

Minutes of the Regular Meeting of the Riverdale City Council held Tuesday, March 3, at 6:00 p.m. at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present:

City Council: Braden Mitchell, Mayor
Alan Arnold, Councilmember
Bart Stevens, Councilmember
Anne Hansen, Councilmember (arrived @ 7:36 p.m.)
Michael Richter, Councilmember
Kent Anderson, Councilmember

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

Excused:

Visitors: Scout troops 719 & 7196
Jared Taylor (Weber Fire District)
Britt Clark (Weber Fire District)
Pam Beebe
Olivia Oleson
Devin Bailey
Sarah Bailey
Amanda Marvin
Sky Hazlehurst
David Stephens
Devon Tate
Cassie Eames

Welcome & Roll Call

The City Council meeting began at 6:00 p.m. Mayor Mitchell called the meeting to order and welcomed those in attendance, including all Council Members, City Staff, and members of the public.

Pledge of Allegiance – A flag ceremony was performed by Scout Troops 719 and 7196 along with the Pledge.

Invocation – Kent Anderson

Public Comment

Mayor Mitchell invited members of the public to speak and noted that no action would be taken during public comment. Comments were limited to three minutes.

David Stevens, Scoutmaster of Troop 719, introduced himself and the troop, which is chartered with the Utah Military Academy in Riverdale. He expressed appreciation for the opportunity to attend and offered the troop as a community asset. Scouts Devin Bailey and Olivia introduced themselves; Olivia inquired about snacks for the group. Mayor Mitchell welcomed the scouts, noted the availability of snacks, and invited them to reach out to council members or himself for assistance with the Citizenship in the Community merit badge or other needs.

Seeing no other public comment, the meeting proceeded.

Presentations and Reports

1. Mayor's Report

Mayor Mitchell provided updates from the recent WACOG meeting, including information on the Pioneer Days rodeo and the America 250 program. The local church is supporting floats, and additional funding for the America 250 program is forthcoming. He encouraged consideration of a Riverdale float for the parade, potentially also for the city's Fourth of July parade.

He also reported on the transfer station, noting a recent letter regarding a contract that has since been withdrawn due to changes by Republic Services affecting the Weber County transfer station. Updates will follow as more information becomes available.

Mayor Mitchell mentioned that the Weber County noxious weed control representative is available to assist and provided a flyer for continuing education opportunities.

2. City Council Assignment Reports

No reports

3. Weber Fire District Presentation

Mr. Brooks introduced the presentation, explaining that the city has been exploring options to address upcoming funding gaps as part of 2030 planning. Discussions with the Weber Fire District have been ongoing to assess the possibility of the district assuming fire services for Riverdale.

Chief Brit Clark and Deputy Chief Taylor of the Weber Fire District presented an overview of the district's history, governance, coverage area, staffing, call volume (approximately 7,000 calls per year), ISO rating (Class 3, matching Riverdale's), and specialized services including heavy rescue, wildland firefighting, hazmat, paramedic program, community risk reduction, prevention, and outreach.

Chief Clark highlighted ongoing capital projects. He discussed financial stability through property taxes, robust capital planning, and strong audit results. He addressed governance by a board with elected and city-appointed trustees, regular communication with member cities, and potential service improvements such as enhanced training opportunities, greater staffing depth with reduced overtime reliance, 24/7 battalion chief oversight, rapid resource deployment, wildland mitigation, dedicated prevention and outreach staff, and expanded career paths for personnel.

Questions and discussion followed regarding service impacts, personnel transitions (with intent to retain Riverdale firefighters with seniority and rank), equipment and facilities, and budgetary implications. Chief Hennessy was also present for any questions.

Consent Items

1. Advice and consent to confirm Rik Hermann as Planning Commission Chair

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

2. Consideration to approve meeting minutes from:

February 3, 2026 Council Meeting

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

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

Mayor Mitchell proposed changing the order of the action items so petitioners present could leave. Council agreed, and items 3 and 4 were addressed first.

Action Items

1. Consideration of Resolution #2026-05 approving an interlocal agreement with West Haven City regarding rate reduction option for qualified West Haven residents to use the Riverdale Senior Center

Mr. Taylor explained the agreement would allow West Haven residents to access the Riverdale Senior Center at the resident rate. It includes partial payment through the end of the current budget year and full payment for FY27. Discussion highlighted the senior center's 50% increase in attendance), positive community feedback, value of the services, and ongoing conversations with other cities. Concerns about meal costs, staffing, and comparisons to agreements with other facilities (e.g., Roy aquatic center) were addressed, noting education on fees has been well-received with strong membership.

