

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

**A. Welcome & Roll Call**

**B. Pledge of Allegiance** – Anne Hansen

**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
3. [Development Review Committee Report](#) – Councilor Richter
4. [Legislative Update](#) – Steve Brooks

**F. Consent Items**

1. Consideration to approve meeting minutes from:  
[May 5, 2026 Council Meeting](#)

**G. Action Items**

1. [Consideration of Ordinance #1009 approving a text amendment to Title 10 of the Riverdale City Code for the classification of new and unlisted business uses](#)
2. [Consideration of an application to establish a Bar Use classification and designate appropriate zoning districts](#)
3. [Consideration of Ordinance #1010 adopting a Bar Use classification and designating appropriate zoning districts](#)
4. [StringTown Master Planning process update and finance tools discussion](#)
5. [Discussion and action regarding City Administrator Contract](#) (may go into closed session pursuant to [UCA 52-4-205\(1\)\(a\)](#)).

**H. Upcoming Events**

- June 4<sup>th</sup> - Fire Department Open House 5 p.m. to 7 p.m.
- June 15<sup>th</sup> - Juneteenth holiday (observed), city buildings will be closed, except for the Community Center

**I. Comments**

1. City Council
2. City Staff
3. Mayor

**J. Adjournment**

**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 29<sup>th</sup> day of May 2026 at the following locations: 1) Riverdale City Hall Noticing Board 2) the City website at <http://www.riverdaleutah.gov/> 3) the Public Notice Website: <http://www.utah.gov/pmn/index.html>.

Michelle Marigoni  
Riverdale City Recorder

\*\*The City Council meeting on June 2, 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](https://www.youtube.com/channel/UCegcYe-pIXSRZGd5llencvA/videos?view_as=subscriber)

Minutes of the Regular Meeting of the Riverdale City Council held Tuesday, May 5, 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

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
- Rich Taylor, Community Services Director
- Matthew Hennessy, Fire Chief
- Michelle Marigoni, City Recorder

Excused:

Visitors:

- Stacey Haws
- Allen Miller
- Fernando Mendoza

### **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** – Steve Brooks

**Invocation** – Cody Cardon

### **Public Comment**

Mayor Mitchell reminded people to remain civil and dignified and thanked members of the public, council, and employees for attending. He invited members of the public to speak and noted that no action would be taken during public comment. Comments were limited to three minutes.

Allen Miller addressed the council regarding concerns about a proposed property tax increase and its impact on residents.

Seeing no other public comment, the meeting proceeded.

### **Presentations and Reports**

#### **1. Mayor's Report**

WACOG – Transfer station update – Ogden City moved away from the Weber Transfer Station and to the new Ogden station run by Robinson Waste, which will have a detrimental effect on the Weber station. Republic is also now taking over Robinson Waste.

RAMP EZ Grants were awarded to Riverdale City, \$2000 for the Halloween event and \$2000 for the Senior Center.

The senior center had a very successful and well-attended health fair.

#### **2. City Council Assignment Reports**

Housing – Councilor Stevens reported \$100 million allocated by the legislature for infrastructure.

**Development Review Committee Report**

Councilor Richter reported information would be provided to the council and that the committee would help keep the council informed of upcoming projects.

**The council agreed by consensus to reorder the action items to address the presentation of the tentative budget first.**

**Action Items**

1. Presentation of Tentative Budget for FY 2027

Mr. Cardon presented the tentative budget for FY 2027, covering various funds including the general fund, RDA funds, water fund, sewer fund, stormwater fund, and others. He reviewed revenues, expenditures, proposed increases, and capital projects.

Councilor Arnold requested a specific breakdown of the apartment side of the senior center and expressed the view that it should be ended due to costs. Councilmember Richter thanked staff for the presentation but stated that more detailed information should be provided much earlier to allow sufficient time for review and discussion of each element. He recognized that a decision on the tentative budget was required at this meeting.

Mr. Cardon noted the time constraints of the budget process. Councilmember Richter acknowledged this and indicated that another meeting could be held before final budget adoption. Discussion turned to whether to proceed with Truth in Taxation. Councilmember Arnold expressed that he did not want to move forward with the tax increase. Councilmember Richter stated that it was difficult to support an increase at this time.

Councilor Stevens disagreed and noted that it is less costly to conduct Truth in Taxation when multiple cities are doing so and that it is less painful when done more regularly.

Councilor Anderson noted that a \$120,000 increase in a budget of this size is minimal and practical, especially with rising fees and rates elsewhere. He highlighted Riverdale's unique situation with the 2030 planning issue and upcoming retail competition from new stores in nearby cities. He suggested that cost reductions combined with a modest tax increase should be considered to meet in the middle.

- 2. **Notice that an Executive Officer or Budget Officer of Riverdale City intends to state the following:**
  - a. Riverdale City is considering a tax rate that exceeds the certified tax rate
  - b. The approximate dollar amount and purpose of the ad valorem tax revenue increase
  - c. The approximate percentage increase in ad valorem tax revenue that is based on the tax rate increase
  - d. Riverdale City will provide notice of and conduct a public hearing as required, where members of the public will have an opportunity to comment on the proposed increase.
- 3. Statement of Budget Officer: Notice regarding a proposed property tax rate increase in the FY2027 Tentative Budget
- 4. Presentation of Proposed Property Tax Impact Schedule
- 5. **Consideration of Resolution #2026-015 adopting the FY2027 Tentative Budget and Property Tax Impact Schedule, and setting a public hearing date**

The council continued discussion on the budget process, public hearing requirements, and options regarding the proposed tax rate increase. Council members provided input on next steps for the Truth in Taxation process and final budget adoption.

**Motion:** Councilmember Richter moved to amend to remove the proposed property tax increase and otherwise approve Resolution #2026-15 and the tentative budget.

**Second:** Councilmember Arnold

Councilor Stevens:	No
Councilor Hansen:	Yes
Councilor Arnold:	Yes
Councilor Richter:	Yes
Councilor Anderson:	No

The motion passed 3 in favor and 2 opposed. The tentative budget will be adopted with no Truth in Taxation process.

**Upcoming Events**

- Ken Garff Honda Ribbon Cutting May 8th 12:00 p.m.
- Old Glory Days parade registration is open, all other registrations open May 15<sup>th</sup>
- Memorial Day May 25<sup>th</sup> – Offices closed

**Comments**

1. City Council

Councilmember Hansen reported that the Riverdale Band had a great concert. She asked if funding was budgeted for the band. Mr. Taylor stated that he applies for EZ grants and that funds are available in the miscellaneous account as needed. The band also collects small fees for some performances, which are returned to the city. Councilmember Hansen appreciated the council's input during the budget discussion and noted that they are trying to do what is best for the residents. She stated that Truth in Taxation should be addressed more regularly and felt the 2030 committee should have more opportunities to explore cost-saving solutions beyond 2030.

Councilmember Arnold shared that a resident had contacted him regarding planned developments. He noted that Sherwood Park has 75 homes served by only one meter, which moves to a higher tier after 10,000 gallons. Mr. Douglas explained that individual metering is now required for all units unless they are rentals. Councilmember Arnold stated that Angie is attentive to each resident's concerns and offered to explain details to any resident who calls.

Councilmember Stevens commented on the purpose of the comments section.

2. City Staff

Mr. Brooks stated that the final budget would be presented on June 16th. Mayor Mitchell requested that the presentation be sent to the council. Councilmember Arnold asked for additional details on the apartments at the senior center. Mr. Douglas noted that it is difficult to separate them because the apartments are closely integrated with the rest of the senior center.

3. Mayor

Mayor Mitchell requested that a 2030 committee meeting be held before the June budget meeting.

**Adjournment**

Having no further business to discuss, Councilmember Arnold moved to adjourn the meeting. Councilmember Richter seconded the motion. The meeting was adjourned at 7:41 p.m.

**Date Approved:**

# Design Review Committee (DRC) Summary Report

**Date of DRC Meeting:** April 29, 2026

**Project Name:** Hillston Towns (formerly LHM Riverdale Multi-Family)

## I. Project Overview

- **Location:** Approximately 12.45 acres at Riverdale Road and 550 West (Lots 204 and 205 of Riverdale Landing Phase 2).
- **Residential Density:** 81 total townhome units configured in 3, 4, and 5-unit buildings.
- **Architecture:** Craftsman and Farmhouse primary styles utilizing stucco, LP siding, and "Moire Black" shingles.
- **Building Heights:** Estimated at 27 to 28 feet.
- **Site Coverage:** Weighted toward open space.

## II. Key Discussion Points & Recommendations

- **Fencing & Commercial Separation:**
  - **DRC Intent:** To ensure a robust physical barrier exists to prevent residential overflow parking into adjoining commercial lots.
  - **Recommendation:** Use engineered material in a split-rail design to match project aesthetics while utilizing elevation changes to create an effective barrier.
- **Traffic Flow & Access:**
  - **Parking Configuration:** The DRC recommends angled parking slots along 550 West to improve guest ease-of-use and traffic flow.
  - **Pedestrian Connectivity:** The committee formally requested the developer link internal trails behind the development directly to 300 West. **RDA board funding may be available to assist with these trail enhancements.**
- **Amenities & Environmental Integration:**
  - **"Wooded" Theme:** Recreation areas and playgrounds will be themed to integrate with the natural hillside setting of Common Area A (9.753 acres).
  - **Drainage:** System includes two land drains above the project and separate drains for each unit, flowing toward the south end's man-made "river".

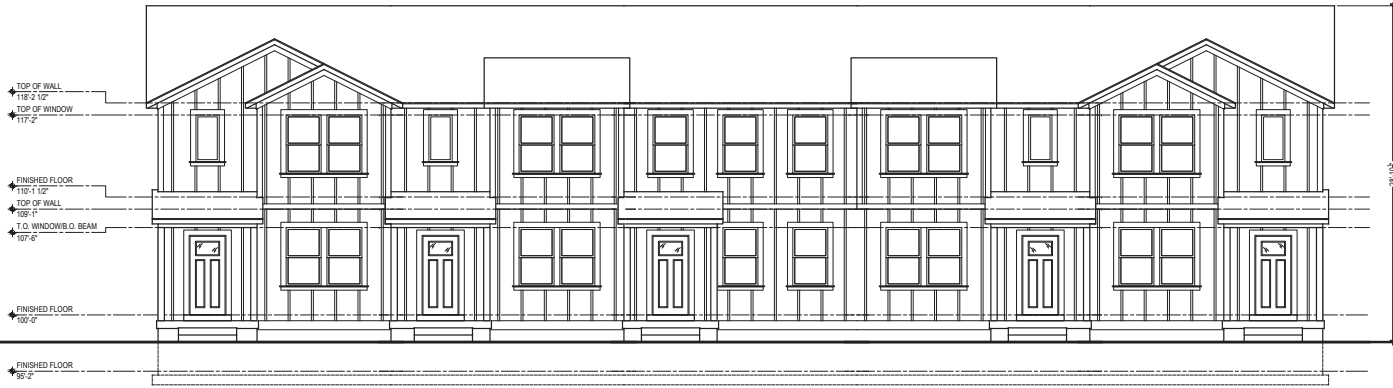
## III. Critical Areas for Future Scrutiny

- **Infrastructure Liability:** All onsite utilities and roadways will be the sole responsibility of the property owners/HOA to maintain to City standards.
- **Geotechnical Stability:** Because of the significant slope, the project must meet the "Hillside & Slope Protection Code". Review of geotechnical reports by city engineer was pending at the time of the meeting.
- **Offsite Parking:** The project currently relies on 34 offsite surface stalls to reach its total parking count. Overall parking sites exceed Riverdale City ordinance requirements.



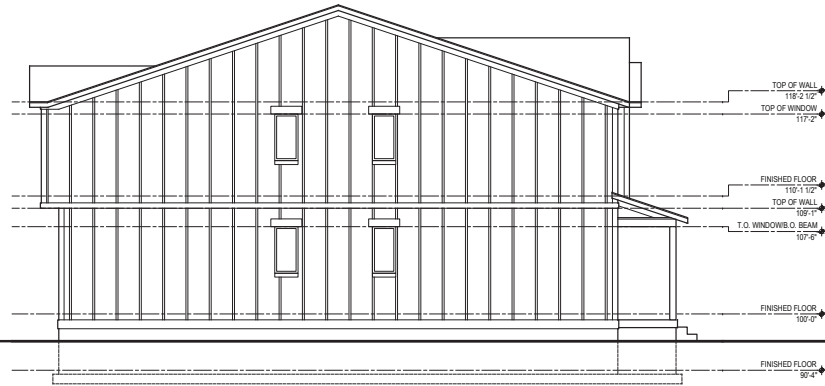
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SCALE: 3/32" = 1'-0"



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**Destination  
Homes**

PLAN:  
**RILEY  
FARMHOUSE**

DATE

VERSION 0.0

HOMEBUYER  
DESTINATION HOMES

DATA  
LOT NO: 0-000

DRAWN BY: ---  
CHECKED BY: ---

TITLE  
ELEVATIONS

SHEET NUMBER:

**A3.1**

# Design Review Committee (DRC) Summary Report

**Date of DRC Meeting:** May 3, 2026

**Project Name:** Dave's Hot Chicken Remodel

## I. Project Overview

- **Location:** 4212 Riverdale Road (former Krispy Kreme location).
- **Applicant:** We Know Success Properties, LLC.
- **Scope:** Comprehensive interior and exterior remodel of the existing building.
- **Zoning & Approval:** No changes to city zoning, architectural site plan, or building footprint are requested. **Formal Planning Commission/City Council approval is not required**; DRC review ensures alignment with community aesthetic standards.

## II. Key Discussion Points & Recommendations

- **Aesthetics & Paint:** The transition to the new brand identity includes painting existing building materials, finishes, awnings, parapet caps, and patio railings red.
- **Themed Artwork:**
  - **Exterior:** The developer plans custom graphic artwork on all facades reflecting local Riverdale landmarks.
  - **Contingency:** **Final DRC approval is strictly contingent upon a final review of the specific designs produced by the artist.**
  - **Interior:** Customer seating will also be themed with local elements.
- **Patio & Maintenance:**
  - New tables, chairs, and red umbrellas will be installed.
  - New LED lighting will be added along the parapet to complement the brand aesthetic.
  - The external garbage collection unit will be repaired for improved functionality and appearance.
- **Landscaping:** Existing landscaping will be "refreshed" without significant changes to species or layout.

## III. Project Timeline

- **Remodel Duration:** Approximately 90 days.
- **Anticipated Opening:** Late Summer to Early Fall 2026.





# Design Review Committee (DRC) Summary Report

**Date of DRC Meeting:** May 27, 2026

**Project Name:** CarMax Conceptual Development Review

## 1. Executive Summary & Context

This report serves as a high-level summary of the conceptual submission for the proposed CarMax development located at 671 West 4400 South.

The Development Review Committee (DRC) conducted an informal pre-submission review on May 27, 2026, to provide preliminary, non-binding feedback across multiple infrastructure categories.

The evaluation covered the core elements of the site plan, architectural footprint, signage program, landscape architecture, stormwater management, and daily property operations.

## 2. Project Team & Leadership

**Developer Component:** The project development is led by CenterPoint Integrated Solutions, with POHW Architects directing building design and Basin Engineering overseeing civil engineering frameworks.

## 3. Architecture, Materials, and Visual Expression

The developer presented architectural profiles that reflect CarMax's standardized corporate aesthetic.

**Primary Building Materials:** The exterior facade is primarily composed of painted split-face Concrete Masonry Units (CMU) layered with contrasting smooth-face block bands to create an undulating stripe design intended to add texture and reduce visual flatness.

**Aesthetic Accents:** The design integrates corporate blue standing-seam roofs over client entry points, pre-finished anodized aluminum canopies, painted service doors, and blue-tinted glazing windows.

**Mechanical Rooftop Screening:** All roof-mounted mechanical units and HVAC systems will be hidden from ground-level sightlines by pre-finished metal screening walls

finished in dark earth tones. Elevated views from Riverdale Road may still expose some elements of the mechanical units.

**Perimeter Screening Infrastructure:** A unified six-foot-tall solid masonry CMU wall will surround the back-of-house service and sales staging sections to screen operational activities completely from public street-level view.

#### **Critical DRC Design Concerns for Council Awareness:**

Planning Committee members noted that the uniform earth-tone palette appears plain and lacks the visual engagement demonstrated by other nearby local auto dealerships. This design, however, is consistent with the corporate identity of CarMax dealerships nationwide.

Furthermore, due to the site's immediate proximity to the adjacent elevated Riverdale Road viaduct, the building's large, flat roof membrane may be visible to overhead motorists. The developer has agreed to coordinate with corporate CarMax design managers and their sign vendor to evaluate potential rooftop treatments or graphic enhancements.

#### **4. Site Layout and Property Operations**

The conceptual master layout adheres to the parameters established during prior municipal rezoning and general plan configuration amendments.

**Building Matrix Allocations:** The facility encompasses a combined building area of 7,737 square feet, partitioned into a 4,312 SF principal sales building, a 2,641 SF retail service building for minor vehicle care (such as oil changes), and a 784 SF presentation lane for finalizing sold vehicles.

**Ingress & Egress Strategy:** Primary customer access points are distributed with entrances located directly on 4400 South and 700 West.

**Controlled Access Display Lot:** The main vehicle display area (160 spaces) will operate as a non-public inventory zone. CarMax associates will manually handle all inventory movements and accompany customers inside the lot at all times for safety and asset protection.

**Mandatory On-Site Carrier Unloading:** To completely prevent vehicle transport trucks from blocking public rights-of-way, a dedicated, CMU-walled car-carrier delivery zone is integrated on-site, avoiding any street unloading.

**Utility Substructures:** The designated localized dumpster enclosures, tire storage spaces, and an above-ground fuel tank area will be built using matching masonry and CMU detailing.

**Alternative Orientation Evaluation:** The DRC formally questioned if the building should be flipped closer to the intersection to establish a more prominent street face. The project team had discussed these elements previously and strongly desired the current layout to take full advantage of the high visibility of inventory from Riverdale Road. The proposed layout also kept back-of-house operations shielded from the elevated Riverdale Road viaduct corridor while maximizing vehicle display visibility for passing traffic.

## 5. Landscaping Architecture and Stormwater Management

**Acreege Apportionment:** The overall site encompasses 5.51 total acres, yielding 4.63 acres of developed plane, a 0.24-acre stormwater detention basin, and a 0.64-acre future expansion parcel.

**Drought-Conscious Plant Coverage:** City staff highlighted critical local drought conditions and C3 commercial zone turf compliance limits. The DRC recommended a target of 65–75% live-plant coverage at maturity across landscaped zones to reduce rock-mulch heat-island effects, prioritizing xeriscaped street frontages and park strips.

**Snow Storage Park Strip:** The committee recommended integrating a minimum five-foot-wide park strip along 700 West to provide necessary winter snow-stacking space and simplify ongoing sidewalk maintenance.

**Right-of-Way Root Protections:** All proposed trees and large shrubs are positioned cleanly outside the public right-of-way lines and set back from sidewalks to prevent long-term root buckling issues.

**Intersection Detention Performance:** The large surface detention and future expansion basin is situated near the main intersection. There were discussions relating to the most effective ground management with rock mulch and native hydroseed over irrigated sod.

**Expansion Parcel Retention:** CarMax confirmed it has no immediate subdivision plans for the property and intends to retain the 0.64-acre expansion parcel as part of the unified site. If developed later, any transition to underground storage must satisfy complex localized groundwater separation and elevation constraints.

