

6:00 p.m. – Council Meeting (Council Chambers)**A. Welcome & Roll Call****B. Pledge of Allegiance – Alan Arnold****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 Administration Report
 - a. Department Reports July
 - b. August Anniversaries Employee Recognition
 - c. Staffing Authorization Plans
 - d. Community Development Report

F. Consent Items

1. Consideration to approve meeting minutes from:
September 1, 2026 Council Meeting

G. Action Items

1. Public Hearing to receive public comment regarding the proposed annexation of Riverdale City into the Weber Fire District and the future delivery of fire suppression, emergency medical services, rescue services, ambulance transport, and related emergency services.
2. Consideration of Ordinance #1013 amending Riverdale City Code 10-9B-2, Permitted Uses, by removing cluster subdivisions as a permitted use in the R-1-10, R-1-8, R-1-6, and R-1-4.5 residential zones; repealing Chapter 23, Cluster Subdivisions; and updating the existing reference to a planned residential unit development (PRUD) to the City's current planned development (PD) terminology under Chapter 22.
Presenter: Brandon Cooper
3. Discussion regarding old railroad property
Presenter: Steve Brooks

H. Upcoming Events

- September 28 – Fire Department Open House
- September 29 – Training: NIMS 402: Supporting Roles as Elected Officials

I. Comments

1. City Council
2. City Staff
3. Mayor

J. 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 within the Riverdale City limits on this 11th day of September 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 September 15, 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

Minutes of the Regular Meeting of the Riverdale City Council held Tuesday, September 1, 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 (by phone) Bart Stevens, Councilmember Anne Hansen, Councilmember Michael Richter, Councilmember Kent Anderson, Councilmember
City Employees:	Steve Brooks, City Administrator/Attorney Casey Warren, Police Chief Brandon Cooper, Community Development Director Shawn Douglas, Public Works Director Matthew Hennessy, Fire Chief Michelle Marigoni, City Recorder
Excused:	
Visitors:	

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 – Michael Richter

Invocation – Anne Hansen

Public Comment

Mayor Mitchell invited members of the public to speak and noted that no action would be taken during public comment. Comments were limited to three minutes.

Presentations and Reports

1. Mayor's Report

Mayor Mitchell had nothing to report.

2. City Council Assignment Reports

Council members had nothing to report.

3. Recognition of Riverdale Police and Fire

Mr. Brooks introduced the item to honor Riverdale Police and Fire personnel for their extraordinary joint response during a major fire on the Riverdale and Washington Terrace border. Chief Warren described how police officers arrived first alongside fire crews, executing immediate street evacuations and assisting with fire hose lines. Officers forced entry into a smoke-filled residence to rescue a trapped elderly resident, loading the severely burned individual into a police truck to expedite hospital transport. Chief Hennessy read a commendation letter from Washington Terrace leadership expressing gratitude for Riverdale's rapid deployment of brush trucks, engines, and personnel, highlighting firefighter Marcus Garcia driving two brush trucks through a fence to save equipment from encroaching flames. Certificates of appreciation were presented to Garrett Henry, Dean Gallegos, Marcus Garcia, Cordell Watts, Mark Glissmeyer, Matthew Hennessy, Eddie List, Christopher Morreale, Jeffrey Edminster, and Casey Warren.

Consent Items

1. Consideration to approve meeting minutes from:

August 18, 2026 Council Meeting

Mayor Mitchell asked if there were any changes to the minutes. There were no changes.

MOTION: Councilmember Hansen moved to approve the consent items with the changes. Councilmember Richter seconded the motion. There was not any discussion regarding this motion, which passed unanimously in favor.

Action Items

1. **Consideration of Resolution #2026-34 awarding a bid to Sports Field Doctor L.L.C. for softball infield repair/reconditioning at Golden Spike Park and Riverdale Park in an amount not to exceed \$22,885.50**

Mr. Brooks presented the resolution on behalf of Rich Taylor, explaining that \$50,000 was budgeted for reconditioning three softball diamonds across Golden Spike and Riverdale Parks. Sports Field Doctor L.L.C. was the sole bidder, submitting a bid of \$22,885.50.

Motion: Councilmember Richter moved to approve Resolution #2026-34 awarding a bid to Sports Field Doctor L.L.C. for softball infield repair/reconditioning at Golden Spike Park and Riverdale Park in an amount not to exceed \$22,885.50.

Second: Councilmember Anderson

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

Motion passed unanimously.

2. **Riverdale Fire Department/Weber Fire District annexation update and discussion**

Mr. Brooks reported that primary draft agreements regarding annexation into Weber Fire District are near completion. A formal public hearing has been scheduled for September 15, 2026, along with an open house at the fire station on September 28, 2026.

In response to questions from Councilor Stevens, Chief Hennessy explained that Weber Fire District was established as a special service district in 1981, while North View Fire District was created in 2005. Chief Hennessy noted that annexing Riverdale adds commercial density to the district. Mr. Brooks noted that multi-city fire district consolidation has been evaluated for years to address escalating operational costs.

3. **Discussion and update on Community Center air conditioner unit replacement**

Mr. Brooks explained that three of the four rooftop air conditioning units at the Community Center failed beyond repair during the summer, prompting emergency replacement. Mr. Douglas is overseeing the installation, funded through internal budget reallocations and scheduled for completion by the end of September.

4. **Discussion and update regarding Flock cameras within Riverdale City**

Chief Warren presented information on the city's Automated License Plate Reader (ALPR) Flock camera system, clarifying that the technology serves as a reactive lead-generation tool following reported crimes rather than performing active surveillance.

Chief Warren detailed strict administrative controls, including mandatory case number entry and restricted data sharing limited to the Ogden Real Time Crime Center. He stressed internal audit logging and automated Lexipol policy updates, noting that Riverdale contracts for nine cameras, with six currently operational. Councilmembers Richter and Stevens discussed policy transparency and potential code codification, and Mayor Mitchell confirmed that departmental policies and presentation materials would be published on the city website.

Upcoming Events

- September 7 – Labor Day, city offices closed
- September 28 – Riverdale Fire Open House
- September 29 – Training: NIMS 402: Supporting Roles as Elected Officials

- October 27-28 – ULCT Annual Convention, Salt Lake City

Comments

1. City Council

Councilor Anderson reported that UDOT will close 4400 South overnight on September 12, 2026, for bridge support installation, suggesting "local traffic only" signage on 700 West to prevent commercial truck detours near the low railroad bridge.

2. City Staff

3. Mayor

Mayor Mitchell reported that wooden pedestrian trail bridges have severely deteriorated and will require significant capital expenditure during upcoming budget planning.

Adjournment

Having no further business to discuss, Councilmember Arnold moved to adjourn the meeting. Councilmember Richter seconded the motion. The meeting was adjourned at 7:47 p.m.

Date Approved:

Monthly Financial Report

Riverdale City and Redevelopment Agency

Report as of July 31, 2026

	<u>Amount of Money on Hand</u>			<u>For the Month Reported</u>		<u>For the Fiscal Year To Date</u>		
	<u>Savings</u>	<u>Checking</u>	<u>Cash Drawers</u>	<u>Revenues</u>	<u>Expenditures</u>	<u>Revenues</u>	<u>Expenditures</u>	<u>Difference</u>
General Fund	\$ 9,188,314	\$ 386,492	\$ 1,515	\$ 1,089,001	\$ 1,679,987	\$ 1,089,001	\$ 1,679,987	\$ (590,986)
							Net of Class C Road Funds:	(381,615)
							Net of Local Option Sales Tax Highway/Transportation Funds:	(462,396)
Redevelopment Agency, RDA	9,520,965			59,915	13,603	59,915	13,603	46,312
Capital Projects Fund	16,784,294			54,873	1,627	54,873	1,627	53,246
Water Fund	7,208,536			352,196	106,573	352,196	106,543	245,653
Sewer Fund	4,298,985			152,796	43,766	152,796	43,766	109,030
Storm Water Fund	1,022,630			38,620	33,159	38,620	33,159	5,461
Garbage Fund	422,035			50,685	8,071	50,685	8,071	42,614
Motor Pool Fund	3,513,742			50,998	27,223	50,998	27,223	23,775
Information Technology Fund	105,274			18,362	6,670	18,362	6,670	11,692
Total	\$ 52,064,775	\$ 386,492	\$ 1,515	\$ 1,867,446	\$ 1,920,679	\$ 1,867,446	\$ 1,920,649	\$ (53,203)

Cody Cardon
Business Administrator

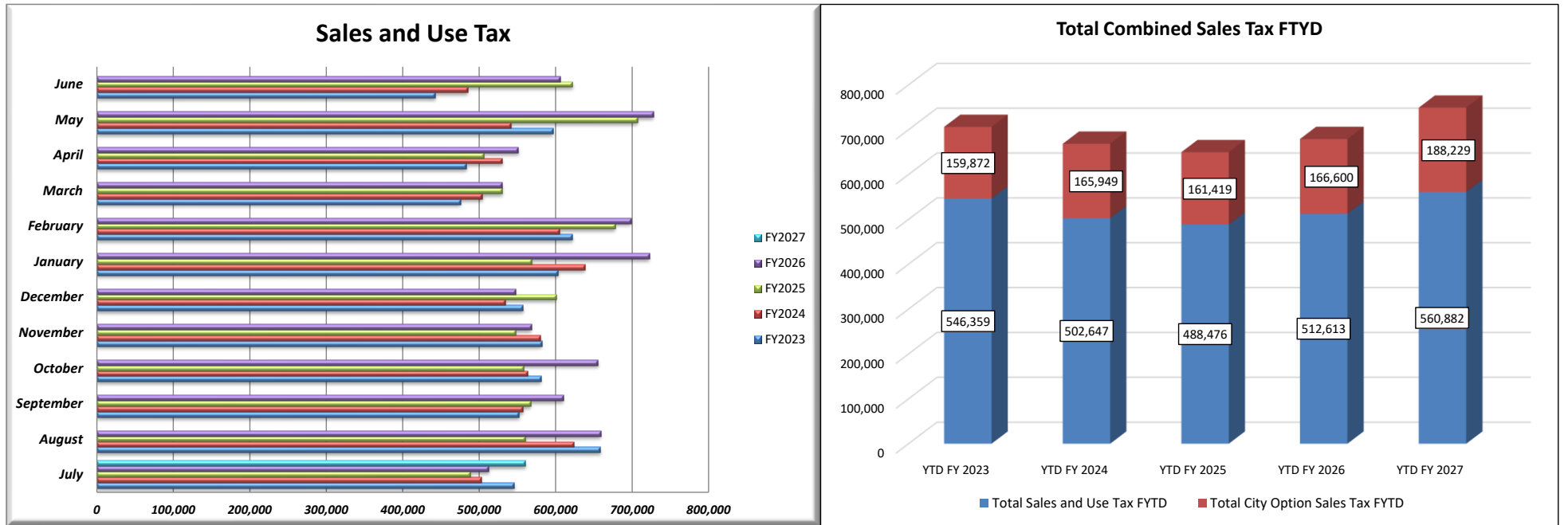
Notes:

- 1) Savings are held in:
 - a) PTIF (Public Treasurer's Investment Fund), the most recent yield was 3.92%.
- 2) Checking consists of one account at Wells Fargo Bank: Accounts Payable
- 3) Cash Drawers are located at the Civic Center (\$600), Comm. Ctr.(\$300), Senior's (\$115), and Police (\$500).
- 4) Receipts for sales tax, property tax, road tax and liquor tax are deposited directly into the PTIF account by the paying agency of the State of Utah or Weber County.
- 5) Other receipts are handled through the counter cash drawers mentioned above.
- 6) All disbursements are paid through the checking accounts at Wells Fargo Bank except petty cash items.
- 7) Cash flow and all account balances are monitored daily, savings are transferred from the PTIF to the checking account to cover disbursements as necessary.
- 8) Check disbursements are normally made weekly through the accounts payable system.
- 9) A check register report is available for detailed review of each disbursement made by city and RDA funds.
- 10) Our independent auditors include their review of these accounts in their annual audit report.

