



**RIVERDALE CITY PLANNING COMMISSION AGENDA
CIVIC CENTER - 4600 S. WEBER RIVER DR.
TUESDAY, SEPTEMBER 8, 2026**

5:30 p.m. – Planning Commission Work Session (Conference Room)

The purpose of the work session is to review maps, plans, paperwork, conduct training, etc. No motions or decisions will be considered during this session, which is open to the public.

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

A. Welcome & Roll Call

B. Public Comment

This is an opportunity to address the Planning Commission regarding your concerns or ideas. Please try to limit your comments to three minutes. No action will be taken during public comment.

C. Presentations and Reports

1. Community Development Update

D. Consent Items

1. Consideration of Meeting Minutes from:
[August 25, 2026 Regular Meeting & Work Session](#)

E. Action Items

1. Public hearing on a legislative decision to amend Riverdale City Code Title 10 Chapter 9B, Section 2: Permitted Use for Residential Zones R-1-10, R-1-8, R-1-6, and R-1-4.5.
2. [Consideration to forward a recommendation to City Council regarding amendments to Riverdale City Code Title 10 Chapter 9B, Section 2: Permitted Use for Residential Zones R-1-10, R-1-8, R-1-6, and R-1-4.5.](#)
3. Consideration to set a public hearing on a legislative decision to amend Riverdale City Code Title 10 Chapter 22 – Planned Development: adding R-4 and R-5 residential zones as eligible zones and other minor corrections.
4. (Tentative) Title 10 Update with Hansen Planning Group

F. Comments

1. Planning Commission
2. City Staff

G. Adjournment

In compliance with the Americans with Disabilities Act, persons in need of special accommodation should contact the City Offices (801) 394-5541 at least 48 hours in advance of the meeting.

Certificate of Posting

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted on this 3rd day of September 2026 at the following locations: 1) Riverdale City Hall Noticing Board 2) the City website at <http://www.riverdaleutah.gov/> and 3) the Public Notice Website: <http://www.utah.gov/pmn/index.html>.

Michelle Marigoni
Riverdale City Recorder

Minutes of the **Work Session** of the Riverdale City **Planning Commission** held Tuesday August 25, 2026 at 5:30 p.m., at the Civic Center, 4600 S Weber River Dr, Riverdale City, Weber County, Utah.

Present:

Commissioners:	Rikard Hermann, Chair Colleen Henstra, Vice Chair Alan Bowthorpe, Commissioner Jason Francis, Commissioner Melissa Carey, Commissioner Cody Hansen, Commissioner
City Employees:	Brandon Cooper, Community Development Director Michelle Marigoni, City Recorder
Excused:	Laura Hilton, Commissioner
Visitors:	

The Planning Commission Work Session began at 5:35 p.m. Commissioner Hermann welcomed everyone to the meeting. He stated for the record that all members of the Planning Commission were present except for Commissioner Hilton, who was excused. Members of the city staff were also present.

Mr. Cooper reported there was a vacancy on the Development Review Committee and asked for volunteers. Commissioner Francis said he would be able and willing.

Mr. Cooper briefly went over the planning commission meeting agenda and then presented the first half of training "Planning Commission 101: Your Role, Your Authority, and Making Defensible Land Use Decisions". This training will be presented over two meetings and will meet the one hour of Powers and Duties required annually.

A. Adjournment

As there was no further business to discuss, the Planning Commission Work Session adjourned at 6:00 p.m.

Date Approved:

Minutes of the **Regular Session** of the Riverdale City **Planning Commission** held Tuesday, August 25, 2026, at 5:30 p.m., at the Civic Center, 4600 S Weber River Drive., Riverdale City, Weber County, Utah.

Present: Commissioners: Rikard Hermann, Chair
Colleen Henstra, Vice Chair
Alan Bowthorpe, Commissioner
Jason Francis, Commissioner
Cody Hansen, Commissioner
Melissa Carey, Commissioner

City Employees: Brandon Cooper, Community Development Director
Michelle Marigoni, City Recorder

Excused: Laura Hilton, Commissioner

Visitors: Brad Lauth
Steve Hudak

A. Welcome & Roll Call

The Planning Commission Meeting began at 5:30 p.m. Commissioner Hermann welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were present, except for Commissioner Hilton, who was excused. Members of the city staff were also present.

B. Public Comment

Commissioner Hermann opened the floor for public comments. There was no public comment.

