

Minutes of the Regular Meeting of the Riverdale City Council held Tuesday, April 7, 2026, at 6:00 p.m. at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

**Present:**

City Council:

- Braden Mitchell, Mayor
- Alan Arnold, Councilmember
- Bart Stevens, Councilmember
- Anne Hansen, Councilmember
- Michael Richter, Councilmember
- Kent Anderson, Councilmember (joined electronically)

City Employees:

- Steve Brooks, City Administrator/Attorney
- Casey Warren, Police Chief
- Shawn Douglas, Public Works Director
- Matthew Hennessy, Fire Chief
- Rich Taylor, Community Services Director
- Shalee Nay, Police Admin Assistant

Excused:

- Michelle Marigoni, City Recorder

Visitors:

- Jake Sawyer
- Miranda Rizzi
- Thatiam Falls
- Kristen Cowan
- Paul Thoms
- Sean Athie
- Jake Tate
- Dee Hansen
- Chris Terry
- Angela Zamora
- Mike Staten

### **Welcome & Roll Call**

The City Council meeting began at 6:05 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** – Brandon Cooper

**Invocation** – Alan Arnold

**\*\* Mayor Mitchell requested to move Item #1 under Action Items forward to accommodate Representative Jake Sawyer's schedule. \*\***

### **Action Item #1:**

#### **Consideration of Resolution #2026-07 recognizing Representative Jake Sawyer**

Steve Brooks and Rich Taylor presented the item, explaining that Representative Sawyer secured \$100,000 in state funding for the Riverdale Senior Center (\$50,000 for the current year and \$50,000 for the next). Representative Sawyer represents parts of Davis County but worked on behalf of Riverdale after learning of the center's needs. Mayor Mitchell presented Representative Sawyer with a key to the city and a lapel pin. Representative Sawyer shared that the funding request was his top priority during the legislative session and was unexpectedly doubled by the Executive Appropriations Committee.

### **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.

Mike Staten, former Councilmember and Planning Commissioner, expressed appreciation for the Council's service, noting that he has lived in Riverdale for 27 years. He spoke in opposition to the proposed CarMax rezone at 4400 South and 700 West. He argued that Riverdale should prioritize community character and quality of life over sales tax generation from car dealerships. He referenced the movie "Up," warning that residents could become isolated in neighborhoods "eaten away" by commercial development.

Seeing no other public comment, the meeting proceeded.

**Presentations and Reports**

**1. Mayor's Report**

Mayor Mitchell reported on a recent Weber Area Council of Governments (WACOG) meeting. He noted that Riverdale's three RAMP grant applications totaling \$44,000 were denied, while surrounding cities received significant funding. He mentioned that having representation on the RAMP board is advantageous and something the city will pursue. He also shared that Weber Basin is requesting 20% water reductions due to "level two moderate" restrictions, with secondary water not being charged until May 15.

**2. City Council Assignment Reports**

Councilor Stevens reported on a housing meeting where legislative impacts on infrastructure funding were discussed. Councilor Richter expressed appreciation to city staff for the successful Easter events.

**Consent Items**

**1. Consideration to approve meeting minutes from:**

March 3, 2026 Council Meeting

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

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

**Action Items**

**1. Consideration of Site Plan Amendment for Goldcrest Homes**

Thatiam Falls of Gold Crest Homes explained that during construction, it was discovered that a proposed sidewalk trail around the detention pond was infeasible due to grading and property line constraints. The developer proposed replacing the trail with a playground amenity of similar value. Brandon Cooper noted the amendment also changes the pond's interior from vegetation to gravel to protect the liner. Council discussed HOA control, with Mr. Falls clarifying that Fieldstone Homes currently manages the HOA but will transition it to residents as the phases are completed.

**Motion:** Councilmember Arnold moved to approve the site plan amendment for Gold Crest Homes as presented.

**Second:** Councilmember Hansen

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

Motion passed unanimously in favor.

**2. 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)**

Brandon Cooper stated this amendment documents the changes approved in the site plan, including the detention pond modifications, trail removal, and playground installation. Council discussed pond safety and city liability, with staff clarifying the pond is for detention (slow release) rather than long-term retention.

**Motion:** Councilmember Arnold moved to approve 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)

**Second:** Councilmember Richter

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

Motion passed unanimously.