## 6. Signage, Traffic Flow, and Code Compliance

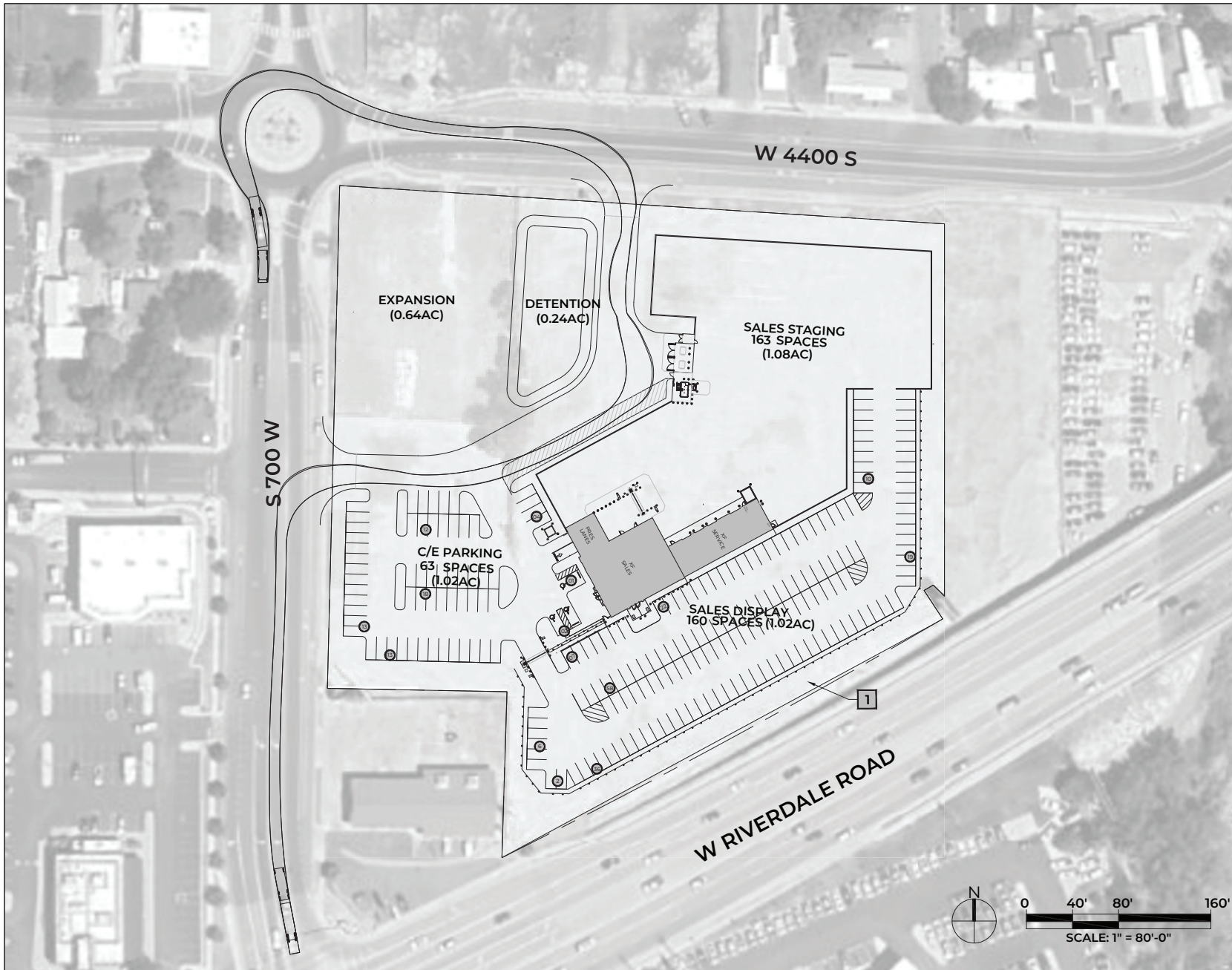
**Signage Allocation Plan:** The master sign submittal outlines a 20-foot-tall freestanding pylon sign, multiple canopy-mounted building signs, entrance directional markers, parking row markers, and temporary job and opening banners.

**South Entrance Intersection Geometry:** A specialized "pork-chop" right-in/right-out directional island configuration has been added to the southern 700 West entrance point to strictly control traffic movements and prevent left turns.

**Missing Signage Identified:** The committee noted that the initial signage plan omitted a required right-turn-only regulatory sign at the 700 West exit; staff will ensure the signage consultant adds this mandatory traffic control marker.

## 7. Project timeline

No changes to initial timeline proposed. Anticipated project construction beginning in Fall 2028, however this may be accelerated if previously slated projects experience delays or roadblocks.



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

- EXIST. BILLBOARD
- 10' PUE

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

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

**RIVERDALE, UT**

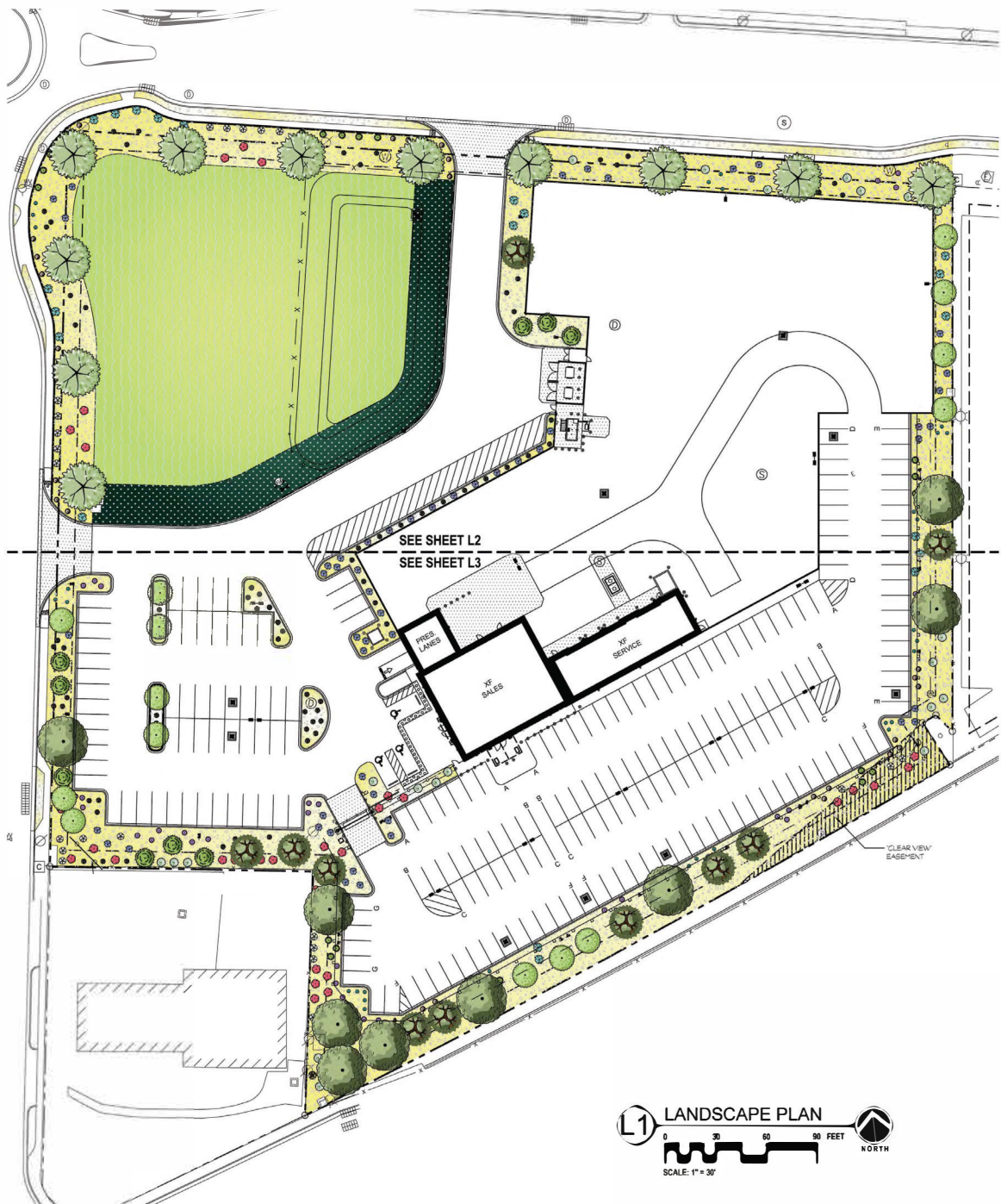
CONFIDENTIAL  
 NOT RELEASED FOR CONSTRUCTION

PROJECT NO. XXXX  
 DATE 11.24.2025

SHEET TITLE  
 PRELIM. SITE PLAN

SHEET NO.

**SP-07**



### LANDSCAPE REQUIREMENTS

TYPE	QUANTITIES	REQUIRED	PROPOSED
TURF	NO MORE THAN 15% OF OVERALL PLAN	0 SQ FT	7,731 SQ FT (2.9%)
XERISCAPE	NO LESS THAN 85% OF LOT AREA	52,272 X .85 = 44,431.2 SQ FT	57,837 SQ FT (90.3%)
LOT AREA	20% OF LOT NEEDS LANDSCAPED	261,360 X .20 = 52,272 SQ FT	98,027 SQ FT (37.5%)
TREES	MINIMUM OF 1 TREE PER 5,000 SQ FT.	261,360 / 5,000 = 52.272	53 TREES



ENTITLEMENT  
(100%)

THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.  
CAR. N. REC. PLA. SERIAL NO. 2162290 DATE: 12 MAR 2026

### PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
<b>DECIDUOUS TREES</b>						
(Symbol)	14	ACER TATARICUM 'GARAN'	HOT WINGS TATARIAN MAPLE	888		2'
(Symbol)	9	GLEDITSIA TRIACANTHOS 'NERMIS SKYCOLE'	SKYLINE HONEY LOCUST	888		2'
(Symbol)	11	ZELKOVA SERATA	JAPANESE ZELKOVA	888		2'
<b>EVERGREEN TREES</b>						
(Symbol)	5	JUNIPERUS SCOPULORUM	ROCKY MOUNTAIN JUNPER	888		18" MIN
(Symbol)	10	PINUS CEMBOIDES EDULIS	PINYON PINE	888		6-8"
<b>SYMBOL QTY BOTANICAL NAME COMMON NAME CONT</b>						
<b>DECIDUOUS SHRUBS</b>						
(Symbol)	25	ANELANCHER ALNFOLIA 'STANDING OVATION'™	SEVACEBERRY	5 GAL		
(Symbol)	22	PHYSCOCARPUS OPALIFOLIUS 'DIADE'	DIABLO NINEBARK	5 GAL		
(Symbol)	32	PHYSCOCARPUS OPALIFOLIUS 'LITTLE DEVIL'	LITTLE DEVIL™ DWARF NINEBARK	1 GAL		
(Symbol)	32	PRUNUS X CISTENA	PURPLE LEAF SAND CHERRY	5 GAL		
<b>EVERGREEN SHRUBS</b>						
(Symbol)	24	JUNIPERUS HORIZONTALIS 'HUGHES'	HUGHES JUNPER	5 GAL		
(Symbol)	22	PICEA ADRES 'INDIFORME'	HEBT SPRUCE	5 GAL		
<b>ORNAMENTAL GRASSES</b>						
(Symbol)	18	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHERREED GRASS	1 GAL		
(Symbol)	34	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL		
<b>PERENNIALS</b>						
(Symbol)	38	LAVANDULA ANGSTIFOLIA 'HIDCOTE BLUE'	HIDCOTE BLUE LAVENDER	1 GAL		
(Symbol)	55	PEROVSKIA ATRIPLICIFOLIA 'PILGRIM'	RUSSIAN SAGE	1 GAL		
<b>GROUND COVERS</b>						
(Symbol)	33,094 SF	NATIVE GRASS MIX HARD FESCUE BIG BLUE GRASS BLUE WILD RYE SLENDER WHEAT GRASS SHEEP FESCUE MOUNTAIN BROME	NATIVE GRASS MIX	HYDROSEED		
(Symbol)	7,731 SF	POA PRATENSIS	KENTUCKY BLUEGRASS	800		
<b>MULCH</b>						
(Symbol)	53,475 SF	CRUSHED GRANITE	CRUSHED GRANITE WATERWITTING WEED BARRIER	MULCH		

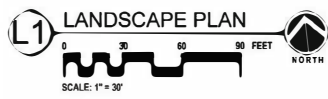
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**LATEST DATE**

**DRAWN BY:** MM

**CHECKED BY:** CNE

REV#	DATE	DESCRIPTION	BY
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00-00-00		ENTITLEMENT (50%)	
00-17-25		ENTITLEMENT (100%)	

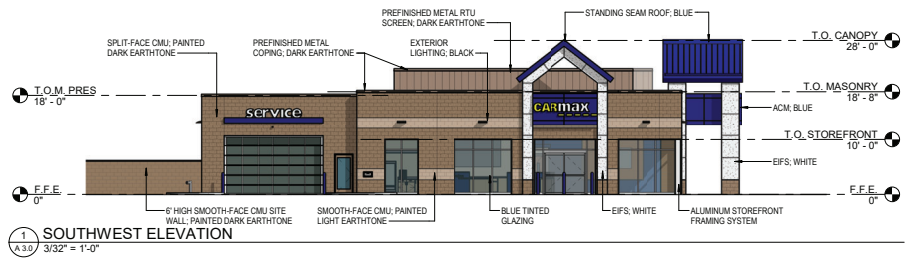


**CARMAX**  
THE AUTO SUPERSTORE  
STORE NUMBER 6175  
671 W 4400 S  
RIVERDALE, UTAH

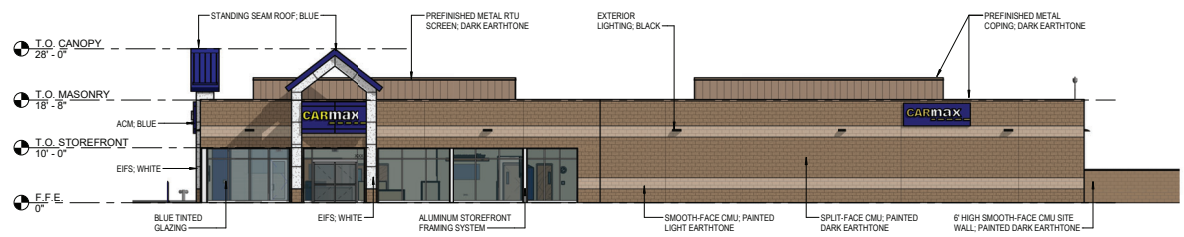
PROJECT NO.	25-078
DATE	17 MAR 2026
SHEET TITLE	OVERALL LANDSCAPE PLAN
SHEET NO.	L1

**LEGEND**

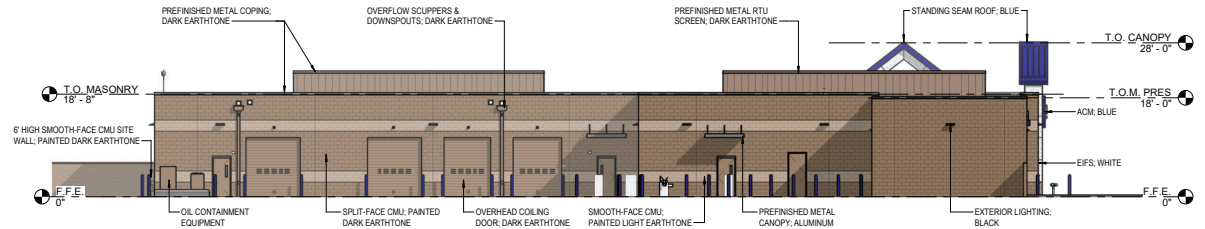
-  CMU 1 - SPLIT FACE - PAINT SHERWIN WILLIAMS, COLOR: MEADOWLARK, SW7522
-  CMU 2 - SMOOTH FACE - PAINT SHERWIN WILLIAMS, COLOR: BEACH HOUSE, SW7518
-  CMU 3 - SMOOTH FACE - PAINT SHERWIN WILLIAMS, COLOR: MEADOWLARK, SW7522
-  ACM2 - COLOR TO MATCH ALPOLIC SHB BLUE
-  EIFS 2 - STO 36237 CLOUD STOLIT 1.0 FINE TEXTURE
-  CONCEALED FASTENER FLUSH METAL WALL PANELS - COLOR TO MATCH PETERSEN SIERRA TAN



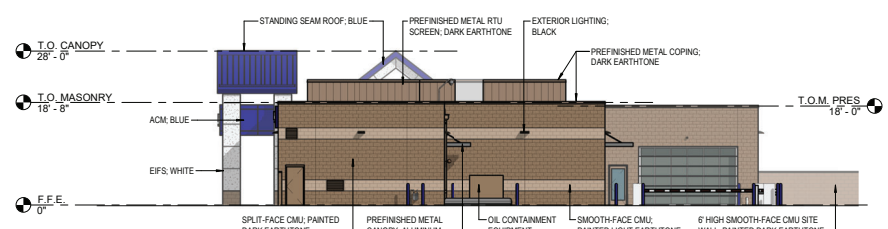
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**Riverdale City, Utah**  
**2026 Utah Legislative General Session**  
**Expanded Municipal Impact Summary and Department Action Plan**  
Prepared For: Mayor, City Council, Department Heads, and Key Staff  
References pulled from the UPC yearly Legislative update.

**Executive Summary**

The 2026 Utah General Legislative Session produced several statutory changes that affect municipal administration, law enforcement, courts, public records, privacy, public works, parks and recreation, business licensing, finance, HR, and public safety operations.

This expanded report identifies approximately 25 bills that should be summarized for Riverdale City officials and staff. Not every bill requires the same level of action, but each bill listed below has enough municipal relevance that it should be reviewed, assigned to the appropriate department, and tracked for implementation.

The most urgent areas for Riverdale City are:

1. Police procedure and training updates;
2. Victim rights and victim privacy policy updates;
3. Electronic evidence and digital privacy compliance;
4. Data privacy and GRAMA review;
5. Traffic, towing, e-bike, and mobility-device enforcement;
6. Court filing, sentencing, and privacy procedure updates;
7. Public park, public facility, recreation, and public property management updates;
8. Business licensing and specialty product retailer review;
9. Budget planning for technology, training, and equipment;
10. Citywide departmental training and policy coordination.

Unless a bill provides a different effective date, legislation from the 2026 General Session generally becomes effective May 6, 2026. Several bills have delayed or split implementation dates that should be separately tracked.

**Recommended Citywide Action Plan**

**Immediate Actions — 0 to 60 Days**

1. Assign each bill to a lead department and supporting department.
2. Convene a citywide legislative implementation meeting.
3. Direct Legal and Administration to prepare a policy-review matrix.
4. Direct Police, Court, HR, Finance, Recreation, and Public Works to identify operational changes.
5. Begin updating policies involving privacy, records, law enforcement, victim rights, evidence, towing, parks, trails, and public facilities.
6. Identify budget impacts for training, biometric equipment, evidence systems, privacy compliance, signage, and public education.
7. Prepare a follow-up report to the Mayor and Council identifying required ordinance amendments and budget requests.

**Short-Term Actions — 60 to 180 Days**

1. Complete police and court training on criminal procedure changes.
2. Adopt or update victim rights complaint procedures.
3. Update electronic evidence and digital privacy procedures.

4. Begin data privacy audit and GRAMA review.
5. Review park, trail, and recreation rules for e-bikes, scooters, and public-space enforcement.
6. Coordinate business licensing review for specialty product retailers.
7. Review tow-provider contracts and impound procedures.

#### **Mid-Term Actions — 6 to 12 Months**

1. Complete department-level compliance checklists.
2. Update ordinances as needed.
3. Conduct public education on e-bikes, scooters, park rules, fraud prevention, and public safety.
4. Review implementation progress at department head meeting.
5. Prepare 2027 budget requests for delayed implementation items.

#### **Long-Term Actions — 2027 and Beyond**

1. Track delayed implementation provisions.
2. Budget for biometric/quick-fingerprint compliance requirements.
3. Continue annual legislative compliance reviews.
4. Maintain ongoing training for police, court, records, finance, HR, and recreation staff.

## **HOUSE BILLS**

### **1. HB 24 — Criminal Penalty Amendments**

#### **Summary**

Reduces certain traffic-related offenses, including careless driving, from misdemeanors to infractions and modifies school-zone speeding treatment.

#### **City Impact**

Police and Court should update citation, charging, and court-processing procedures.

#### **Action Required**

- Update citation guidance.
- Train officers and court clerks.
- Review fine and infraction processing.

#### **Departments**

Police, Court, Legal

### **2. HB 34 — Victim Rights Amendments**

#### **Summary**

Restructures victim rights complaint procedures and requires criminal justice agencies to have written complaint-handling policies.

#### **City Impact**

Police, prosecutors, and court staff must be prepared to respond to victim rights complaints.

#### **Action Required**

- Adopt or update victim rights complaint policy.
- Train police, legal, and court staff.
- Confirm victim-notification procedures.

#### **Departments**

Police, Court, Legal, Administration

### **3. HB 47 — Vehicle Registration and Insurance Amendments**

#### **Summary**

Changes insurance requirements so that vehicles must be insured when operated on highways, quasi-public roads, or parking areas.

#### **City Impact**

Police should update enforcement understanding for uninsured vehicle cases.

#### **Action Required**

- Train patrol officers.
- Update traffic enforcement reference materials.

#### **Departments**

Police, Court, Legal

### **4. HB 72 — Criminal Use of Cryptocurrency Amendments**

#### **Summary**

Creates cryptocurrency-related law enforcement training requirements and reporting obligations. Also regulates digital asset kiosks and imposes fraud-prevention warning requirements.

#### **City Impact**

At least one peace officer must complete cryptocurrency training every three years. Reporting procedures will be needed for cryptocurrency cases.

#### **Action Required**

- Designate cryptocurrency-trained officer.
- Establish quarterly reporting process.
- Prepare public fraud-warning information.
- Review whether cryptocurrency kiosks operate in Riverdale.

#### **Departments**

Police, Legal, Finance, Administration, Economic and Community Development

### **5. HB 84 — Dangerous Weapon Amendments**

#### **Summary**

Addresses concealed and open carry of dangerous weapons in higher education settings and related firearm rules.

#### **City Impact**

Limited direct municipal impact, but Police should understand the updated weapon-carry rules for enforcement and public questions.

#### **Action Required**

- Brief officers.
- Update law enforcement reference materials.

#### **Departments**

Police, Legal

### **6. HB 87 — Animal Crime Victim Amendments**

#### **Summary**

Clarifies authority for peace officers and animal control officers to take possession of animals involved in abuse cases and addresses care-cost liens and disposition.

#### **City Impact**

Impacts animal control, police, and legal procedures if Riverdale handles animal abuse cases or contracts for animal services.

**Action Required**

- Review animal control procedures.
- Confirm shelter/holding arrangements.
- Review lien and cost-recovery procedures.

**Departments**

Police, Legal, Finance, Administration

**7. HB 89 — Use of Polygraph Amendments**

**Summary**

Prohibits law enforcement, prosecutors, courts, or government officials from asking sexual offense victims to submit to polygraphs or treating refusal as relevant to investigation or prosecution.

**City Impact**

Police and prosecutors must ensure no sexual offense victim is asked, pressured, or informally encouraged to take a polygraph.

**Action Required**

- Update sexual offense investigation policy.
- Train officers and investigators.
- Review victim interview protocols.

**Departments**

Police, Legal, Court

**8. HB 90 — Sexual Offenses Amendments**

**Summary**

Updates the definition of “sexual offenses” throughout Utah Code, with some provisions effective January 1, 2027.

**City Impact**

Police, prosecutors, HR, and recreation should be aware of broader definitional implications, especially where background checks, youth programs, employee discipline, or public safety issues are involved.

**Action Required**

- Legal review of affected policies.
- Update references in HR and recreation policies if needed.
- Train police and court staff on charging implications.

**Departments**

Police, Legal, HR, Court, Recreation

**9. HB 102 — Victim Privacy Amendments**

**Summary**

Allows crime victims, upon request, to have initials rather than full names used in public filings and publicly available criminal justice documents.

**City Impact**

Court, Police, and Legal must update records and filing practices.

**Action Required**

- Update court and prosecutor templates.
- Train records staff.
- Review GRAMA response procedures involving victim names.

**Departments**

Court, Police, Legal, Administration

**10. HB 113 — Emergency Reporting Abuse Amendments**

**Summary**

Creates or modifies criminal penalties for knowingly misusing emergency reporting systems after warning and where false reports divert emergency resources.

**City Impact**

Impacts police, dispatch coordination, fire/EMS coordination, and repeat misuse of emergency reporting systems.

**Action Required**

- Train police on documentation of warnings.
- Coordinate with dispatch providers.
- Review procedures for chronic misuse of emergency calls.

**Departments**

Police, Fire, Legal, Administration

**11. HB 123 — Sex, Kidnap, and Child Abuse Offender Registration Amendments**

**Summary**

Clarifies that persons required to register in another state must register in Utah when moving here.

**City Impact**

Police should update sex offender registration procedures and awareness.

**Action Required**

- Train records/investigations staff.
- Coordinate with state registry requirements.

**Departments**

Police, Legal

**12. HB 128 — Traffic Amendments**

**Summary**

Removes the requirement that drivers signal when entering or exiting a roundabout.

**City Impact**

Impacts traffic citation practices and public education.

**Action Required**

- Update officer traffic enforcement guidance.
- Update public information if needed.

**Departments**

Police, Public Works, Court

**13. HB 136 — Unlicensed Driver Amendments**

**Summary**

Creates mandatory tow requirements in certain unlicensed-driver situations and requires biometric “quick fingerprint” procedures in specified circumstances. Law enforcement agencies have until January 1, 2028, to ensure officer access to biometric devices.

**City Impact**

This is a major operational and budget-impact bill for Police and Finance.

**Action Required**

- Update traffic stop procedures.
- Coordinate with tow providers.
- Plan and budget for biometric devices.
- Train officers on exceptions.
- Review liability and documentation requirements.

**Departments**

Police, Finance, Legal, Administration, Court

**14. HB 158 — Unlawful Tracking Amendments**

**Summary**

Expands the unlawful tracking offense from installation-focused conduct to broader use of tracking devices and applications.

**City Impact**

Police should update investigative procedures for stalking, domestic violence, tracking devices, phone applications, and location-tracking cases.

**Action Required**

- Train officers and detectives.
- Update domestic violence investigation checklist.
- Coordinate with prosecutors.

**Departments**

Police, Legal, Court

**15. HB 178 — School Zone Speeding Amendments**

**Summary**

Removes the provision requiring school-zone speeders to perform community service observing crossing guards.

**City Impact**

Court and Police should stop using or recommending this sanction.

**Action Required**

- Update court sentencing references.
- Train officers and court clerks.

**Departments**

Police, Court, Public Works

**16. HB 205 — Substance Use Intervention Amendments**

**Summary**

Addresses recovery housing pods, STEP supervision programs in certain justice courts, restrictions on syringe exchange programs, and “off-limits” orders for drug offenses occurring in public places.

**City Impact**

Important for public parks, recreation facilities, public safety, court procedures, and police enforcement.

**Action Required**

- Review whether off-limits orders may be useful for public parks or problem locations.
- Coordinate Police, Court, Legal, and Recreation.
- Review syringe exchange rules on public property.
- Update park and facility enforcement procedures.

**Departments**

Police, Court, Legal, Recreation, Senior Programs, Administration, Public Works

**17. HB 221 — Coercion Amendments**

**Summary**

Creates the offense of aiding or encouraging suicide, modifies sexual extortion law, and adds related domestic violence and mandatory fine provisions.

**City Impact**

Police, Legal, Court, HR, and Recreation should understand implications for threats, sextortion, youth safety, domestic violence, and employee misconduct.

**Action Required**

- Train police and prosecutors.
- Review youth-program reporting protocols.
- Review HR response procedures involving workplace threats or digital harassment.

**Departments**

Police, Legal, Court, HR, Recreation

**18. HB 242 — Initiative and Referendum Signature Gathering and Removal Amendments**

**Summary**

Changes rules involving signature gathering and signature removal for initiatives and referenda, including new criminal offenses for improper conduct.

**City Impact**

Administration and Legal should review election-related procedures and public information practices.

**Action Required**

- Train City Recorder/election staff.
- Update initiative/referendum checklists.
- Prepare neutral public-facing guidance.

**Departments**

Administration, Legal

**19. HB 260 — Unauthorized Practice of Law Amendments**

**Summary**

Strengthens criminal penalties and civil remedies for unauthorized practice of law.

**City Impact**

Legal and Administration should be aware of potential enforcement issues involving non-attorney representatives, consultants, immigration/document preparers, and public-facing advice.

**Action Required**

- Monitor complaints involving unauthorized legal services.

- Train front-counter staff not to provide legal advice.
- Refer suspected cases appropriately.

**Departments**

Legal, Administration, Economic and Community Development, Court

**20. HB 261 — Electronic Information Privacy Act Amendments****Summary**

Amends Utah’s Electronic Information Privacy Act and changes procedures for obtaining, using, copying, or disclosing electronic records. Restricts law enforcement from bypassing EIPA through third parties.

**City Impact**

Major impact on police investigations, warrants, subpoenas, digital evidence, suppression risk, and prosecutorial coordination.

**Action Required**

- Update digital evidence policy.
- Train officers and investigators.
- Require legal review for complex electronic information requests.
- Audit third-party technology/data relationships.

**Departments**

Police, Legal, Court, Administration, Finance/IT

**21. HB 265 — Non-Nicotine Inhalation Product Amendments****Summary**

Creates criminal and civil provisions involving electronic cigarettes containing cannabinoids and unregistered non-nicotine inhalation products.

**City Impact**

Impacts specialty retailers, business licensing, police enforcement, and code compliance.

**Action Required**

- Review business license categories.
- Coordinate Police, Legal, and Community Development on enforcement.
- Educate affected retailers if appropriate.

**Departments**

Economic and Community Development, Police, Legal, Finance

**22. HB 274 — Sentencing Amendments****Summary**

Revises Sentencing Commission membership and directs review of guidelines for sex crimes, violent crimes, and domestic violence crimes. Adds sentencing factors courts must consider.

**City Impact**

Court and prosecutors should review sentencing recommendations and arguments.

**Action Required**

- Train prosecutors and court staff.
- Update sentencing recommendation templates.

**Departments**

Court, Legal, Police

### **23. HB 289 — Child Sexual Abuse Material Amendments**

#### **Summary**

Revises sexual exploitation and child sexual abuse material statutes, including treatment of real minors, altered images, obscene child sexual abuse material, and apparent child sexual abuse material.

#### **City Impact**

Major impact on police investigations, digital evidence, charging, and prosecutor coordination.

#### **Action Required**

- Train detectives and prosecutors.
- Coordinate with Attorney General/Solicitor General where appropriate.
- Update digital evidence preservation procedures.

#### **Departments**

Police, Legal, Court

### **24. HB 301 — Drug Recodification**

#### **Summary**

Recodifies criminal drug offenses from the Utah Controlled Substances Act into the criminal code, generally moving offenses from Title 58 to Title 76.

#### **City Impact**

Police, Court, and Legal must update code references, citation references, forms, templates, and training materials.

#### **Action Required**

- Update citation and charging templates.
- Train officers and court staff.
- Review ordinances or policies that cite old drug statutes.

#### **Departments**

Police, Court, Legal, HR, Recreation

### **25. HB 331 — Criminal Offenses Modifications**

#### **Summary**

Creates or modifies offenses involving foreign organizations/governments, concealing identity while committing offenses in public, religious-rights interference, terrorism, and pattern-of-unlawful-activity provisions.

#### **City Impact**

Relevant to public demonstrations, protests, public events, religious facilities, and public safety planning.

#### **Action Required**

- Train police on constitutional limits and enforcement standards.
- Review protest/public event response procedures.
- Coordinate with Legal on First Amendment concerns.

#### **Departments**

Police, Legal, Administration, Recreation

### **26. HB 366 — Judicial Modifications**

#### **Summary**

Requires municipal cases to be assigned to no more than one judge per 500 cases and generally to the court closest to the municipality unless good cause exists.

**City Impact**

Court Administration and Legal should review whether current case assignment practices are affected.

**Action Required**

- Review court assignment practices.
- Coordinate with court administrator and presiding judge if needed.

**Departments**

Court, Legal, Administration

**27. HB 381 — Electric Mobility Device Amendments**

**Summary**

Clarifies treatment of e-bikes, electric motorcycles, scooters, helmets, youth operation, alcohol/open-container issues, and delayed safety certificate requirements.

**City Impact**

Major impact on Police, Recreation, Public Works, parks, trails, roads, and public education.

**Action Required**

- Review park/trail rules.
- Update police enforcement guidance.
- Consider signage and public education.
- Coordinate with schools and youth programs.

**Departments**

Police, Recreation, Public Works, Legal, Administration

**28. HB 385 — Specialized Product Sales Amendments**

**Summary**

Expands restrictions involving advertising and sale of tobacco, electronic cigarette products, nicotine products, cannabinoid products, kratom, and related specialty products.

**City Impact**

Impacts business licensing, police compliance checks, code enforcement, and retailer education.

**Action Required**

- Review business license applications and renewal procedures.
- Coordinate retailer compliance checks.
- Train police on new mental-state standard and expanded investigative authority.

**Departments**

Economic and Community Development, Police, Legal, Finance, Administration

**29. HB 423 — Hit and Run Amendments**

**Summary**

Substantially enhances penalties and mandatory sentencing requirements for hit-and-run offenses and extends DLD hearing timing from 29 to 45 days.

**City Impact**

Major impact on crash investigations, charging, sentencing, officer scheduling, and court procedures.

**Action Required**

- Train police and prosecutors.
- Update crash investigation checklist.
- Track DLD hearing scheduling.
- Update court sentencing references.

**Departments**

Police, Court, Legal

**30. HB 450 — Data Privacy Amendments**

**Summary**

Amends the Government Data Privacy Act and GRAMA, restructures privacy oversight, creates a data privacy ombudsman, and establishes a privacy complaint process.

**City Impact**

Major citywide impact. Affects every department that collects, stores, accesses, transmits, or discloses personal information.

**Action Required**

- Conduct citywide data inventory.
- Review GRAMA and privacy policies.
- Review vendor agreements.
- Review access controls.
- Train employees.
- Assign internal privacy responsibility.

**Departments**

All Departments

**31. HB 536 — Criminal Conduct on Public Lands Amendments**

**Summary**

Addresses criminal conduct on public lands.

**City Impact**

May affect enforcement in public parks, trails, open space, city facilities, and public-property areas.

**Action Required**

- Legal review for applicability to city property.
- Coordinate Police, Recreation, and Public Works.
- Update public property enforcement guidance if applicable.

**Departments**

Police, Recreation, Public Works, Legal, Administration

**32. HB 539 — Public Safety Modifications**

**Summary**

Public safety-related modifications affecting law enforcement operations.

**City Impact**

Police and Administration should review for operational implications.

**Action Required**

- Assign Police command staff and Legal to review full bill.
- Update procedures if applicable.

**Departments**

Police, Legal, Administration

### **33. HB 572 — Behavioral Health, Mental Health, and Social Services Amendments**

#### **Summary**

Addresses behavioral health, mental health, and social services issues.

#### **City Impact**

Relevant to police response, senior programs, court coordination, employee welfare, and community-service referrals.

#### **Action Required**

- Review crisis-response protocols.
- Coordinate with county mental health partners.
- Update referral information for staff and residents.

#### **Departments**

Police, Senior Programs, HR, Court, Administration, Fire

### **34. HB 591 — Nuisance Amendments**

#### **Summary**

Modifies nuisance-related provisions.

#### **City Impact**

Potentially relevant to code enforcement, property enforcement, public health/safety, and community development.

#### **Action Required**

- Legal review of nuisance ordinance.
- Coordinate with Community Development and Police.
- Update enforcement templates if needed.

#### **Departments**

Economic and Community Development, Police, Legal, Administration, Public Works

## **SENATE BILLS**

### **35. SB 19 — Digital Evidence Amendments**

#### **Summary**

Addresses digital evidence requirements and procedures.

#### **City Impact**

Affects police evidence collection, prosecution, court handling, and electronic data security.

#### **Action Required**

- Update digital evidence procedures.
- Train officers, prosecutors, and court staff.
- Review evidence storage and access controls.

#### **Departments**

Police, Legal, Court, Administration/IT

### **36. SB 71 — Evidence Retention Amendments**

#### **Summary**

Modifies evidence retention requirements.

#### **City Impact**

Police and Court must ensure evidence is retained properly and consistently.

**Action Required**

- Review evidence retention policy.
- Audit evidence rooms and digital evidence systems.
- Train evidence custodians.

**Departments**

Police, Court, Legal, Administration

**37. SB 120 — Towing Modifications**

**Summary**

Provides that police-generated tows may not go outside the county where requested, with exceptions for evidence vehicles and nearest tow-yard situations.

**City Impact**

Directly affects police tow decisions and tow-provider coordination.

**Action Required**

- Update tow policy.
- Review tow-provider agreements.
- Train officers.

**Departments**

Police, Legal, Administration, Finance

**38. SB 128 — Public Alert Amendments**

**Summary**

Creates the Purple Alert system for missing and endangered vulnerable individuals.

**City Impact**

Relevant to Police, Senior Programs, Fire/EMS coordination, and public communications.

**Action Required**

- Train police and senior program staff.
- Prepare public-facing information.
- Coordinate with regional dispatch and emergency management partners.

**Departments**

Police, Senior Programs, Fire, Administration

**39. SB 139 — Notary Amendments**

**Summary**

Modifies notary-related provisions.

**City Impact**

Relevant to Administration, Legal, Court, Finance, and Records personnel who notarize documents.

**Action Required**

- Review notary practices.
- Train city notaries.
- Update internal notary procedures.

**Departments**

Administration, Legal, Court, Finance, HR

#### **40. SB 142 — Private Probation and Court Ordered Services Amendments**

##### **Summary**

Modifies requirements involving private probation and court-ordered services.

##### **City Impact**

Relevant if the Justice Court uses or coordinates with private probation, treatment, testing, or court-ordered service providers.

##### **Action Required**

- Review provider agreements.
- Confirm compliance standards.
- Coordinate with judge and court administrator.

##### **Departments**

Court, Legal, Finance, Administration

#### **41. SB 183 — Surveillance Camera Amendments**

##### **Summary**

Prohibits law enforcement from manipulating surveillance cameras on private property without a court order or owner permission, subject to limited exigent and public safety exceptions, with owner notification requirements.

##### **City Impact**

Important for police operations, search warrants, officer safety, private security footage, and surveillance practices.

##### **Action Required**

- Train officers.
- Update search warrant and tactical procedures.
- Review documentation and notification requirements.

##### **Departments**

Police, Legal, Administration

#### **42. SB 184 — Justice System Amendments**

##### **Summary**

Modifies justice system provisions.

##### **City Impact**

Court, Legal, and Police should review for operational changes.

##### **Action Required**

- Assign Court and Legal to review full bill.
- Update procedures if needed.

##### **Departments**

Court, Legal, Police

#### **43. SB 194 — Election Modifications**

##### **Summary**

Modifies election-related provisions.

##### **City Impact**

Administration, Recorder, and Legal should review for municipal election procedures.

##### **Action Required**

- Update election calendar/checklist.

- Train recorder/election staff.
- Coordinate with county election officials.

**Departments**

Administration, Legal, Finance

**44. SB 210 — Nicotine Amendments****Summary**

Modifies nicotine-related provisions.

**City Impact**

Relevant to business licensing, police enforcement, recreation facilities, and public-facing policies.

**Action Required**

- Review specialty retail licensing.
- Coordinate compliance checks.
- Review city facility rules.

**Departments**

Economic and Community Development, Police, Legal, Recreation

**45. SB 283 — Court Fees and Administration Amendments****Summary**

Modifies court fees and court administration provisions.

**City Impact**

Potential impact on Justice Court revenue, fee procedures, court administration, and finance tracking.

**Action Required**

- Review court fee schedule and accounting procedures.
- Coordinate Court, Finance, and Legal.
- Update public-facing materials if needed.

**Departments**

Court, Finance, Legal, Administration

**46. SB 290 — Victim and Witness Privacy Amendments****Summary**

Requires law enforcement and prosecuting agencies to better identify, segregate, protect, and control non-public victim and witness data in electronic evidence. Agencies must establish policies ensuring victim and witness data is used only for legitimate law enforcement or prosecution purposes.

**City Impact**

Major impact on Police, Legal, Court, evidence systems, digital discovery, and privacy compliance.

**Action Required**

- Develop victim/witness data policy.
- Review electronic evidence workflows.
- Consider controlled-review or “virtual room” procedures.
- Maintain device/search/download lists.
- Train law enforcement, prosecution, and court staff.

## **Departments**

Police, Legal, Court, Administration/IT

### **47. SB 298 — Programmable Money Amendments**

#### **Summary**

Creates protections relating to programmable money and requires non-digital transaction alternatives in certain circumstances.

#### **City Impact**

Likely limited direct impact, but Finance and Legal should monitor payment-processing implications.

#### **Action Required**

- Review city payment systems if digital-only payment requirements are ever considered.
- Monitor vendor contracts.

## **Departments**

Finance, Legal, Administration

## **DEPARTMENT-BY-DEPARTMENT REVIEW AND IMPLEMENTATION**

### **Administration**

#### **Bills to Review**

HB 34, HB 72, HB 102, HB 113, HB 136, HB 205, HB 242, HB 260, HB 261, HB 331, HB 366, HB 381, HB 423, HB 450, HB 536, HB 539, HB 572, HB 591, SB 128, SB 139, SB 183, SB 194, SB 283, SB 290, SB 298

#### **Required Actions**

- Lead citywide legislative implementation.
- Coordinate department responses.
- Assign bill owners.
- Track implementation dates.
- Prepare council updates.
- Coordinate budget requests.
- Review policies involving privacy, records, facilities, public property, elections, and risk management.

### **Police**

#### **Bills to Review**

HB 24, HB 34, HB 47, HB 72, HB 84, HB 87, HB 89, HB 90, HB 102, HB 113, HB 123, HB 128, HB 136, HB 158, HB 178, HB 205, HB 221, HB 260, HB 261, HB 265, HB 274, HB 289, HB 301, HB 331, HB 381, HB 385, HB 423, HB 450, HB 536, HB 539, HB 572, HB 591, SB 19, SB 71, SB 120, SB 128, SB 142, SB 183, SB 184, SB 210, SB 290

#### **Required Actions**

- Update patrol, investigations, digital evidence, victim rights, traffic, towing, e-bike, drug, and public-property enforcement policies.
- Assign cryptocurrency-trained officer.
- Budget for biometric quick-fingerprint equipment.

- Train officers on electronic privacy and victim/witness privacy.
- Update crash and hit-and-run investigation protocols.
- Review surveillance-camera limitations.
- Coordinate with Legal and Court.

## **Fire**

### **Bills to Review**

HB 113, HB 205, HB 381, HB 450, HB 572, SB 128

### **Required Actions**

- Coordinate emergency response impacts with Police and dispatch.
- Review public safety response involving vulnerable adults, overdose-related calls, public spaces, e-bike incidents, and privacy of patient/resident information.
- Participate in public safety education where appropriate.

## **Economic and Community Development**

### **Bills to Review**

HB 72, HB 205, HB 242, HB 260, HB 265, HB 381, HB 385, HB 450, HB 536, HB 591, SB 194, SB 210

### **Required Actions**

- Review specialty product business licensing.
- Review cryptocurrency kiosk locations and retailer impacts.
- Coordinate code enforcement and police compliance checks.
- Review nuisance and public-property issues.
- Ensure staff do not provide legal advice to applicants.
- Review privacy handling in permits, licenses, and land-use applications.

## **Public Works**

### **Bills to Review**

HB 24, HB 128, HB 178, HB 205, HB 381, HB 423, HB 450, HB 536, HB 591

### **Required Actions**

- Review signage for school zones, roundabouts, parks, trails, e-bikes, scooters, and public spaces.
- Coordinate traffic safety and public property enforcement with Police.
- Review public records and infrastructure data privacy.
- Evaluate public property management and nuisance abatement procedures.

## **Human Resources**

### **Bills to Review**

HB 34, HB 89, HB 90, HB 102, HB 221, HB 261, HB 301, HB 450, HB 572, SB 139, SB 290

### **Required Actions**

- Review employee privacy and records policies.
- Update training on sexual misconduct, harassment, threats, sextortion, victim privacy, and data privacy.
- Review notary procedures for city employees.
- Coordinate with Legal on staff access to sensitive data.
- Review employee assistance and mental health referral policies.

## **Finance**

### **Bills to Review**

HB 72, HB 87, HB 136, HB 265, HB 385, HB 450, SB 120, SB 139, SB 142, SB 194, SB 210, SB 283, SB 298

### **Required Actions**

- Budget for police training and biometric equipment.
- Review financial data privacy.
- Review business license and specialty product revenue procedures.
- Review animal-care cost recovery if applicable.
- Review court fee changes with Court.
- Review payment systems and vendor contracts.

## **Legal**

### **Bills to Review**

All bills summarized in this report.

### **Required Actions**

- Lead legal interpretation and implementation.
- Prepare ordinance and policy amendments.
- Update citation/charging references.
- Review privacy, GRAMA, digital evidence, victim rights, surveillance, towing, public-property, election, business licensing, and court administration changes.
- Provide department-specific training.

## **Senior Programs**

### **Bills to Review**

HB 205, HB 381, HB 450, HB 572, SB 128

### **Required Actions**

- Review participant privacy procedures.
- Coordinate with Police on vulnerable adult/Purple Alert issues.
- Review facility safety and public-space concerns.
- Train staff on handling sensitive personal information.

## **Court**

### **Bills to Review**

HB 24, HB 34, HB 47, HB 89, HB 90, HB 102, HB 136, HB 158, HB 178, HB 205, HB 221, HB 260, HB 261, HB 274, HB 289, HB 301, HB 366, HB 423, HB 450, SB 19, SB 71, SB 139, SB 142, SB 184, SB 283, SB 290

### **Required Actions**

- Update filing, privacy, and court-processing procedures.
- Review sentencing and fee changes.
- Update drug-code references.
- Train court clerks on victim privacy and evidence confidentiality.
- Coordinate with Police and Legal on discovery/evidence changes.

## **Recreation**

## **Bills to Review**

HB 90, HB 205, HB 221, HB 301, HB 331, HB 381, HB 450, HB 536, SB 210

## **Required Actions**

- Review park and trail rules for e-bikes, scooters, helmet issues, public-space exclusions, drug-related restrictions, and public safety.
- Review youth program supervision policies.
- Coordinate with Police on enforcement at parks and public events.
- Review participant data privacy.
- Update public facility rules if needed.

## **PRIORITY RANKING FOR DEPARTMENT HEAD REVIEW**

### **Critical Priority**

- HB 34 — Victim Rights
- HB 72 — Cryptocurrency
- HB 136 — Unlicensed Drivers
- HB 205 — Substance Use Intervention
- HB 261 — Electronic Information Privacy
- HB 301 — Drug Recodification
- HB 381 — Electric Mobility Devices
- HB 423 — Hit and Run
- HB 450 — Data Privacy
- SB 19 — Digital Evidence
- SB 71 — Evidence Retention
- SB 183 — Surveillance Camera
- SB 290 — Victim and Witness Privacy

### **High Priority**

- HB 24 — Criminal Penalty Amendments
- HB 89 — Polygraph Restrictions
- HB 102 — Victim Privacy
- HB 158 — Unlawful Tracking
- HB 221 — Coercion/Sexual Extortion
- HB 242 — Initiative and Referendum
- HB 265 — Non-Nicotine Inhalation Products
- HB 289 — Child Sexual Abuse Material
- HB 385 — Specialized Product Sales
- SB 120 — Towing Modifications
- SB 128 — Purple Alert
- SB 283 — Court Fees and Administration

### **Monitoring Priority**

- HB 47 — Vehicle Insurance
- HB 84 — Dangerous Weapons
- HB 87 — Animal Crime Victims
- HB 113 — Emergency Reporting Abuse
- HB 123 — Offender Registration
- HB 128 — Roundabout Signaling

- HB 178 — School Zone Speeding
- HB 260 — Unauthorized Practice of Law
- HB 274 — Sentencing
- HB 331 — Criminal Offenses Modifications
- HB 366 — Judicial Modifications
- HB 536 — Public Lands/Public Property Conduct
- HB 539 — Public Safety Modifications
- HB 572 — Behavioral Health/Mental Health
- HB 591 — Nuisance
- SB 139 — Notary
- SB 142 — Private Probation/Court Ordered Services
- SB 194 — Election Modifications
- SB 210 — Nicotine Amendments
- SB 298 — Programmable Money

### **Recommended Next Step**

Administration and Legal should convert this report into a working compliance matrix with the following columns:

1. Bill number;
2. Subject;
3. Effective date;
4. Lead department;
5. Supporting departments;
6. Required policy update;
7. Required training;
8. Budget impact;
9. Ordinance impact;
10. Status/completion date.

This will allow Riverdale City to track implementation in a practical and defensible way.

### **ADDITIONAL SIGNIFICANT CIVIL AND NON-CRIMINAL LEGISLATIVE CHANGES**

The original UPC legislative summary heavily emphasized criminal and prosecutorial legislation. However, several additional non-criminal and civil-impact legislative changes from the 2026 Utah Legislative Session should also be reviewed by Riverdale City because they may affect administration, personnel, procurement, public records, elections, land use, contracting, risk management, budgeting, and municipal operations.

The following additional legislative topics should be tracked and reviewed by Riverdale City departments.

#### **48. Government Data Privacy and Cybersecurity Expansion**

##### **Summary**

The Legislature continued expanding Utah governmental privacy and cybersecurity obligations, emphasizing protection of personally identifiable information, access controls, governmental data practices, breach-response readiness, and oversight.

##### **Municipal Impact**

Cities face increasing expectations regarding:

- Cybersecurity preparedness;
- Employee access restrictions;
- Vendor and cloud-storage management;
- Public records protection;
- Confidential information handling;
- Internal complaint and audit procedures.

#### **Recommended Actions**

- Conduct cybersecurity review.
- Evaluate IT vendor agreements.
- Review remote-access policies.
- Update employee privacy training.
- Coordinate with insurance carriers regarding cyber coverage.

#### **Departments**

Administration, Finance, HR, Police, Court, Recreation, Senior Programs, Public Works

### **49. Expanded GRAMA and Records Handling Expectations**

#### **Summary**

Recent legislative trends continue tightening governmental expectations involving records retention, non-public information, metadata, electronic records, and citizen access.

#### **Municipal Impact**

All departments handling electronic communications, text messages, body-camera footage, emails, GIS records, utility records, or personnel information may be affected.

#### **Recommended Actions**

- Review retention schedules.
- Review text-message retention procedures.
- Train employees regarding public records obligations.
- Evaluate records management software.
- Coordinate with Legal regarding protected records.

#### **Departments**

All Departments

### **50. Municipal Election Administration Changes**

#### **Summary**

The Legislature adopted additional election and petition-related procedural changes affecting municipal administration, public notices, petition handling, signature gathering, and election coordination.

#### **Municipal Impact**

Administration and Recorder functions will require updated election procedures and forms.

#### **Recommended Actions**

- Review municipal election handbook.
- Update election checklists.
- Coordinate with county election officials.
- Train election staff.

#### **Departments**

Administration, Legal, Finance

## **51. Public Infrastructure and Mobility Safety Changes**

### **Summary**

Legislative focus on scooters, e-bikes, traffic safety, pedestrian areas, and mobility-device regulation creates operational implications for city streets, sidewalks, trails, parks, and public infrastructure.

### **Municipal Impact**

Cities should anticipate increased pressure for:

- Safety signage;
- Enforcement consistency;
- Park/trail regulations;
- Public education;
- Youth safety coordination.

### **Recommended Actions**

- Review traffic engineering and signage.
- Review park and trail ordinances.
- Coordinate public education campaigns.
- Evaluate accident and liability exposure.

### **Departments**

Public Works, Police, Recreation, Administration

## **52. Increased Municipal Liability Exposure for Privacy Violations**

### **Summary**

Legislative changes continue increasing potential liability exposure for improper release, misuse, disclosure, or storage of private information.

### **Municipal Impact**

Improper handling of:

- Victim information;
- Personnel records;
- Medical information;
- Juvenile records;
- Electronic evidence;
- Sensitive financial data;

may create increased legal exposure.

### **Recommended Actions**

- Review liability coverage.
- Conduct employee training.
- Limit unnecessary data access.
- Audit file-sharing practices.
- Review third-party software permissions.

### **Departments**

All Departments

## **53. Behavioral Health and Crisis Response Expansion**

### **Summary**

Utah continues emphasizing mental health response coordination, crisis intervention, and behavioral-health alternatives within public safety systems.

### **Municipal Impact**

Police, Fire, Court, HR, and Senior Programs will likely see increasing expectations regarding:

- Crisis intervention;
- Vulnerable adult interactions;
- Mental health referrals;
- Employee wellness;
- Coordination with county providers.

### **Recommended Actions**

- Review crisis intervention training.
- Strengthen relationships with mental health providers.
- Review employee wellness resources.
- Coordinate public safety response planning.

### **Departments**

Police, Fire, HR, Court, Senior Programs, Administration

## **54. Increased Scrutiny on Public Demonstrations and Public Gatherings**

### **Summary**

Several bills this year reflected legislative concern regarding protests, public disruptions, public obstruction, masking during criminal conduct, religious liberty interference, and public safety.

### **Municipal Impact**

Cities should ensure policies governing demonstrations, parades, public gatherings, facility access, and First Amendment activity are constitutionally sound and operationally clear.

### **Recommended Actions**

- Review protest and event-management procedures.
- Train police supervisors.
- Coordinate with Legal regarding constitutional considerations.
- Review facility reservation and public-use policies.

### **Departments**

Police, Legal, Recreation, Administration

## **55. Increased Emphasis on Public Park and Public Property Management**

### **Summary**

Several enacted bills indirectly affect how municipalities regulate public parks, trails, gathering areas, nuisance activity, substance-related activity, and mobility-device usage.

### **Municipal Impact**

Cities may need to modernize park rules and enforcement approaches.

### **Recommended Actions**

- Review park ordinances.
- Review nuisance enforcement procedures.
- Review trail and pathway regulations.
- Evaluate signage and public notices.

### **Departments**

Recreation, Police, Public Works, Legal, Administration

## **56. Business Licensing and Specialty Retail Regulation Expansion**

### **Summary**

Utah expanded regulation of specialty retail categories involving nicotine, cannabinoid, inhalation, and related products.

### **Municipal Impact**

Cities should expect increased pressure for licensing review, inspections, and compliance enforcement.

### **Recommended Actions**

- Review business licensing procedures.
- Coordinate compliance checks.
- Review zoning impacts.
- Review code enforcement coordination.

### **Departments**

Economic and Community Development, Police, Finance, Legal

## **57. Technology and Digital Evidence Governance Expansion**

### **Summary**

Utah continues moving toward more formalized digital evidence governance, electronic privacy protections, electronic records controls, and technology accountability.

### **Municipal Impact**

Municipalities should anticipate increasing obligations regarding:

- Body-camera retention;
- Digital evidence storage;
- Cloud-based systems;
- AI-generated evidence;
- Access logging;
- Audit trails.

### **Recommended Actions**

- Conduct digital evidence audit.
- Review cloud-storage vendors.
- Review access-control systems.
- Evaluate body-camera and evidence retention policies.

### **Departments**

Police, Court, Administration/IT, Legal

## **58. Increased Operational Demands on Municipal Courts**

### **Summary**

Multiple legislative changes create additional procedural, privacy, sentencing, and records-management responsibilities for justice courts.

### **Municipal Impact**

Justice Courts may experience:

- Increased administrative complexity;
- Additional confidentiality obligations;
- Expanded sentencing requirements;
- Additional digital evidence management burdens.

### **Recommended Actions**

- Conduct court procedure review.
- Update clerk training.
- Coordinate with Finance regarding fees and accounting.
- Evaluate staffing and software needs.

#### **Departments**

Court, Finance, Legal, Administration

### **59. Employee Conduct, Harassment, and Digital Misconduct Exposure**

#### **Summary**

Several bills involving coercion, sextortion, privacy, electronic information, and sexual misconduct reflect broader legislative concern regarding digital harassment and exploitation.

#### **Municipal Impact**

Cities should review:

- Employee conduct policies;
- Social media policies;
- Electronic communications policies;
- Harassment and retaliation procedures;
- Youth-program supervision policies.

#### **Recommended Actions**

- Update personnel policies.
- Conduct supervisor training.
- Review electronic-device usage rules.
- Coordinate HR and Legal review.

#### **Departments**

HR, Legal, Police, Recreation, Administration

### **60. Procurement, Vendor, and Third-Party Data Access Concerns**

#### **Summary**

Several bills indirectly increase municipal responsibility for oversight of third-party vendors handling sensitive data, electronic systems, evidence systems, payment systems, or citizen information.

#### **Municipal Impact**

Cities should carefully review vendor contracts involving:

- Cloud storage;
- Surveillance systems;
- Payment processing;
- Public records software;
- Body-camera systems;
- Recreation registration systems.

#### **Recommended Actions**

- Review vendor agreements.
- Require stronger cybersecurity provisions.
- Review indemnification language.
- Coordinate Finance, IT, and Legal review.

#### **Departments**

Administration, Finance, Legal, Police, Recreation, Court

## **61. Public Information and Citizen Communication Expectations**

### **Summary**

Legislative and public-policy trends continue emphasizing governmental transparency, public communication accuracy, records compliance, and citizen access to governmental information.

### **Municipal Impact**

Cities should anticipate heightened public scrutiny involving:

- Social media;
- Public records requests;
- Public notices;
- Meeting materials;
- Election information;
- Public safety communications.

### **Recommended Actions**

- Review public communication policies.
- Review records response procedures.
- Train department heads.
- Coordinate media and records procedures.

### **Departments**

Administration, Legal, HR, Police, Court, Finance

## **62. Future Municipal Risk Areas Identified by 2026 Legislative Trends**

### **Summary**

Although not all were fully enacted this year, legislative trends indicate future focus areas likely to continue affecting Utah municipalities.

### **Areas to Monitor**

- Artificial intelligence regulation;
- Digital surveillance restrictions;
- Social media governance;
- Public camping/homelessness regulation;
- Cybersecurity mandates;
- Youth online safety;
- Government records modernization;
- Public protest and demonstration regulation;
- Autonomous or emerging transportation systems.

### **Recommended Actions**

- Continue annual legislative monitoring.
- Assign departmental legislative liaisons.
- Budget for future technology and compliance obligations.
- Continue policy modernization efforts.

### **Departments**

All Departments

## **Updated Departmental Civil / Non-Criminal Focus Areas**

### **Administration**

Additional focus areas:

- Data privacy;
- Cybersecurity;
- Public records;
- Elections;
- Public communications;
- Vendor oversight;
- Risk management.

## **HR**

Additional focus areas:

- Employee privacy;
- Electronic communications;
- Harassment and sextortion exposure;
- Supervisor training;
- Personnel record controls.

## **Finance**

Additional focus areas:

- Cyber liability;
- Vendor/payment security;
- Court accounting changes;
- Data-access controls.

## **Economic and Community Development**

Additional focus areas:

- Specialty retail licensing;
- Public nuisance regulation;
- Zoning impacts;
- Business compliance education.

## **Recreation**

Additional focus areas:

- Park/trail regulation;
- Youth safety;
- Mobility-device management;
- Public event coordination.

## **Public Works**

Additional focus areas:

- Infrastructure safety;
- Trail and pathway signage;
- Public property management;
- Traffic safety implementation.

## **Legal**

Additional focus areas:

- Constitutional review;
- Privacy compliance;
- Contract/vendor review;
- GRAMA modernization;
- Digital evidence governance.

## **Court**

Additional focus areas:

- Privacy compliance;
- Digital evidence;
- Records retention;
- Administrative burden increases.

### **Conclusion**

The 2026 legislative changes should not be treated as a police-only update. While many of the bills directly affect criminal justice operations, the practical municipal impacts extend across nearly every department, especially Administration, Legal, Police, Court, Finance, HR, Recreation, Public Works, and Economic and Community Development.

Riverdale City should proceed with a coordinated, department-by-department implementation plan to ensure statutory compliance, reduce liability, and maintain sound public administration practices.

**RIVERDALE CITY  
CITY COUNCIL AGENDA  
June 2, 2026**

**AGENDA ITEM: G1**

**SUBJECT:** Consideration of Ordinance #1009 approving a text amendment to Title 10 of the Riverdale City Code for the classification of new and unlisted business uses

**PRESENTERS:** Brandon Cooper, Community Development Director

**INFORMATION:**

- a. [Executive Summary/Transmittal](#)
- b. [Ordinance #1009](#)
- c. [Proposed Code Text](#)

**[BACK TO AGENDA](#)**

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**Body:** City Council  
**Topic:** Zoning Text Amendment  
**Consideration to amend Riverdale City Code 10-3: Classification of New and Unlisted Business Uses**  
**Department:** Community Development  
**Director:** Brandon Cooper  
**Staff/Presenter:** Brandon Cooper  
**Contact:** [bcooper@riverdaleutah.gov](mailto:bcooper@riverdaleutah.gov)

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**Request:**

The Community Development Department is transmitting a proposed text amendment to **Title 10, Chapter 3 – Classification of New and Unlisted Business Uses** for City Council review and consideration.

The proposed amendment establishes a formal process for classifying new or unlisted business uses in accordance with **Utah Code §10-20-507**, as clarified through recent legislative changes (SB179). The amendment provides a structured administrative and legislative framework to determine whether a proposed business use is substantially similar to an existing listed use or requires City Council review and designation.

**Proposed Timeline:**

Planning Commission Meeting/Public Hearing – May 26, 2026  
City Council Meeting – June 2, 2026

**Applicable Ordinances**

Riverdale City Zoning Ordinance Title 10, Chapter 3: Classification of New and Unlisted Business Uses (*See attached draft code language*)

Utah Code Title 10, Chapter 20 – Land Use Development and Management Act (LUDMA)

**Executive Summary**

The proposed ordinance is intended to address ambiguity in the classification of business uses within the City’s zoning code and to ensure compliance with recent updates to Utah law.

The amendment establishes a two-step process:

1. **Administrative Review by the Community Development Director**
  - Determines whether a proposed use is substantially similar to an existing permitted or conditional use based on objective criteria such as operational characteristics, traffic, compatibility, and impacts.
  
2. **Legislative Review by the City Council**
  - If the use is determined to be new or unlisted, the request is forwarded to the City Council for consideration and designation of appropriate zoning districts or denial.

The ordinance also establishes:

- Clear definitions for classification requests and new/unlisted uses;
- Objective evaluation criteria for administrative determinations;
- A formal process for City Council review within a defined timeframe;
- Appeal procedures consistent with state law; and
- Requirements for codifying approved or denied uses into the zoning ordinance.

### **Analysis and Draft Code Language**

See attached draft code language. Proposed amendments include new sections establishing purpose, authority, definitions, classification procedures, and approval standards, with **redline** text identifying additions and modifications.

### **Approval Standards**

Under Utah Code Title 10, Chapter 20, the Planning Commission has evaluated the proposed text amendment based on whether it:

- Promotes the public health, safety, and welfare;
- Is consistent with the General Plan;
- Establishes clear and objective standards for land use regulation; and
- Provides predictable and equitable application of development regulations.

The proposed amendment reflects best practices by:

- Providing a clear and defensible process for handling zoning ambiguity;
- Ensuring administrative decisions are based on objective criteria;
- Maintaining legislative authority for new land use determinations; and
- Reducing uncertainty for applicants, staff, and the public.

## 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 ordinance is in conformance with the Riverdale City General Plan based on the following criteria:

1. **Land Use Compatibility**

The ordinance ensures that new or emerging uses are evaluated for compatibility with surrounding land uses and zoning districts.

2. **Efficient and Predictable Development Review**

The process provides clarity and predictability, improving the efficiency of development review and decision-making.

3. **Public Health, Safety, and Welfare**

Objective criteria for evaluating impacts such as traffic, noise, and operations ensure that new uses do not adversely affect the community.

4. **Implementation Tool**

The ordinance functions as an implementation mechanism for the General Plan by providing a structured method to incorporate new land uses into the zoning framework.

Based on its review and a public hearing held on May 26, 2026, , the Planning Commission forwards a positive recommendation to the City Council for adoption 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 10-3 as presented
- 2) a motion to **APPROVE WITH MODIFICATIONS** the amendments to RCC 10-3
- 3) a motion to **DENY** the amendments to RCC 10-3
- 4) a motion to **TABLE** the matter to a later date

## Staff Recommendation

Staff recommends the City Council adopt the proposed amendments.

### **Attachments:**

Draft Code Amendments – Title 10 Chapter 3  
SB179 Supporting Documentation

## **RIVERDALE CITY CODE**

### **TITLE 10 – ZONING & SUBDIVISION REGULATIONS**

#### **CHAPTER 3 - CLASSIFICATION OF NEW AND UNLISTED BUSINESS USES**

##### **10-3-1: PURPOSE**

The purpose of this section is to establish a process for the classification of new or unlisted business uses in accordance with Utah Code §10-20-507. This section provides a uniform procedure to determine whether a proposed business use is substantially similar to a listed use within this title or constitutes a new or unlisted use requiring legislative review.

##### **10-3-2: AUTHORITY**

The Community Development Director is designated as the administrative land use authority authorized to review and determine if the proposed new or unlisted land use aligns with an existing land use in the city's zoning ordinances and its impact on surrounding areas.

##### **10-3-3: DEFINITIONS**

1. **Classification Request:** A request submitted by an applicant seeking a determination as to whether a proposed business use is substantially similar to a use listed in this title.
2. **New or Unlisted Business Use:** A business use that is not expressly identified within the city's zoning use tables and cannot be reasonably classified as substantially similar to an existing listed use.

##### **10-3-4: AMBIGUOUS ZONE CLASSIFICATION**

Any property not clearly zoned on the city's official zone maps or determined not to be subject to the requirements of a zone classification under this title is classified in the agricultural zone, A-1, and shall be subject to the A-1 zone requirements.

**10-3-5: AMBIGUOUS USE CLASSIFICATION PROCEDURE:** If ambiguity arises concerning the appropriate classification of a particular use within the meaning and intent of this title, the following process applies:

1. **Application:** An applicant may submit a classification request to the community development director on a form provided by the city to determine if a proposed business use aligns with an existing permitted or conditional use in this title. The application shall include information specified by the community development director, such as a written description of the proposed use, operational details, site plans, anticipated impacts, and any additional information required by the city.
2. **Community Development Director Review:** The community development director shall review the classification request and determine if the proposed use is substantially similar to an existing permitted or conditional use based on the following criteria:

- a. The nature and purposed of the use;
- b. Type of goods and services provided;
- c. Number of customers and employees;
- d. Amount and type of on-site storage;
- e. Traffic generation and impacts;
- f. Hours of operation;
- g. Compatibility with surrounding uses;
- h. Noise, odor, or vibration generated; and
- i. Any other relevant land use characteristics

3. Determination of Existing Use: If the community development director determines the proposed use is substantially similar to an existing listed use, the proposed use shall be classified under that category, and the applicant may proceed under the regulations applicable to that use.

4. New or Unlisted Business Use: If the community development director determines the proposed use is a new or unlisted business use not substantially similar to an existing use, the proposed use shall be deemed a new or unlisted business use. The community development director shall provide written determination identifying the basis for this conclusion and the new or unlisted business use shall be referred to the city council for consideration. The applicant may submit an application on a form provided by the city to the city council for review. The city council shall review the application at a public meeting within 60 days of submission, provided the applicant responds to requests for additional information within 10 business days and attends required meetings. The city council shall approve or deny the new or unlisted business use to determine whether the use is appropriate within one or more zoning districts based on consistency with the Riverdale City General Plan, public health and safety, and zoning compatibility. If approved, the City Council shall designate one or more appropriate zones for the use and direct staff to amend this title to incorporate the use as a permitted or conditional use in those zones. If denied, the city council shall provide a written decision stating the reasons for the denial, including any incompatibility with the City's General Plan, zoning regulations, or surrounding land uses, and staff shall amend this title to add the use to the prohibited uses for each respective zone.

5. Appeals: The community development director's determination under Subsection (D) may be appealed to the authority designated under Riverdale City Code 2-4-3, within the timeframe specified therein. The City Council's decision under Subsection (D)(4) may be appealed to the district court, within thirty (30) days after such decision, as provided in Utah Code Annotated section 10-20-1109, as amended.

**10-3-6: Effect of Approval.** Approval of a new or unlisted business use by the City Council shall not, by itself, authorize the establishment of the use. The use shall be subject to all applicable zoning, licensing, and permitting requirements as required in this title, including conditional use approval where required.

**10-3-7: Fees.** Fees for classification requests, application to add a new or unlisted business use, and appeals shall be established and set forth in the city's consolidated fee schedule, as modified from time to time.

**Effective 5/6/2026**

**10-20-507 Classification of new and unlisted business uses.**

- (1) As used in this section:
  - (a) "Classification request" means a request to determine whether a proposed business use aligns with an existing land use specified in a municipality's land use ordinances.
  - (b) "New or unlisted business use" means a business activity that does not align with an existing land use specified in a municipality's land use ordinances.
- (2)
  - (a) Each municipality shall incorporate into the municipality's land use ordinances a process for reviewing and approving a new or unlisted business use and designating an appropriate zone or zones for an approved use.
  - (b) The process described in Subsection (2)(a) shall:
    - (i) detail how an applicant may submit a classification request;
    - (ii) establish a procedure for the municipality to review a classification request, including:
      - (A) providing a land use authority with criteria to determine whether a proposed use aligns with an existing use;
      - (B) allowing an applicant to proceed under the regulations of an existing use if a land use authority determines a proposed use aligns with that existing use; and
      - (C) providing the applicant an opportunity to appeal a land use authority's decision to a land use appeal authority;
    - (iii) provide that if a use is determined to be a new or unlisted business use:
      - (A) the applicant shall submit to the legislative body for review an application requesting that the legislative body adopt a land use ordinance that permits the new or unlisted business as a permitted or conditional use;
      - (B) notwithstanding Subsection 10-20-503(2) or (3), the legislative body shall consider and approve or deny the application described in Subsection (2)(b)(iii)(A); and
      - (C) the legislative body shall approve or deny the application described in Subsection (2)(b)(iii)(A), within a time frame the legislative body establishes by ordinance, if the applicant responds to requests for additional information within a time frame established by the municipality and appears at required hearings;
    - (iv) provide that if the legislative body approves the application described in Subsection (2)(b)(iii)(A), the legislative body shall designate an appropriate zone or zones for the approved use; and
    - (v) provide that if the legislative body denies the application described in Subsection (2)(b)(iii)(A), or if an applicant disagrees with the land use authority's classification of the proposed use, the legislative body shall:
      - (A) notify the applicant in writing of each reason for the classification or denial; and
      - (B) notify the applicant of the process for appealing the legislative body's decision in accordance with Section 10-20-1109.
  - (c) A municipality may not require an applicant who submits an application described in Subsection (2)(b)(iii)(A) to submit the application to the planning commission for consideration, review, or approval.
- (3) Each municipality shall amend each land use ordinance that contains a list of approved or prohibited business uses to include a reference to the process for petitioning to approve a new or unlisted business use, as described in Subsection (2).

Amended by Chapter 166, 2026 General Session



**ORDINANCE NO. 1009**

**AN ORDINANCE OF THE RIVERDALE CITY COUNCIL AMENDING TITLE 10, CHAPTER 3: CLASSIFICATION OF NEW AND UNLISTED BUSINESS USES 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 Utah Legislature has adopted amendments to the Land Use Development and Management Act (LUDMA), including Utah Code §10-20-507, clarifying requirements for the classification of new or unlisted land uses; and

**WHEREAS**, the City Council finds it necessary and appropriate to establish a clear and objective process to address zoning ambiguity and the classification of new or unlisted business uses; and

**WHEREAS**, Riverdale City staff has prepared a proposed text amendment to Riverdale City Code, Title 10, Chapter 3, to establish a formal procedure for determining whether a proposed business use is substantially similar to an existing listed use or constitutes a new or unlisted use requiring legislative review; and

**WHEREAS**, the Riverdale City Planning Commission, after a duly noticed public hearing, reviewed the proposed amendment and forwarded a recommendation 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 3 of the Riverdale City Code is hereby amended and enacted 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 adoption.

**PASSED, ADOPTED AND ORDERED POSTED** this 2<sup>nd</sup> day of June, 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 – ZONING & SUBDIVISION REGULATIONS**

### **CHAPTER 3 - CLASSIFICATION OF NEW AND UNLISTED BUSINESS USES**

#### **10-3-1: PURPOSE**

The purpose of this section is to establish a process for the classification of new or unlisted business uses in accordance with Utah Code §10-20-507. This section provides a uniform procedure to determine whether a proposed business use is substantially similar to a listed use within this title or constitutes a new or unlisted use requiring legislative review.

#### **10-3-2: AUTHORITY**

The Community Development Director is designated as the administrative land use authority authorized to review and determine if the proposed new or unlisted land use aligns with an existing land use in the city's zoning ordinances and its impact on surrounding areas.

#### **10-3-3: DEFINITIONS**

1. **Classification Request:** A request submitted by an applicant seeking a determination as to whether a proposed business use is substantially similar to a use listed in this title.
2. **New or Unlisted Business Use:** A business use that is not expressly identified within the city's zoning use tables and cannot be reasonably classified as substantially similar to an existing listed use.

#### **10-3-4: AMBIGUOUS ZONE CLASSIFICATION**

Any property not clearly zoned on the city's official zone maps or determined not to be subject to the requirements of a zone classification under this title is classified in the agricultural zone, A-1, and shall be subject to the A-1 zone requirements.

**10-3-5: AMBIGUOUS USE CLASSIFICATION PROCEDURE:** If ambiguity arises concerning the appropriate classification of a particular use within the meaning and intent of this title, the following process applies:

1. **Application:** An applicant may submit a classification request to the community development director on a form provided by the city to determine if a proposed business use aligns with an existing permitted or conditional use in this title. The application shall include information specified by the community development director, such as a written description of the proposed use, operational details, site plans, anticipated impacts, and any additional information required by the city.
2. **Community Development Director Review:** The community development director shall review the classification request and determine if the proposed use is substantially similar to an existing permitted or conditional use based on the following criteria:
  - a. The nature and purpose of the use;
  - b. Type of goods and services provided;
  - c. Number of customers and employees;
  - d. Amount and type of on-site storage;
  - e. Traffic generation and impacts;

- f. Hours of operation;
- g. Compatibility with surrounding uses;
- h. Noise, odor, or vibration generated; and
- i. Any other relevant land use characteristics

3. Determination of Existing Use: If the community development director determines the proposed use is substantially similar to an existing listed use, the proposed use shall be classified under that category, and the applicant may proceed under the regulations applicable to that use.

4. New or Unlisted Business Use: If the community development director determines the proposed use is a new or unlisted business use not substantially similar to an existing use, the proposed use shall be deemed a new or unlisted business use. The community development director shall provide written determination identifying the basis for this conclusion and the new or unlisted business use shall be referred to the city council for consideration. The applicant may submit an application on a form provided by the city to the city council for review. The city council shall review the application at a public meeting within 60 days of submission, provided the applicant responds to requests for additional information within 10 business days and attends required meetings. The city council shall approve or deny the new or unlisted business use to determine whether the use is appropriate within one or more zoning districts based on consistency with the Riverdale City General Plan, public health and safety, and zoning compatibility. If approved, the City Council shall designate one or more appropriate zones for the use and direct staff to amend this title to incorporate the use as a permitted or conditional use in those zones. If denied, the city council shall provide a written decision stating the reasons for the denial, including any incompatibility with the City's General Plan, zoning regulations, or surrounding land uses, and staff shall amend this title to add the use to the prohibited uses for each respective zone.

5. Appeals: The community development director's determination under Subsection (D) may be appealed to the authority designated under Riverdale City Code 2-4-3, within the timeframe specified therein. The City Council's decision under Subsection (D)(4) may be appealed to the district court, within thirty (30) days after such decision, as provided in Utah Code Annotated section 10-20-1109, as amended.

**10-3-6: Effect of Approval.** Approval of a new or unlisted business use by the City Council shall not, by itself, authorize the establishment of the use. The use shall be subject to all applicable zoning, licensing, and permitting requirements as required in this title, including conditional use approval where required.

**10-3-7: Fees.** Fees for classification requests, application to add a new or unlisted business use, and appeals shall be established and set forth in the city's consolidated fee schedule, as modified from time to time.

**RIVERDALE CITY  
CITY COUNCIL AGENDA  
June 2, 2026**

**AGENDA ITEM: G2 – G3**

**SUBJECT:** Consideration of Ordinance #1010 adopting a Bar Use classification and designating appropriate zoning districts

**PRESENTERS:** Brandon Cooper, Community Development Director

**INFORMATION:**

- a. [Executive Summary/](#)
- b. [Transmittal Ordinance #1010](#)

**[BACK TO AGENDA](#)**

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**Body:** City Council  
**Topic:** Classification of New or Unlisted Business Use  
**Consideration of a Request to Establish a Bar Use Classification and Designate Appropriate Zoning Districts**  
**Department:** Community Development  
**Director:** Brandon Cooper  
**Staff/Presenter:** Brandon Cooper  
**Contact:** [bcooper@riverdaleutah.gov](mailto:bcooper@riverdaleutah.gov)

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## **Executive Summary**

Pursuant to *Riverdale City Code 10-3, Classification of New and Unlisted Business Uses*, Dr. Jed Naisbitt has submitted an application requesting City Council consideration of a proposed Bar use at 4286 Riverdale Road, the former Ruby River Steakhouse property.

The applicant proposes to convert a portion of the existing building into a bar licensed by the Utah Department of Alcoholic Beverage Services (DABS) while maintaining a smaller restaurant component within the building.

Following review of the application and operational characteristics of the proposed business, the Community Development Director has determined that the proposed use is not substantially similar to any currently listed use within Riverdale City's zoning ordinance and therefore constitutes a New or Unlisted Business Use requiring legislative review by the City Council. The purpose of this item is for the City Council to determine whether a Bar use should be approved as a new land use classification within Riverdale City and, if approved, identify the zoning district or districts in which the use may be permitted or conditionally permitted.

## **Background**

Ruby River Steakhouse previously operated as a full-service restaurant at the subject property. That business is no longer operating. The applicant proposes to continue restaurant operations within a portion of the building while establishing a separate bar use within the remaining space.

Under Utah law, bars and restaurants are separately licensed and regulated business types. A restaurant license requires food service as the primary business activity and imposes operational requirements regarding food availability and service.

A bar license allows the sale of alcoholic beverages without the food service requirements applicable to restaurants and is recognized by the State of Utah as a distinct business classification.

Because Riverdale City's zoning ordinance currently contains classifications for restaurants but does not contain a specific use category for bars, taverns, pubs, or similar establishments, Staff reviewed whether the proposed operation could reasonably be classified under an existing use category.

Based on the operational characteristics, licensing structure, primary business activity, customer expectations, and regulatory framework, the Community Development Director determined that a bar use is not substantially similar to a restaurant use and therefore qualifies as a New or Unlisted Business Use under RCC 10-3.

## **Analysis**

### **Distinction Between Restaurant and Bar Uses**

Staff finds that a bar differs from a traditional restaurant in several significant respects:

- Primary purpose of operation
- State licensing requirements
- Alcohol service model
- Food service requirements
- Typical hours of operation
- Customer activity patterns
- Potential impacts associated with nighttime operations

While both uses may involve the sale of food and beverages, the principal activity of a bar is materially different from that of a restaurant.

Accordingly, Staff concludes that the proposed use cannot reasonably be classified as an existing restaurant use.

### **Regional Zoning Comparison**

Staff reviewed zoning ordinances from several Utah municipalities that maintain separate classifications for bars, taverns, pubs, lounges, or drinking establishments.

Examples include:

### **Ogden City**

Bars, taverns, lounges, and drinking establishments are recognized as distinct land uses and are generally limited to commercial, mixed-use, downtown, or entertainment-oriented districts.