C. Presentations and Reports

1. Community Development Update

Mr. Cooper presented the Community Development Update. He reported that EOS Fitness is currently under construction at the former RC Willey building, performing exterior core and shell work. They are scheduled to review exterior elevations with the Development Review Committee on August 26, 2026, and are getting close to applying for their interior building permit. Two additional tenants are anticipated to occupy the building alongside EOS. The Riverpark Retail project is in the framing stage, with Beans and Brews and Tropical Smoothie planned for the site. Construction is expected to wrap up around the end of the year or beginning of 2027, with the businesses anticipated to open in the spring of 2027.

America First Credit Union is making substantial progress, with ongoing water management and the construction of retaining walls. For the Ruby River building, there is no news regarding an interior construction permit, although exterior staining is currently underway. Additionally, Krispy Kreme is officially closed, and Dave's Hot Chicken is moving in, having secured all necessary permits to begin building renovations. First Watch has also obtained its permits and is moving forward with renovations in the former Goodwood space.

Consent Items

1. Consideration of Meeting Minutes from:

May 26, 2026 Work Session & Regular Meeting

MOTION: Commissioner Bowthorpe moved to approve the consent items. Commissioner Henstra seconded and all voted in favor.

D. Action Items

1. Consideration to set a public hearing for recommendation on a legislative decision to amend Riverdale City Code Title 10 Chapter 9B, Section 2: Permitted Use for Residential Zones R-1-10, R-1-8, R-1-6, and R-1-4.5.

Mr. Cooper explained that cluster subdivisions are currently allowed in these zones. He reminded the Commission of the temporary ordinance enacted six months ago to temporarily prohibit them while the code was reviewed. He explained that the recently passed Planned Development Ordinance now provides a new method for planned developments with substantial flexibility, making cluster subdivisions redundant and unnecessary. The proposed amendment would remove cluster subdivisions from all R-1 zones. He noted that tonight's action is solely to set the public hearing where public comments will be taken.

MOTION: Commissioner Bowthorpe moved to set a public hearing for September 8, 2026. Commissioner Hansen seconded and all voted in favor.

2. Consideration to approve a Conditional Use Permit for CarMax Auto Superstores located at 671 West 4400 South.

Mr. Cooper introduced Brad Lauth and Steve Hudak, representing CarMax, explaining that a new or used auto dealership is a conditional use in the recently rezoned C-3 Regional Commercial zone. To mitigate potential detrimental effects, CarMax designed an internal circulation pattern on the 5.5-acre site with access off 4400 South and a right-in/right-out off 700 West to keep all vehicle loading and unloading on-site. To address visual impacts, the service bays (oriented northwest) and fueling tanks near 700 West will be fully screened from public view by split-face CMU block walls that match the building design.

Commissioner Francis raised concerns regarding the 700 West roundabout turning radius for large trucks, noting that car haulers and low-boys frequently strike the main curb, damaging landscaping and sprinklers. He suggested a real-world test because of clearance and turning issues, rather than relying solely on computer software. Mr. Cooper noted the roundabout's radius was designed to accommodate 53-foot trailers using a mountable curb and concrete apron, but agreed to coordinate with public works and the applicant to investigate further. Mr. Lauth stated that computer simulations with CarMax's 43-foot haulers showed the design works on plan, but acknowledged real-world challenges and agreed to review additional traffic scenarios.

Commissioner Henstra inquired about water retention, recalling past issues on the site. Mr. Cooper clarified that, as a standard site plan requirement, the property is engineered to retain all on-site stormwater from hard surfaces in a dedicated retention basin in the corner of the parcel.

Staff recommended approval of the Conditional Use Permit subject to the conditions that all truck loading/unloading remains on-site and the approved screening elements remain in place.

MOTION: Commissioner Hansen moved to approve a Conditional Use Permit for CarMax Auto Superstores located at 671 West 4400 South.

SECOND: Commissioner Francis

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

Motion passed unanimously (6 in favor, 1 absent).

3. Consideration to forward a recommendation to City Council regarding a Final Site Plan Application for CarMax Auto Superstores, located at 671 West 4400 South.

Mr. Cooper presented the site plan details for the 5.5-acre property, noting its transition from residential back to commercial under the C-3 Regional Commercial zone. He explained that CarMax fits this regional-scale zone, with the only other regional location being in Draper. Staff reviewed objective standards including lot configuration, layout, street alignment, and traffic connections at 700 West and 4400 South. Parking reviews showed ample stalls for employees and customers; the city does not regulate vehicle storage or showcase parking.

Utility capacities were reviewed, and a water purchase agreement was negotiated with the city to fulfill Riverdale's self-provided water requirement, to be executed prior to City Council action. Fire Marshall access concerns regarding gated staging and showcase areas were fully resolved. The proposed 7,700-square-foot building—comprising a service bay, sales office, and sales lanes—is typical for dealerships and was approved by the Development Review Committee for durable, high-quality materials compatible with the area.

