

Minutes of the **Regular Session** of the Riverdale City **Planning Commission** held Tuesday, April 28, 2026, at 5:30 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 Alan Bowthorpe, Commissioner Jason Francis, Commissioner Laura Hilton, Commissioner Cody Hansen, Commissioner
City Employees:	Brandon Cooper, Community Development Director Michelle Marigoni, City Recorder
Excused:	Melissa Carey, Commissioner
Visitors:	Mike Hansen, Hansen Planning Group

#### **A. Welcome & Roll Call**

The Planning Commission Meeting began at 5:30 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 Carey, 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
  - Development Review Committee for LHM Townhomes (first meeting of new committee format) 4/29/2026.
  - New PD Ordinance will apply to development
  - Mr. Cooper encouraged PC to attend ribbon cuttings when they can
  - First Watch had design review, and their next step will be building permit.

#### **D. Consent Items**

1. Consideration of Meeting Minutes from:

March 10, 2026 Work Session and Regular Meeting

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

#### **E. Action Items**

1. Consideration to set a public hearing for a text amendment to Title 10 of the Riverdale City Code for the classification of new and unlisted business uses.

Brandon Cooper explained SB179 in the 2025 legislative session requires a process to classify new and unlisted business types. The owners of Ruby River are looking to close the restaurant and open a new type of business.

**MOTION:** Commissioner Francis moved to set a public hearing for May 12, 2026.

**SECOND:** Commissioner Bowthorpe

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

Commissioner Francis: Yes

Motion passed unanimously.

**Comments**

1. Planning Commission
2. City Staff

**F. Adjournment**

As there was no further business to discuss, Commissioner Henstra moved to adjourn. Commissioner Bowthorpe seconded the motion. All were in favor and the Planning Commission meeting adjourned at 5:45 p.m.

Date Approved: 5/12/2026