Monthly Financial Report
Riverdale City Redevelopment Agency
Report as of July 31, 2026

	<u>Amount of Money on Hand</u>			<u>For the Month Reported</u>		<u>For the Fiscal Year To Date</u>		
	<u>Savings</u>	<u>Checking</u>	<u>Cash Drawers</u>	<u>Revenues</u>	<u>Expenditures</u>	<u>Revenues</u>	<u>Expenditures</u>	<u>Difference</u>
RDA General Fund	\$ 954,713			\$ 19,101	\$ 150	\$ 19,101	\$ 150	\$ 18,951
Riverdale Road RDA Fund	232,488			-	-	-	-	-
550 West RDA Fund	278,512			-	-	-	-	-
West Bench RDA Fund	4,488,711			4,071	-	4,071	-	4,071
Statutory Housing RDA Fund	737,118			2,366	-	2,366	-	2,366
Housing RDA Fund	1,035,637			3,440	232	3,440	232	3,208
Senior Facility Fund	1,793,786			30,937	13,221	30,937	13,221	17,716
Total	\$ 9,520,965	\$ -	\$ -	\$ 59,915	\$ 13,603	\$ 59,915	\$ 13,603	\$ 46,312

RIVERDALE CITY SALES TAX REPORT AS OF JULY 31, 2026



Sales and Use Tax

	July	August	September	October	November	December	January	February	March	April	May	June	Totals
	Sales Tax	Sales Tax	Sales Tax	Sales Tax	Sales Tax	Sales Tax	Sales Tax	Sales Tax	Sales Tax	Sales Tax	Sales Tax	Sales Tax	Sales Tax
FY2023	546,359	658,981	552,172	581,251	581,883	557,867	603,551	622,245	475,653	483,502	596,420	443,009	6,702,893
FY2024	502,647	624,034	557,432	563,645	580,249	534,790	638,309	605,118	504,297	530,683	542,156	484,937	6,668,297
FY2025	488,476	560,609	567,621	558,194	547,679	600,934	569,197	678,158	530,117	506,108	707,137	622,425	6,936,655
FY2026	512,613	658,996	609,965	655,434	568,493	547,716	722,624	698,660	530,087	551,379	727,753	606,239	7,389,959
FY2027	560,882												560,882

Total Sales and Use Tax FYTD

YTD FY 2023	YTD FY 2024	YTD FY 2025	YTD FY 2026	YTD FY 2027
546,359	502,647	488,476	512,613	560,882

City Option Sales Tax

	July	August	September	October	November	December	January	February	March	April	May	June	Totals
	City Option	City Option	City Option	City Option	City Option	City Option	City Option	City Option	City Option	City Option	City Option	City Option	City Option
FY2023	159,872	189,910	159,858	164,383	164,801	160,162	173,106	174,375	130,294	134,345	165,986	152,899	1,929,991
FY2024	165,949	174,194	160,265	158,749	161,535	151,040	178,930	173,579	138,425	147,134	148,778	136,250	1,894,828
FY2025	161,419	156,297	161,097	156,751	149,742	171,157	163,704	192,870	148,183	141,508	205,632	170,255	1,978,615
FY2026	166,600	182,075	174,583	185,548	156,176	146,319	202,294	188,046	141,810	147,203	204,514	176,425	2,071,593
FY2027	188,229												188,229

Total City Option Sales Tax FYTD

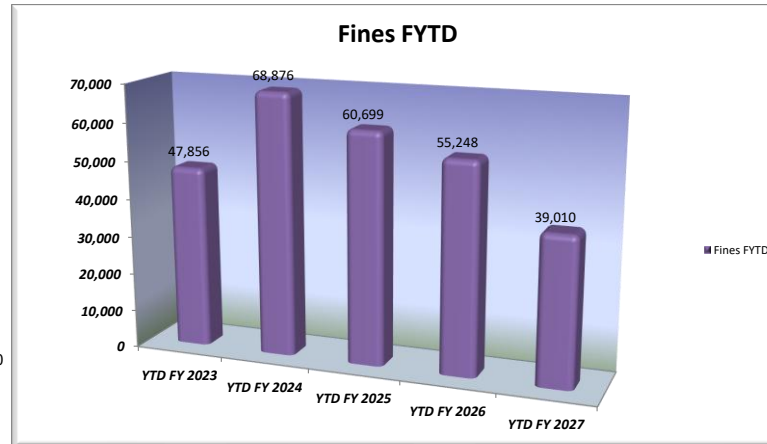
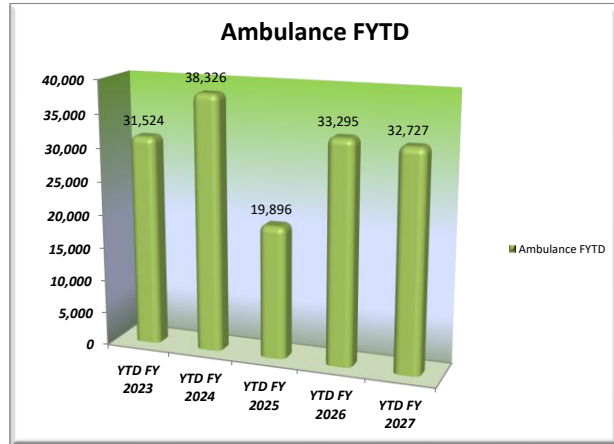
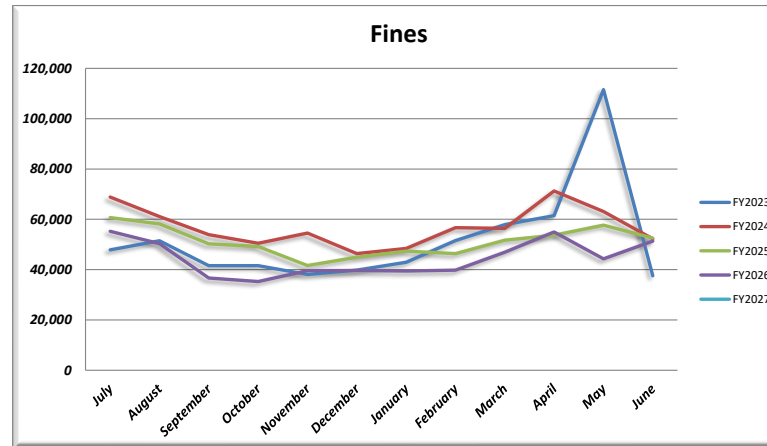
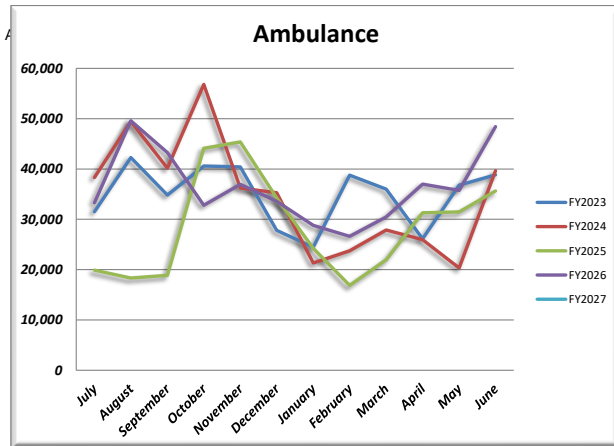
YTD FY 2023	YTD FY 2024	YTD FY 2025	YTD FY 2026	YTD FY 2027
159,872	165,949	161,419	166,600	188,229

Total Combined Sales Tax

	July	August	September	October	November	December	January	February	March	April	May	June	Totals
	Combined	Combined	Combined	Combined	Combined	Combined	Combined	Combined	Combined	Combined	Combined	Combined	Combined
FY2023	706,231	848,891	712,030	745,634	746,684	718,029	776,657	796,620	605,947	617,847	762,406	595,908	8,632,884
FY2024	668,596	798,228	717,697	722,394	741,784	685,830	817,239	778,697	642,722	677,817	690,934	621,187	8,563,125
FY2025	649,895	716,906	728,718	714,945	697,421	772,091	732,901	871,028	678,300	647,616	912,769	792,680	8,915,270
FY2026	679,213	841,071	784,548	840,982	724,669	694,035	924,918	886,706	671,897	698,582	932,267	782,664	9,461,552
FY2027	749,111												749,111

Total Combined Sales Tax FYTD

YTD FY 2023	YTD FY 2024	YTD FY 2025	YTD FY 2026	YTD FY 2027
706,231	668,596	649,895	679,213	749,111



Ambulance	July	August	September	October	November	December	January	February	March	April	May	June	Totals
FY2023	31,524	42,281	34,827	40,608	40,407	27,813	24,471	38,766	36,016	26,144	36,775	38,864	418,496
FY2024	38,326	49,479	40,171	56,814	36,221	35,306	21,331	23,750	27,887	25,962	20,336	39,669	415,252
FY2025	19,896	18,321	18,880	44,129	45,391	34,241	24,231	16,872	21,986	31,317	31,495	35,652	342,411
FY2026	33,295	49,593	43,253	32,785	36,961	33,581	28,796	26,619	30,491	36,987	35,740	48,436	436,537
FY2027	32,727												32,727

Ambulance FYTD	YTD FY 2023	YTD FY 2024	YTD FY 2025	YTD FY 2026	YTD FY 2027
	31,524	38,326	19,896	33,295	32,727

Fines	July	August	September	October	November	December	January	February	March	April	May	June	Totals
FY2023	47,856	51,458	41,590	41,554	38,086	39,774	42,930	51,535	57,870	61,450	111,553	37,538	623,194
FY2024	68,876	61,111	53,878	50,459	54,523	46,380	48,439	56,674	56,401	71,274	63,106	52,243	683,364
FY2025	60,699	58,170	50,310	49,228	41,635	44,930	47,384	46,325	51,729	53,663	57,708	52,579	614,360
FY2026	55,248	50,351	36,700	35,276	39,565	39,666	39,478	39,812	46,894	54,977	44,283	51,378	533,628
FY2027	39,010												39,010

Fines FYTD	YTD FY 2023	YTD FY 2024	YTD FY 2025	YTD FY 2026	YTD FY 2027
	47,856	68,876	60,699	55,248	39,010

RIVERDALE CITY CORP.
FUND SUMMARY
FOR THE 1 MONTHS ENDING JULY 31, 2026

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>GENERAL FUND REVENUE</u>					
TAX REVENUE	836,444.79	836,444.79	11,394,483.00	10,558,038.21	7.3
LICENSES AND PERMITS	14,977.62	14,977.62	413,500.00	398,522.38	3.6
INTERGOVERNMENTAL REVENUE	118,510.38	118,510.38	2,019,100.00	1,900,589.62	5.9
CHARGES FOR SERVICES	49,584.47	49,584.47	634,000.00	584,415.53	7.8
FINES AND FORFEITURES	39,010.30	39,010.30	600,000.00	560,989.70	6.5
MISCELLANEOUS REVENUE	30,473.69	30,473.69	5,092,910.00	5,062,436.31	.6
TOTAL FUND REVENUE	1,089,001.25	1,089,001.25	20,153,993.00	19,064,991.75	5.4
<u>RDA GENERAL FUND REVENUE</u>					
SOURCE 36	19,100.59	19,100.59	220,000.00	200,899.41	8.7
RDA REVENUE	.00	.00	76,550.00	76,550.00	.0
TOTAL FUND REVENUE	19,100.59	19,100.59	296,550.00	277,449.41	6.4
<u>RIVERDALE ROAD RDA FUND REVENUE</u>					
MISCELLANEOUS REVENUE	.00	.00	240,000.00	240,000.00	.0
TOTAL FUND REVENUE	.00	.00	240,000.00	240,000.00	.0
<u>550 WEST RDA FUND REVENUE</u>					
MISCELLANEOUS REVENUE	.00	.00	280,000.00	280,000.00	.0
TOTAL FUND REVENUE	.00	.00	280,000.00	280,000.00	.0
<u>WEST BENCH RDA FUND REVENUE</u>					
TAX REVENUE	4,070.73	4,070.73	700,000.00	695,929.27	.6
MISCELLANEOUS REVENUE	.00	.00	150,000.00	150,000.00	.0
TOTAL FUND REVENUE	4,070.73	4,070.73	850,000.00	845,929.27	.5
<u>WEST BENCH CRA FUND REVENUE</u>					
MISCELLANEOUS REVENUE	.00	.00	100,000.00	100,000.00	.0
TOTAL FUND REVENUE	.00	.00	100,000.00	100,000.00	.0