A landscaped green space of just under an acre in the corner of the parcel will hold the stormwater retention basin. Mr. Cooper noted this layout was a compromise, balancing staff's preference for corner building presence with the applicant's need for visibility from the viaduct. The rest of the site will feature low-maintenance xeriscaping extending to the curb, with minimal interior landscaping to allow vehicle movement. Outstanding items include stormwater plan revisions, the water purchase agreement, and a financial improvement guarantee, all required before City Council action.

In response to Commissioner Henstra's request for details on the perimeter walls and gating, Mr. Lauth explained the property is divided into three functional areas. The customer parking lot off 700 West remains open and public. The sales display lot along Riverdale Road will be secured with a guardrail and high-security swing-arm gate, closed to public vehicles but walkable for customers. The staging yard behind the building will be enclosed by an earth-toned, six-foot split-face CMU masonry wall matching the building. The corner of 700 West and 4400 South will feature native landscaping, with a four-foot chain-link fence around the retention basin.

Commissioner Hansen asked about the employee count and estimated construction timeline. Mr. Lauth noted the site would typically have 20 to 25 employees on-site and that construction is expected to begin approximately 270 days post-approval, following closing on the property in the coming months and subsequent permitting. Regarding the 700 West roundabout concerns, Mr. Cooper confirmed the discussion was officially recorded and would be presented to the City Council, negating the need for a formal site plan condition.

MOTION: Commissioner Henstra moved to forward a recommendation to approve to City Council regarding a Final Site Plan Application for CarMax Auto Superstores, located at 671 West 4400 South, subject to the conditions that the water purchase agreement is executed, the financial improvement guarantee is in place, and the long-term storm water management plan is finalized prior to City Council action.

SECOND: Commissioner Francis

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

Motion passed unanimously (6 in favor, 1 absent).

Comments

1. Planning Commission
2. City Staff

E. Adjournment

As there was no further business to discuss, Commissioner Henstra moved to adjourn. Commissioner Francis seconded the motion. All were in favor and the Planning Commission meeting adjourned at 6:40 p.m.

Date Approved:



Body: Planning Commission
Topic: **PUBLIC HEARING**
Text Amendment-Riverdale City Code 10-9B-2
Removal of Cluster Subdivisions

Department: **Community Development**
Director: Brandon Cooper
Staff/Presenter: Brandon Cooper
Contact: bcooper@riverdaleutah.gov

ITEM TYPE

- ☒ Action Item
- ☒ Public Hearing
- ☐ Discussion Item
- ☐ Information Item
- ☐ Other _____

EXECUTIVE SUMMARY

The proposed text amendment would amend **Riverdale City Code 10-9B-2, Permitted Uses**, by removing **cluster subdivisions** as a permitted use within the residential zoning districts governed by this section, which are **R-1-10, R-1-8, R-1-6, R-1-4.5**

Riverdale City Code 10-9B-2 currently identifies a "Cluster subdivision, in accordance with chapter 23 of this title" as a permitted use. The proposed amendment removes this provision from the list of permitted uses. All other permitted uses contained in Section 10-9B-2 would remain unchanged as part of this amendment.

The proposed amendment follows the City Council's previous initiation of proceedings to review the permitted uses and development standards applicable to the R-1-6 Single-Family Residential zoning district. As part of that action, the Council adopted Ordinance No. 1002, which identified the potential removal of cluster subdivisions as a permitted use and directed staff and the Planning Commission to review and evaluate appropriate text amendments.

The proposed amendment is intended to complete that review process by permanently removing cluster subdivisions from the permitted uses listed in Section 10-9B-2.

BACKGROUND

At its January 20, 2026, regular meeting, the City Council considered and denied a proposed amendment to the Riverdale City General Plan Future Land Use Map affecting property along Ritter Drive. The Council's decision included findings concerning compatibility with the surrounding neighborhood, impacts to adjacent property owners, traffic, and neighborhood safety.

Following that action, staff began evaluating the existing development framework within the R-1-6 Single-Family Residential zoning district, including whether the permitted uses and



development standards remained consistent with the City's General Plan, neighborhood character objectives, and public health and safety considerations.

On February 3, 2026, the City Council adopted Ordinance No. 1002, formally initiating proceedings to amend the R-1-6 zoning regulations. Ordinance No. 1002 specifically identified the potential removal of cluster subdivisions as a permitted use as one of the matters to be evaluated through the City's land use amendment process. The ordinance also established a temporary land use regulation while the proposed amendments were reviewed.

As part of the permanent text amendment process, staff reviewed Section 10-9B-2. The section currently includes the following permitted use:

"Cluster subdivision, in accordance with chapter 23 of this title."

The proposed amendment removes this language from Section 10-9B-2. The amendment does not modify the remaining permitted uses contained within the section. Removal of cluster subdivisions from Section 10-9B-2 will eliminate cluster subdivision development as a permitted use under this zoning provision and implement the zoning policy considered by the City Council when it initiated the text amendment proceedings.

APPLICABLE ORDINANCES

The proposed amendment to Riverdale City Code 10-9B-2: Permitted Uses consists of deleting the following provision:

~~Cluster subdivision, in accordance with chapter 23 of this title.~~

No other permitted uses within Section 10-9B-2 are proposed to be modified by this amendment.

https://library.municode.com/ut/riverdale_city/codes/city_code?nodeId=TIT10ZOSURE_CH9REZO_ARTB_SIMIREZO10864.5

REQUESTED TIMELINE

Planning Commission Meeting: September 8, 2026

City Council Meeting: September 15, 2026



POTENTIAL ACTIONS

Following presentation and discussion of the proposed text amendment, the Planning Commission may:

1. make a motion to recommend **APPROVAL** to the City Council of amendments to RCC 10-9B-2
2. make a motion to recommend **APPROVAL WITH MODIFICATIONS** to the City Council of amendments to RCC 10-9B-2
3. make a motion to recommend **DENIAL** to the City Council of amendments to RCC 10-9B-2
4. make a motion to **TABLE** the matter to a later date

RECOMMENDATION

Staff recommends **approval of the proposed text amendment to Riverdale City Code 10-9B-2,** removing cluster subdivisions as a permitted use. The amendment implements the review initiated by the City Council through Ordinance No. 1002 and provides a permanent resolution of the specific cluster subdivision issue identified during that process.

Attachments:

Strikethrough Code Section 10-9B-2

10-9B-1: PURPOSE AND INTENT:

The purpose of the R-1-10, R-1-8 and R-1-6 zone classifications is to provide regulated areas for single-family residential use at three (3) different low density levels. The purpose of the R-1-4.5 zone classification is to provide regulated areas for single-family residential use at a moderate density and to encourage a wider choice of single-family residential housing styles and prices than is now available, as well as opportunities for significant savings in both site development and space heating, while maintaining the advantages of individual home ownership.

(1985 Code § 19-17-1)

10-9B-2: PERMITTED USES:

Accessory building and use that is incidental to a dwelling on the same lot or property and in compliance with all Riverdale City ordinances that regulate the use of accessory buildings.

Agriculture, nurseries and greenhouses, provided the sale of goods is limited to material produced on the premises.

Church, synagogue or similar permanent building used for regular religious worship.

~~Cluster subdivision, in accordance with chapter 23 of this title.~~

Educational institution, public schools, private with similar curriculum, daycare/preschool centers.

Golf course, except miniature golf.

Household pets.

Parking lot accessory to uses permitted in this zone.

Planned ~~residential unit~~ development, in accordance with chapter 22 of this title.

Public building, public park, public recreation grounds and associated buildings.

Single-family dwellings.

Temporary building for use incidental to construction work. Such building shall be removed upon the completion or abandonment of the construction work.

(1985 Code § 19-17-2; amd. Ord. 784, 4-19-2011; Ord. 802, 4-3-2012)

**RIVERDALE CITY
PLANNING COMMISSION
NOTICE of PUBLIC HEARING**

Notice is hereby given that the Riverdale City Planning Commission will be holding a public hearing at approximately 6:00 pm on September 8, 2026, in the **City Council/Court chambers located at the Riverdale Civic Center at 4600 S. Weber River Drive, Riverdale, Utah.** The purpose of the hearing is to receive and consider public comment regarding the following:

**Consideration and recommendation on a legislative decision to amend
Riverdale City Code Title 10 Chapter 9B Section 2 – Permitted Use for
Residential Zones R-1-10, R-1-8, R-1-6, R-1-4.5**

The public is invited to review and inspect all information available concerning such proposal at the Riverdale City Offices during the regular office hours, 8:00 a.m. to 5:00 p.m. Monday through Friday. The public or any interested parties may present written or oral testimony to the Riverdale City Planning Commission concerning the proposed action at the aforementioned time and place.

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 28th day of August, 2026 at the following locations: 1) Riverdale City Hall Noticing Board 2) Riverdale City website at <http://www.riverdalecity.com/> 3) the Public Notice Website: <http://www.utah.gov/pmn/index.html> .

Michelle Marigoni
Riverdale City Recorder