**3. Consideration of Resolution #2026-09 accepting the Annual Municipal Wastewater Report**

Shawn Douglas presented the state-required report, highlighting that Riverdale had zero overflows or backups last year. Council discussed the city's use of reserve funds for repairs rather than a specific sinking fund.

**Motion:** Councilmember Arnold moved to approve Resolution #2026-09 accepting the Annual Municipal Wastewater Report

**Second:** Councilmember Stevens

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

Motion passed unanimously.

**4. Discussion regarding removal of park strip at Riverdale Park**

Shawn Douglas proposed removing non-used grass in the park strip along Parker Drive to lead by example in water conservation. The project includes a new rock sign, flower bed, and six trees. Council provided a positive consensus for the project, noting residents would likely appreciate the water savings and updated aesthetics. No formal action was taken.

**5. 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**

Steve Brooks addressed the importance of property rights and the projected \$2.5–\$3 million budget deficit by 2030, emphasizing the need for tax-generating developments. Kristen Cowan and Paul Toms presented for CarMax, stating the dealership would generate \$31–\$33 million in annual revenue and create 20 jobs while producing significantly less traffic than the previously approved apartment complex. Mr. Cooper noted the Planning Commission had issued a negative recommendation based on concerns over the loss of moderate-income housing potential. Council consensus was that the site's history and surrounding commercial uses made C-3 zoning a better fit than residential.

**Motion:** Councilmember Arnold moved to approve Resolution #2026-10 based on staff findings.

**Second:** Councilmember Richter

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

Motion passed unanimously.

**6. 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**

This ordinance modifies the zoning from R-4 to C-3 for the CarMax property. A substitute ordinance was used to omit the consultant's name.

**Motion:** Councilmember Stevens moved to approve Ordinance #1004 as modified by the substitute ordinance.

**Second:** Councilmember Richter

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

Motion passed unanimously.

**7. 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)**

Mr. Cooper explained the agreement protects the city by requiring CarMax to pull development permits within 36 months or the zoning rights may expire. Council requested an amendment requiring the developer to maintain the vacant property during the interim.

**Motion:** Councilmember Arnold moved to approve Resolution #2026-11 with the added land maintenance requirement.

**Second:** Councilmember Stevens

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

Motion passed unanimously.

**8. 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)**

**Motion:** Councilmember Hansen moved to un-table Ordinance #999. Councilor Arnold seconded the motion, and all were in favor.

Mr. Cooper presented a revised "Planned Development" (PD) overlay zone that increases Council discretion and involvement early in the design process through a new Design Review Committee. The ordinance was updated to remove staff authority for "minor" field changes, requiring all amendments to return to Council. Discussion included requirements for mow strips under fences.

**Motion:** Councilmember Richter moved to approve Ordinance #999.

**Second:** Councilmember Stevens

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

Motion passed unanimously.

**9. 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**

Sean Athie and Jake Tate of Larry H. Miller Real Estate/Destination Homes presented a proposal for 81 townhome units. Mr. Tate addressed concerns regarding springs on the property, detailing an extensive subdrain system around every building foundation. Most units will be two stories, with three-story units only on the hillside to accommodate the grade.

**Motion:** Councilmember Arnold moved to approve Ordinance #1005 based on staff findings

**Second:** Councilmember Anderson

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

Motion passed unanimously.

**10. 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)**

This agreement sets a 12-month timeline for the developer to pull permits, which Mr. Tate indicated they intend to start within two weeks.

**Motion:** Councilmember Arnold moved to approve 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)

**Second:** Councilmember Hansen

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

Motion passed unanimously.

**11. Consideration of Resolution #2026-13 amending a Professional Services Agreement with Hansen Planning Group for the Comprehensive Development Code Update**

Mr. Cooper requested an additional \$30,000 for "neighborhood plans" to allow for surgical, micro-adjustments to the general plan rather than broad changes. The new total contract amount is \$93,950.

**Motion:** Councilmember Arnold moved to approve Resolution #2026-13 with a "not to exceed" amount of \$93,950.

**Second:** Councilmember Anderson

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

Motion passed unanimously in favor.

**Upcoming Events**

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

**Comments**

1. City Council
2. City Staff
3. Mayor

**Adjournment**

Having no further business to discuss, Councilmember Arnold moved to adjourn the meeting. Councilmember Stevens seconded the motion. The meeting was adjourned at 9:22 p.m.

**Date Approved: 4/21/2026**