RIVERDALE CITY CORP.
FUND SUMMARY
FOR THE 1 MONTHS ENDING JULY 31, 2026

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>STATUTORY HOUSING FUND REVENUE</u>					
MISCELLANEOUS REVENUE	2,365.71	2,365.71	703,000.00	700,634.29	.3
TOTAL FUND REVENUE	2,365.71	2,365.71	703,000.00	700,634.29	.3
<u>HOUSING RDA FUND REVENUE</u>					
MISCELLANEOUS REVENUE	3,439.59	3,439.59	760,000.00	756,560.41	.5
TOTAL FUND REVENUE	3,439.59	3,439.59	760,000.00	756,560.41	.5
<u>SENIOR FACILITY RDA FUND REVENUE</u>					
CHARGES FOR SERVICES	24,409.00	24,409.00	275,000.00	250,591.00	8.9
MISCELLANEOUS REVENUE	6,527.87	6,527.87	753,500.00	746,972.13	.9
TOTAL FUND REVENUE	30,936.87	30,936.87	1,028,500.00	997,563.13	3.0
<u>CAPITAL PROJECTS FUND REVENUE</u>					
CAPITAL PROJECTS REVENUE	54,873.35	54,873.35	3,565,600.00	3,510,726.65	1.5
TOTAL FUND REVENUE	54,873.35	54,873.35	3,565,600.00	3,510,726.65	1.5
<u>WATER FUND REVENUE</u>					
WATER - INTEREST REVENUE	22,944.72	22,944.72	250,000.00	227,055.28	9.2
WATER REVENUE	329,251.35	329,251.35	2,025,000.00	1,695,748.65	16.3
TOTAL FUND REVENUE	352,196.07	352,196.07	2,275,000.00	1,922,803.93	15.5
<u>SEWER FUND REVENUE</u>					
SEWER REVENUE	152,795.87	152,795.87	1,547,000.00	1,394,204.13	9.9
TOTAL FUND REVENUE	152,795.87	152,795.87	1,547,000.00	1,394,204.13	9.9
<u>STORM WATER FUND REVENUE</u>					
STORM WATER REVENUE	38,619.74	38,619.74	532,048.00	493,428.26	7.3
TOTAL FUND REVENUE	38,619.74	38,619.74	532,048.00	493,428.26	7.3

RIVERDALE CITY CORP.
FUND SUMMARY
FOR THE 1 MONTHS ENDING JULY 31, 2026

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>GARBAGE FUND REVENUE</u>					
GARBAGE REVENUE	50,684.81	50,684.81	625,838.00	575,153.19	8.1
TOTAL FUND REVENUE	50,684.81	50,684.81	625,838.00	575,153.19	8.1
<u>MOTOR POOL FUND REVENUE</u>					
MOTOR POOL REVENUE	50,997.96	50,997.96	623,140.00	572,142.04	8.2
TOTAL FUND REVENUE	50,997.96	50,997.96	623,140.00	572,142.04	8.2
<u>INFORMATION TECH. FUND REVENUE</u>					
IT REVENUE	18,362.09	18,362.09	221,144.00	202,781.91	8.3
IT - OTHER SOURCES	.00	.00	30,356.00	30,356.00	.0
TOTAL FUND REVENUE	18,362.09	18,362.09	251,500.00	233,137.91	7.3

RIVERDALE CITY CORP.
FUND SUMMARY
FOR THE 1 MONTHS ENDING JULY 31, 2026

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>GENERAL FUND EXPENDITURES</u>					
MAYOR/COUNCIL	8,626.85	8,626.85	197,565.00	188,938.15	4.4
LEGAL	79,595.94	79,595.94	734,148.00	654,552.06	10.8
CITY ADMINISTRATION	44,201.84	44,201.84	351,983.00	307,781.16	12.6
BUSINESS ADMINISTRATION	163,270.11	163,270.11	980,627.00	817,356.89	16.7
BUILDING	51,042.33	51,042.33	372,814.00	321,771.67	13.7
NON DEPARTMENTAL	8,333.00	8,333.00	3,099,996.00	3,091,663.00	.3
POLICE	585,128.94	585,128.94	5,020,980.00	4,435,851.06	11.7
FIRE	292,501.65	292,501.65	2,792,802.00	2,500,300.35	10.5
COMMUNITY DEVELOPMENT	25,741.35	25,741.35	264,631.00	238,889.65	9.7
STREETS	263,019.20	263,019.20	4,636,418.00	4,373,398.80	5.7
PARKS	69,184.15	69,184.15	779,181.00	709,996.85	8.9
COMMUNITY SERVICES	89,341.78	89,341.78	922,848.00	833,506.22	9.7
TOTAL FUND EXPENDITURES	1,679,987.14	1,679,987.14	20,153,993.00	18,474,005.86	8.3
<u>RDA GENERAL FUND EXPENDITURES</u>					
RDA EXPENSES	150.00	150.00	296,550.00	296,400.00	.1
TOTAL FUND EXPENDITURES	150.00	150.00	296,550.00	296,400.00	.1
<u>RIVERDALE ROAD RDA FUND EXPENDITURES</u>					
EXPENDITURES	.00	.00	240,000.00	240,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	240,000.00	240,000.00	.0
<u>550 WEST RDA FUND EXPENDITURES</u>					
EXPENDITURES	.00	.00	280,000.00	280,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	280,000.00	280,000.00	.0
<u>WEST BENCH RDA FUND EXPENDITURES</u>					
EXPENDITURES	.00	.00	850,000.00	850,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	850,000.00	850,000.00	.0
<u>WEST BENCH CRA FUND EXPENDITURES</u>					
EXPENDITURES	.00	.00	100,000.00	100,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	100,000.00	100,000.00	.0

RIVERDALE CITY CORP.
FUND SUMMARY
FOR THE 1 MONTHS ENDING JULY 31, 2026

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>STATUTORY HOUSING FUND EXPENDITURES</u>					
EXPENDITURES	.00	.00	703,000.00	703,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	703,000.00	703,000.00	.0
<u>HOUSING RDA FUND EXPENDITURES</u>					
EXPENDITURES	232.00	232.00	760,000.00	759,768.00	.0
TOTAL FUND EXPENDITURES	232.00	232.00	760,000.00	759,768.00	.0
<u>SENIOR FACILITY RDA FUND EXPENDITURES</u>					
EXPENDITURES	13,220.67	13,220.67	1,028,500.00	1,015,279.33	1.3
TOTAL FUND EXPENDITURES	13,220.67	13,220.67	1,028,500.00	1,015,279.33	1.3
<u>CAPITAL PROJECTS FUND EXPENDITURES</u>					
CAPITAL PROJECTS EXPENDITURES	1,626.96	1,626.96	3,565,600.00	3,563,973.04	.1
TOTAL FUND EXPENDITURES	1,626.96	1,626.96	3,565,600.00	3,563,973.04	.1
<u>WATER FUND EXPENDITURES</u>					
WATER EXPENSES	106,542.81	106,542.81	2,275,000.00	2,168,457.19	4.7
TOTAL FUND EXPENDITURES	106,542.81	106,542.81	2,275,000.00	2,168,457.19	4.7
<u>SEWER FUND EXPENDITURES</u>					
SEWER EXPENSES	43,765.71	43,765.71	1,547,000.00	1,503,234.29	2.8
TOTAL FUND EXPENDITURES	43,765.71	43,765.71	1,547,000.00	1,503,234.29	2.8
<u>STORM WATER FUND EXPENDITURES</u>					
STORM WATER EXPENSES	33,158.81	33,158.81	532,048.00	498,889.19	6.2
TOTAL FUND EXPENDITURES	33,158.81	33,158.81	532,048.00	498,889.19	6.2
<u>GARBAGE FUND EXPENDITURES</u>					
GARBAGE EXPENSES	8,071.44	8,071.44	625,838.00	617,766.56	1.3
TOTAL FUND EXPENDITURES	8,071.44	8,071.44	625,838.00	617,766.56	1.3

RIVERDALE CITY CORP.
FUND SUMMARY
FOR THE 1 MONTHS ENDING JULY 31, 2026

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>MOTOR POOL FUND EXPENDITURES</u>					
MOTOR POOL EXPENSES	27,222.56	27,222.56	623,140.00	595,917.44	4.4
TOTAL FUND EXPENDITURES	27,222.56	27,222.56	623,140.00	595,917.44	4.4
<u>INFORMATION TECH. FUND EXPENDITURES</u>					
IT EXPENSES	6,669.59	6,669.59	251,500.00	244,830.41	2.7
TOTAL FUND EXPENDITURES	6,669.59	6,669.59	251,500.00	244,830.41	2.7

**RIVERDALE CITY
MONTHLY UTILITY REPORT
FOR MAYOR & CITY COUNCIL
AUGUST 2026**

Water Fund

	Total Gallons Used (in thousands)	Total Billings	Total Customers Billed	Average Gallons used Per Customer (in thousands)	Average Bill Per Customer
Residential	48,826	\$ 166,391	2,232	22	\$ 74.55
Commercial	39,832	\$ 162,812	266	150	\$ 612.07

Sewer Fund

	Total Billings	Total Customers Billed	Average Bill Per Customer
Residential	\$ 77,102	2,201	\$ 35.03
Commercial	\$ 61,722	234	\$ 263.77

