

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, Chair Colleen Henstra, Vice Chair 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.

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

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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.

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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: 4/28/2026