



**RIVERDALE CITY PLANNING COMMISSION AGENDA
CIVIC CENTER - 4600 S. WEBER RIVER DR.
TUESDAY, OCTOBER 27, 2026**

5:30 p.m. – Planning Commission Work Session

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:
[October 13, 2026 Regular Meeting & Work Session](#)

E. Action Items

1. **Public hearing** to receive and consider public comments regarding a zoning map amendment to apply the Planned Development (PD) overlay to the property located at 690 W 4400 S for a proposed townhome development.
2. Motion to un-table and consideration to forward a recommendation to City council regarding a [zoning map amendment to apply the Planned Development \(PD\) overlay to the property located at 690 W 4400 S for a proposed townhome development.](#)
3. Motion to un-table and consideration to forward a recommendation to City Council regarding a [Site Plan approval and Development Agreement for the Riverside Flats Planned Development Subdivision located at 690 W 4400 S.](#)
4. **Public hearing** to receive and consider public comments regarding:
 - a. **General Plan Amendment.** Amend the Future Land Use Map designation from Detached Residential to Commercial for approximately .90 acres constituting a portion of the property located at the corner of 1500 W and Ritter Drive, Riverdale, Utah (Weber County parcel no. 085050004).
 - b. **Zoning Map Amendment and Preliminary Commercial Development Plan.** Rezone a 1.33-acre property located at 1500 W and Ritter Drive (parcel 085050004) to modify the property's zoning from A-1 (Agricultural) to CP-3 (Regional Commercial) (approximately .90-acre portion) and R-1-6 (Single Family Residential) (approximately .43-acre portion)

5. Consideration to forward a recommendation to City Council regarding a General Plan amendment to modify the Future Land Use Map designation from Detached Residential to Commercial for approximately .90 acres constituting a portion of the property located at the corner of 1500 W and Ritter Drive, Riverdale, Utah (Weber County parcel no. 085050004).
6. Consideration to forward a recommendation to City Council regarding a rezone of a 1.33-acre property located at 1500 W and Ritter Drive (parcel 085050004) to modify the property's zoning from A-1 (Agricultural) to CP-3 (Regional Commercial) (approximately .90-acre portion) and R-1-6 (Single Family Residential) (approximately .43-acre portion)
7. Consideration to forward a recommendation to City Council for approval of a Rural Communities Opportunity Grant application for the StringTown Flex project, requesting \$600,000 in grant funding and authorizing \$150,000 in matching funds.

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 22nd day of October 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