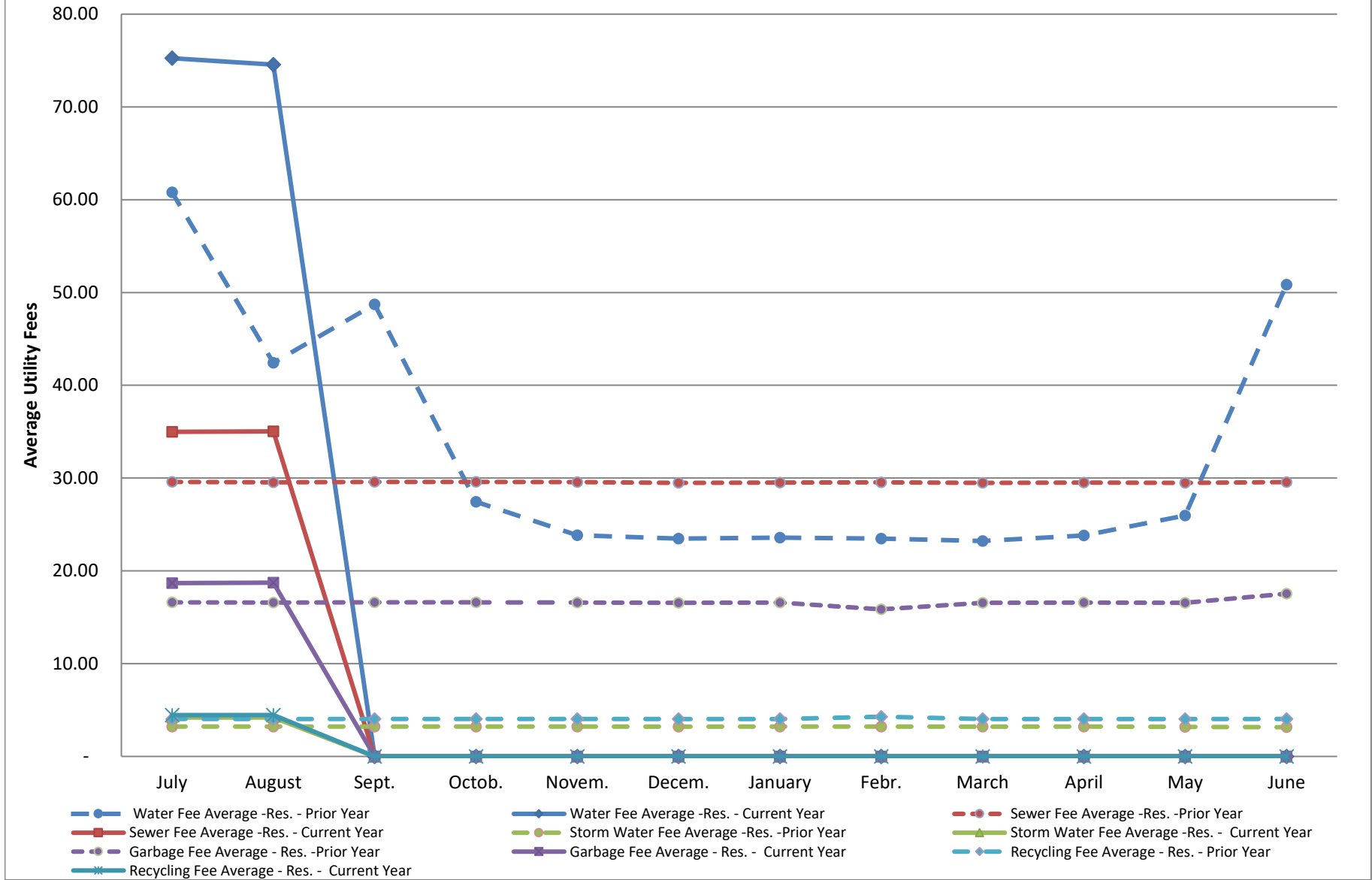
Storm Water Fund

	Total Billings	Total Customers Billed	Average Bill Per Customer
Residential	\$ 9,272	2,210	\$ 4.20
Commercial	\$ 26,124	209	\$ 125.00

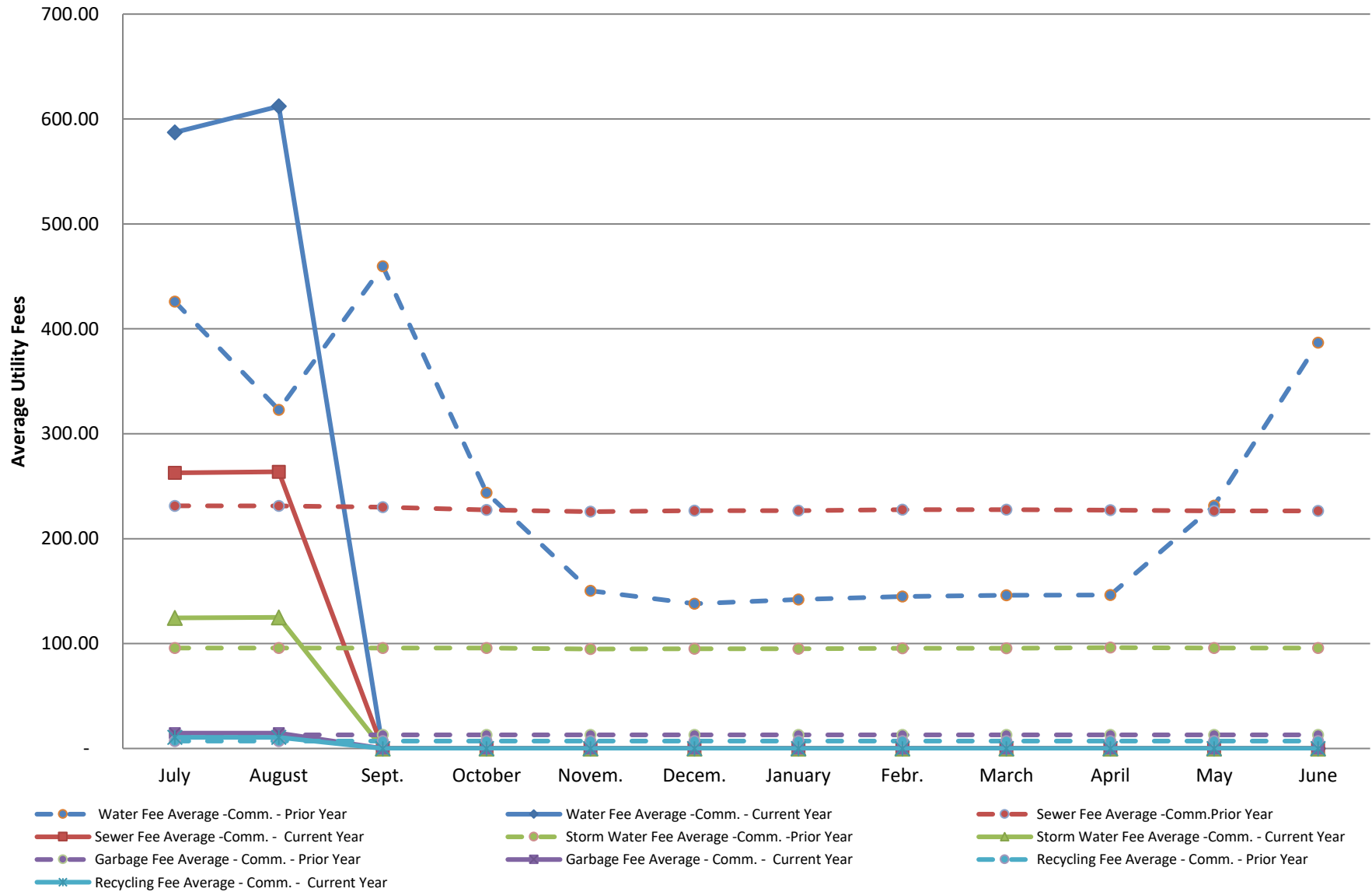
Garbage Fund

	Total Billings	Total Customers Billed	Average Bill Per Customer	
Residential - Garbage	\$ 40,789	2,178	\$ 18.73	*
Residential - Recycling	\$ 8,266	1,853	\$ 4.46	
Commercial - Garbage	\$ 29	2	\$ 14.65	*
Commercial - Recycling	\$ 21	2	\$ 10.63	

Residential Average User Fees
Fiscal Year 2026 & 2027



Commercial Average User Fees Fiscal Year 2026 & 2027



Business Administration:

Cody Cardon:

- Routine phone & computer problem resolution throughout the city.
- Routine management issues and resolution.
- Various meetings and training courses attended.
- Working on monthly Accounting.
- Various IT projects.
- West Bench RDA.
- Various meetings and analysis of RDAs.
- September's Newsletter with Angel.
- Fire Department Meetings.
- Working on yearend and audit preparation for FY2026.

Stacey Comeau:

New Hires:	Halli Fields	Community Services
	Hannah Muirbrook	Community Services

Promotions:

Terminations:	Macy Carter	Community Services
	Paige Erickson	Community Services
	Maclane Loughton	Community Services
	Brisson Davies	Community Services

- Random drug testing for the month
- Processed semimonthly payroll
- Attended Wasatch Compensation Group annual meeting
- Added Perks at Work and Tickets at Work to ancillary benefits
- Healthy Utah Testing event for employees
- Balanced and prepared daily deposit of city funds
- Did background and credit checks on applicants for apartments
- Attended SHRM Northern Utah board/training meetings
- Prepared safety incentive reports
- Responded to job inquiries
- Updated Staffing Authorization Plan
- Prepared Employee Recognition
- Completed monthly payroll reconciliation
- Conducted exit interview with terminating/retiring employees
- Prepared ACH files for Rent, and Early Retiree payments
- Notarized various documents
- Responded to requests for RDA loan payoff and verification of employment, both verbally and in writing
- Responded to inquiries on Purchase Assistance Program and RDA Loan Program
- Worked with various personnel to resolve issues and concerns

Angel Mejia:

- Assisted staff with day-to-day technical support and troubleshooting.
- Updated and maintained content on the City website.
- Completed and distributed the monthly City newsletter.

- Created and published social media content for City events, projects, and public notices.
- Assisted with interpretation services for City Court.
- Reviewed and responded to reported phishing emails from staff.
- Worked with Revize to maintain and keep the City website running smoothly.
- Assisted residents with My360 water portal account setup.

Public Works Monthly Report August 2026

- Continued work with Weber Basin to discuss alternatives for them providing additional water, instead of drilling well.
- Continued Storm Water review to meet new state regulations.
- Continued 1050 W Ritter Dr. Roundabout project.
- Started work on 300 W Street Project.
- Continued inspections on AFCU Campus.
- Continued inspections on America First Road Project.
- Continued 2023 waterline project.
- Continued Coleman Vu Project.
- Continued work on utility capacity evaluations for 1500 W development.
- Continued review and engineering for capital improvement plan for Sanitary Sewer and Water.
- Continued work on drinking water lead and copper rule.
- Continued 4400 S Bridge Project.
- Completed 2025 Street Projects.
- Started Community Center HVAC Project
- Continued Well Number 2 investigative work.
- Continued State Storm Water Audit with Division of Water Quality.
- Continued 2026 Water Line Replacement Project.
- Continued RiverPark Retail Project.
- Completed Street line and marker painting.

Community Services

- Attended staff meetings
- Held departmental staff meeting
- Created monthly issue of Riverdale Connections.
- Covered for Miranda at the Senior Center
- Attended City Council
- Register for flag football
- Senior Center Partnerships



SENIOR CENTER

Monthly Report



FAVORITE PROGRAMS

Mah Jong
Strong Bodies
Bingo

Book Club
Stained Glass
Lapidary

1,662



MEALS SERVED

We served **157** meals on our
busiest day

1,253

PEOPLE
attended our programs



520

HOURS
of volunteer service

SENIOR SPOTLIGHT: SHELLY ODA



Shelly is the Tai Chi instructor at The Center. She enjoys teaching Tai Chi to interested participants. In her spare time, she enjoys games, crafts, pickleball, skiing, and watching theater. We are excited to have Shelly as part of the volunteer staff!



August 2026

COMMUNITY CENTER



Monthly Report



MONTHLY ATTENDANCE

458



PEOPLE



212

PEOPLE

attended our programs

RESERVATIONS



69

 this month

Includes 14 meeting room and 55
park pavilion reservations

A FEW PROGRAMS OFFERED

- **ARCHERY**
- **PICKLEBALL**
- **BBALL CAMP**



WE WERE CLOSED FOR ONE FULL WEEK IN AUGUST FOR OUR ANNUAL
MAINTENANCE. WE GOT THE GYM FLOOR REFINISHED AND THE REST OF THE
BUILDING WAS DEEP CLEANED.

August 2026



Community Development Department:

AUGUST

- Code Review and list of revisions
 - Draft Code Revisions – Title 10
 - Work group with PC and Consultant
- Development Review/Processing:
 - Fieldstone Homes
 - Alpine Homes
 - Sign Approvals
 - Zoning Confirmation Requests
 - Zone Text Amendment
- Meeting with property owners and developers to discuss project plans and concepts
 - AFCU Team/Dee Hansen
 - DRH/LHM
 - Bach Homes/StringTown Meetings
 - Bank of America
 - Riverdale Flats Project
 - CarMax
 - New Townhomes
- 5600 South Project – CCT Meeting
- 4400 S Bridge Meetings
- Zoning Violation Review
- Building Plan Review/Building Inspections
- Utah League of Cities and Towns
 - Legislative Policy Committee
 - Economic Development Advisory Committee
- RDA Project Area Audit
 - West Bench RDA
 - Project Plan/Budget Amendment
 - West Bench CRA
 - 700 West



-
- Department heads meetings attendance
 - City Council Prep
 - Grant Review and Prep
 - Building Permits Issued (30 days)
 - Re-Roof: 1
 - Demolition: 2
 - Tenant Finish: 0
 - Plumbing: 1
 - Basement Finish: 1
 - Mechanical/Electrical: 9
 - Sign: 4
 - Solar: 1
 - Remodel/Addition: 3
 - New Construction – Commercial: 0
 - New Construction – Residential: 2
 - Mobile/Manuf Home – 0
 - Fence: 0
 - Deck: 0
 - Pool: 0
 - Cell Tower: 0
 - Retaining Wall: 0
 - Carport: 1
 - Building Inspections - 88
 - Planning Commission Prep
 - Floodplain Mitigation Training and Review
 - Geographical Information Systems training and work
 - DWCCC Sale (Peacock Ridge)
 - Business Retention and Expansion (BRE Program)
 - Introduction to local businesses
 - Lazy Boy

559

INSPECTIONS

161

PERMITS ISSUED

69.9

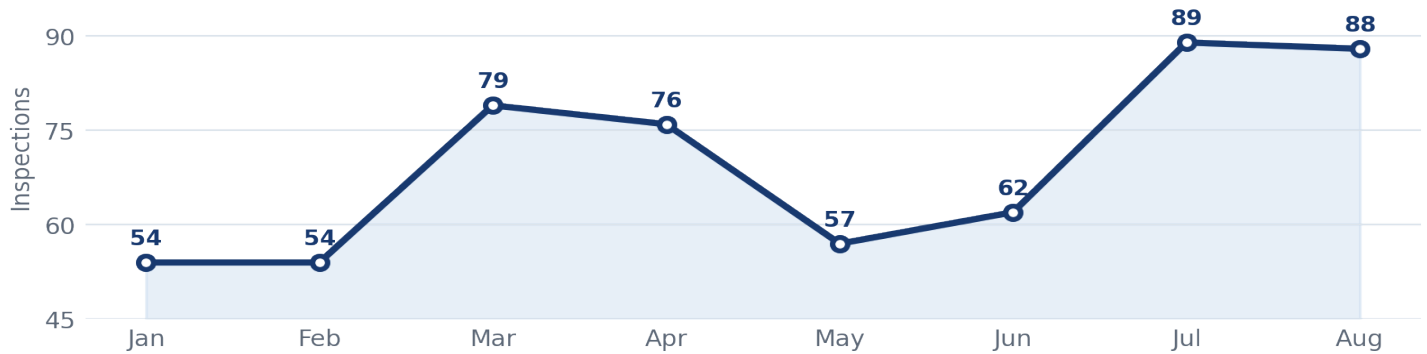
AVG. INSPECTIONS / MONTH

52

TOP TYPE: MECH. / ELEC.

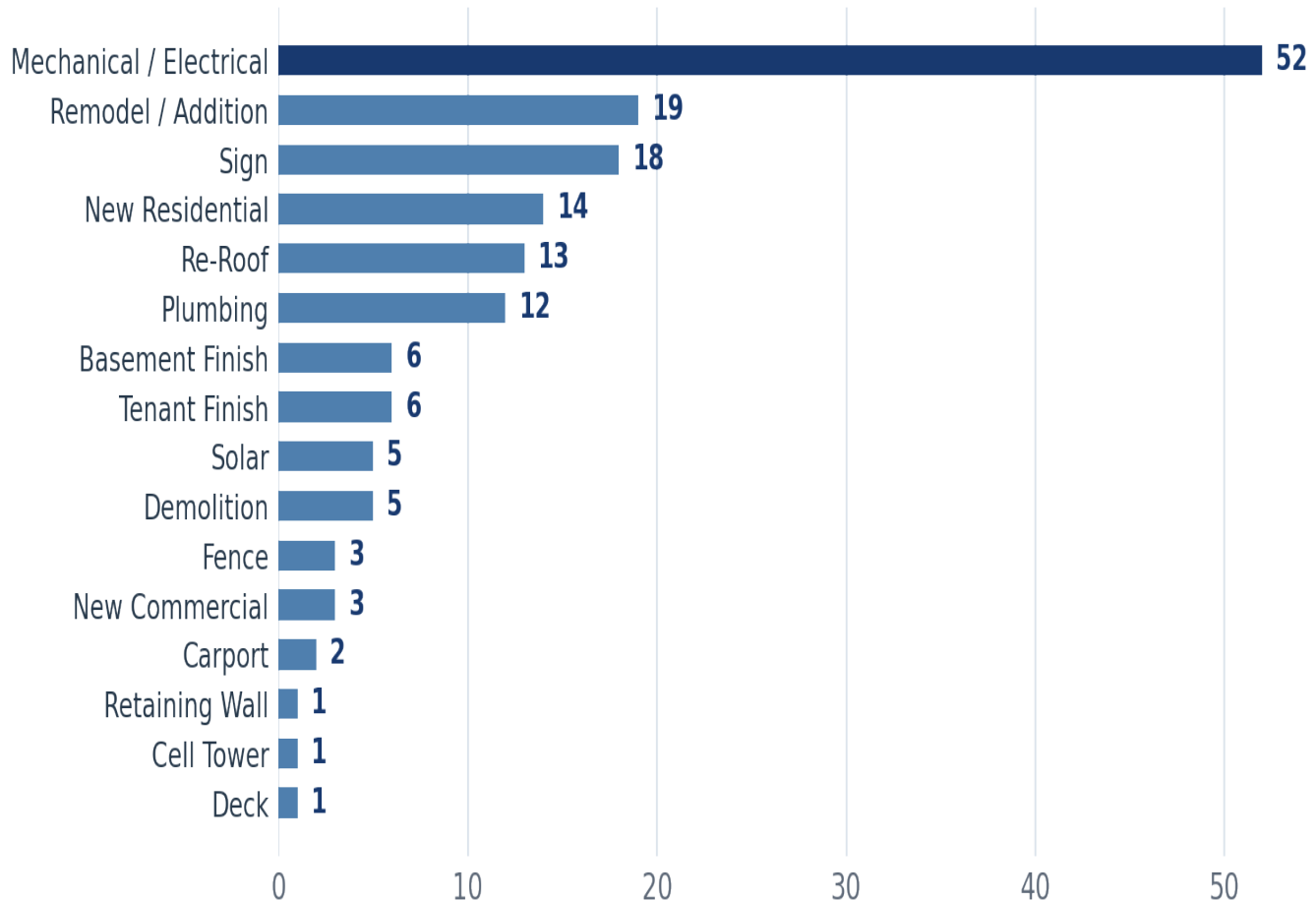
MONTHLY BUILDING INSPECTIONS

Peak activity: 89 inspections in July



PERMITS ISSUED BY TYPE

Cumulative totals, January-August 2026



RIVERDALE POLICE DEPARTMENT CRIME BULLETIN

September 2026
Report #26-9

August Police Calls

- **1586 Calls for Service:**
 - **70 Animal Complaints**
 - **287 Crime Reports Written**
 - **5 Forgery/Fraud**
 - **21 Retail Thefts**
 - **15 Family Offenses**
 - **6 Child Abuse / DCFS cases**
 - **10 DUI**
 - **60 Arrests**

The remainder of calls involved Welfare Checks, Disorderly Conduct, Suspicious Activities, Citizen Assists, Lost/Found property, Trespassing, Medical Assists, Warrant Services, etc.



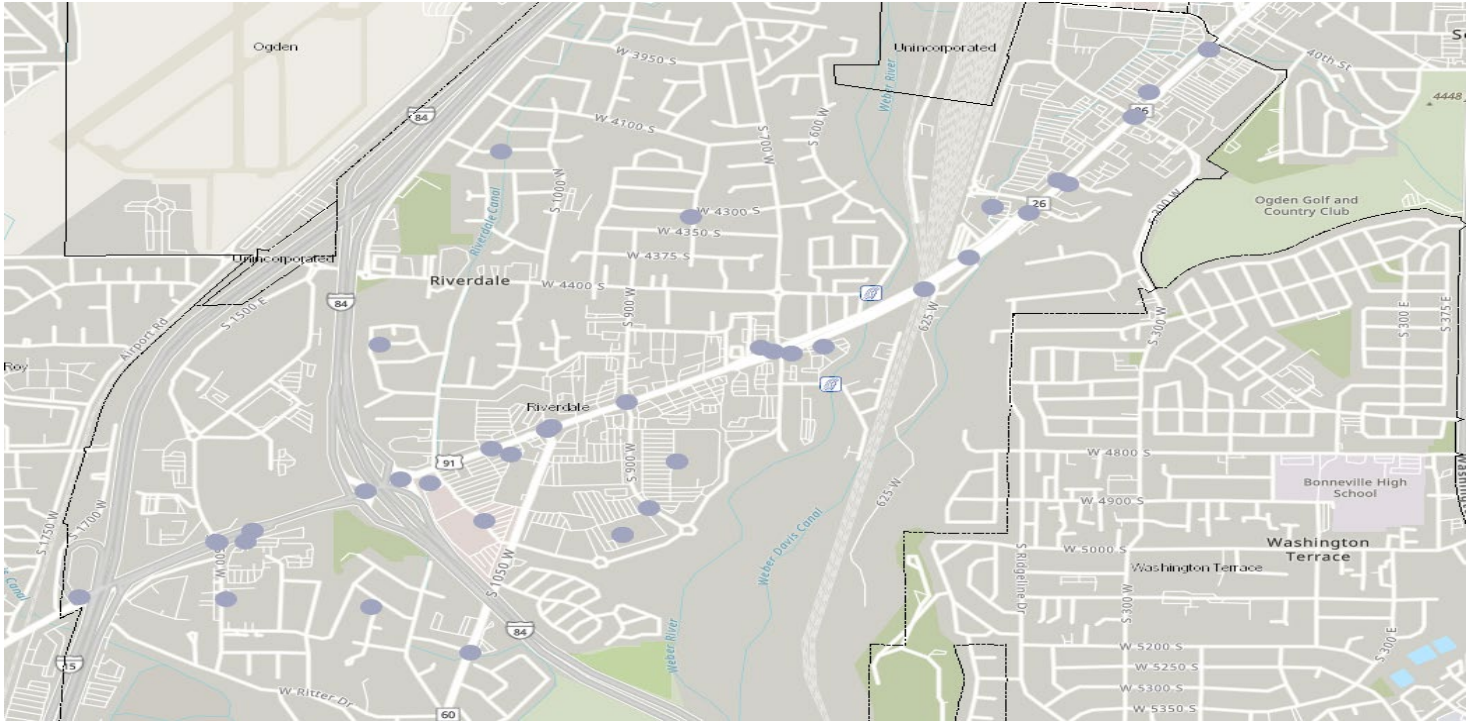
Traffic Patrol and Enforcement

- **496 Traffic Stops resulting in:**
 - **312 Citations**
 - **456 Total Violations**
 - **144 Warnings Issued**

RIVERDALE POLICE DEPARTMENT CRIME BULLETIN

September 2026
Report #26-9

52 Traffic Accidents



- **34 New Cases sent to Investigations.**
- **21 Investigative Cases Closed**

Code Enforcement

- **5 Closed Cases**

POLICE LINE - DO NOT CROSS

POLICE LINE - DO NOT CROSS

POLICE LINE - DO NOT CROSS

POLICE LINE - DO NOT CROSS

POLICE LINE - DO

FOR LAW ENFORCEMENT USE ONLY!