Motion: Councilmember Arnold moved to approve Resolution #2026-05 approving an interlocal agreement with West Haven City regarding rate reduction option for qualified West Haven residents to use the Riverdale Senior Center

Second: Councilmember Hansen

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

Motion passed unanimously.

2. Consideration of Resolution #2026-06 updating the Riverdale City Council Rules and Procedures

Mr. Brooks noted the updates clarify procedures, particularly regarding pre-planning meetings, which are now optional, and tie-breaking authority. Minor adjustments were made based on prior discussions.

Motion: Councilmember Richter moved to approve Resolution 2026-06 updating the Riverdale City Council Rules and Procedures

Second: Councilmember Anderson

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

Motion passed unanimously

3. Consideration of Ordinance #1003 approving Final Subdivision Plat for RiverPark Retail located at 4868 South 1050 West, as requested by Steward Land Company

Discussion centered on the overall development proposal. Mr. Cooper noted that the project would bring positive growth to the area and that the design was responsive to previous feedback during the design review process. Concerns were raised regarding access points and cross-parking lot connections, but it was observed that similar configurations exist in other areas of Riverdale. The placement of buildings closer to the road was acknowledged as a modern approach differing from past practices. Councilmember Anderson stated that the development would improve the appearance along Riverdale Road, with better setbacks, stormwater management, and vegetation. Councilmember Richter commented that he could find no good reason to deny the plat, as the applicant had met all city requirements and had standing to proceed.

Motion: Councilmember Arnold moved to approve Ordinance #1003 approving Final Subdivision Plat for RiverPark Retail located at 4868 South 1050 West, as requested by Steward Land Company.

Second: Councilmember Stevens

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

Motion passed unanimously in favor.

4. Consideration to approve Site Plan for RiverPark Retail located at 4868 South 1050 West, as requested by Steward Land Company

Further discussion on the site plan echoed comments on the subdivision plat. Councilmembers expressed support for the design's responsiveness to prior input, improved aesthetics along Riverdale Road, enhanced setbacks, and landscaping. Access was described as adequate though not perfect, with recognition that cross-parking lot connections are common in the city. Councilmember Anderson stated he could not identify sufficient grounds to deny the plan and felt the proposal aligned with city standards. Councilmember Richter similarly noted he could find no good reason to withhold approval.

Motion: Councilmember Richter moved to approve the site plan for RiverPark Retail located at 4868 South 1050 West, as requested by Steward Land Company, with the added conditions to finalize the required improvement guarantee, and long-term storm water maintenance plan, and obtain final UDOT access permit

Second: Councilmember Anderson

Councilor Arnold mentioned he would prefer to see it tabled and revisions submitted. Councilor Richter requested to withdraw the motion. Councilor Anderson (second) agreed, motion withdrawn.

Motion: Councilmember Richter moved to approve the site plan for RiverPark Retail located at 4868 South 1050 West, as requested by Steward Land Company, with the added conditions to finalize the required improvement guarantee, and long-term storm water maintenance plan, and obtain final UDOT access permit

Second: Councilmember Anderson

Councilor Richter:	Yes
Councilor Stevens:	No
Councilor Hansen:	Absent
Councilor Arnold:	No
Councilor Anderson:	Yes
Mayor Mitchell:	Yes

Vote on the motion tied. Mayor Mitchell broke the tie in favor of approval, citing the project's compliance with requirements and overall benefits to the area.

Motion passed.

5. Discussion and action: Riverdale Fire Department bathroom remodel budget

Chief Hennessy explained the bathrooms in the 1998 fire station have not been remodeled and receive heavy use (multiple daily showers to remove carcinogens). Bids received: \$50,000 (lowest), \$57,000, and \$63,000. Capital funds include \$45,000; he requested approval not to exceed \$57,000 to cover the two lowest bids. Funds are available within the capital improvement fund; no budget amendment is needed.

Motion: Councilmember Arnold moved to approve the spending increase not to exceed 57000.

Second: Councilmember Stevens

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

Motion passed unanimously in favor.

Upcoming Events

- Last day of Legislative General Session – March 6th
- Community Center St. Patrick's Party – March 13th
- Optic-Kleer ribbon cutting – March 18th
- ULCT Midyear Conference (St. George) – April 22nd to 24th

Comments

1. City Council
2. City Staff - Color renderings for the approved playground were distributed for review; thumbs-up received. No other staff comments.
3. Mayor

Adjournment

Having no further business to discuss, Councilmember Arnold moved to adjourn the meeting. Councilmember Hansen seconded the motion. The meeting was adjourned at 7:58 p.m.

Date Approved: