to illustrate neighborhood conditions and recommendations.

Task 6 — Coordination and Review

- Coordinate with City staff and Planning Commission throughout the process, respond to review comments, and prepare the plan for formal consideration.
- This task includes internal review cycles, revisions, and final document preparation. It also assumes an hour as contingency.

3. Cost Scenarios

The City has not yet determined the number of neighborhood plans to pursue. The table below illustrates total estimated costs for a range of scenarios, assuming three to six neighborhoods.

# of Neighborhoods	Hours / Neighborhood*	Total Hours	Total Cost
3	30	90	$14,400
4	30	120	$19,200
5	30	150	$24,000
6	30	180	$28,800

Note: Each neighborhood plan is estimated at 30 hours at $160/hour = $4,800 per plan. All scenarios assume a uniform per-neighborhood cost. However, it is safe to assume that there will also be efficiencies and economies of scale with a higher number of neighborhoods.

4. Proposed Contract Structure

Because the number of neighborhoods has not yet been determined, the neighborhood plans work is proposed as a contract amendment to the existing Professional Services Agreement, structured as follows:

- Billing basis: Hourly, at $160 per hour.
- Not-to-exceed amount: Established per neighborhood plan, at 30 hours per plan.
- Amendment mechanism: If in the future a neighborhood is added to the scope, a simple written amendment will document the neighborhood name, applicable not-to-exceed amount, and any agreed-upon schedule adjustment.
- This structure allows the City to add neighborhoods incrementally without renegotiating the full contract each time.

Respectfully,



Mike Hansen, Hansen Planning Group

REF: Issue Brief - Riverdale Neighborhood Plans.