### **Salt Lake City**

Bars and taverns are separately identified from restaurants and are subject to specific zoning regulations and location standards.

### **Murray City**

Drinking establishments are separately classified and permitted only within designated commercial districts.

### **Sandy City**

Bars and taverns are recognized as separate commercial uses and evaluated independently from restaurants.

### **Park City**

Bars and taverns are regulated independently and are commonly associated with entertainment, tourism, and mixed-use commercial districts.

Staff's review indicates that maintaining a distinction between restaurant uses and bar uses is common practice among Utah municipalities.

### **General Plan Considerations**

The subject property is located along the Riverdale Road commercial corridor.

The Riverdale General Plan encourages commercial activity that:

- Strengthens the local economy;
- Reuses existing commercial properties;
- Expands dining and entertainment opportunities;
- Generates sales tax revenue;
- Reinforces commercial centers; and
- Provides services and amenities for residents and visitors.

In evaluating whether a new land use classification should be approved, staff considered the criteria established in RCC 10-3, including:

- Nature and purpose of the use;
- Traffic generation;
- Hours of operation;
- Compatibility with surrounding land uses;
- Potential noise impacts; and
- General public health, safety, and welfare.

The subject site is located within a predominantly commercial area and is separated from most residential neighborhoods by significant commercial development patterns. The proposed use would occupy an existing commercial building with established parking, access, and circulation.

Staff finds that bar uses are generally more compatible with commercial corridors than with neighborhood-serving commercial areas or residential districts.

### **Staff Findings**

Based upon the application materials, review of comparable municipal ordinances, Utah licensing distinctions, and the operational characteristics of the proposed business, Staff finds:

1. The proposed use is not substantially similar to any currently listed use within the Riverdale City Zoning Ordinance.
2. A Bar use constitutes a New or Unlisted Business Use under RCC 10-3.
3. Utah municipalities commonly distinguish bar uses from restaurant uses as separate land use categories.
4. The use is generally compatible with major commercial corridors and regional retail districts.
5. The Riverdale Road corridor contains the land use characteristics most appropriate for accommodating such a use (primarily C-3 zone).
6. Approval of a Bar use classification would not authorize operation of the business but would establish the use as a recognized land use within the zoning ordinance and designate the zoning districts in which the use may be permitted or conditionally permitted.

### **Council Options**

Following discussion, the City Council may:

1. **APPROVE** the proposed Bar use classification and designate one or more zoning districts where the use may be permitted or conditionally permitted; if conditionally permitted designate conditions

2. **DENY** the proposed Bar use classification
3. **TABLE** the matter for additional information or future consideration.

Should the City Council approve the proposed Bar use classification, Staff recommends that the use be allowed as a Conditional Use within designated zoning districts rather than as a Permitted Use. Requiring a Conditional Use Permit would allow the City to evaluate each proposal on a site-specific basis and determine whether conditions are necessary to mitigate any reasonably anticipated detrimental effects associated with the use. Such review would consider factors including compatibility with surrounding land uses, parking demand, traffic generation, hours of operation, noise, and other operational characteristics. Any approved establishment would also be required to comply with all applicable federal, state, and local regulations, including obtaining and maintaining all licenses required by the Utah Department of Alcoholic Beverage Services (DABS).



**ORDINANCE NO. 1010**

**AN ORDINANCE OF THE CITY COUNCIL OF RIVERDALE CITY, WEBER COUNTY, UTAH, APPROVING A NEW OR UNLISTED BUSINESS USE CLASSIFICATION FOR A BAR USE; DESIGNATING THE C-3 COMMERCIAL ZONE AS THE APPROPRIATE ZONING DISTRICT; ESTABLISHING THE USE AS A CONDITIONAL USE; AMENDING TITLE 10 OF THE RIVERDALE CITY CODE; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Riverdale has authority under Utah Code Annotated §§ 10-8-84 and 10-3-701 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 stay current with national standards, common practices, and safety issues; and

**WHEREAS**, Utah Code §10-20-507 requires municipalities to establish a process for reviewing and approving new or unlisted business uses and designating appropriate zoning districts for such uses; and

**WHEREAS**, Riverdale City adopted *Riverdale City Code Chapter 10-3, Classification of New and Unlisted Business Uses*, establishing procedures for the review and classification of business uses not expressly identified within the City's zoning ordinance; and

**WHEREAS**, the City received an application pursuant to Riverdale City Code Chapter 10-3 requesting review and consideration of a proposed Bar use to be located at approximately 4286 Riverdale Road, Riverdale, Utah, commonly known as the former Ruby River Steakhouse property; and

**WHEREAS**, the Community Development Director reviewed the application in accordance with Riverdale City Code 10-3 and determined that a Bar use is not substantially similar to any existing listed use within the Riverdale City Zoning Ordinance based upon its operational characteristics, licensing requirements, primary business activity, customer activity patterns, and potential land use impacts; and

**WHEREAS**, the Community Development Director further determined that a Bar use constitutes a New or Unlisted Business Use and referred the matter to the City Council for legislative review pursuant to *Riverdale City Code 10-3 and Utah Code §10-20-507*; and

**WHEREAS**, the City Council has reviewed the application, staff report, and supporting materials and considered the nature and purpose of the proposed use, traffic generation, hours of operation, compatibility with surrounding land uses, potential impacts, and the public health, safety, and welfare; and

**WHEREAS**, the City Council finds that the State of Utah regulates bars and restaurants as separate and distinct business classifications and that a Bar use is materially different from a traditional restaurant use; and

**WHEREAS**, the City Council finds that numerous municipalities within Utah recognize bars, taverns, pubs, lounges, or drinking establishments as separate land use classifications distinct from restaurants; and

**WHEREAS**, the City Council finds that Bar uses are generally more compatible with regional commercial corridors and intensive commercial districts than with residential or neighborhood-serving commercial areas; and

**WHEREAS**, the City Council finds that the C-3 Commercial Zone contains the development pattern, transportation network, commercial intensity, and land use characteristics most appropriate for accommodating a Bar use; and

**WHEREAS**, the City Council finds that establishing a Bar use as a Conditional Use within the C-3 Zone will allow future proposals to be evaluated on a site-specific basis and permit the City to impose reasonable conditions necessary to mitigate reasonably anticipated detrimental effects associated with individual establishments; and

**WHEREAS**, the City Council finds that approval of a Bar use classification does not authorize operation of any specific business, but instead establishes a recognized land use classification within the Riverdale City Code subject to all applicable zoning, licensing, permitting, and regulatory requirements.

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

**Section 1. Findings.**

The foregoing recitals are incorporated herein as legislative findings and are adopted as findings of fact supporting approval of the Bar use classification.

**Section 2. Approval of New Business Use Classification.**

The City Council hereby approves "Bar" as a new land use classification pursuant to Riverdale City Code Chapter 10-3 and Utah Code §10-20-507.

For purposes of the Riverdale City Code, a Bar shall mean:

"A business licensed by the State of Utah to sell alcoholic beverages for on-premises consumption where the primary purpose of the establishment is the service and consumption of alcoholic beverages and which is regulated by the Utah Department of Alcoholic Beverage Services as a bar or similar drinking establishment."

**Section 3. Designation of Appropriate Zoning District.**

The City Council hereby designates the C-3 Commercial Zone as the appropriate zoning district for the Bar use classification.

**Section 4. Conditional Use Status.**

A Bar use shall be allowed only as a Conditional Use within the C-3 Commercial Zone.

Prior to operation, each Bar establishment shall obtain Conditional Use Permit approval in accordance with the provisions of the Riverdale City Code and shall comply with all applicable federal, state, and local regulations.

The Conditional Use Permit process shall allow the City to evaluate site-specific factors and impose reasonable conditions necessary to mitigate any reasonably anticipated detrimental effects associated with the use.

**Section 5. Code Amendment.**

Staff is hereby directed to amend the Riverdale City Code and associated use tables to incorporate the Bar use classification as a Conditional Use within the C-3 Commercial Zone.

**Section 6. Existing and Future Licensing Requirements.**

Nothing in this Ordinance shall be construed as authorizing the sale of alcoholic beverages or operation of a Bar establishment without all licenses, permits, and approvals required by the State of Utah, the Utah Department of Alcoholic Beverage Services, Weber County Health Department, Riverdale City, or any other applicable regulatory agency.

**Section 7. Severability.**

If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

**Section 8: Effective Date**

This ordinance shall take effect immediately upon its adoption, publication and posting as required by Utah State law.

**PASSED, ADOPTED AND ORDERED POSTED** this 2<sup>nd</sup> day of June 2026.

\_\_\_\_\_  
Braden D. Mitchell, Mayor

Attest:

\_\_\_\_\_  
Michelle Marigoni, City Recorder

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

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**Body:** City Council  
**Topic:** StringTown District  
**Master Planning Process Update and Discussion of Development Financing Strategies**  
**Department:** Community Development  
**Director:** Brandon Cooper  
**Staff/Presenter:** Brandon Cooper  
**Contact:** [bcooper@riverdaleutah.gov](mailto:bcooper@riverdaleutah.gov)

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## Executive Summary

The purpose of this discussion is to provide the City Council with an update regarding the progress of the StringTown Master Planning process and to initiate a policy-level discussion regarding the financing mechanisms that may ultimately be required to fund both public and private infrastructure improvements necessary to implement the vision for the StringTown District.

Over the past year, the City, Redevelopment Agency, and consulting team have advanced the planning effort from an initial visioning exercise into a preferred development scenario. Through stakeholder engagement, technical analysis, and multiple design meeting, the planning team has refined a concept that positions the Weber River as the organizing feature of a new mixed-use district that combines housing, employment, recreation, entertainment, retail, civic uses, and public open space into a cohesive and walkable environment. THIS IS A DRAFT CONCEPT AND IS SUBJECT TO FURTHER REVIEW AND REFINEMENT BASED ON INPUT BY COUNCIL AND OTHER STAKEHOLDERS, PUBLIC COMMENT, AND THE PROJECT TEAM.

The preferred scenario contemplates approximately:

- Maximum capacity of 1,366 residential units
- Maximum capacity of 456,000 square feet of commercial, mixed-use, live/work, and flex employment space
- A new downtown/main street environment
- A family-oriented entertainment district
- Structured parking facilities
- Significant riverfront improvements
- Multiple public parks and trail systems
- Three new vehicular gateways

- New bridges, streets, utilities, and transportation infrastructure
- A future grade-separated connection to regional transportation facilities

As the project moves from conceptual planning toward implementation, it has become increasingly clear that the public improvements necessary to support private development will require a comprehensive financing strategy utilizing multiple funding sources and financing mechanisms.

The purpose of this discussion is not to select a financing mechanism, but rather to introduce the tools available to Riverdale City, the Redevelopment Agency, and the project team and begin evaluating how those tools may be combined to facilitate implementation of the StringTown vision.

### **Master Planning Process Update**

The StringTown Master Planning process continues to be guided by four critical success factors previously identified by the City:

- Create Economic Value
- Enhance the Local Neighborhood
- Preserve and Enhance Public Open Space and Amenities
- Mitigate Environmental Conditions

These objectives have informed the development of a preferred scenario focused on:

- Multi-modal transportation
- Housing diversity
- Historic and cultural identity
- River-oriented public spaces
- Creation of a vibrant city center

The preferred concept establishes a framework for long-term redevelopment that includes a new downtown district, riverfront activation, family entertainment uses, civic gathering spaces, extensive trail systems, and a broad range of housing opportunities. The plan also preserves key open-space assets while positioning the Weber River as the defining feature of the district. The planning effort is expected to culminate in the adoption of a master plan, implementation framework, zoning standards, design guidelines, and an infrastructure strategy that will guide development over multiple decades.

## **Infrastructure and Financing Considerations**

Implementation of the StringTown vision will require significant public investment in infrastructure that is unlikely to be funded through traditional municipal funding sources alone. Examples of anticipated public infrastructure include:

### **Transportation Infrastructure**

- New collector and local street network
- Three new vehicular gateways
- River crossings
- Trail connections
- Grade-separated pedestrian crossings
- Future interchange-related improvements
- Traffic control infrastructure

### **Parks and Open Space**

- Riverfront Park
- StringTown Heritage Park
- Gateway Park
- Trailhead and Bike Park
- Community gathering spaces
- Public plazas
- Regional trail systems

### **Utility Infrastructure**

- Water systems
- Sewer systems
- Storm drainage facilities
- River and environmental improvements
- Flood mitigation infrastructure

### **Public Realm Improvements**

- Streetscapes
- Public art
- Wayfinding
- Structured parking
- Riverfront enhancements
- Civic amenities

Because these improvements directly support private development while simultaneously creating long-term public benefits, staff believes a layered financing approach will likely be necessary.

### **Potential Financing Tools**

Staff and the City's financial advisor, Zions Public Finance, have identified several financing mechanisms that may be combined to fund infrastructure improvements within the district.

Potential tools include:

#### **Community Reinvestment Area (CRA) / Tax Increment Financing**

Tax increment financing is anticipated to be one of the most important implementation tools available for StringTown.

Under this approach, future increases in property tax value generated by redevelopment are captured and reinvested into infrastructure improvements within the project area. Because the StringTown vision is expected to generate substantial increases in taxable value over time, tax increment financing may provide a long-term funding source for public improvements while minimizing impacts on existing residents.

#### **Public Infrastructure District (PID)**

A PID allows property owners within the district to voluntarily participate in financing infrastructure improvements that directly benefit their properties.

This mechanism is commonly used to fund:

- Roads
- Utilities
- Parks
- Landscaping
- Public amenities

A PID may be particularly useful during early phases of development when infrastructure costs are highest, and future tax increment has not yet materialized.

#### **Infrastructure Financing District (IFD)**

An Infrastructure Financing District can provide another mechanism to fund regional infrastructure improvements that support multiple property owners and development phases.

## **Special Assessment Areas**

Special assessment districts may be appropriate for infrastructure that provides direct and measurable benefit to specific properties.

Examples include:

- Streetscape improvements
- Utility extensions
- Shared parking facilities
- Certain roadway improvements

## **Impact Fees**

Impact fees will continue to play a role in funding growth-related infrastructure, particularly transportation, parks, and utility improvements directly attributable to new development.

## **Revenue Bonds**

The financing analysis presented by Zions Public Finance indicates that Riverdale possesses significant sales-tax-supported bonding capacity that may provide an additional funding source for strategic public improvements where appropriate.

## **Grant Opportunities**

The StringTown project contains numerous elements that align with state and federal grant programs.

Potential grant-funded projects include:

### **Transportation**

- Transportation Alternatives Program (TAP)
- Safe Streets and Roads for All (SS4A)
- BUILD Grants
- Utah Trail Network Program
- WACOG
- WFRC

### **Parks and Recreation**

- Utah Outdoor Recreation Grant
- Recreational Trails Program
- Land and Water Conservation Fund
- Community Parks and Recreation Grants

## **Environmental Restoration**

- Watershed Restoration Initiative
- Nonpoint Source Grants
- Aquatic Resource Management Grants
- Invasive Species Mitigation Grants
- Floodplain mitigation

Because the StringTown vision incorporates transportation, recreation, river restoration, open-space preservation, and environmental enhancement, staff believes the project is uniquely positioned to compete for a wide variety of grant resources.

## **Policy Questions Moving Forward**

As the master planning process continues, staff recommends that future discussions focus on the following policy questions:

1. What public improvements are essential to establish the identity and success of the district?
2. Which improvements should be funded publicly versus privately?
3. What level of participation should future development be expected to contribute toward district-wide infrastructure?
4. Which financing tools best balance public benefit with private investment? What is the appetite of the City for each funding source?
5. How should the City phase infrastructure investments to maximize economic return while minimizing financial risk?

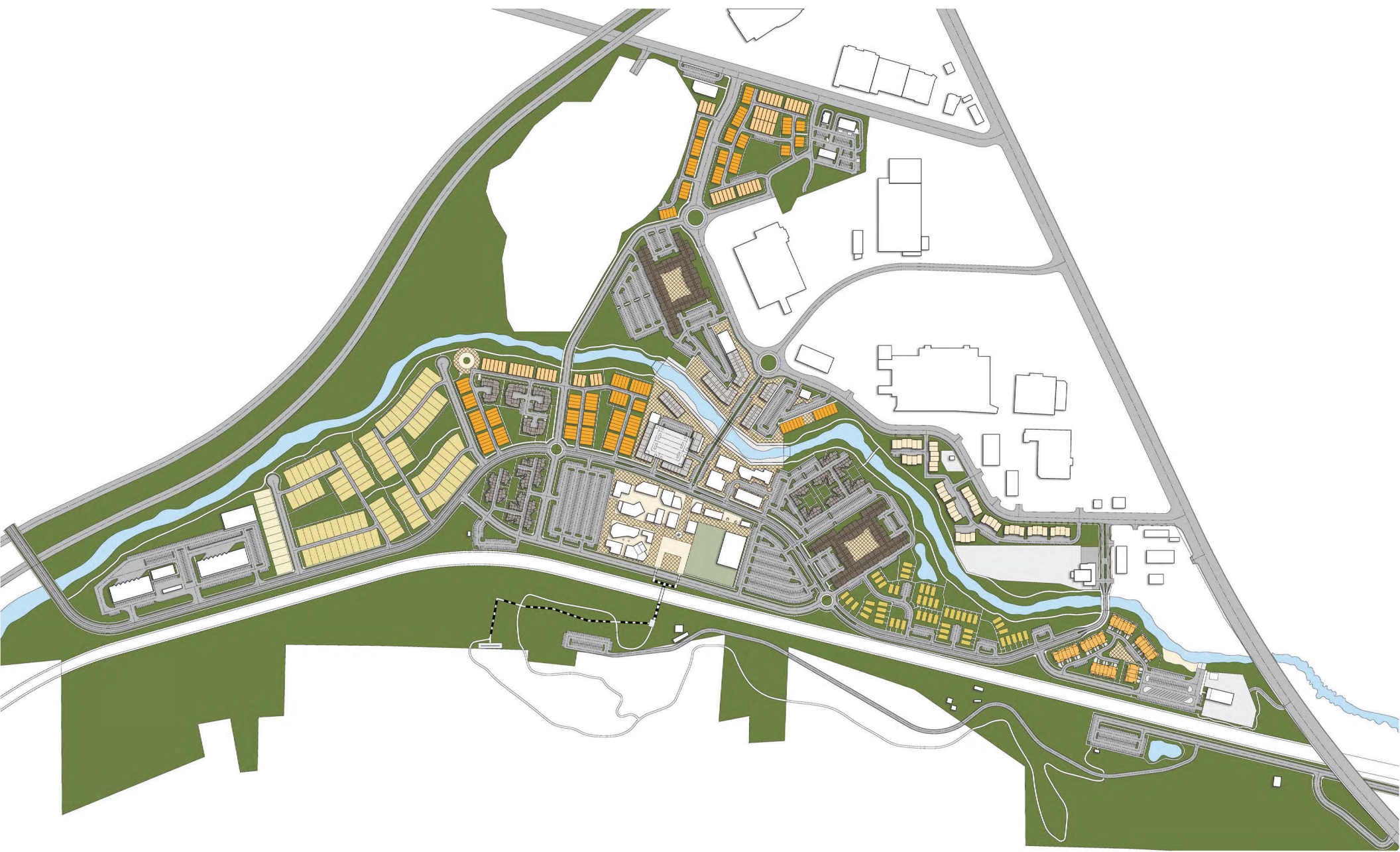
## **Recommendation**

Staff recommends that the City Council receive the update regarding the StringTown Master Planning process and participate in a discussion regarding the financing mechanisms that may be utilized to implement the public infrastructure, transportation systems, parks, open spaces, environmental improvements, and civic amenities necessary to achieve the long-term vision for the StringTown District.

No formal action is requested at this time. The purpose of the discussion is to provide policy guidance to staff as the master planning effort progresses toward adoption of a final master plan and implementation strategy.

### **Attachments:**

Concept Map  
Presentation Materials



# STRINGTOWN DEVELOPMENT PLAN



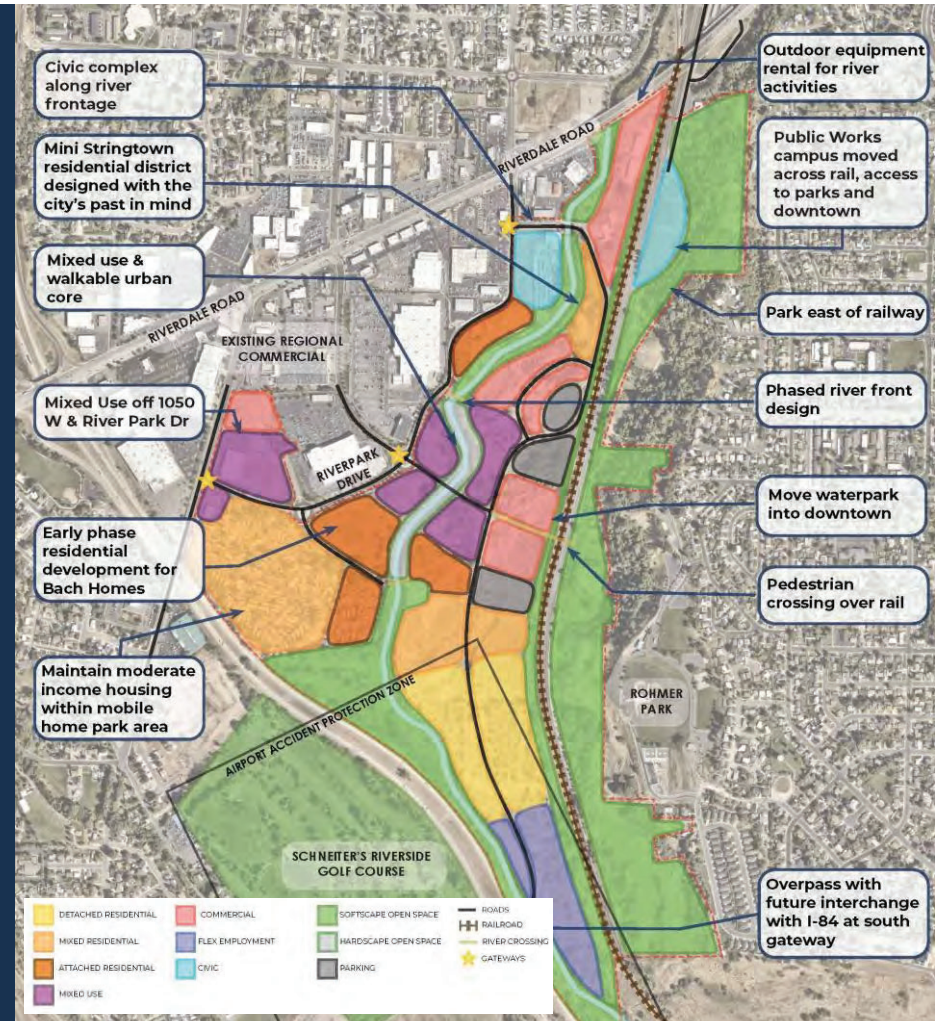
Riverdale, Utah

June 2026

# RIVERDALE STRINGTOWN

## PREFERRED SCENARIO — ENTERTAINMENT FOCUSED

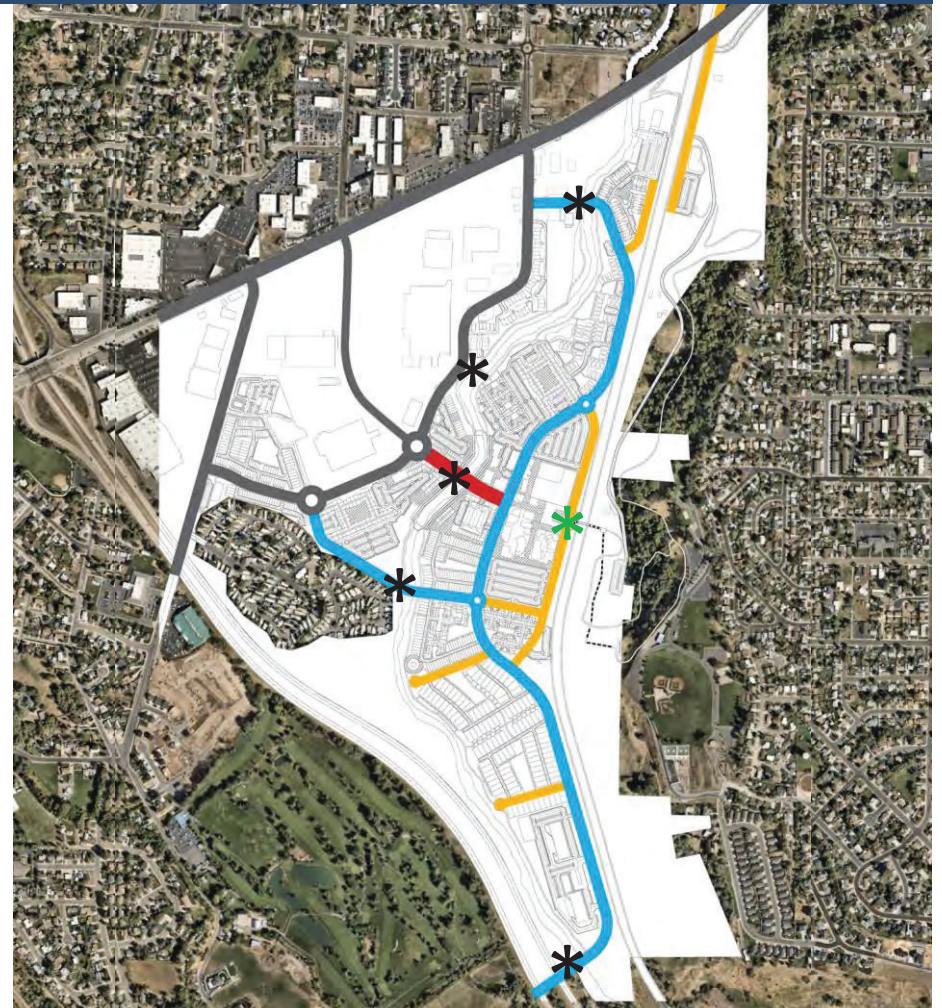
- Vision established through multi-phase charrette process with stakeholders
- Three initial concepts refined into preferred scenario via charrette meeting feedback
- Entertainment-focused approach positions the Weber River as the organizing spine
- Activates riverfront with mixed-use core, civic campus, and diverse housing
- Preserves mobile home park as moderate-income housing resource



CONCEPT

## TRANSPORTATION & MOBILITY

- Three vehicular gateways/river crossings to Riverdale Road
  - North (700 W)
  - Central (Riverpark Dr)
  - South (1050 W)
- Future I-84 overpass/interchange at future southern gateway
- \* Pedestrian/bicycle crossing over railway to Rohmer Park
- \* Five river crossing for continuous loop trails
- 250–400 ft block grid in urban core
- Shared parking and reduced requirements in walkable core
- Three primary street cross sections
  - Urban Collector
  - Collector
  - Local



CONCEPT

# STREET CROSS SECTIONS



8.5'	8'	6.5'	2.5'	17'	11'	11'	11'	17'	2.5'	6'	8'
OUTDOOR DINING	SIDEWALK	URBAN AMENITY ZONE	C&G	ANGLED PARKING	DRIVE LANE	CENTER TURN LANE	DRIVE LANE	ANGLED PARKING	C&G	URBAN AMENITY ZONE	SIDEWALK



10'	6'	2.5'	7'	11'	11'	11'	7'	2.5'	6'	6'
MULTI-USE TRAIL	PLANTING STRIP	C&G	PARKING LANE	DRIVE LANE	CENTER TURN LANE	DRIVE LANE	PARKING LANE	C&G	PLANTING STRIP	SIDEWALK



6'	6'	2.5'	7'	11'	11'	7'	2.5'	6'	6'
SIDEWALK	PLANTING STRIP	C&G	PARKING LANE	DRIVE LANE	DRIVE LANE	PARKING LANE	C&G	PLANTING STRIP	SIDEWALK



12'	2.5'	11'	11'	2.5'	12'
SIDEWALK	C&G	DRIVE LANE	DRIVE LANE	C&G	SIDEWALK

CONCEPT

# CONCEPTUAL SITE PLAN

— — — — —  
**Statistical Summary:**

**Residential**

- Cottages: 165
- Live / Work: 50
- Front-Load Townhomes: 63
- Resort Townhomes: 34
- Alley-Load Townhomes: 184
- Green Court: 190
- Condos: 100
- Apartments: 580
- **Total 1,366**

**Non-Residential**

- Commercial: 299,204 SF
- Live / Work 1<sup>st</sup> Floor: 82,500 SF
- Flex / Industrial: 75,000 SF
- **Total 456,704 SF**



CONCEPT

# OPEN SPACE NETWORK



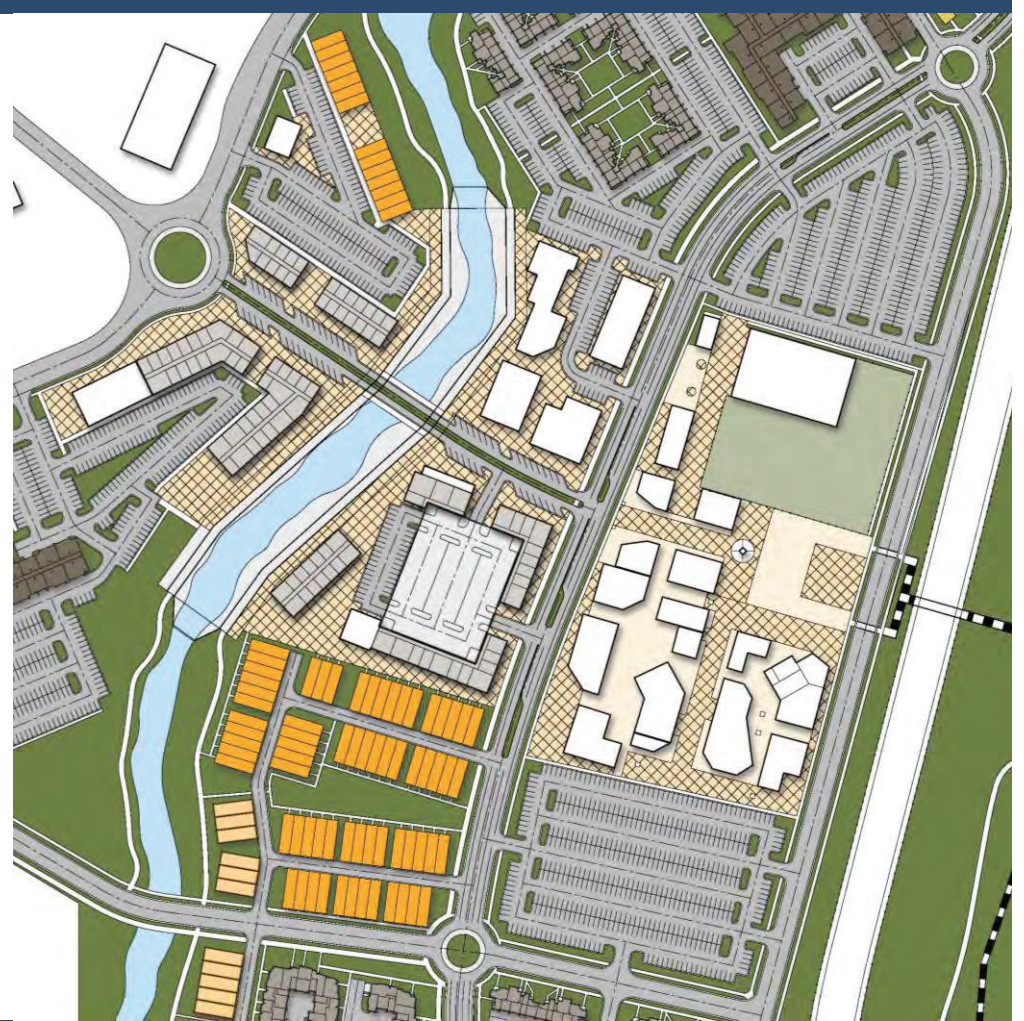
- ① Landing Point Park
- ② Stringtown Heritage Park
- ③ Riverfront Park
- ④ Aviator's Square
- ⑤ Gateway Park
- ⑥ The Commons
- ⑦ PROJECT NAME Trailhead & Bike Park
- ⑧ PROJECT NAME Park
- ⑨ The Climb
- ⑩ Fairway Park



CONCEPT

## DOWNTOWN / MAIN STREET

- Pedestrian-first mixed-use core with active ground-floor retail, dining, and entertainment
- Buildings front streets and river promenade; interconnected plazas for gathering and events



CONCEPT

## DOWNTOWN / MAIN STREET

- Gateway Feature
- Traditional Main Street Design & Feel
- Enhanced Riverfront Along Main Street Block
- Articulated Plaza & Open Spaces Integrated with the Riverfront
- Structured Parking
- Entertainment & Boutique Shopping Anchored Core



CONCEPT

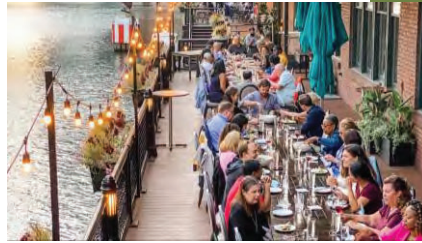
## DOWNTOWN / MAIN STREET

- Additional Units Along Main Street (Condos)
- Family Entertainment Center with Supportive Parking
- Concert / Gathering Space with Focal Point & Pedestrian Bridge to East Park
- Articulated Primary & Secondary Entrance Areas
- Soundwall Along Rail Line for Noise Reduction



CONCEPT

# DOWNTOWN / MAIN STREET



CONCEPT

## LAND USE FRAMEWORK

- Eight land use designations maximize river frontage and walkability
- Mixed Use and Commercial at core; Civic on northern riverfront
- Residential types graduate outward from attached to detached
- Flex / industrial uses at future I-84 overpass / interchange



CONCEPT

# LAND USE FRAMEWORK

Rental Facilities

Live / Work Units

Public Works & New Park  
(Trailheads, bike/walking trails, and other amenities)

Steps & Development Sign  
(Visible from I-84, I-15, the three gateways, & Hill AFB)

Moved Disc Golf Course  
(Red, Blue, & Gold Course)

Flex / Industrial



# FLIGHTLINE DISTRICT

*Always in Motion*



The Flightline District reflects Riverdale's long-standing relationship with Hill Air Force Base and the daily presence of aircraft moving overhead. Rather than treating the jets as a backdrop, the name embraces aviation as a defining part of the district.

This name evokes a sense of innovation, movement, and civic pride. As a brand, it offers a bold, contemporary identity that acknowledges the district's role within its broader regional and national system.

*Flight | Innovation | Movement | Civic Pride*



# HIGHWATER DISTRICT

*Life Along the Water*



The Highwater District draws from the natural rhythms of the Weber River and the seasonal cycles that made agriculture and settlement possible in Riverdale. The name acknowledges the river as an active, shaping force in the city's development.

This name emphasizes ecology and the working relationship between land and water. As a brand, it supports a river-oriented district focused on open space, recreation, and environmental stewardship.

*River | Agriculture | Recreation | Environmental Stewardship*



# THANK YOU



Stringtown Development Plan

Riverdale, Utah | June 2026

Prepared by Psomas



# Riverdale - Funding Mechanisms

April 21, 2026

# Approach

- Grants
- Economic Tools
- Traditional Funding Sources

# Grants Summary

Grant	Administered By	Applicable Projects	Funding Range	Conditions
Utah Outdoor Recreation Grant (UORG)	Utah Department of Natural Resources – Division of Outdoor Recreation (DOR)		<b>3 tiers</b> Mini: \$5,000 to \$30,000 Tier 1: \$30,001 to \$500,000 Regional Asset Tier: \$500,001 to \$1,000,000	New outdoor recreation infrastructure 50% local match required
Recreational Trail Program (RTP)	DOR		\$10,000 to \$200,000	New or existing outdoor recreation infrastructure 20% local match required
Transportation Alternatives Program (TAP)	Utah Department of Transportation (UDOT)		\$1,000,000 in total funding available	For pedestrian and bicycle facilities 20% local match required
Safe Streets and Roads for All (SS4A)	UDOT		\$5,000,000 to \$10,000,000	Comprehensive safety action plan required 20% local match required
BUILD Grant	Wasatch Front Regional Council (WFRC)		\$5,000,000 to \$25,000,000	Public transportation 20% local match required
Land, Water, and Conservation Fund (LWCF)	DOR		\$200,000 to \$2,000,000	Community park infrastructure 50% local match required
Community Parks and Recreation Grant (CPR)	DOR		\$5,000 to \$200,000	Community park infrastructure 50% local match required
Community Development Block Grant (CDBG)	MAG		\$1,500,000 in total funding available; avg. award \$250,000	50% local match required

## Grants Summary (continued)

Grant	Administered By	Applicable Projects	Funding Range	Conditions
Utah Nonpoint Source Program (NPS)	Utah Department of Environmental Quality – Division of Water Quality (DWQ)		Up to \$150,000	Must improve water quality Watershed plan required 10% local match encouraged
Federal 319(h) Grants	US Environmental Protection Agency (EPA) under the Clean Water Act		\$1,000,000 in total funding available to Utah applicants No per-project limit	Must improve water quality Watershed plan required 40% nonfederal match required
Utah Trail Network Project List (UTN)	UDOT		\$300,000 to \$10,000,000	Project must be on the Utah Trail Network Master Plan Map No local match required
Invasive Species Mitigation Grant (ISM)	Utah Department of Agriculture and Food (DAF)		Up to \$75,000	Management plan, monitoring component, and restoration component required
Plant Conservation and Restoration Grant (PCR)	US Bureau of Land Management (BLM)		\$10,000 to \$3,000,000	NEPA required No local match required
Aquatic Resource Management Grant (ARM)	BLM		\$25,000 to \$500,000	NEPA required No local match required
Utah Watershed Restoration Initiative (WRI)	Utah Department of Natural Resources (DNR)		\$25,000 to \$1,350,000	NEPA sometimes required No local match required



## Funding Sources – Can be Combined

- Public Infrastructure District (PID)
- Infrastructure Financing District (IFD)
- Special Assessment Area (SAA)
  
- Tax Increment (CRA)
- Impact Fees
- Bonds
  - GO Bonds
  - Sales Tax Revenue Bonds

## Debt Capacity – Sales Tax Revenue Bond

Sales Tax Revenues	\$8,915,270
2x Revenue Debt Service Coverage	\$4,457,635
Existing Debt Service	\$0
2x Revenue Debt Service Coverage	
Less Existing Debt	\$4,457,635
<b>Debt Capacity (20-y Bond @ 3.5%)</b>	<b>\$63,353,706</b>
Years	20
Interest Rate	3.5%

## Property Owner Impacts

### PROPERTY OWNER IMPACTS

Bond Amount	<b>\$20,000,000</b>	<b>\$30,000,000</b>	<b>\$40,000,000</b>
Pmt per Year	(\$1,407,222)	(\$2,110,832)	(\$2,814,443)
Taxable Value Riverdale	\$1,603,061,622	\$1,603,061,622	\$1,603,061,622
Tax Rate Required	0.000878	0.001317	0.001756
Annual Impact on a \$500,000 Primary Residence	\$241	\$362	\$483



ZIONS PUBLIC FINANCE, INC.

## Grants

- US Dept of Interior – Land and Water Conservation Fund (LWCF)
- Utah Division of Outdoor Recreation – Utah Outdoor Recreation Grant (UORG)
- Utah DOR – Recreation Restoration Infrastructure Grant (RRI)
- Utah DNR – Recreational Trails Program
- UDOT – Recreational Trails Program
- OHV Recreation Grant
- Outdoor Recreation Initiative
- Outdoor Recreation Planning Assistance
- Community Parks and Recreation Grant
- Utah Children’s Outdoor Recreation Education (UCORE)

## Grants

- UDOT Transportation Alternatives
- UDOT Transportation Investment Fund – Active Transportation
- UDOT Transportation Investment Fund – Transit
- UDOT Transportation Investment Fund – First Mile / Last Mile
- USDOT Safe Streets and Roads for All (SS4A) Grant Program
- UDOT Safe Sidewalk Program
- UDOT Safe Routes to School Program

# Utah DNR Grants



ZIONS PUBLIC FINANCE, INC.

# Utah Outdoor Recreation Grant (UORG)

- Administered by Utah DNR – Division of Outdoor Recreation
  - Funded by state
- For New Outdoor Recreation Infrastructure
  - Motorized or Non-motorized
- Funding Amounts
  - Mini Grant: \$5,000 to \$30,000
  - Tier 1: \$30,001 to \$500,000
  - Regional Asset Tier: \$500,001 to \$1,000,000
- Conditions
  - 50/50 Funding Match Required
    - Ineligible costs for the match include:
      - Land acquisition
      - Planning
      - Prior work
      - Permitting such as NEPA, feasibility studies, EA, EIS
      - Annual maintenance
  - More info: [UORG-Outdoor-Guide-2026-Online.pdf](#)

# Recreation Trails Program (RTP)

- Administered by Utah DNR – Division of Outdoor Recreation
  - Funded by federal govt.
- For New or Existing Outdoor Recreation Infrastructure
  - Motorized or Non-motorized
  - Can include:
    - Construction of new trails
    - Restoration and rehab
    - Maintenance Equipment
    - Trail facilities
    - Easement acquisition
    - Environmental and safety education
- Funding Amounts
  - \$10,000 to \$200,000
- Conditions
  - NEPA review required
  - 20% funding match required, half of which must be cash
  - Cost reimbursement-style grant: project sponsors reimbursed after project costs are incurred and reported

# Recreation Restoration Infrastructure (RRI)

- Administered by Utah DNR – Division of Outdoor Recreation
  - Funded by state
- For Restoration of Existing Outdoor Recreation Infrastructure
  - Eligible:
    - Trails
    - Campgrounds
    - Picnic Areas
    - Water Recreation infrastructure
    - Accessible outdoor recreation facilities
- Funding Amount
  - \$5,000 to \$250,000
- Important Notes:
  - Letter of support from land manager required (for American Fork, the city council)

# Outdoor Recreation Initiative (ORI)

- Administered by Utah DNR – Division of Outdoor Recreation
  - Funded by state
- For Planning, NEPA, Land Acquisition, and Feasibility Studies
- Funding Amounts
  - Up to \$250,000

# Outdoor Recreation Planning Assistance (ORPA)

- Administered by Utah DNR – Division of Outdoor Recreation
  - Funded by state
- For Recreation Planning
- Funding Amounts
  - Up to \$200,000
- Conditions
  - No funding match required
  - Transportation planning (including active transportation) not eligible
  - Primarily for rural areas

# Land, Water, and Conservation Fund (LWCF)

- Administered by Utah DNR – Division of Outdoor Recreation
  - Funded by federal govt.
- For Community Park Infrastructure
  - Can Include:
    - Park Infrastructure
    - Conservation Easements
    - Land Acquisition
- Funding Amounts
  - \$200,000 to \$2,000,000
- Conditions
  - 50/50 funding match required
  - NEPA required

# Community Parks and Recreation Grant (CPR)

- Administered by Utah DNR – Division of Outdoor Recreation
  - Funded by state
- For Community Park Infrastructure only (parks, pools, playgrounds)
  - Ineligible activities include:
    - Indoor recreation facilities
    - Land acquisition
    - Pump tracks, skate parks, climbing, disc golf, fishing, archery, ropes course, horse riding
- Funding Amounts
  - \$5,000 to \$200,000
- Important Features
  - Highest priority given to regionally significant parks that are part of community and housing plans
  - Consideration also given to projects in areas of higher-than-average growth
  - Consideration also given to projects planned as part of designated centers
  - 50/50 funding match required

# Safe Sidewalk Program (SSP)

- Administered by UDOT
  - Funded by state
- For New Sidewalk Construction
- Funding Amounts
  - Unknown (full amount of construction?)
- Important Features
  - Located adjacent to a state highway within an urban area
  - Significant pedestrian traffic
  - 25% local government match

# Transportation Alternatives Program (TAP)

- Administered by WFRC
  - Funded by federal govt., distributed to UDOT, then to MPOs
- For pedestrian and bicycle facilities; recreational trails; and historic preservation, vegetation management, environmental mitigation for trails
- Funding Amounts
  - \$1,000,000 available in total (controlled by MAG)
- Important Features
  - 20% local match required

# Safe Streets and Roads for All (SS4A)

- Administered by MAG
  - Funded by federal govt., distributed to UDOT, then to MPOs
- For pedestrian and bicycle facilities; recreational trails; and historic preservation, vegetation management, environmental mitigation for trails
- Funding Amounts
  - No minimum or maximum, but Layton received \$9.9 million last year
- Important Features
  - Comprehensive safety action plan required (like Vision Zero)
  - Approx. 20% local match required

# BUILD Grants

- Administered by UDOT
  - Funded by federal govt.
- For highway, bridge, public transportation, passenger rail, inland port infrastructure, and intermodal projects
- Funding Amounts
  - \$5,000,000 to \$25,000,000
- Important Features
  - Approx. 20% local match required

# Utah Nonpoint Source Grants (NPS)

- Administered by Utah Dept of Environmental Quality (DEQ)
  - Funded by state
- For addressing nonpoint source pollution
- Funding Amounts
  - \$150,000 per-project limit
- Important Features
  - 10% local match encouraged but not required
  - [Utah's Integrated Report - Utah Department of Environmental Quality](#)

# Federal 319(h) Grants

- Administered by DEQ
  - Funded by federal govt.
- For addressing nonpoint source pollution
- Funding Amounts
  - \$1,000,000 in total funding available in Utah
- Important Features
  - Approx. 40% nonfederal match required
  - [319 Grant Program for States and Territories | US EPA](#)
  - [Nonpoint Source Funding - Utah Department of Environmental Quality](#)

# Utah Trail Network Project List (UTN)

- Administered by UDOT
  - Funded by state
- For developing the trails on the UTN project list
- Funding Amounts
  - \$5,000,000 to \$25,000,000
- Important Features
  - Approx. 20% local match required

# Invasive Species Mitigation Grant (ISM)

- Administered by Utah Dept of Agriculture and Food
  - Funded by state
- For projects that target high priority species (like Russian olive) and will reduce the number of outlier populations.
- Funding Amounts
  - Up to \$75,000
- Important Features
  - Include a 3-to-5-year management plan
  - Include an extensive monitoring component
  - Include a strong restoration component

# Plant Conservation and Restoration Grant (PCR)

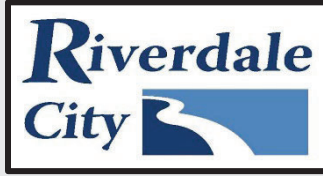
- Administered by US Bureau of Land Management (BLM)
  - Funded by federal govt
- For projects that increase the national native seed supply chain, which are used to restore native plants on public lands
- Funding Amounts
  - \$10,000 to \$3,000,000
- Important Features
  - No local match required
  - [Opportunity Listing - FY25 Bureau of Land Management Plant Conservation and Restoration Management- Bureau wide](#)

# Aquatic Resource Management Grant (ARM)

- Administered by US Bureau of Land Management (BLM)
  - Funded by federal govt
- For projects that supports riparian and wetland areas, aquatic habitats, and water resources for a combination of balanced and diverse uses including the Nation's need for domestic sources of minerals, food, timber, and fiber, fish and wildlife habitat, recreation, and the long-term needs of future generations.
- Funding Amounts
  - \$25,000 to \$500,000
- Important Features
  - No local match required
  - [Opportunity Listing - FY25 Bureau of Land Management Aquatic Resource Management- Bureau wide](#)

# Utah Watershed Restoration Initiative (WRI)

- Administered by Utah DNR
  - Funded through several sources
- For projects that address watershed health and biological diversity, water quality and yield, or opportunities for sustainable uses of natural resources.
- Funding Amounts
  - \$25,000 to \$1,350,000
- Important Features
  - No local match required
  - NEPA sometimes required



## City Council Executive Summary

For the Council meeting on:  
June 2, 2026

Petitioner:  
Steve Brooks

### Summary of Proposed Action

Consideration of City Administration contract.

### Summary of Supporting Facts & Options

The City Administrator contract was entered into in 2022. Since that time no updates, terms or changes have been made.

When this was entered, it is my belief that both parties were concerned about how this would work out, with me serving in both positions. I know that was certainly my position at the time. It is now over 4 years since then and I am requesting a review of the contract prior to the final budget meeting.

### 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



## AGREEMENT FOR EMPLOYMENT

**THIS AGREEMENT**, made and entered into this 1<sup>st</sup> day of February, 2022, by and between Riverdale City Corporation, a Utah Municipal Corporation (hereinafter "City"), and the City Administrator, an individual person (hereinafter Stevin Brooks).

### WITNESSETH THE PARTIES HERETO:

**WHEREAS:** City desires to employ the services of Stevin Brooks as the City's Chief Appointed Official (hereinafter referred to as "Chief Administrative Officer" or "City Administrator"), as well as retaining him as the City Attorney; and

**WHEREAS:** City believes the employment of Stevin Brooks as the City Administrator will improve and enhance the effectiveness and efficiency of City operations; and

**WHEREAS:** It is the desire of the Mayor and City Council (hereinafter "Governing Body") of Riverdale City to:

1. Secure and retain the services of Stevin Brooks and to provide inducement for him to accept such employment;
2. To make possible full work productivity by assuring to Stevin Brooks morale and peace of mind with respect to continued employment security;
3. To establish the employment expectations of the City for Stevin Brooks;
4. To establish a just means of compensation for the employment of Stevin Brooks; and
5. To provide a just means of compensation for the separation of Stevin Brooks from the City's employment; and

**WHEREAS:** Stevin Brooks desires to be employed by the City as the Riverdale City Administrator.

### NOW THEREFORE BE IT KNOWN:

**In consideration** of the mutual covenants herein contained, City and Stevin Brooks agree as follows:

#### SECTION 1. DUTIES.

- 1.1 Stevin Brooks shall be the City's Chief Administrative Officer (City Administrator) to whom all employees of the City shall report. All City

employees make up the administrative service of the City and, as such, all City employees are subordinates of the City Administrator.

- 1.2 Stevin Brooks shall be responsible to the Governing Body for the day-to-day operations of the City and for such other professional duties as assigned or needed.
- 1.3 Stevin Brooks will present ideas and make suggestions to the Governing Body, and shall advise the Governing Body on matters of policy, procedure and business requiring Governing Body approval or awareness. Stevin Brooks shall use his best efforts to lawfully implement the final decisions of the Governing Body, and shall represent, support, and defend the final decisions of the Governing Body.
- 1.4 Stevin Brooks shall be employed by the City with the title of City Administrator, and shall carry out such duties and functions as set forth in State and Federal Law, City Ordinances and Policy, and as set forth in the adopted City Administrator Job Description contained in the City's Human Resources Manual.

## **SECTION 2. COMPENSATION – SALARY.**

- 2.1 City shall compensate Stevin Brooks for his services as the City Administrator, as stated in the Personnel Policies Handbook 11-1 Employee Compensation (Tech Net Survey #1025 City Attorney) effective from date of contract until July 1, 2022 when Stevin Brooks salary shall be established by ordinance adopted annually in the approval of the City's Fiscal Budget. Said salary shall be paid to Stevin Brooks on the same pay schedule as established by the usual and customary pay schedule for employees of the City. Said salary shall continue to be paid and shall adjust according to city-wide pay schedule adjustments each July 1<sup>st</sup> thereafter beginning 2022.
- 2.2 In addition to his salary as the City Attorney, Stevin Brooks will receive additional compensation in the amount of \$2,000 per month, as compensation for the additional time and work required to perform his duties as the City Administrator.
- 2.3 Stevin Brooks may be compensated above the terms of this agreement upon recommendation of the Governing Body and as adopted in the City's Fiscal Budget.
- 2.4 Stevin Brooks may also be awarded specific performance bonuses separate and apart from the salary as set forth above. Said performance bonuses may be awarded pursuant to any Governing Body approved performance incentive program for City employees.

## **SECTION 3. COMPENSATION – BENEFITS.**

- 3.1 All provisions of the City's Personnel Policies and Procedures Section of the City's Human Resources Manual and other rules and regulations relating to sick leave, retirement and pension system contributions, holidays, health, dental and life insurances, administrative leave, FMLA leave, and other fringe benefits and working conditions shall also apply to Stevin Brooks as they would to other management employees of the City, in addition to said benefits enumerated specifically for the benefit of Stevin Brooks, as provided herein.
- 3.2 The City shall accrue vacation leave to Stevin Brooks at 7 hours per semi-monthly pay period. Stevin Brooks vacation period shall run with the calendar year. Stevin Brooks shall be permitted to carry into each calendar year no more than two-hundred-forty (240) hours of vacation time from the previous calendar year. Being classified as an exempt employee for FLSA purposes, Stevin Brooks shall not be entitled to overtime pay and/or compensatory leave, Stevin Brooks existing balance of vacation leave in excess of 240 hours on December 31<sup>st</sup> of each year shall be paid as a lump sum on the January 15<sup>th</sup> payroll at Stevin Brooks salary rate in effect for the January 15<sup>th</sup> payroll period. The City shall pay the required premiums on term life for Stevin Brooks similar to those furnished to other City employees.
- 3.3 Any future requirements made by the Federal or State Government which would be paid by the City for its employees shall also be paid by the City for Stevin Brooks.
- 3.4 In recognition of the city's need for Stevin Brooks to travel locally in meeting needs of citizens, attending various meetings in various locations, attending to other official city business and for other official functions and uses, the city shall compensate Stevin Brooks a monthly vehicle allowance in the amount of \$500.00 per month. Stevin Brooks also agrees by receiving said allowance to assume all of the responsibilities of ownership including operations, maintenance, tax, licensing, registrations, inspections, insurance, etc.
- 3.5 In recognition of Stevin Brooks need for a cell phone, he will either be provided a cell phone by the City or be reimbursed at the usual monthly rate for other employees should he choose to use his personal phone.

#### **SECTION 4. DUES, SUBSCRIPTIONS AND PROFESSIONAL DEVELOPMENT.**

- 4.1 The City shall provide through the budgetary process, resources for Stevin Brooks to pay all professional licensing fees and professional association membership dues as are required or necessary for the employment and development as currently necessary and as the Chief Appointed Official of Riverdale City, as set forth in the City Administrator Job Description, referred to above.

- 4.2 The City shall provide through the budgetary process, resources for Stevin Brooks to attend continuing education courses, seminars, conferences, short courses, professional association meetings and luncheons, etc., for the professional development and for the good of the City. Stevin Brooks is expected to pursue and attend official functions in behalf of the City.
- 4.3 The city recognizes that certain expenses of an “out-of-pocket” or general job affiliated nature are incurred by Stevin Brooks, and the City agrees to reimburse or to pay said expenses. Said reimbursement shall be upon receipt of executed expense or receipts, statements, or personal affidavits.

#### **SECTION 5. PROFESSIONAL LIABILITY INSURANCE AND BONDING.**

- 5.1 The City shall provide professional liability insurance to cover Stevin Brooks against all professional liability claims arising out of an alleged act or omission occurring in the performance of his duties, in the amount of one million dollars.
- 5.2 The City shall pay the cost of a fidelity bond or other bonds required by law for Stevin Brooks or as deemed advisable by the Governing Body.

#### **SECTION 6. TERM OF AGREEMENT.**

- 6.1 The term of this agreement shall be for a period of one year beginning on the date of promotion, which shall be the date this agreement is signed. Upon expiration of the initial term, this agreement shall automatically renew for a period of one year and will continue automatically and indefinitely until one gives the other notice to terminate it. Either party may request a yearly review of the contract by giving a 60 day, notice before the date of renewal, to the other party.
- 6.2 Nothing in this agreement shall prevent, limit, or otherwise interfere with the right of the City to terminate the services of Stevin Brooks as City Administrator at any time for just cause, subject to the provisions of this agreement. To establish just cause the following elements must exist: The actions causing the discharge were within the person’s control. The person knew what conduct was expected. The person’s actions were sufficiently culpable, then the City shall have no obligation to pay severance indicated, except for items Stevin Brooks may be legally entitled to.
- 6.3 Nothing in this agreement shall prevent, limit, or otherwise interfere with the right of Stevin Brooks to resign his position with the City upon thirty (30) days notice to the City.

- 6.4 Nothing in this agreement shall prevent the parties from mutually agreeing to the termination of this agreement and renegotiating the severance for such mutually agreed upon termination.

## **SECTION 7. TERMINATION AND SEVERANCE.**

- 7.1 Termination of this agreement by the City occurs as follows:
- A. The City reduces the salary or other financial benefits of Stevin Brooks in a greater percentage than an applicable across-the-board reduction for all employees of the City; or
  - B. The City is in default of any of the provisions of this agreement, and fails to cure the default within thirty (30) days from receipt of written notice of such default; or
  - C. The City terminates Stevin Brooks employment, as City Administrator, with the City; or
  - D. The City fails to renew this agreement for any reason prior to the agreement expiration date, or such expiration date as shall be extended through subsequent renewals of this agreement, or the City fails to enter into a mutually acceptable renegotiated agreement between the parties; or
  - E. Stevin Brooks resigns from the City's employ, as City Administrator, following a request from a majority of the Governing Body that he resign his position.
- 7.2 In the event Stevin Brooks is terminated by the City as City Administrator, or resigns, after the effective date of this agreement, as set forth herein, the City agrees to compensate Stevin Brooks as follows:
- A. An amount equal to his then due and owing salary and retirement benefit, and all other allowed benefits under city policy as of the effective date of the termination/resignation.
- 7.3 In the event that Stevin Brooks is terminated or resigns as the City Administrator, for any reason besides for cause, Stevin Brooks shall have the option to retain his position as the full time City Attorney, without any loss of seniority, benefits or compensation.

## **SECTION 8. NOTICES.**

Notices pursuant to this agreement may be made by either deposit of postage paid, certified mail, or hand delivery, in person, as follows:

To the City:

Riverdale City Corporation  
Mayor or City Council  
4600 South Weber River Drive  
Riverdale UT 84405

To Stevin Brooks:



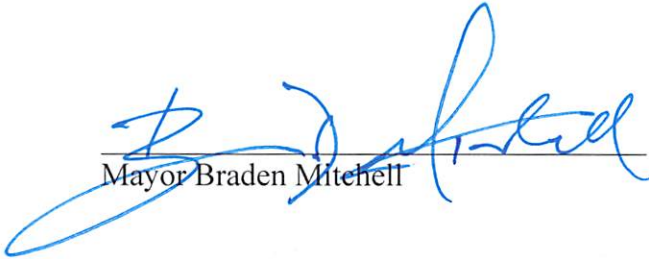
Or to such other address as may be designated by the parties hereto.

**SECTION 9. GENERAL PROVISIONS.**


- 9.1 The terms herein shall constitute the entire agreement between the parties and any changes shall be reduced to writing and agreed upon by both parties.
- 9.2 This agreement shall be binding upon the parties and inure to the benefit of the heirs at law and executors of Stevin Brooks for any benefits, pay, etc. that he would be entitled to under this contract and city policy.
- 9.3 This agreement shall become effective commencing immediately upon the signing by both parties.
- 9.4 If any provision, or any portion thereof, contained in this agreement is held unconstitutional, invalid or unenforceable, the remainder of this agreement, or portion thereof, shall be deemed severable, shall not be affected and shall remain in full force and effect.

**IN WITNESS WHEREOF**, the City of Riverdale has caused this Agreement to be signed and executed in its behalf by its Mayor, and duly attested by its City Recorder, and Stevin Brooks has signed and executed this Agreement, both in duplicate, the day and year first above written.

Riverdale City By:

  
\_\_\_\_\_  
Mayor Braden Mitchell

ATTEST:

  
\_\_\_\_\_  
Michelle Marigoni, City Recorder



  
\_\_\_\_\_  
Stevin E. Brooks