INVESTIGATIONS MAJOR INCIDENTS/ARRESTS FOR 08/2026

Bomb Threat: Patrol Officers were dispatched to a bomb threat at a local business. No bombs were found. The suspect was identified and interviewed, where he admitted to making the threat. The suspect was booked into jail on a Terrorism charge.

Family Fight: Patrol Officers were dispatched to a family fight where a reported strangulation had taken place. Detectives assisted with follow up and determined a couple additional crimes that should also be charged in the case to include kidnapping. The suspect was booked into jail after the initial investigation.

Sex Offense: A CANR report was received alleging physical abuse between a father and daughter in Riverdale. That case was investigated and was found that the Statute of Limitations had expired. During the course of this investigation, it was found that the same female victim had reportedly been sexually assaulted a few years ago by a then boyfriend. That case was investigated and it was sent to the WCAO for the screening of charges.

ICAC: Detectives served an ICAC related search warrant at a residence in Riverdale. This search warrant led to a large amount of electronic devices being seized. The suspect in this case was interviewed and admitted to possessing and distributing images/videos of CSAM. The suspect was booked into jail.

Drug and Gun Warrant: While conducting the above-mentioned search warrant Methamphetamines and a firearm were located in the home. Two suspects were interviewed about those items and admitted to possessing them. Both will be summoned to court on the charges involved.

Aggravated Assault/DV: Detectives assisted with following up on an aggravated DV assault where a female victim had been strangled by the suspect. The suspect then fled the home in his vehicle while under the influence of alcohol causing a few accidents with property damage. The suspect was booked into jail.

Protective Order Violation: Detectives assisted with an interview of a suspect in a violation of a protective order case. The suspect was arrested and booked into jail.

Tobacco Buys: A Detective worked with the State Health Department in order to conduct compliance checks with our local businesses that sell tobacco products. None of the businesses sold to our underage person.

Sex Offense: Detectives investigated a sex offense case that occurred in the city between two adults. The victim was interviewed and the suspect declined to answer questions about the case. This case was forwarded to the WCAO for the screening of charges.

Patrol Report August 2026

Retail Theft: A male suspect stole merchandise from a local business and then fled on an e-bike. Officers located the male who then fled from them and then went into another business where he hid in the shelving. Officers located the male who was then booked into jail.

Family Disturbance: Officers responded to a local residence where it was reported that a male was damaging property with a baseball bat. Upon police arrival, the male surrendered and was safely taken into custody and then transported to jail.

DUI: An officer stopped a vehicle due to a traffic violation. The driver was found to be under the influence of alcohol and was subsequently arrested and transported to jail.

Unattended Death: Officers were dispatched to a report of a person inside of a vehicle who appeared not to be moving. Upon further investigation, officers discovered a deceased female in the vehicle. No foul play is suspected.

Shots Fired: Officers responded to a local residence where the complainant reported that her glass door had been shot. It was found that a resident had accidentally discharged his firearm. Due to the male being under the influence of narcotics, he was arrested for possession of a firearm by a restricted person.

DUI: A business employee reported that an intoxicated female was attempting to purchase alcohol and then left in a vehicle after being denied. Officers located the vehicle and arrested the female for DUI.

Evading: An officer attempted to conduct a traffic stop on a motorcycle due to a traffic violation. The motorcycle driver fled from the officer at a high rate of speed. The officer did not pursue, and the suspect has not been identified.

Traffic Stop: An officer conducted a traffic stop and found that the driver had multiple outstanding warrants for his arrest and did not have an ignition interlock device installed as he was required to. The male was booked into jail.

Unattended Death: Officers responded to a local residence where a male was found to be deceased. Upon further investigation, it was determined that the cause of death was likely suicide.

Retail Theft: Officers responded to a local business where a male had just stolen merchandise and then left on foot. Officers located the male who was also found to have outstanding warrants for his arrest and was in possession of drug paraphernalia. The male

also informed officers that he had just ingested heroin. The male was transported to the hospital for evaluation and then was booked into jail.

Motorist Assist: Officers assisted a motorist who locked her keys inside of her vehicle. A lockout kit was used to unlock the motorist's vehicle for her.

Traffic Accident/DUI: Officers were dispatched to a single-vehicle traffic accident where a vehicle had collided into a light pole. Upon further investigation, it was found that the driver was under the influence of prescription medication. He was arrested for DUI.

Community Policing: Officers held several block parties/BBQ's for community members in their precincts.

RIVERDALE FIRE DEPARTMENT

MONTHLY REPORT



September 2026

Incident Types :

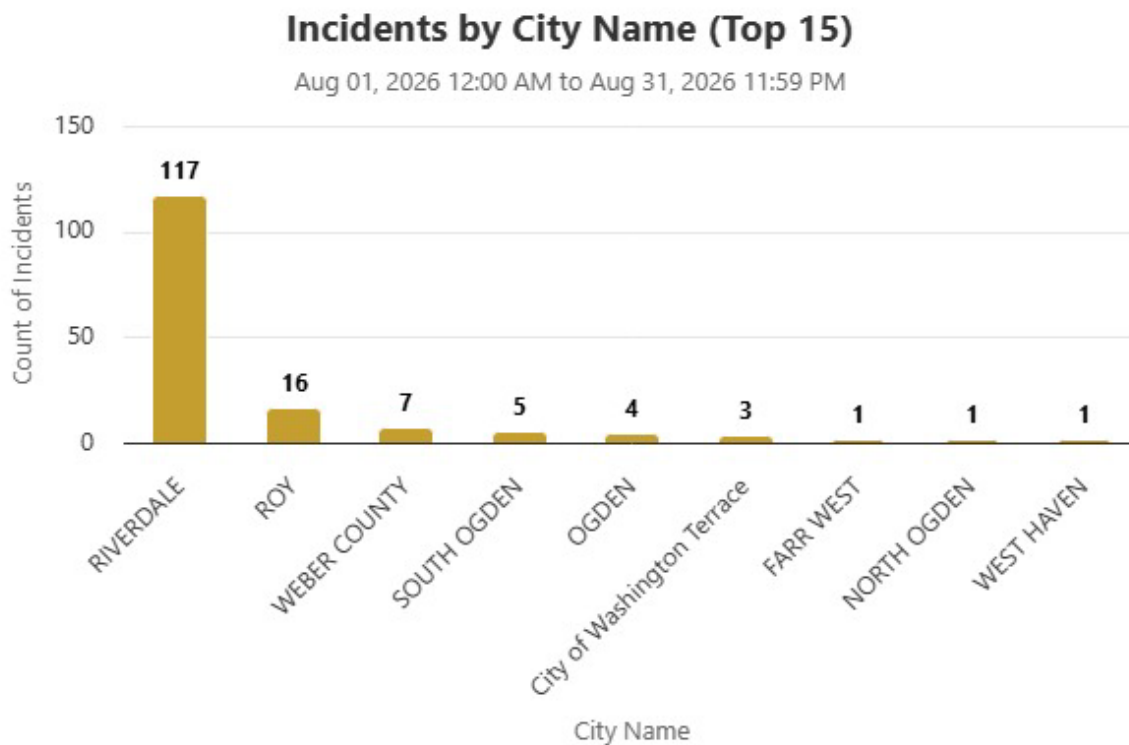
- 155 Fire-related calls for service (see graph for breakdown)
- 92 EMS calls
 - 56 transport
 - 36 non-transports

Notable Incidents:

- Rollover on the I-15 SB off ramp. A truck hit some water and rolled. H41 arrived and stabilized and secured the vehicle. All self-extracted.
- Structure Fire at Riverdale Elementary. There was an outlet fire in the teachers break room. Fire was out when we arrived.
- Structure fire reported at Guitar City. There was an individual on scene working on some lights, a bad tombstone from a fixture started a small fire in the light. An extinguisher was used to put it out. E41 checked for extension, none found.
- Propane leak on a standard sized tank. The tank was leaking through the relief valve. The bottle was attached to a portable stove and released some pressure, seemed over-pressurized.

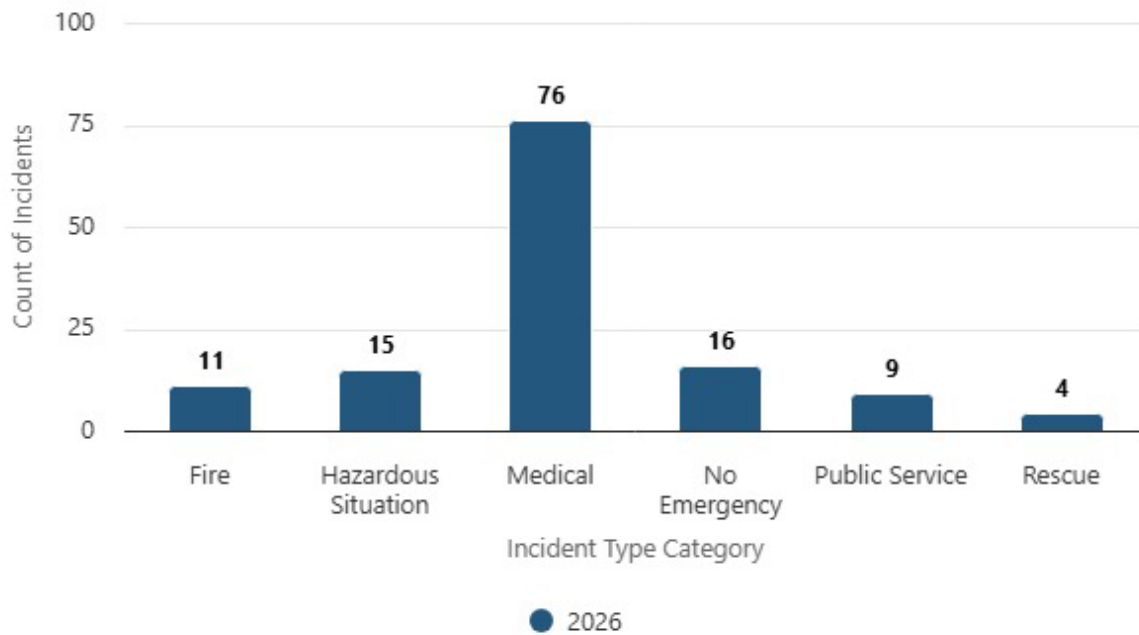
- Responded to an extrication in Weber canyon. Tesla vs Semi. Pt was extricated and transported to McKay.
- Dispatched to a bomb threat at Sportsman's. Building was evacuated and nothing was found on the search.
- Small Grass fire on I-84. The chief responded as B41 and Ch41 and the fire was put out.
- Grass fire on I-84 threatening America First. The fire was put out before any damage occurred.
- Structure fire in Farr West. E41 was assigned to ventilation.

****THE FOLLOWING CHARTS ARE BASED UPON INCIDENTS THE FIRE TRUCK RESPONDS ON. INCIDENTS WHERE THE AMBULANCE RESPONDS WITHOUT A FIRE APPARATUS ARE TRACKED SEPARATELY. WE ARE WORKING TO CREATE A REPORT THAT WILL COMBINE THE INFORMATION INTO ONE REPORT.**



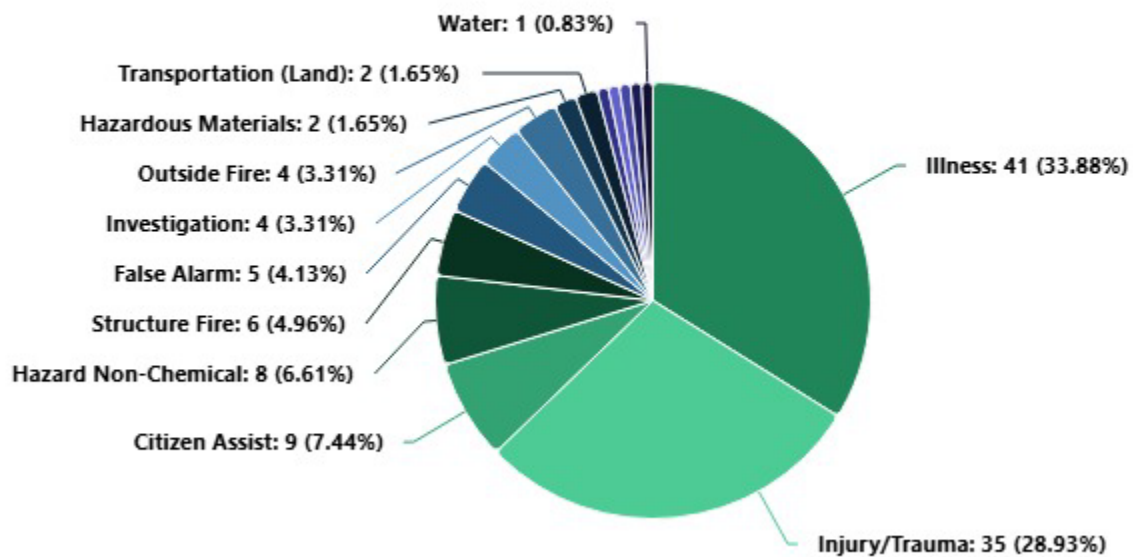
Incidents by Category and Year

Aug 01, 2026 12:00 AM to Aug 31, 2026 11:59 PM



Incidents by Type

Aug 01, 2026 12:00 AM to Aug 31, 2026 11:59 PM



Incidents by Day and Hour

Aug 01, 2026 12:00 AM to Aug 31, 2026 11:59 PM

Day of Week	Sunday	0	0	0	0	1	0	0	0	1	1	1	1	2	1	3	0	1	2	2	2	2	1	1	0
	Monday	0	0	0	0	0	0	1	1	1	1	1	0	3	0	2	1	3	0	1	2	0	0	1	1
	Tuesday	0	0	0	0	0	1	0	0	2	1	0	2	2	1	1	1	1	0	2	1	2	2	1	1
	Wednesday	0	0	0	1	0	0	0	0	0	1	0	0	2	0	0	2	1	2	1	1	2	1	2	0
	Thursday	0	0	0	0	1	0	0	0	0	2	3	1	0	2	2	0	0	0	2	1	2	0	0	0
	Friday	1	0	0	0	0	0	0	0	0	0	2	0	0	1	2	3	1	2	4	3	2	1	2	0
	Saturday	0	0	0	2	2	2	1	0	0	1	2	1	1	1	5	2	2	3	2	1	3	3	2	1
		0000	0200	0400	0600	0800	1000	1200	1400	1600	1800	2000	2200	Hour of Day											

Fire Marshal Report:

- Follow up AFCU commercial water heater question.
- Senior Center repair of heat and smoke detector.
- Spirit Halloween inspection with Dallas Nalder. Failure, the emergency lighting does not work and neither does the backup battery system. Advised the manager to have a certified electrician fix the issues.
- Looked at submission #2 for Bank of America 1055 Riverdale Road. Need all the ingress and egress for the business to be 24 feet minimum.
- Spoke with Element Designs about the FD requirement for the Townhome project at 690 W 4400 S.
- Called and spoke to a resident from Sherwood Park. They are concerned about a broken fire hydrant on Lamplighter Way. Called Golden Spike Property Management and the representative stated that they are waiting for 3 bids to come in. Will follow-up.

- Met with Norm Farrell and a representative from Pye Barker for a bid to have a FACP installed at the Fire Station.
- Stopped at Guitar Center, they had a ballast in a ceiling light fixture fail, causing a structure response. There was no visible fire or smoke damage.

Other department Updates:

- Promotion within the department to open engineer position
- Hired for last open full-time firefighter position
- On-going communication with Weber Fire regarding annexation
 - Individual meetings with Weber Admin and Riverdale personnel have begun
 - Exchange of information for transition is happening

Monthly report – August, 2026

Legal Dept., City Attorney, City Admin. – Steve Brooks:

- Resolutions/Ordinances work–
 - Work concerning – Fire Annexation; Fire Agreements; Personnel; Contracts; StringTown; Townhomes; Development; Subdivisions; Planning; Code Enforcement; UDOT; Transportation; Facilities; Landuse; Leasing; Water; GRAMA; Events; Legislation; Taxation; Emergency Preparedness; Media; Car Max, County Legal, Newsletter, Round about, Ruby River, Cameras, Driveways, HVAC,
- Legal research/review –
- Legal Department meetings/work –
- Planning commission review/ordin/mtgs/minutes
- Walk-ins/Police reviews/Court/Court screenings/Court filings
- Formal training attended-
- Legal reviews of minutes/resolutions/ordinances
- Records request reviews

COURT MONTHLY REPORT

288 Total traffic cases	2859 YTD (Jan. 1, 2026 to December 31, 2026)
8 DUI	161 Moving violations 0 FTA
0 Reckless/DUI red.	80 Non-moving violations 0 Other
39 License violations	0 Parking

39 Total Misdemeanor cases	YTD (Jan. 1, 2026 to Dec. 31, 2026)
0 Assault 0 Ill. sale Alc.	0 Dom. animal 3 Dom. violence
12 Theft 3 Other liq. viol.	0 Wildlife 8 Other misd./infrac
0 FTA 13 Contr. subst vio	0 Parks/rec.
0 Public intox 0 Bad checks	0 Planning zon./Fire/Health

294 Total cases disposed of this month	566 Total number of cases disposed of for the year (July 1, 2026 to June 30, 2027)
272 Total offenses this month	640 Total offenses for year (July 1, 2026 to June 30, 2027)

Small Claims	Total number of cases for the year (Jan. 1, 2026 to Dec. 31, 2026) --	Filed=29	Settled/Dismissed=23
0 Cases filed	0 Trials		
3 Settled/dismissed	0 Default judgment		

# CITATIONS BY AGENCY	YTD (July 1, 2026 to June 30, 2027)
Riverdale City 143	282
UHP 99	198

REVENUE/MISC. YTD (July 1, 2026 to June 30, 2027)

Total Revenue collected	\$ 61,594.68	\$ 119,676.63
Revenue Retained	\$ 40,624.20	\$ 78,162.26
Warrant Revenue	\$ 26,258.03	\$ 492,490.34
Issued warrants	46	92
Recalled warrants	71	158

Employee Recognition – September 2026 Anniversaries		
Years	Employee	Department
27	Karen Dille	Community Services
12	Betty Wilson	Community Services
9	Matthew Guymon	Public Works
9	Camille Jacobsen	Business Administration
8	Garrett Henry	Fire
5	Jeffrey Edminster	Police
2	Cordell Watts	Fire
2	Brock Marden	Fire
1	Jace Johnson	Community Services

1	Brandon Archuleta	Public Works
1	Taylie Allen	Community Services



Staffing Authorization Plan

As of Aug 31, 2026		
Department	FTE Authorization	FTE Actual
City Administration	2.00	2.00
Legal Services	4.50	3.50
Building	1.50	2.50
Community Development	1.00	1.00
Business Administration	5.50	5.50
Community Services	13.00	12.00
Public Works	11.00	11.00
Police	26.00	26.00
Fire	17.00	16.00
Total	81.50	79.50

Staffing Reconciliation - Authorized to Actual		
Department	FTE Variance	Explanation
City Admin	0.00	
Legal Services	(1.00)	City Administrator/City Attorney
Building	1.00	Training Bldg Inspector
Community Services	(1.00)	Recreation Assistants
Business Administration	0.00	
Public Works	0.00	
Police	0.00	
Fire	(1.00)	Engineer
Totals	(2.00)	Staffing <u>under</u> authorization

Actual Full Time Employees 63.00
 Actual Part Time Employees 34.00
 Seasonal Employees 0.00

* 2 part time FTE can not be converted to 1 full time FTE



Riverdale

U T A H

COMMUNITY DEVELOPMENT PROJECTS STATUS REPORT

August 2026



NEW AND ONGOING DEVELOPMENTS



America First Credit Union continues construction of their new Corporate Campus at 4624 South 1500 West



GoldCrest Homes (Alpine/ Fieldstone) continues construction of 68 new single-family homes at the Coleman Vu Estates at 5368 S 1050 W



Slick City Action Park is under construction at 4113 Riverdale Road.



EOS Fitness will be under construction at the old RC Willey building located at 4045 Riverdale Road



The new RiverPark Retail Center is under construction at 4868 S 1050 W, with new retailers coming soon!

FIRST WATCH

The old Goodwood is currently being renovated as First Watch, located at 4237 Riverdale Road



Dave's Hot Chicken is replacing the Krispy Kreme at 4212 W Riverdale Road



The Cabin is currently under construction, replacing the Ruby River at 4286 Riverdale Road



Spirit Halloween Super Store is opening at 4050 W. Riverdale



PinkBox Donuts is planning to open at the old Arbys location at 760 W Riverdale Rd



ORDINANCE NO. 1013

AN ORDINANCE AMENDING RIVERDALE CITY CODE SECTION 10-9B-2 AND REPEALING CHAPTER 23

WHEREAS, Riverdale City (the "City") is authorized by *Utah Code Section 10-9a-501* and other applicable law to enact and amend land use regulations to promote the health, safety, convenience, order, prosperity, and general welfare of the present and future inhabitants of the City; and

WHEREAS, *Riverdale City Code Section 10-9B-2* currently permits cluster subdivisions within the R-1-10, R-1-8, R-1-6, and R-1-4.5 residential zones by reference to Chapter 23 of Title 10; and

WHEREAS, cluster subdivisions were intended to allow reduced lot sizes and development standards in exchange for permanently reserved recreation or open space, but Riverdale is substantially developed and its remaining residential sites are generally smaller infill or redevelopment properties where clustering is less likely to preserve meaningful agricultural land, sensitive land, or a substantial connected open-space area; and

WHEREAS, the City has adopted a Planned Development process in Chapter 22 that provides a more comprehensive method for considering alternative lot configurations, reduced development standards, common open space, coordinated site design, infrastructure, amenities, maintenance responsibilities, and related community benefits; and

WHEREAS, removing cluster subdivisions as a permitted use will eliminate an overlapping and outdated development process, improve the clarity and administration of Title 10, and protect the intended lot and neighborhood patterns of the affected residential zones; and

WHEREAS, Section 10-9B-2 continues to refer to a "planned residential unit development," ("PRUD") although the former PRUD process has been replaced by the Planned Development ("PD") process, and the reference should therefore be updated from PRUD to PD; and

WHEREAS, after required notice, the Riverdale City Planning Commission held a public hearing on September 8, 2026, considered the proposed amendment, and voted unanimously to forward a recommendation of approval to the City Council;

WHEREAS, after required notice, the Riverdale City Council held a public hearing on September 15, 2026, received and considered the Planning Commission's recommendation, the staff report, public comment, and the entire record concerning the proposed amendment; and

WHEREAS, the City Council finds that the amendments adopted by this Ordinance are in the best interests of Riverdale City and further the purposes of the City's General Plan and land use ordinances.

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

Section 1: Amendment To Section 10-9b-2

Riverdale City Code Section 10-9B-2, Permitted Uses, is amended in its entirety to read as follows:

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.

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 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.

Section 2: Repeal Of Chapter 23

Riverdale City Code Title 10, Chapter 23, Cluster Subdivisions, is repealed in its entirety. No new application for a cluster subdivision may be accepted or approved after the effective date of this Ordinance.

Section 3: Existing Approvals And Vested Rights

This Ordinance does not impair a vested right established under Utah law or invalidate a cluster subdivision that was lawfully approved and remains valid before the effective date of this Ordinance. Any such right or approval remains subject to applicable law and to its original terms, conditions, approved plans, and expiration provisions. This section does not revive an expired approval or create a right to expand or materially modify an approved cluster subdivision.

Section 4: Conflicting Provisions

All ordinances, resolutions, policies, and provisions of the Riverdale City Code in conflict with this Ordinance are repealed or amended to the extent of the conflict. Provisions not expressly amended or repealed remain in effect.

Section 5: Severability

If any section, part, or provision of this Ordinance is held invalid or unenforceable, the remaining portions shall remain in effect, and the City Council declares that it would have adopted the remaining portions independently of the invalid or unenforceable provision.

Section 6: Effective Date

This ordinance shall take effect immediately upon adoption.



PASSED AND ADOPTED this 15th day of September, 2026.

RIVERDALE CITY

Mayor
Date: _____

ATTEST

City Recorder
Date: _____

VOTE

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



Body: City Council
Topic: **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 in the **R-1-10, R-1-8, R-1-6, and R-1-4.5** residential zones; repealing **Chapter 23, Cluster Subdivisions**; and updating the existing reference to a planned residential unit development (PRUD) to the City's current planned development (PD) terminology under Chapter 22.

The amendment would eliminate an older, overlapping process that allows reduced lot sizes and setbacks in exchange for reserved open space. Riverdale is substantially developed, and its remaining residential sites are generally smaller infill or redevelopment properties where clustering is less likely to preserve meaningful agricultural land, sensitive land, or a substantial connected open-space area.

Alternative residential designs, reduced development standards, and coordinated open space can instead be evaluated through the City's newer Planned Development process. That process provides a more comprehensive review of site design, architecture, circulation, parking, landscaping, amenities, infrastructure, maintenance responsibilities, and corresponding community benefits.

Removing cluster subdivisions will clarify Title 10, protect the intended lot and neighborhood patterns of the affected residential zones, and ensure that requests for significant development flexibility are reviewed through one clear and current process.

The proposed amendment follows the City Council's prior initiation of proceedings through *Ordinance No. 1002* and the Planning Commission's public hearing on **September 8, 2026**. Following the hearing and discussion, the Planning Commission voted unanimously to forward a recommendation of approval to the City Council.



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 evaluated the existing development framework within the R-1-6 Single-Family Residential zoning district, including whether its 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 and establishing a temporary land use regulation while permanent amendments were reviewed. The ordinance specifically identified potential removal of cluster subdivisions as a permitted use.

Section 10-9B-2 applies to the R-1-10, R-1-8, R-1-6, and R-1-4.5 zones and currently includes the following permitted use:

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

The same section also uses the outdated term "*planned residential unit development*" for development under Chapter 22. Riverdale replaced the former PRUD process with the Planned Development ordinance adopted in 2026; the proposed amendment therefore updates this reference from PRUD to PD.

The proposed amendment removes the cluster-subdivision provision, updates the Chapter 22 reference, and repeals Chapter 23. All other permitted uses in Section 10-9B-2 remain unchanged.

PROPOSED CODE AMENDMENT

The proposed amendment makes the following limited changes:

1. **Delete:** "Cluster subdivision, in accordance with chapter 23 of this title."
2. **Revise:** "Planned residential unit development, in accordance with chapter 22 of this title" to "Planned Development, in accordance with chapter 22 of this title."
3. **Repeal** Chapter 23, Cluster Subdivisions, because it will no longer apply in any Riverdale zoning district.

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



PUBLIC HEARING AND REVIEW

Planning Commission Hearing: September 8, 2026

City Council Meeting: September 15, 2026

PLANNING COMMISSION RECOMMENDATION

On September 8, 2026, the Planning Commission held a public hearing, considered the staff analysis and proposed amendment, and voted unanimously to forward a recommendation of approval to the City Council.

POTENTIAL ACTIONS

Following presentation and discussion of the proposed text amendment, the City Council may:

1. approve the proposed amendments to RCC 10-9B-2 and repeal of Chapter 23
2. approve the proposed amendments with modifications
3. deny the proposed amendments
4. table or continue the matter to a later date

RECOMMENDATION

Staff recommends that the City Council APPROVE the proposed text amendment to Riverdale City Code 10-9B-2, including removal of cluster subdivisions as a permitted use, revision of the Chapter 22 reference from planned residential unit development (PRUD) to Planned Development (PD), and repeal of Chapter 23.

Attachments:

Strikethrough Code Section 10-9B-2; Chapter 23

Planning Commission Minutes

Ordinance

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)

~~CHAPTER 23 CLUSTER SUBDIVISIONS~~

~~10-23-1: PURPOSE AND INTENT:~~

~~Cluster subdivisions are intended to allow flexibility in the neighborhood and subdivision lot design by permitting the development of single-family and two-family dwellings on lots smaller than normally required for the zone in which the subdivision is located and by dedicating or reserving the land so saved to needed open space. It is not intended that this type of subdivision be universally applied but only where circumstances or natural features and land use make it appropriate and of special benefit to the residents of the subdivision and surrounding area. The consolidated lot resulting from the reduction of lot sizes shall be usable land, not swamp land or steep slope.~~

~~(1985 Code § 19-9-1)~~

~~10-23-2: GENERAL REGULATIONS:~~

- A. ~~Permitted Zones: A cluster subdivision shall be a permitted use in all agricultural and residential zones and not withstanding any other provisions of this title, the provisions as hereinafter set forth shall be applicable if any conflict exists; provided, however, that no such cluster subdivision shall contain less than twenty-five (25) dwellings.~~
- B. ~~Reduction in Lot Area: Where land is proposed for subdivision into lots and a subdivider dedicates or permanently reserves land within the subdivision for recreational use or open space, a reduction in the minimum lot area required for the zone in which the cluster subdivision is located may be approved by the planning commission, provided the provisions of this chapter are met; and further provided, that the cluster subdivision receives subdivision approval.~~

~~(1985 Code § 19-9-2; amd. 2001 Code)~~

~~10-23-3: SITE DEVELOPMENT STANDARDS:~~

- A. ~~Area: The minimum lot area for dwellings may be reduced below the area normally required in the zone in which the cluster subdivision is located, but no lot shall have an area less than two-thirds (2/3) of the minimum lot area required for such dwelling in the respective zone.~~
- B. ~~Width; Side Yard: The minimum lot width and side yard may be reduced below the width and side yard normally required in the zone in which the cluster subdivision is located, but no lot shall have a width or side yard of less than three-fourths (3/4) of the minimum lot width or side yard required in the respective zone.~~
- C. ~~Yard Use; Height: Yard use and height regulations shall be the same as for the zone in which the cluster subdivision is located.~~

~~(1985 Code § 19-9-3)~~

~~10-23-4: OPEN SPACE:~~

- A. ~~Required: There shall be permanently reserved within the subdivision for recreation and/or open space, parcels of land whose total area is not less than the amount by which the areas of the residential lots are reduced below the minimum area normally required in the zone in which the cluster subdivision is located.~~

~~B. — Preservation and Maintenance: Recreation and/or open space areas to be permanently reserved shall be improved, landscaped and maintained in accordance with a plan approved by the planning commission and the subdivision provisions of the subdivision ordinance, chapter 21 of this title.~~

~~(1985 Code §§ 19-9-4, 19-9-5; amd. 2001 Code)~~

~~10-23-5: PROCEDURE:~~

~~A preliminary plan of the cluster subdivision showing the areas within the subdivision to be permanently reserved for recreation and/or open space, and plans showing the proposed use, improvements and method of maintenance of such areas shall be approved by the planning commission before the cluster subdivision proposal becomes a permitted use in the zone in which it is proposed.~~

~~(1985 Code § 19-9-6)~~

Minutes of the **Regular Session** of the Riverdale City **Planning Commission** held Tuesday, September 8, 2026, at 5:30 p.m., at the Civic Center, 4600 S Weber River Drive., Riverdale City, Weber County, Utah.

Present:

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

A. Welcome & Roll Call

The Planning Commission Meeting began at 6:00 p.m. Commissioner Hermann welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were present except for Commissioner Carey. 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 summarizing ongoing commercial development projects across Riverdale City. He shared that America First Credit Union is planning a new branch adjacent to Maverik, which has undergone preliminary staff discussions prior to formal submittal. Slick City is moving forward with interior construction at the former Bed Bath & Beyond location next to Chuck E. Cheese, targeting an opening around the end of the year or early next year. EOS Fitness is actively under construction at the former RC Willey building, and exterior framing is now visible at 1050 for the River Park Retail Center. Commercial work is also underway for First Watch and Dave's Hot Chicken. Additionally, the Development Review Committee approved the exterior elevation design for Pinkbox Donuts at the former Arby's location, featuring a pink and white color scheme and three-dimensional donut features.

Consent Items

1. Consideration of Meeting Minutes from:

August 25, 2026 Work Session & Regular Meeting

The Planning Commission reviewed the draft minutes from the August 25, 2026 Work Session and Regular Meeting. It was noted that the regular meeting start time was incorrectly listed as 5:30 p.m. on the draft and required correction to 6:00 p.m.

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

D. Action Items

1. 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 presented information regarding the proposed text amendment to Riverdale City Code Title 10, Chapter 9B. He explained that the proposal eliminates cluster subdivisions as a permitted use in the R-1-10, R-1-8, R-1-6, and R-1-4.5 residential zones and updates terminology from planned residential unit developments to planned developments. Mr. Cooper explained that while conventional subdivisions establish density based on underlying zone lot sizes, cluster subdivisions permit smaller lot sizes in exchange for permanent open space. He noted that cluster subdivisions represent a dated planning method established in 1985 intended to preserve agricultural or park land. He explained that the city's recently adopted Planned Development ordinance provides a more effective and negotiated tool to secure desired community benefits such as open space or trail connections without automatically granting reduced lot sizes by code text. Mr. Cooper noted that this review originated from City Council discussions surrounding the Ritter Drive proposal and that the six-month temporary ordinance prohibiting cluster subdivision applications was expiring, requiring permanent code action.

MOTION: Commissioner Hansen moved to open the public hearing
SECOND: Commissioner Francis

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

Public hearing opened at 6:27 p.m.

Public Comment: No public present.

MOTION: Commissioner Bowthorpe moved to close the public hearing
SECOND: Commissioner Francis

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

Public hearing closed at 6:27 p.m.

2. Consideration 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.

The Planning Commission discussed the removal of cluster subdivisions from permitted residential uses in detail. Commission members inquired how the amendment would impact specific areas, such as Stringtown, and whether existing Riverdale subdivisions had utilized the cluster provision. Mr. Cooper clarified that Stringtown would be governed by a dedicated master-planned mixed-use zone or overlay in the future rather than cluster subdivisions.

Commissioner Hansen questioned why the city should eliminate cluster subdivisions entirely if the Planning Commission and City Council retain discretion over approving open space plans. Mr. Cooper explained that cluster subdivisions mandate a text-based, one-to-one lot size reduction relative to open space, whereas Planned Developments allow custom negotiation of open space and density without automatic lot size reduction guarantees.

The commission discussed potential development scenarios, determining that cluster subdivisions limit city leverage regarding density allowances if minimum open space criteria are met, whereas Planned Developments require discretionary plan approval by both the Planning Commission and City Council.

MOTION: Commissioner Francis moved to forward a recommendation of approval to City Council to amend Riverdale City Code Title 10 Chapter 9B, Section 2, deleting cluster subdivisions from permitted uses in residential zones R-1-10, R-1-8, R-1-6, and R-1-4.5, repealing Title 10 Chapter 23 in its entirety, and providing legal non-conforming status for existing lawful cluster subdivisions based on findings contained in the staff report and evidence presented in the record.

SECOND: Commissioner Bowthorpe

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

Motion passed unanimously.

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.

MOTION: Commissioner Henstra moved to set the public hearing for September 22, 2026.

SECOND: Commissioner Francis

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

Motion passed unanimously.

4. (Tentative) Title 10 Update with Hansen Planning Group

This item was not needed, as Mr. Hansen was unable to attend the meeting.

E. Comments

1. Planning Commission
2. City Staff

F. 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 6:37 p.m.

Date Approved: