



**RIVERDALE CITY COUNCIL AGENDA  
CIVIC CENTER - 4600 S. WEBER RIVER DR.  
TUESDAY – SEPTEMBER 2, 2014**

**5:30 p.m. – Work Session (City Council Conference Room)**

*No motions or decisions will be considered during this session, which is open to the public.*

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

**A. Welcome & Roll Call**

**B. Pledge of Allegiance**

**C. Moment of Silence**

**D. Open Communications**

(This is an opportunity to address the City Council regarding your concerns or ideas. Please try to limit your comments to three minutes.)

**E. Presentations and Reports**

**I. Mayor's Report**

- a. Riverdale City Employee Recognition Cherie Burrows Retirement

**F. Consent Items**

**I. Review of meeting minutes from:**

August 19, 2014 City Council Work Session

August 19, 2014 City Council Regular Session and Appeal Hearing

August 19, 2014 Joint Strategic Planning Meeting

**G. Action Items**

1. Consideration of Ordinance 859 adopting proposed amendment to all references of "Uniform Building Code" in Riverdale City Code to read "International Building Code" to create consistency

*Presenter: Steve Brooks, City Attorney*

2. Consideration of Resolution 2014-24 adopting proposed amendments to the Land Uses section of Riverdale's General Plan

*Presenter: Michael Eggett, Community Development Director*

3. Consideration of Ordinance 860 adopting proposed amendments to Riverdale's Commercial Building Setbacks RCC 10-10A "Commercial Zones (C-1, C-2, C-3) and 10-10B "Planned Commercial Zones (CP-1, CP-2, CP-3

*Presenter: Michael Eggett, Community Development Director*

**H. Discretionary Items**

**I. Adjournment**

- The public is invited to attend all Council meetings.
- In compliance with the Americans with Disabilities Act, persons in need of special accommodation should contact the City Recorder at 394-5541 x 1232.
- This agenda has been properly posted and a copy provided to local news media.

**RIVERDALE CITY  
CITY COUNCIL AGENDA  
September 2, 2014**

**AGENDA ITEMS: A,B,C**

**SUBJECT:** Welcome & Roll Call – Mayor Searle  
Pledge of Allegiance – Led by Rodger Worthen on 08-26-14  
Moment of Silence

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**RIVERDALE CITY  
CITY COUNCIL AGENDA  
September 2, 2014**

**AGENDA ITEM: D**

**SUBJECT:** Open Communications

**PETITIONER:** Anyone Interested

**ACTION REQUESTED BY PETITIONER:** Open agenda item provided for any interested person to be able to speak about any topic.

**INFORMATION:** Per Governing Body desire, this item will be placed on the agenda as a permanent and regular item.

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**RIVERDALE CITY  
CITY COUNCIL AGENDA  
September 2, 2014**

**AGENDA ITEM: E1**

**SUBJECT:** Mayor's Report

**ACTION REQUESTED BY PETITIONER:** Information Only

**INFORMATION:** Riverdale City Employee Recognition Cherie Burrows Retirement

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**RIVERDALE CITY  
CITY COUNCIL AGENDA  
September 2, 2014**

**AGENDA ITEM: F1**

**SUBJECT:** Consideration of meeting minutes from:  
August 19, 2014 City Council Work Session  
August 19, 2014 City Council Regular Session and Appeal Hearing  
August 19, 2014 Joint Strategic Planning Meeting

**PETITIONER:** City Recorder

**ACTION REQUESTED BY PETITIONER:** Approve Minutes

**INFORMATION:** See attached minutes as follows:

[August 19, 2014 City Council Work Session](#)

[August 19, 2014 City Council Regular Session and Appeal Hearing](#)

[August 19, 2014 Joint Strategic Planning Meeting](#)

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Minutes of the **Work Session** of the **Riverdale City Council of Riverdale City** held Tuesday, **August 19, 2014** at 5:34 p.m. at the Riverdale Civic Center, 4600 South Weber River Drive.

Members Present: Norm Searle, Mayor  
Don Hunt, Councilor  
Braden Mitchell, Councilor  
Brent Ellis, Councilor

Members Excused: Michael Staten, Councilor  
Gary E. Griffiths, Councilor

Others Present: Rodger Worthen, City Administrator; Steve Brooks, City Attorney;  
Michael Eggett, Community Development Director; Ember Herrick, City Recorder and no members of the public.

Mayor Searle welcomed the Council members stating for the record that all were in attendance except for Councilors Staten and Griffiths who are excused. He asked City Administrator Rodger Worthen to lead pledge of allegiance during tonight's public meeting. Mayor Searle reminded the Council about an upcoming Utah League of Cities and Towns training and asked anyone interested in attending to let Lynette Limburg know by August 20, 2014 so she can register them for the conference. Mayor Searle said he will recognize Belinda Jackson a new American citizen and Riverdale mother of eight during tonight's public meeting. He said the fire damaged bridge has been repaired and the trail reopened and he thanked public works for their efforts.

Mr. Worthen said he will recognize two employees with date of hire anniversaries Dave Griggs and Mike Junk during tonight's public meeting and he told the Council the new Community Services Coordinator is working on a proposal to amend Riverdale's field rental schedule.

Councilor Ellis asked about the new Pelican Restaurant and Pub scheduled to open on September 1, 2014 at 4029 Riverdale Road. Community Development Director Michael Eggett said the Riverdale restaurant will be the third Utah location for this full service restaurant that distinguishes itself by serving breakfast all day. He said the owners recently purchased a home in Riverdale and Councilor Ellis said he is excited to see the former TGI Fridays restaurant building filled so quickly.

Mr. Worthen said representatives from Union Pacific Railroad have removed the tree and rope swing on their property being used by the public to access a local swimming hole. According to Mr. Worthen, this popular river feature was created during a flooding event in 2011 when a kayak park built by the Central Weber Sewer District was damaged. He said Union Pacific cut down the tree because it was a liability and the swimming hole will likely be filled with boulders when water levels are low this winter to secure the sewer district's pipeline and alleviate any potential hazard created by the water

undercutting the cement wall built to protect the line. Mr. Worthen said staff has also put some boulders in key spots in the nearby trail parking lot and additional trash receptacles to address residents' complaints. He said police and Riverdale's animal control officer have increased their patrols of the trail this summer and have issued tickets for smoking, open fires, and animals off leash. Mayor Searle said after a recent sewer board meeting he met with the general manager to discuss repairing the flood damaged Riverdale Kayak Park, which is estimated to cost over \$500,000. According to Mayor Searle, there appears to be political will to protect the sewer line and repair the undercut danger and alleviate this potential liability. Mayor Searle said he has used social media to defend the city's actions to address residents' concerns in connection with this popular local swimming hole and he thanked staff for their efforts.

Mr. Worthen said Public Works Director Shawn Douglas recently investigated a damaged trail memorial honoring former Council member Nancy Brough and it appears rocks were thrown at the plaque. He said some youth are upset the rope swing was cut down from their swimming hole and have taken out their frustration on city property. Councilor Ellis said Mr. Douglas is recommending the Council's historical trail marker about the All-O-Wheat building not be cemented until after school starts to decrease the risk of vandalism. Councilor Ellis said he will follow up with Novo Color to see if they make a protective cover for these plaques.

Mayor Searle asked for changes and corrections to the Council meeting minutes from August 5, 2014 and none were noted. He said he identified one correction to the June 17, 2014 RDA meeting minutes and the city recorder verified the roll call vote for the second action item was fixed.

Mayor Searle said the first action item on the agenda is consideration of awarding the fire department remodel to the low bidder Patriot Construction for \$396,236. Mr. Worthen said Fire Chief Roger Bodily is out of town so he will be presenting this item tonight. According to Mr. Worthen, Chief Bodily has identified other expenses including the cost of furniture in connection with the new addition and a new furnace and water heater that he would like installed in his building but the total cost should not exceed the \$450,000 amount budgeted for the entire project. Mr. Worthen said he recommends approval of this expenditure and he asked for any questions and none were noted.

Mayor Searle said the second action item on the agenda is consideration of purchasing 15 new cameras for Riverdale's police cars. Mr. Worthen said the current system is six years old and the cost of the new cameras is \$89,184.25, which will come out of the city's IT fund. Councilor Mitchell asked about the amount budgeted for the new radios and Mr. Worthen said it is \$90,000. Mayor Searle asked for any questions and none were noted.

Mayor Searle said following the adjournment of tonight's meeting the Council will hear an appeal of Mr. Worthen's decision to revoke the business license of Smart Shop Management Inc. City Attorney Steve Brooks said the business was closed for misrepresenting the primary function of their business after a police investigation and conclusion that the sweepstakes portion of the business is primary to the business model and should have been disclosed as part of the original license application. According to Mr. Brooks, this sweepstakes may constitute fringe gambling under Utah state laws but

staff did not have an opportunity to investigate this because the business only indicated that they intended to sell computers, cell phones and accessories and to use the kiosks they had set up for computer trainings, not sweepstakes gaming. Councilor Mitchell asked about Frankie's Dinner and Bingo and a claim made in Smart Shop's notice of appeal that their sweepstakes is no different than how Riverdale City permits Frankie's to operate. Mr. Brooks said state law has changed since Frankie's opened and the city pursued legal action against them resulting in an agreement signed in 2008. Mayor Searle said the Council should avoid making comparisons between the two businesses and should focus on whether or not Smart Shop violated Riverdale City Code 3-1-12 operating a business activity outside of their stated license description, as that is why their license was revoked. Mr. Worthen said these types of businesses attract a certain clientele, lead to increased police calls, higher crime rates and often become a nuisance to neighboring businesses. He asked the Council to uphold his decision to revoke Smart Shop's business license. There were no additional questions or comments.

Mayor Searle said following the appeal hearing there will be a joint Strategic Planning Meeting with the Council and Planning Commission to discuss long-term strategic city planning. Mr. Worthen said the agenda items include the future development of 17 acres of land Riverdale is currently in the process of purchasing for a park, the Falcon Hill development at the south end of Riverdale, questions for the 2014 City Wide Survey and a training by Mr. Brooks on how officials should handle public comment. Mr. Worthen advised the Council to focus on a long-term plan for the general development of a new Riverdale Park and asked them not to get hung up on specific park amenities they would like to see built on the 17 acres.

Mayor Searle said the final meeting of the evening will be a Redevelopment Agency meeting to consider repairs of the fire suppression system for Riverdale's Senior Center. Mr. Worthen said there have been ongoing problems with the glycerin wet system leaking and causing carpet stains since it was installed. According to Mr. Worthen, this is a liability for the RDA and Mr. Douglas is recommending repairing the system at an estimated cost of \$10,000 to \$15,000. He asked for any questions and none were noted.

Mayor Searle said the final item is consideration of adjourning into closed executive session to discuss a developer interested in a West Bench Project Area property.

There being no further business to discuss, the Council adjourned at 6:00 PM to convene into their regular session.

September 2, 2014

Attest:

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Norm Searle, Mayor

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Ember Herrick, City Recorder



**RIVERDALE CITY COUNCIL AGENDA  
CIVIC CENTER - 4600 S. WEBER RIVER DR.  
TUESDAY –AUGUST 19, 2014**

Minutes of the **Regular Meeting** of the **Riverdale City Council** held Tuesday, **August 19, 2014** at 6:04 PM at the Riverdale Civic Center, 4600 South Weber River Drive.

Members Present: Norm Searle, Mayor  
Don Hunt, Councilor  
Braden Mitchell, Councilor  
Brent Ellis, Councilor

Member Excused: Michael Staten, Councilor  
Gary E. Griffiths, Councilor

Others Present: Rodger Worthen, City Administrator; Steve Brooks, City Attorney;  
Shawn Douglas, Public Works Director, Michael Eggett,  
Community Development Director; Lynn Fortie, Business  
Administrator, Dave Griggs, Fire Fighter; Joel Pippin, Police  
Officer; Matt Hennessey, Fire Fighter; Nate Tracy, Fire Fighter;  
Ember Herrick, City Recorder and 20 members of the public  
including Jimmie Jo Torres, Brenda Griggs, Karine Teeter, Matt  
Cracas and Belinda Jackson.

**A. Welcome & Roll Call**

Mayor Searle called the meeting to order and welcomed all in attendance including all Council members except Councilors Staten and Griffiths who are excused.

**B. Pledge of Allegiance**

City Administrator Rodger Worthen led the Pledge of Allegiance.

**C. Moment of Silence**

Mayor Searle called for a moment of silence when he asked everyone to remember our police officers, fire fighters, and U.S. military service members.

**D. Open Communications**

Mayor Searle invited any member of the public with questions or concerns to address the Council for approximately three minutes and there were none.

**E. Presentations and Reports**

Mayor Searle recognized Belinda Jackson who recently earned American citizenship. Mrs. Jackson said she left England 18 years ago and has grown to love America after raising eight children here with her husband. Mrs. Jackson said she is grateful to live in Riverdale and has great respect for the early pioneers who settled this land and the U.S. military service members who sacrifice so that Americans can live in a free country.

Mayor Searle thanked the Riverdale Public Works and Fire Department employees and Eagle Scout Nick Jensen for their efforts to repair a trail bridge damaged in a fire in June.

City Administrator Rodger Worthen recognized staff with anniversaries in the month of August, thanking them for their service, including Code Enforcement Officer Randy Koger and Communications Specialist Chris Stone who is responsible for the website, newsletter and social media updates. Mr. Worthen thanked public works employees for placing some large boulders in a trail parking lot to restrict parking in response to resident complaints and he recognized Elizabeth Cappon for her attention to detail in cleaning the civic center. He said Riverdale's number of full-time employees is within staffing authorization and on track with Riverdale's 2005 Action Plan. Mr. Worthen and Mayor Searle recognized City Prosecutor Mike Junk who has been working for Riverdale for 10 years and Fire Fighter Dave Griggs who has 20 years of service with Riverdale City.

#### **F. Consent Items**

Mayor Searle asked if there were any changes to the August 5, 2014 Council meeting minutes and none were noted.

**Motion:** Councilor Hunt moved to approve the consent items. Councilor Mitchell seconded the motion.

Mayor Searle asked for discussion on the motion and there was none.

**Call the Question:** The motion passed unanimously.

#### **G. Action Items**

##### **1. Consideration of awarding the Riverdale Remodel of Fire Station 41 and Addition to the low bidder Patriot Construction for \$396,236.00**

Mayor Searle said the first action item is consideration of awarding the Riverdale remodel and new addition to Fire Station 41. Mr. Worthen said Chief Bodily is excused tonight so he will be presenting this proposal. According to Mr. Worthen, five bids were received and Patriot Construction was the low bidder so the recommendation is to award the bid to Patriot Construction for \$396,236.00. According to Mr. Worthen, Chief Bodily is also requesting additional funds for furniture, fixtures and equipment (FF&E) to cover the cost of furnishing the new sleeping quarters and to purchase a new water heater and furnace for a project total of \$430,106.00. He said the budgeted amount for the project is \$450,000.00. Councilor Mitchell asked if the construction bid should be awarded separately and Mr. Worthen agreed the Council should make the approval a two part motion. Councilor Ellis said he toured the fire station with Chief Bodily recently and agrees this remodel is needed. Mayor Searle asked for any additional Council comments or questions and none were noted.

**Motion:** Councilor Mitchell moved to approve awarding the Riverdale Remodel of Fire Station 41 and addition to the low bidder Patriot Construction for \$396,236.00 with a total upgrade project cost for FF&E of \$430,106.00. Councilor Ellis seconded the motion.

Mayor Searle asked for discussion on the motion and there was none.

**Roll Call Vote:** Councilor Hunt, aye; Councilor Mitchell, aye; and Councilor Ellis, aye. The motion passed unanimously.

**2. Consideration of replacing Riverdale's 15 car video camera systems in the patrol fleet for \$89,184.25**

Mayor Searle said the second action item is consideration of replacing Riverdale's 15 car video camera systems in the patrol fleet for \$89,184.25. Police Chief Dave Hansen said the current cameras will be traded in for a discount on the new cameras which are high definition and will have a wider field of vision and live streaming capability that a supervisor would be able to pull up and monitor remotely. Chief Hansen said the old cameras are no longer under warranty and with the advances being made in technology, the manufacturer is no longer making the parts to replace them. He said the video camera systems in police vehicles keep officers accountable and protect them from suspects' allegations. Councilor Hunt said he witnessed how valuable cameras in police vehicles can be to create a true recording of events and protect the city from lawsuits when he attended a citizen academy hosted by the Riverdale police. Mayor Searle said \$90,000.00 has been budgeted for this expenditure and he asked how long these cameras will last and Chief Hansen said six years is the projected life. Councilor Mitchell asked if the officers have the ability to delete video recordings and Chief Hansen said all videos are downloaded to the system's hard drive where they can only be accessed by a sergeant, lieutenant, or the police chief. He said the camera system can manually be turned on by an officer at any time and are automatically activated whenever an officer turns on his/her lights or exceeds speeds of 100 mph. Chief Hansen said the new system will have a 10 terabyte file server capable of significant video storage. Councilor Ellis asked if there will be one or multiple cameras in each vehicle and Chief Hansen said there will be one camera to record all back seat activity and another on the vehicle's dash that automatically zooms in on an automobile's license plate when an officer pulls someone over. Chief Hansen said the cameras will have video and audio which will record a detained individual's behavior to protect officers against allegations and will also capture any confessions a suspect may make to an officer while in custody. Mayor Searle asked for any additional questions or comments and there were none.

**Motion:** Councilor Hunt moved to approve replacing Riverdale's 15 car video camera systems in the patrol fleet for \$89,184.25. Councilor Mitchell seconded the motion.

Mayor Searle asked for discussion on the motion and there was none.

**Roll Call Vote:** Councilor Ellis, aye; Councilor Mitchell, aye; and Councilor Hunt, aye. The motion passed unanimously.

**H. Discretionary Items**

Mayor Searle asked for any discretionary items and Councilor Mitchell thanked Mayor Searle for his informative Facebook posts and efforts to reach a younger demographic that communicates through social media. Councilor Ellis thanked Riverdale's Public Works employees for facilitating the expedient repair of the trail bridge damaged by fire and police officers for stepping up their patrols and for issuing citations to individuals violating city ordinances in city parks and on the trail. Mayor Searle told the Council he was impressed with their creative solution to create an ad hoc committee and secure donations to repair Riverdale's BMX Park at their August 5, 2014 meeting.

**I. Adjournment:**

With no further business to come before the Council at this time, Councilor Mitchell moved to adjourn the meeting. Councilor Hunt seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 6:35 p.m.

Approved: September 2, 2014

Attest:

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Norm Searle, Mayor

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Ember Herrick, City Recorder

The business license appeal hearing for Smart Shop Management Inc. began at 6:36 p.m.

**Appeal Hearing**

**1. Consideration of Smart Shop Management Inc.'s appeal of revocation of their business license under RCC 3-1-12 for operating a sweepstakes business outside of their stated license description in violation of city ordinance**

Mayor Searle said the purpose of tonight's appeal hearing is for the Riverdale City Council to consider Smart Shop Management Inc.'s appeal of revocation of their business license under RCC 3-1-12 for operating a sweepstakes business outside of their stated license description in violation of city ordinance. City Attorney Steve Brooks said Smart Shop's application for a Riverdale City business license with their stated business description clearly listed has been included in tonight's hearing packet. According to Mr. Brooks, shortly after this business opened, staff received a complaint that the business licensed for computer and cell phone sales and repair was really a front for fringe gambling through a promotional sweepstakes. Mr. Brooks said the police investigated the allegations and shared their reports with staff and City Administrator Rodger Worthen determined that the business was operating outside of their stated license description in violation of city ordinance RCC 3-1-12 and sent them a revocation letter on July 16, 2014. He said Smart Shop is appealing Mr. Worthen's decision through Attorney Mark Moffat and Riverdale Prosecutor Mike Junk will represent Riverdale City and he, Mr. Brooks, will advise the Council.

Mr. Moffat distributed copies of a four page document with details about Smart Shop's business to the Mayor, Council and staff. He said Smart Shop is appealing the business license revocation because the owner disagrees with the allegations that the business license application was fraudulent or misrepresented the primary description of Smart Shop's business on the two lines of the one page application where the type of business and business description are requested. Mr. Moffat said Smart Shop identified its business as a retail store on the license application and he argued that nowhere in Riverdale City code does it state ancillary activities like Smart Shop's promotional sweepstakes must also be disclosed. He said the owner of Smart Shop was not given any notice that he was doing anything illegal or improper until his business was shut down by

the Riverdale Police on July 16, 2014 and he argued this is a violation of his client's due process rights. Mr. Moffat said Mr. Worthen's letter did not allege fringe gambling and he is not prepared to address new allegations during tonight's hearing. He said if the business had been allowed to operate longer than one week, the computers the police allege were only being used for sweepstakes gaming would have also been used for the "periodic training classes that teach Intro to Computers, resume building workshops and MS Office Workshops" stated on the business license application. Mr. Worthen asked why Smart Shop didn't list the sweepstakes portion of their business on their license application and Mr. Moffat said because it is ancillary and only one advertising ploy the business uses to entice consumers to purchase goods and services. Mr. Moffat alleged Riverdale is guilty of unconstitutional selective enforcement because the city allows other businesses like Frankie's Dinner and Bingo to pursue a similar business model with a valid business license. He said Smart Shop's owner spent thousands of dollars opening this business, hiring employees, bringing in equipment, and buying merchandise and every day they are shut down causes them additional revenue loss. Mr. Moffat said his client wants to do business in Riverdale and is prepared to pursue legal action against Riverdale City if the Council fails to overturn Mr. Worthen's decision and reinstate Smart Shop's business license.

Mr. Moffat asked for any questions and Councilor Hunt asked how vital the sweepstakes is to Smart Shop's overall business model and Mr. Moffat said it is an important promotional tool. Councilor Hunt said if the sweepstakes is essential, why wasn't it disclosed on the license application and Mr. Moffat said the sweepstakes isn't paramount to the business' success. Mr. Moffat said many local businesses from McDonalds to America First Credit Union offer promotional sweepstakes in Riverdale and Councilor Hunt said McDonalds sells food and America First borrows and lends money and their sweepstakes are peripheral and therefore don't need to be disclosed on their business license applications. Mr. Moffat said Smart Shop is no different than Frankie's and should therefore be allowed to operate in Riverdale City. Councilor Mitchell asked how the sweepstakes works and Smart Shop Manager Nathan Piep said everyone who comes into Smart Shop can play the sweepstakes, with or without purchasing an item for sale. He said customers can get additional points to play the sweepstakes with the purchase of goods or services and he said the rules are clearly displayed in the store. Mr. Worthen said if this is part of Smart Shop's advertising campaign why aren't there any signs visible from outside the building and Mr. Piep said the third party Smart Shop does their sweepstakes through specifically requests no external signs. Councilor Mitchell asked if the sweepstakes is done through Pong Marketing and Promotions and Mr. Piep confirmed that is the company he contracts with. Councilor Ellis asked if participation is voluntary and how the sweepstakes prizes are paid for and Mr. Piep said participation is voluntary and the company's advertising budget covers the cost of the sweepstakes prizes. Mayor Searle asked how a customer can enter a sweepstakes without purchasing anything in the store and Mr. Piep said any potential customer who walks in the door is given 100 free sweepstakes points every 24 hours and the rules allow them to earn additional points by purchasing store items. Mr. Worthen asked if vending machine items also qualify for sweepstakes points and Mr. Piep said they do not and neither do fax, copy, and print services. Councilor Hunt asked what customers win in the sweepstakes and Mr. Piep said cash prizes that they will hopefully use to purchase Smart Shop merchandise.

Councilor Ellis asked if there are other Smart Shops in Utah and Mr. Piep said the Riverdale store is the first in the state. Mr. Piep said in the week his business was open they had customers bring in six to eight computers in need of repair and had talked to the adjacent pawn shop Cash America about repairing some of their pawned computers. Mr. Piep said he is also trying to become a T-Mobile authorized dealer. Councilor Mitchell asked what Smart Shops hours of operation are and Mr. Piep said 10 am to 10 pm 7 days a week, with the possibility of earlier opening hours to accommodate computer trainings classes. Councilor Mitchell asked about product pricing and Mr. Piep said Smart Shop's objective is to sell items for less than their competitors.

Mr. Worthen asked Mr. Piep if he is familiar with a website called Coach Sweep which instructs businesses on how to set up sweepstakes around state gambling laws and Mr. Piep said he is not familiar with this website. Mayor Searle said the website Code Sweep instructs businesses setting up a promotional sweepstakes to be transparent with municipalities when setting up their business and even advises against opening in Utah because of the state's strict fringe gambling laws and he said in his opinion Smart Shop's application was not forthright. Mr. Worthen asked Mr. Piep if he is aware of similar businesses being closed down because of fringe gambling allegations in West Valley City, Salt Lake City, and Layton and he referenced a July 5, 2013 Deseret News article. Councilor Mitchell asked Mr. Piep if he was the same individual charged for allegedly running a computer gambling operation in West Valley City at an internet café he managed in 2011 named in that news article and Mr. Moffat said he was the attorney on that case and the charges against Mr. Piep were dismissed. Mr. Junk asked if the internet café ever reopened in West Valley City and Mr. Piep said the business did not reopen in the State of Utah and he said Smart Shop is under different ownership. Councilor Ellis asked Mr. Piep why he didn't disclose the sweepstakes portion of his business on his Riverdale license application if he had prior experience with this type of business being challenged and closed in West Valley City. Mr. Piep said the law has changed since 2011 and Smart Shop isn't doing anything illegal under current Utah law. Mr. Moffat said Smart Shop is operating with a different business model from the 2011 internet café and the sweepstakes business is only a promotional tool to get customers to purchase cell phones or computers and accessories. Mr. Moffat said Mr. Worthen did not state Smart Shop was being closed down under state fringe gambling laws in his July 16, 2014 letter and he said if that is the city's allegation they need to give the owner notice so that they can refute these allegations with proof that the sweepstakes is an ancillary and not primary function of Smart Shop's business. He said today's hearing should only be to refute Mr. Worthen's accusation in his revocation letter that Smart Shop used fraud or misrepresentation in its license procurement. Mr. Moffat said city code and the business license application aren't specific enough and don't indicate that promotional campaigns like a sweepstakes must be disclosed.

Councilor Hunt asked what percentage of Smart Shop customers come in to play the sweepstakes and what percentage come to purchase computers or cell phones and Mr. Piep said it is difficult to tell because the business was only open for five days. Councilor Hunt said if the sweepstakes is an integral part of the business it does not qualify as ancillary. He said staff couldn't evaluate whether or not the sweepstakes is fringe gambling because it wasn't disclosed on the business license application and he said in

his opinion he considers this to be misrepresentation and he asked Mr. Brooks what steps the Council can take to revoke Smart Shop's Riverdale business license. Mr. Junk asked Mr. Piep if he would be willing to discontinue the sweepstakes portion of the business and just operate a retail store selling computers and cell phones as stated in his business license application. Mr. Piep said he would have been willing to temporarily discontinue the sweepstakes portion of the business while the legality was investigated, but city staff didn't give him that option they just revoked his license forcing Smart Shop to close.

Mr. Junk said Riverdale Police Sergeant Casey Warren investigated Smart Shop and he asked Sergeant Warren to share his observations with the Mayor and Council. Sergeant Warren said he visited Smart Shop in uniform at staff's request on July 14, 2014 and observed 10 percent of the business displaying computer and cell phone merchandise for sale and the other 90 percent of the business set up for Las Vegas style gaming including blackjack, poker and keno. He said he knew most of the patrons at Smart Shop because they are regulars that frequent Frankie's Dinner and Bingo and Frankie's owner complained to him that he lost 90 percent of his regular customers the week Smart Shop opened. Sergeant Warren said he observed individuals paying money to add credits to a card that allows them to play these games but he did not observe anyone purchasing any computers or cell phones or accessories during his visits to the store. He said officers visited Smart Shop four times over the course of several days and never observed anyone purchasing or requesting the repair of computers or cell phones, all the patrons were there to play the sweepstakes. According to Sergeant Warren, the phone cards being purchased to play the sweepstakes are rarely used for long distance calling and he said he is convinced Smart Shop would not survive without the revenue generated from the sweepstakes. Sergeant Warren said Mr. Piep was cooperative and cordial during the investigation and gave him a tour explaining how the sweepstakes works and from his observations, the sweepstakes is Smart Shop's primary business. Sergeant Warren said a cyber café with a similar business model was recently closed down by the police in South Ogden and he said these types of businesses do attract a specific clientele, many who will openly admit they have gambling addictions. According to Sergeant Warren, fringe gambling businesses tend to lead to an increase of criminal activity and as an example he reported that the neighboring businesses around 1170 West Riverdale Road were tagged with graffiti since Smart Shop opened.

Mr. Junk asked how many gaming touch screens he observed and Sergeant Warren said at the time of his investigation there were approximately 40 in the store with 80 percent in use for sweepstakes gambling. Mr. Worthen asked Sergeant Warren if the sweepstakes is an ancillary business and Sergeant Warren said in his opinion it is Smart Shop's primary business because everyone was using the computers for gaming and no one was paying for internet access or Microsoft training. Mr. Moffat said he is not prepared to defend against nuisance complaints or allegations of illegal fringe gambling during tonight's hearing because Mr. Worthen's letter revoking Smart Shop's business license did not list these justifications for closing the business down. He said Utah statute has a clear definition of ancillary and he said Smart Shop's sweepstakes is no different than Frankie's promotional magic ball game. Mr. Moffat said Smart Shop isn't trying to attract undesirables or defraud city staff. He said the business is open to anyone and the sweepstakes isn't illegal under Utah State laws and is an ancillary portion of Smart Shop's business, therefore it wasn't disclosed. Mr. Worthen asked for a reference to the

ancillary definition in state code and Mr. Moffat said it is defined under Utah's fringe gambling statute. Mr. Junk said the appeal the Council is being asked to consider is whether or not Smart Shop used fraud or misrepresentation in the procurement of their business license. Mr. Junk said it is obvious from the layout of the business and Sergeant Warren's testimony that the sweepstakes is a primary function of Smart Shop's business and should have been disclosed so that staff could have determined if it qualifies as fringe gambling and should be prohibited in Riverdale. He asked the Council to uphold Mr. Worthen's decision to revoke the business license under Riverdale City Code 3-1-12 for fraud or misrepresentation in its procurement.

Councilor Mitchell said he has a problem with half-truths and he said failing to disclose something because you claim the questions on the license weren't specific enough is not an excuse. He said when staff learned Riverside Storage was running a U-Haul business out of their storage facility the city shut it down and he said this is standard city policy when a business description changes without being properly disclosed to the city. Councilor Mitchell said Riverdale prides itself on being business friendly and he said he would be inclined to allow Smart Shop to reopen as a computer and cell phone retailer without the sweepstakes and Councilor Ellis agreed.

**Motion:** Councilor Hunt moved to deny Smart Shop Management Inc.'s request to reinstate their business license because the Council does not believe the sweepstakes portion of the business is ancillary and agrees with the City Administrator's decision to revoke the license for failure to disclose the business's primary function in their license application. He said the suspension will be for thirty days at which time the business owner will have the option of submitting a new business license application for staff's consideration. Councilor Ellis seconded the motion.

Mayor Searle called for discussion on motion and Councilor Mitchell asked if a month is sufficient time and Mr. Brooks said statute allows the Council to suspend the license for up to a year or permanently and he asked the Council to be clear in their direction to staff. Councilor Hunt said a month will give Smart Shop time to determine if they want to apply for a license with or without the sweepstakes and if they do decide to pursue the sweepstakes business, staff and legal counsel can investigate whether or not this type of use constitutes fringe gambling.

**Roll Call Vote:** Councilor Mitchell, aye; Councilor Ellis, aye; and Councilor Hunt, aye. The motion passed unanimously.

Mr. Moffatt said the business has already been closed down for a month prior to tonight's hearing and he asked when the month suspension begins and Mayor Searle said immediately. According to Mayor Searle, Smart Shop can resubmit a business license to Riverdale City 30 days from August 19, 2014.

The meeting adjourned at approximately 8:00 p.m.

Approved: September 2, 2014

Attest:

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Norm Searle, Mayor

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Ember Herrick, City Recorder

DRAFT



RIVERDALE CITY COUNCIL & RDA  
 STRATEGIC PLANNING BUDGET WORK SESSION AGENDA  
**CIVIC CENTER – 4600 S. Weber River Drive**  
**TUESDAY – AUGUST 19, 2014**

Minutes of the **Joint Strategic Planning Meeting** of the **Riverdale City Council and Planning Commission** held Tuesday **August 19, 2014** at 8:00 p.m. at the Riverdale Civic Center, 4600 S. Weber River Drive Riverdale Utah.

Members Present: Norm Searle, Mayor  
 Don Hunt, Councilor  
 Brent Ellis, Councilor  
 Braden Mitchell, Councilor  
 Steve Hilton, Commissioner  
 David Gailey, Commissioner  
 Kathy Eskelsen, Commissioner  
 Lori Fleming, Commissioner  
 Michael Roubinet, Commissioner

Members Excused: Michael Staten, Councilor  
 Gary E. Griffiths, Councilor  
 Blair Jones, Planning Commission Chairman  
 Cody Hansen Commissioner

Others Present: Rodger Worthen, City Administrator; Steve Brooks, City Attorney; Shawn Douglas, Public Works Director; Dave Hansen, Police Chief; Lynn Fortie, Business Administrator; Michael Eggett, Community Development Director; Ember Herrick, City Recorder and no members of the public.

**8:00 p.m. Welcome (Elected Officials, Planning Commission & Staff).....Mayor Searle**

Mayor Searle welcomed Council and Planning Commission members and staff stating for the record that everyone is in attendance except for Councilors Staten and Griffiths and Commissioners Jones and Hansen and Fire Chief Roger Bodily who are excused. He reviewed the purpose of the Joint Strategic Planning Meeting including the four general planning focus issues on tonight’s agenda.

**New Riverdale Park Discussion**

City Administrator Rodger Worthen said Riverdale City staff is working on the title work and hopes to close the land purchase of this 17 acre parcel on River Park Drive soon for the future development of a new Riverdale Park. He thanked the Planning Commission for their work to update Riverdale’s General Plan and said there are a lot of ideas for the future development of this park, but he would like to focus tonight’s discussion on the process to plan and fund development of the land. Mr. Worthen suggested creating a committee that will work with a professional park designer to connect this new park with the existing river trail system so popular with the community. He said the 17 acres could be developed all at once but the city would need to bond to accomplish this, or it could be completed in phases with a certain amount budgeted

every year to pay for the construction of utilities, restrooms, amenities, parking, a sprinkler system, signage and possibly a foot bridge across the river to connect this 17 acres to the 40 acre parcel south of the civic center Riverdale City owns. Mayor Searle said he would like to see a master plan for the long term development of both parcels. Commissioner Fleming asked who is responsible for building a road across the river to connect these two parcels and Mr. Worthen said Riverdale City has a development agreement with the developer Unity that owns 70 acres south of Riverdale's 40 acres obligating them to build a future vehicle bridge over the river that ties into River Park Drive. Community Development Director Michael Eggett indicated where Riverdale's 40 acres on the east side of the River are located on a wall map and he said it is the area where the disc golf course is currently located and can be accessed by using Weber River Drive.

Mr. Worthen said in a city where he previously worked, a park development committee was comprised of appointed members of staff, residents, two Council members and the chairman of the planning commission. He said the committee worked with a landscape architect who was hired on an hourly basis to create a map laying out possible park features and the proposed phases in which they could be developed for Council funding consideration. Mr. Worthen said special amenities can be very expensive and he cited an urban fishery at a Syracuse park which cost \$100,000 per acre to build. He asked for Council and Planning Commission input and Commissioner Fleming said she would like to know if there is any interest in the city partnering with a private developer in a joint venture to construct a AAA baseball diamonds complex on 25 acres. She said the field lighting could impact residents living adjacent to the complex, but the development would attract ball teams from several states bringing tourism revenue to Riverdale City. Councilor Hunt said he would like to see this type of a development in Riverdale because ball players from children to adults could use these fields. Councilor Gailey asked where hotels to accommodate tourists would be located and Commissioner Fleming said likely in the West Bench RDA Project Area. Councilor Hunt asked how much of this land is located in a floodplain and Mr. Eggett said he recently spoke to a state floodplain expert who advised him that elevating and certifying the land will be necessary depending on the type of development Riverdale is interested in. Mr. Worthen said Riverdale would be open to considering this proposal and he encouraged Commissioner Fleming to send the developer's contact information to him and Mr. Eggett.

Mr. Worthen said there are a lot of ideas about what future park amenities residents would like to see in Riverdale, but the purpose of this joint strategic planning meeting is just to reach a consensus on the process for the future planning, development, and funding of these parcels. He said once a committee and professional park developer have come up with several possible proposals for park amenities, public hearings can be held to receive and consider public input. Commissioner Gailey said he would like to see residents on the committee who represent both the north and the south side of Riverdale. Mr. Worthen said the appointed ad hoc committee members will need a specific scope and time frame for their work to be completed before the committee is disbanded. He said implementing an approved plan will be the responsibility of the Planning Commission and the City Council. Commissioner Fleming said the committee needs authority that their recommendations will be implemented so that they don't spend months putting together proposals made obsolete during the public hearing period. She said the park committee chairperson should be carefully selected so that they can present the proposal with authority at a public open house. Councilor Ellis said the committee should not just be made up of citizens and elected officials but should have several professionals and consultants with a proven track record for successfully developing city parks. Mr. Worthen said there is money in

the coming years' budget to hire a park consultant to serve on this committee. Commissioner Roubinet asked about using RAMP money to help pay for this park's development and Mr. Worthen said a discussion about park funding partners is premature at this time.

Commissioner Hilton asked what the Unity property is zoned for and Mr. Eggett said it is mixed use zoning but the owner does not seem motivated to develop this property in the foreseeable future. Commissioner Hilton said in his opinion the 17 acres was prematurely announced as a future park and now that is what the public expects this land to become in the future. He suggested the Council avoid declaring what the 40 acres will be so that future Council's aren't obligated to develop this land in a particular way. Mayor Searle said former City Administrator Larry Hansen envisioned this 17 acre parcel becoming a park and the Mayor said that is why he made the park announcement he did on Facebook and in the newsletter. He said Riverdale Elementary will eventually need to be rebuilt behind the existing school and this will decrease the size of Riverdale Park so elected officials need to consider other park development opportunities. Mayor Searle said he also had discussions with Weber Pathways representatives about connecting the existing trail on the west side of the river from Johnny's Dairy to the popular trail on the east side.

Mayor Searle asked for any volunteers from the Planning Commission or City Council with an interest in serving on the park committee and Commissioners Hilton, Gailey and Fleming and Councilors Ellis and Hunt said they would like to participate.

Commissioner Roubinet was excused from the joint Strategic Planning meeting.

### **Falcon Hill Project Area**

Mr. Eggett said he has a brief update for the Council and Planning Commission about the latest proposed Falcon Hill development for the south side of Riverdale. He referenced a map included in the packet as a Master Land Use Plan and explained the future intent and vision of the MIDA Board. According to Mr. Eggett, this land is zoned for commercial business offices and a research park with some manufacturing and commercial retail areas. He said there is also a hospitality area where hotels will likely be constructed and he indicated where a small park will be built and the location of a new freeway interchange access point in Sunset.

Mr. Eggett said financing will be done in partnership with the state and federal governments using tax increment over a 25 year planned development period. Mr. Eggett said the city won't get any revenue from building permits or development fees as MIDA will oversee all development in the Falcon Hill Project Area but the hospitality and sales tax revenue will benefit Riverdale and offset the cost of the city's obligations to provide emergency police and fire services. Public Works Director Shawn Douglas said Roy City will provide water and sewer to this area, but Riverdale will be responsible for snow removal.

Mr. Eggett said Falcon Hill construction is starting at the west gate and the parcels in Riverdale will likely not be developed for years. Commissioner Fleming asked about a Wasatch Front Regional Council (WFRC) proposed road to extend 1150 South in Riverdale to 5600 South in Roy and Mr. Eggett said the road proposal is currently off the table because it is too near a valuable Hill Air Force Base communications relay station that would be too expensive to relocate. Mr. Eggett said if there are additional questions members of the Council or Planning Commission can contact him at any time and he will try to answer them.

Mayor Searle said he would like to discuss possible solutions to the current traffic restrictions on Ritter Drive and the city recorder indicated this topic was not properly noticed as an agenda item for discussion during tonight's meeting. Mayor Searle said perhaps he will come to a future Planning Commission meeting to discuss Ritter Drive.

### **Survey discussion**

Mr. Worthen said proposed survey questions for 2014 were included in the packet and he asked for input other than changing question number seven in light of the 17 acre park discussion. Councilor Mitchell said he would like a question asking residents how they would like to receive city information and if they would like to see social media or text messaging utilized more to communicate newsletter items or reverse 9-1-1 emergency messages. Mr. Douglas said the city has a reverse 9-1-1 system set up but residents must register their cell phone numbers to receive the notifications and he said this has worked well for limited emergencies like notifications of water line breaks in the past. Business Administrator Lynn Fortie said there are also apps that he has investigated that will send emergency notifications to target area of the city and he offered to follow up on this and report back to the Council. There were no additional comments on survey questions.

### **Legal training on public officials handling public comment**

City Attorney Steve Brooks gave a brief training on how public officials should handle public comments and distributed a handout on talking to the media. He said public officials shouldn't comment on social media forums because they should not be taking action or making decisions outside of public meetings and anything they write is subject to slander or libel prosecution. Mr. Brooks said social media posts are subject to records retention and he also advised against sending text messages during public meetings to other decision makers because if challenged this could be interpreted as an attempt to affect the outcome of a decision outside of the public's view in violation of open meeting laws. He said satellite meetings where one Council member contacts each member of the Council separately but communicates the same information must also be avoided because this action has led to lawsuits in several states. Mr. Brooks encouraged public officials to contact him if they have a question about what is appropriate to comment on and before talking to the media and he reminded them that a social media website with 300 people commenting on it is not reflective of the views of the 8,500 residents they represent. He said social media posts should be informative only and he advised against expressing any personal opinion as doing so could lead to a lawsuit. Mr. Brooks asked for any questions and Mr. Worthen said how should members of the Council or Planning Commission appropriately respond to open communication requests and Mr. Brooks said it is important to acknowledge the comment and explain that the topic will be referred to staff and, if appropriate, will be on a future Council agenda for consideration, with proper public notice.

### **Discretionary Items**

Mayor Searle asked for any discretionary items and Commissioner Gailey asked about the W-4 paperwork Mr. Eggett distributed to all the members of the Planning Commission. Mr. Eggett said Human Resources Manager Stacey Comeau needs the completed paperwork returned to her by September 1, 2014 so that she can put all of the members of the Planning Commission on the city's payroll instead of issuing them a check every month. Commissioner Hilton asked if taxes will now be withheld automatically or if the Commissioners will need to continue reporting the money they receive from serving on the Planning Commission when they file their taxes annually. Mr. Eggett referred any questions to Mrs. Comeau. Commissioner Fleming said she

would like to see Riverdale parks playground equipment updated and some new amenities added to accommodate toddlers and children with special needs.

**Adjourn**

With no further business to come before the Council at this time the meeting adjourned at approximately 9:15 p.m.

Approved: September 2, 2014

Attest:

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Norm Searle, Mayor

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Ember Herrick, City Recorder

DRAFT

**RIVERDALE CITY  
CITY COUNCIL AGENDA  
September 2, 2014**

**AGENDA ITEM: G1**

**SUBJECT:** Consideration of Ordinance 859 adopting proposed amendment to all references of “Uniform Building Code” in Riverdale City Code to read “International Building Code” to create consistency

**PETITIONER:** City Attorney

**ACTION REQUESTED BY PETITIONER:** Consideration of Ordinance 859 adopting proposed amendment to all references of “Uniform Building Code” in Riverdale City Code to read “International Building Code” to create consistency

**INFORMATION:** [Executive Summary](#)

[Ordinance 859](#)

[Draft Planning Commission Meeting Minutes 082614](#)

[Notice of public hearing and proof of publication](#)

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



## City Council Executive Summary

For the Council meeting on: 9-2-2014

Petitioner: Steve Brooks - City Attorney and  
Sterling Codifiers Group

### Summary of Proposed Action

Sterling Codifiers, who maintains the City Code and updates to the City Code, recently recognized some inconsistencies associated with a recent update to the Building Codes section of the Riverdale City Code. As a result of this finding, they notified the City Recorder of these concerns and these concerns were shared with the City Attorney. At the encouragement of Sterling Codifiers, the City Attorney is requesting that these sections of City Code found respectively within Title 10, as noted on the attached document, be updated and amended to accurately reflect other amendments found within the City Code. This matter is a City Code update and, therefore, is subject to a public hearing review which has occurred during the most recent Planning Commission meeting. This matter has also received a favorable recommendation from the Planning Commission for City Council approval.

The City Council is expected to review this information and then determine whether to approve the proposed amendments to the City Code relative to building matters, or make revisions to the suggested amendments, or not approve the proposed amendments to the City Code relative to building matters (see the attachment for more).

### Title 10 Ordinance Guidelines (Code Reference)

The concerns associated with City Code consistency are located as follows:

### **Chapter 13 SPECIAL USE DISTRICTS**

### **ARTICLE C. OFFICE PARK ZONE (OP)**

### **10-13C-13: DRIVEWAY AND CURB OPENINGS:**

D. Standards: The following standards shall apply in determining the size of curb openings and location of driveways:

14. Circulation roadways shall also conform to the requirements of the Uniform Fire Code with regard to providing emergency vehicle access.

The proposed changes for this section of the City Code have been provided following this executive summary along with the supporting resolution.

Staff recommends that the City Council review this information and then determine whether to approve the proposed amendments to the City Code relative to building matters, or make revisions to the suggested amendments, or not approve the proposed amendments to the City Code relative to building matters.

General Plan Guidance (Section Reference)

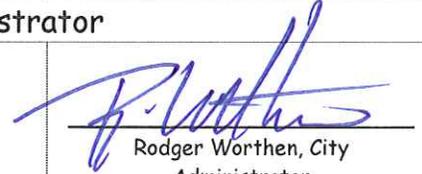
Legal Comments - City Attorney



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Steve Brooks, Attorney

Administrative Comments - City Administrator



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Rodger Worthen, City  
Administrator



**ORDINANCE NO. 859**

**AN ORDINANCE OF RIVERDALE CITY, UTAH, AMENDING THE CITY CODE IN TITLE 10-13C-13, BY AMENDING LANGUAGE THAT MORE ACURATELY REFLECTS THE PROPER TITLES OF THE CODES ACTUALLY USED; PROVIDE FOR REPEALER, SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE.**

**WHEREAS**, Riverdale City (herein “City”) is a municipal corporation duly organized and existing under the laws of the State of Utah; and

**WHEREAS**, in conformance with the provisions of UCA § 10-3-717, and UCA § 10-3-701, the governing body of the city may exercise all administrative and legislative powers by resolution or ordinance; and

**WHEREAS**, the City Council finds and determines that the City, from time to time, needs to amend its laws, rules and regulations found within the city code to correct errors, omissions, perform updates or to better clarify language, add meaning or definitions; and

**WHEREAS**, the Riverdale City Council held a public meeting and considered all competent evidence offered in support of and opposed to said proposed amendment; and

**WHEREAS**, the City finds it is in the best interest of the health, safety, welfare and well being of the community and its citizens to revise the city code in this context; and

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

**Section 1.** The Riverdale Municipal Ordinance, Title 10, Chapter 13C, Section 13 is hereby amended to insert the correct titles used therein, as outlined in Attachment A, attached hereto and incorporated hereby, and shall read as set forth therein.

**Section 2. Repealer of Conflicting Enactments:**

All orders, ordinances and resolutions with respect to the changes herein enacted and adopted which have heretofore been adopted by the City, or parts thereof, which are in conflict with any of the provisions of this Ordinance, are, to the extent of such conflict, hereby repealed, except that this repeal shall not be construed to revive any act, order or resolution, or part thereof, heretofore repealed.

**Section 3. Prior Ordinances and Resolutions:**

The body and substance of any and all prior Ordinances and Resolutions, together with their specific provisions, where not otherwise in conflict with this Ordinance, are hereby reaffirmed.

**Section 4 - Savings Clause:**

If any provision of this Ordinance shall be held or deemed to be or shall, in fact, be invalid, inoperative or unenforceable for any reason, such reason shall not have the effect of rendering any other provision or provisions hereof invalid, inoperative or unenforceable to any extent whatever, this Ordinance and the provisions of this Ordinance being deemed to be the separate independent and severable act of the City Council of Riverdale City.

**Section 5. Date of Effect**

This Ordinance shall be effective immediately.

**PASSED, ADOPTED AND ORDERED POSTED** this 2<sup>nd</sup> day of September, 2014.

by: \_\_\_\_\_  
Mayor Norm Searle

Attested and recorded

\_\_\_\_\_  
Ember Herrick, City Recorder

**10-13C-13: DRIVEWAY AND CURB OPENINGS:**

- A. Required: Unobstructed and direct driveways of sufficient width to safely accommodate projected twenty (20) year turning volumes as determined by the traffic impact analysis required by subsection 10-13C-29C3 of this article shall be provided. Loading driveways may coincide with driveways to parking facilities.
- B. Considerations In Establishing: In establishing permissible curb openings and sidewalk driveway crossings for access to private property, they shall not be authorized where they are unnecessary or where they would reasonably interfere with the movement of vehicular traffic, with public improvements, or with the rights of the public in the adjacent street or alley, and in no case shall any curb opening be of greater length than necessary for reasonable access to the property to be served thereby. In determining the length of curb openings and spacing of driveways, the end transitions in each case will be considered a part of the length of the curb opening.
- C. Design And Location: Unless otherwise specified by this article, design and location of access drives shall comply with Guidelines for Driveway Location and Design, a Recommended Practice of the Institute of Transportation Engineers, 1987, or as revised.
- D. Standards: The following standards shall apply in determining the size of curb openings and location of driveways:
14. Circulation roadways shall also conform to the requirements of the Uniform-International Fire Code with regard to providing emergency vehicle access.



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Minutes of the **Work Session** of the **Riverdale City Planning Commission** held Tuesday, **August 26, 2014** at 6:02 p.m. at the Riverdale Civic Center, 4600 South Weber River Drive.

Members Present: Blair Jones, Chairman  
Steve Hilton, Commissioner  
Michael Roubinet, Commissioner  
Kathy Eskelsen, Commissioner  
Cody Hansen, Commissioner  
Lori Fleming, Commissioner  
David Gailey, Commissioner

Others Present: Michael Eggett, Community Development Director; Ember Herrick, City Recorder and no members of the public.

Chairman Jones said there are three public hearings scheduled for this evening, the first a public hearing to receive and consider public comment on a proposed amendments to Riverdale City Code 10-13C-13-D14 Driveway and Curb Openings to change "Uniform Building Code" to read "International Building Code" to create consistency. Chairman Jones asked why this change requires a public hearing and Mr. Eggett said the new international fire code was adopted months ago by the Council and the codifier caught a missed reference in Title 10. Mr. Eggett said all changes to Title 10 require a public hearing and that is why even this small change is up for Planning Commission consideration and was included with the other two more substantive public hearing items on tonight's agenda.



# Riverdale City

Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Tuesday, **August 26, 2014 at 6:30 p.m.** at the Riverdale Civic Center, 4600 South Weber River Drive.

Members Present: Blair Jones, Chairman  
Steve Hilton, Commissioner  
David Gailey, Commissioner  
Kathy Eskelsen, Commissioner  
Lori Fleming, Commissioner  
Michael Roubinet, Commissioner  
Cody Hansen Commissioner

Others Present: Michael Eggett, Community Development Director; Ember Herrick, City Recorder and no members of the public.

## **E. Action Items**

1. a. **Public hearing to receive and consider public comment on a proposed amendments to Riverdale City Code 10-13C-13-D14 Driveway and Curb Openings to change “Uniform Building Code” to read “International Building Code” to create consistency**
- b. **Consideration of recommendation to the City Council for proposed amendment of all references of “Uniform Building Code” to read “International Building Code” to create consistency**

Chairman Jones opened the public hearing to receive and consider public comment on a proposed amendments to Riverdale City Code 10-13C-13-D14 Driveway and Curb Openings to change “Uniform Building Code” to read “International Building Code” to create consistency. He noted there are no members of the public present to comment.

**Motion:** Commissioner Gailey moved to close the public hearing. Commissioner Hansen seconded the motion.

There was no discussion on the motion.

**Call the Question:** The motion passed unanimously.

Mr. Eggett said this is a housekeeping item to create consistency in Riverdale City’s Code by changing all references of a “uniform building code” to an “international building code”. According to Mr. Eggett, the international building standards were previously adopted by the Council but this reference in Title 10 was missed until the codifier brought it to staff’s attention and he said the proposed change has been reviewed by City Attorney Steve Brooks.

**Motion:** Commissioner Roubinet moved to forward to the City Council a favorable recommendation for proposed amendment of all references of “Uniform Building Code” to read “International Building Code” to create consistency. Commissioner Fleming seconded the motion.

There was no discussion on the motion.

**Call the Question:** The motion passed unanimously.



August 13, 2014

# Notice of Public Hearing

Riverdale City Planning Commission

Tuesday, August 26, 2014

Which begins at 6:30 p.m.

Riverdale Civic Center  
4600 Weber River Drive  
Riverdale, Utah

Riverdale City gives notice that on Tuesday, August 26, 2014, the Riverdale City Planning Commission will hold a public hearing to receive and consider public comment concerning amending the Land Uses section of Riverdale's General Plan, Riverdale City Code 10-13C-13-D14 Driveway and Curb Openings, and 10-10A Commercial Zones (C-1, C-2, C-3) and 10-10B Planned Commercial Zones (CP-1, CP-2, CP-3). The proposed language can be viewed at [www.riverdalecity.com](http://www.riverdalecity.com). The meeting will begin at 6:30 p.m. at the Riverdale Civic Center, located at 4600 South Weber River Drive Riverdale, Utah. **All residents are invited and encouraged to attend.**

- The public is invited to attend all public meetings.
- In compliance with the Americans with Disabilities Act, persons who have need of special accommodations should contact the City Recorder at 394-5541.

August 13, 2014

TO: Standard Examiner Legal Notices

**PUBLIC NOTICE**

Riverdale City gives notice that on Tuesday, August 26, 2014, the Riverdale City Planning Commission will hold a public hearings to receive and consider public comment concerning amending the Land Uses section of Riverdale's General Plan, Riverdale City Code 10-13C-13-D14 Driveway and Curb Openings, and 10-10A Commercial Zones (C-1, C-2, C-3) and 10-10B Planned Commercial Zones (CP-1, CP-2, CP-3). The proposed language can be viewed at [www.riverdalecity.com](http://www.riverdalecity.com). The meeting will begin at 6:30 p.m. at the Riverdale Civic Center, located at 4600 South Weber River Drive Riverdale, Utah. Public comment is invited.

Publish one time on or before August 19, 2014.

**PROOF OF PUBLICATION REQUIRED**

Please acknowledge receipt of notice by return fax or e-mail to:

Ember Herrick  
Riverdale City Recorder  
Fax: 801-399-5784  
Phone: 801-394-5541 ext 1232  
[eherrick@riverdalecity.com](mailto:eherrick@riverdalecity.com)

OGDEN PUBLISHING CORP  
PO BOX 12790  
OGDEN UT 84412-2790

ORDER CONFIRMATION

Salesperson: LEGALS

Printed at 08/18/14 10:15 by dmailo

Acct #: 100310

Ad #: 557681

Status: N

RIVERDALE CITY CORP  
4600 S WEBER RIVER DR  
RIVERDALE UT 84405-3782

Start: 08/19/2014 Stop: 08/19/2014  
Times Ord: 1 Times Run: \*\*\*  
LEGL 1.00 X 1.76 Words: 99  
Total LEGL 2.00  
Class: 30090 LEGALS  
Rate: LEGLS Cost: 72.25  
# Affidavits: 1

Contact: EMBER HERRICK  
Phone: (801)394-5541ext  
Fax#: (801)399-5784ext  
Email: @riverdalecity.com  
Agency:

Ad Descrpt: PC HEARING 8/26  
Given by: EMIAL EMBER HERRICK  
Created: dmail 08/18/14 10:12  
Last Changed: dmail 08/18/14 10:14

PUB	ZONE	ED	TP	START	INS	STOP	SMTWTFS
SE	A		97 W	08/19/14	1	08/19/14	SMTWTFS

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Name (print or type)

Name (signature)

PUBLIC NOTICE

Riverdale City gives notice that on Tuesday, August 26, 2014, the Riverdale City Planning Commission will hold a public hearings to receive and consider public comment concerning amending the Land Uses section of Riverdale's General Plan, Riverdale City Code 10-13C-13-D14 Driveway and Curb Openings, and 10-10A Commercial Zones (C-1, C-2, C-3) and 10-10B Planned Commercial Zones (CP-1, CP-2, CP-3). The proposed language can be viewed at [www.riverdalecity.com](http://www.riverdalecity.com). The meeting will begin at 6:30 p.m. at the Riverdale Civic Center, located at 4600 South Weber River Drive Riverdale, Utah. Public comment is invited.

Pub: August 19, 2014. 557681

**RIVERDALE CITY  
CITY COUNCIL AGENDA  
September 2, 2014**

**AGENDA ITEM: G2**

**SUBJECT:** Consideration of Resolution 2014-24 adopting proposed amendments to the Land Uses section of Riverdale's General Plan

**PETITIONER:** Community Development Director

**ACTION REQUESTED BY PETITIONER:** Consideration of Resolution 2014-24 adopting proposed amendments to the Land Uses section of Riverdale's General Plan

**INFORMATION:** [Executive Summary](#)

[Resolution 2014-24](#)

[Riverdale General Plan Land Uses markup](#)

[Riverdale General Plan Land Uses clean](#)

[Land Use General Plan 2014](#)

[Draft Planning Commission Meeting Minutes 082614](#)

[Notice of public hearing and proof of publication](#)

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



## City Council Executive Summary

For the Council meeting on: 9-2-2014

Petitioner: Community Development and Other  
Respective City Departments

### Summary of Proposed Action

Consideration for approval of proposed *General Plan Amendments* to the Land Use section of the Riverdale City *General Plan* and the associated Land Use *General Plan* map. Please see the attached documentation in order to review the proposed amendments to the *General Plan*. This matter was reviewed by the Planning Commission, following a public hearing at their most recent meeting, wherein the Planning Commission provided a favorable recommendation to the City Council for approval of the proposed amendments to the *General Plan*.

Following review and discussion of this matter, the City Council may grant approval of the *General Plan* changes to the Land Use section and associated map, approval of these proposed language with any proposed changes to the amendment language, or not approve the proposed *General Plan* language changes and associated map as provided herein.

### Title 10 Ordinance Guidelines (Code Reference)

Over the last year or so, the Community Development Department, in conjunction with the respective City Departments and Planning Commission efforts, have been working on a comprehensive review and revisions to the Riverdale City *General Plan*.

A review of the attached documentation outlines changes that have been suggested by City Staff as they relate to the Land Use section of Riverdale's *General Plan*. Additionally, the Land Use *General Plan* map has also been provided for review and discussion purposes. These changes to the Land Use section of the *General Plan* and to the Land Use *General Plan* map have been review and discussed previously by the Planning Commission in work session meetings and have received a favorable recommendation for City Council approval during the last Commission meeting.

For the City Council's convenience, City Staff has provided an edited version of the Land Use section of the *General Plan*, a clean version of the Land Use section of the *General Plan*, and the supporting maps and resolution for review and potential approval of these suggested revisions.

The applicable sections of the City Code relative to this matter are listed below for your review:

### **10-1-3: GENERAL PLAN COMPLIANCE:**

- A. Required: No application for new development shall be allowed or permitted until a conceptual plan for such development shall have been prepared by the petitioner and reviewed and approved by the planning commission which addresses in detail how the proposed development meets and/or satisfies the development guidelines of the city's general plan, including narrative sections and the land use planning map, and any RDA project area plan development requirements, if applicable. Any such

conceptual plan may be submitted concurrently with a preliminary site plan at the discretion of the petitioner.

B. Petition For Amendment: In the event the petitioner for a development and/or subdivision cannot meet and/or satisfy the guidelines of the city's general plan and/or the requirements of an RDA project area plan, the party presenting the conceptual plan may petition the planning commission for its determination to recommend an amendment to such plan(s). Should the planning commission determine that an amendment to such plan(s) is warranted, the statutory requirements for pursuing such an amendment shall be followed by the planning commission, city council and/or RDA board of directors.

C. Consideration For Amendments: Amendments to the general plan and/or the requirements of an RDA project area plan, pursuant to this section, may be considered upon a showing of undue hardship and/or adverse extenuating circumstances.

D. Land Use Master Plan Map: The land use master plan map should appropriately reflect use types that exist or have been amended through the public process in this section. (Ord. 793, 10-4-2011)

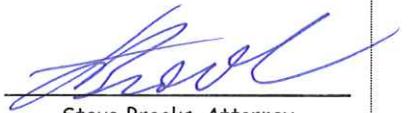
### 10-1-5: CHANGES AND AMENDMENTS:

This title, including the maps, may be amended from time to time by the city council after holding a public meeting. All proposed amendments shall be first proposed by the planning commission or shall be submitted to the planning commission. A public hearing shall then be held by the planning commission. At least ten (10) days' notice of the time and place of such hearing shall be published in a newspaper of general circulation in Riverdale City. The planning commission's recommendation shall be returned to the city council for its consideration within thirty (30) days. The city council may accept, reject or modify the planning commission's recommendation by a majority vote of its members. (Ord. 698, 2-19-2008)

Following review and discussion of this matter, the City Council may grant approval of the General Plan changes to the Land Use section and associated map, approval of these proposed language with any proposed changes to the amendment language, or not approve the proposed General Plan language changes and associated map as provided herein.

#### General Plan Guidance (Section Reference)

#### Legal Comments - City Attorney

  
Steve Brooks, Attorney

#### Administrative Comments - City Administrator

  
Rodger Worthen, City  
Administrator



RESOLUTION NO. 2014-24

**A RESOLUTION PROVIDING FOR AMENDMENTS TO THE GENERAL PLAN; ALTERNATIVE LAND USES, AREAS 1 THROUGH 10 AND THE CONSENSUS LAND USE PLAN SECTIONS, WITH THEIR ACCOMPANYING MAPS AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, Riverdale City (herein City) recognizes the importance of proper and effective planning and zoning within the corporate city limits; and

**WHEREAS**, the City has previously adopted a General Plan and Maps outlining the city's vision and intent to provide that planning and zoning; and

**WHEREAS**, the City recognizes occasional updates are required to provide maximum attention and care to the General Plan, General Plan Goals, Plans, Objectives, Commentary and Maps; and

**WHEREAS**, the Planning Commission held a public hearing on August 26, 2014, and recommended approval of said amendments and further, all other State and local requirements have been complied with concerning changes made to a municipal general plan; and

**WHEREAS**, in an effort to keep the City current with the most recent information, data, plans and desires, the City wishes to incorporate the new amendments(s) and make them a part of the City's current General Plan; and

**NOW, THEREFORE, BE IT HEREBY RESOLVED AND ENACTED BY THE CITY COUNCIL OF THE CITY OF RIVERDALE** that the attached amendments and/or maps, be hereby incorporated and adopted into the City's General Plan, specifically pertaining to the ALTERNATIVE LAND USES, AREAS 1 THROUGH 10 AND THE CONSENSUS LAND USE PLAN SECTIONS, ALL WITH THEIR ACCOMPANYING MAPS (Attachment A), as updates and said updates shall replace currently existing portions in conflict therewith and, along with any and all unchanged portions of the currently existing Plan, shall be known as the Riverdale City General Plan and be on file in the Riverdale City Recorder's Office and readily available for public inspection.

**PASSED, ADOPTED AND ORDERED POSTED** this 2nd day of September, 2014.

\_\_\_\_\_  
Norm Searle, Mayor

Attest:

\_\_\_\_\_  
Ember Herrick, City Recorder

## ALTERNATIVE LAND USES

### INTRODUCTION

The Mayor and City Council of Riverdale City have ~~undertaken-participated in~~ the General Plan ~~update~~ process ~~regarding land uses~~. The ~~Committee members used the~~ following sources ~~have been historically used~~ for information and background ~~purposes~~:

- Riverdale Master Development Plan 1972-~~1990~~2001(?)2010
- Comprehensive Plan-Riverdale-University of Utah Planning Practicum-1987
- Riverdale City Strategic Plan 1995-~~2005~~20134
- Riverdale Municipal Ordinance Code, ~~1995~~2014
- Planning and Zoning Administration in Utah, Center for Public Policy and Administration, University of Utah, 3rd Edition
- ~~The Summary of Recommendations was published in September 1995 with a recommended land use map summarizing the proposed land use districts.~~
- Riverdale General Plan adopted April 30, 1997 ~~and updated on~~ ~~November 7, 2007, September 16, 2008, December 2, 2008, and December 21, 2010(?)~~.

Figure 6 is the existing Land Use Master Plan map for Riverdale City, as ~~established~~ ~~updated~~ in 201401(?). The Land ~~U~~se Master ~~P~~lan has been updated to reflect recent zoning changes in the ~~Weber-River-Redevelopment-area-bounded-by-Riverdale-Road, 1050-West, and the-Weber-River-City~~. Most of the land uses remain as recommended by the Riverdale City General Plan dated April 30, 1997 ~~and updated on~~ ~~November 7, 2007, September 16, 2008, December 2, 2008, and December 21, 2010.—, 200(?)~~.



## ALTERNATE LAND USES

Based on extensive community input and review, ~~by the Management Committee~~ the following land use areas and issues have been identified for ~~further-future~~ discussion ~~purposes~~. Figure 6 is the existing City map with an indication of the areas identified for discussion and recommendations. ~~For the purpose of clarity and continuity, the areas are identified with the same area designations as in the original General Plan and not by the designations used in the "Update" report.~~

The following are analyses of specific problematic areas within the City.

### AREA ONE ~~AND AREA THREE~~

~~See Figure 7 for more regarding this area.~~ The majority of Area One is presently zoned manufacturing, the ~~previous Master Land Use Plan~~ recommendation ~~was that the for this area's future land use is be zoned~~ light ~~manufacturing~~ industrial/business park. Due to the fact that Big D construction has moved and America First Credit Union has purchased the property and is using it as their headquarters, it is recommended that the entire area be zoned Business Park ~~at some point in the future.~~ ~~See Figure 7.~~ ~~The difference is that we would like to change being that the change of the zoning district to light industrial/business park would more accurately reflect the actual uses that are going on currently occurring in this area.~~ For example, uses of business, office, research, high-tech businesses, financial institutions, credit card processing, and telemarketing types of uses, limited warehouse/distribution and assembly spaces ~~would also be a area already allowed in this area as a result of the current zoning.~~

Even though the landscaping and site development requirements would be very similar to those developments that have already occurred, we believe this ~~land use plan~~ would protect and enhance the existing investment made by the businesses that are already located within the area. We also believe that it is a logical and excellent use that would have minimal traffic impact on the rest of the City and would enjoy ~~good close~~ access to the ~~I-15 and I-84~~ freeways. ~~The area that is currently zoned commercial has been re-evaluated and the recommendation is to alter the roadway to allow more Business Park development.~~ The small area at the northern end of this study area adjacent to I-15 should be annexed into the City as development occurs. Incidental retail could be located in the business/office buildings. The Business Park zoning will be more compatible with ~~any of~~ the proposed land uses to ~~South in Area Two.~~ ~~Any development in this area should also maximize its potential traffic/visibility opportunities with both I-15 and I-84 freeways located adjacent to this area.~~

### AREA TWO

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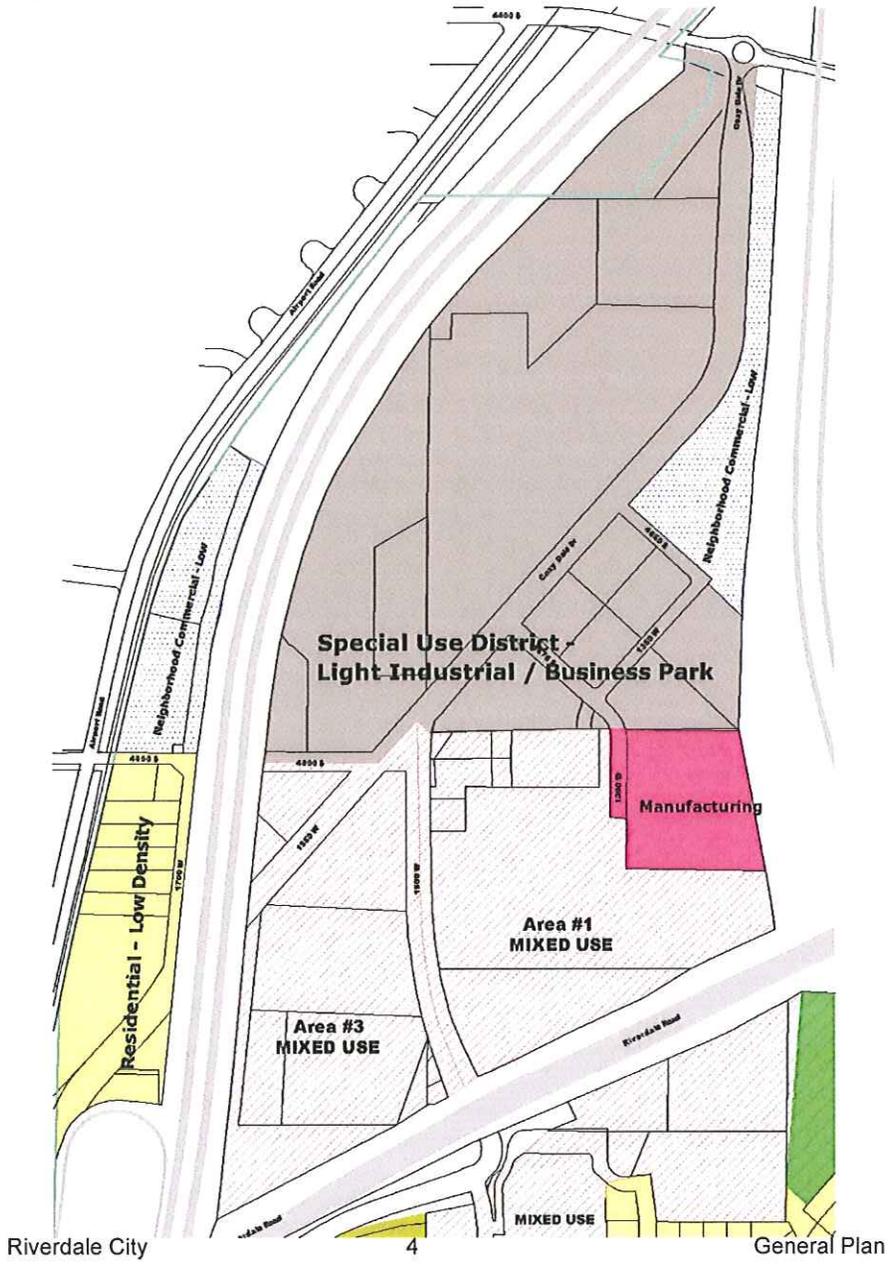
~~See Figure~~ ~~for more regarding this area.~~ ~~The two~~ ~~This special Use Districts at the southern portion of the area are~~ ~~area is~~ uniquely located within the City because of ~~its~~ tier command of the panoramic views of the valley. ~~They Area Two~~ faces directly toward one of the most stunning views in the city, which is the eastern boundary of Riverdale City and the bluff to Riverdale East Bench. ~~Area Three~~ ~~This area~~ is also an extremely prominent location

for ~~landmark~~ strategic development as the key to the entrance of the City from I-15 and I-84. Therefore, the recommended uses ~~or alternative uses~~ include: a major hotel, high rise condominiums a retail/commercial center, and/or a landmark a corporate center office use. Though it is currently zoned commercial, we believe that it would only be marginally effective because it does not have real visual frontage off of Riverdale Road and access would have to come off of 1500 West. The opportunities for all other similar uses are extraordinary also great in this location.

The majority of this area is part of the West Bench RDA Project Area. The property owned by Scott Priest, Ford property, Keyes Insurance property, and the business offices south of Keyes are recommended to remain as either commercial/office or business park. There is also an approved site plan for the Aunt Nancy's assisted living facility to be located along Ritter Drive, which could have additional impact on this area. The development of the Larry H. Miller Auto complexes, Freeway Park Drive retail, the Tullis Business Park, and the Brook Haven Business Park have set a tone for this area to develop as a retail commercial and office site. There may be additional opportunities for other uses to be very successful at this location. The traffic generated by the majority of these developments is anticipated to be Riverdale Road oriented.

It is recommended that the revisions to the land use ordinance for the Business Park area be adopted and that minimum thresholds for development and guidelines for "landmark" development and architecture be developed. It is recommended that any development of this land in the future be sensitive to this location's unique geography in relation to I-15, I-84, Riverdale Road and Freeway Park Drive, in addition to its close proximity to the Ogden Airport site. It is also important to note that UDOT has recently completed Riverdale Road lane expansion which should be of direct benefit to the development of this West Bench area.

Figure 7 - Alternate Land Uses - Area 1 and 2 (Needs a new map page or pages?) and 3



## AREA TWO

The majority of this area is part of the West Bench RDA Project Area. It is probably a consensus opinion that single-family residential be developed on the Coleman property. The property owned by Scott Priest, Hayward property, Keyes Insurance, and the business offices south of Keyes are recommended to remain as either commercial/office or business park. The removal of the Cinedome, Roberts Photography, Meyer house, and the development of the Larry H. Miller Auto complex has set a tone for this corner being a retail commercial area.

Figure 8 indicates the extension of 5175 South and the addition of 1500 West from Ritter Dr. to 5175 South. After careful analysis by Sear Brown, the City's traffic engineering consultant, the recommendation was to provide access for further residential development and to provide better emergency vehicle access without adversely impacting the traffic in the neighborhoods. The traffic generated by the Commercial / Office Park and the Larry H. Miller development is anticipated to be Riverdale Road oriented.

## AREA THREE

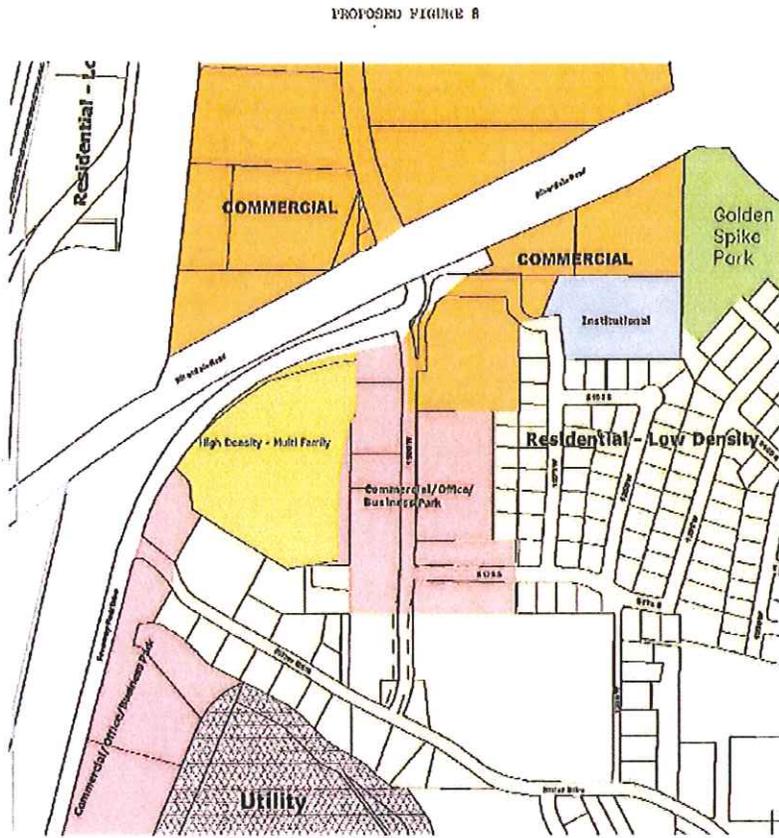
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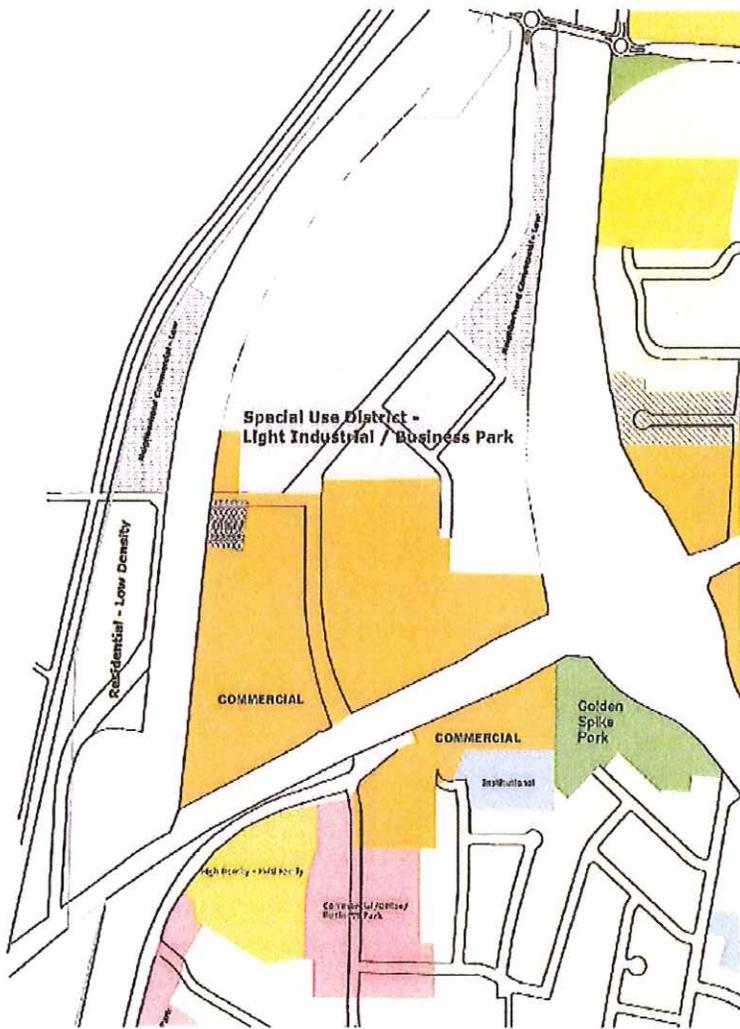
See Figure for more regarding this area. This area consists of a large quantity of residential properties located on the south side of Riverdale Road and bounded on the south by the Hill Air Force Base bench and hillside areas. Golden Spike Park is located in this area as are the Good Foundations Academy and the Christian Heritage School buildings.

Main routes of travel in this area include Ritter Drive, 1050 West, and South Weber Drive. There has also been some discussion of linking 1150 West to 5600 South in Roy sometime in the future as a planned transportation corridor option. Per previous General Plan recommendations, 5175 South has been extended and connected to the addition of 1500 West; 1500 West has also been connected to Ritter Drive. This connection now provides access for further residential development and provides better emergency vehicle access without adversely impacting the traffic in the neighborhoods.

The majority of this area has been developed for single-family residential use. It is probably a consensus opinion by most in the City that single family residential be developed on the Coleman property and similar undeveloped properties in this area. There is also a small section of mobile home residential use located to on the far southeast end of this area. Any development of properties along the hillside should be sensitive to the additional engineering required in order to develop safely along these hillside development areas.

Figure 8 - Alternate Land Uses - Area 2 (Needs a new map page or pages?)





## AREA FOUR

See Figure for more regarding this area. This area consists of Hill Air Force Base properties, the Hill Air Force Base museum, and the Roy Water Conservancy District site. A large portion of the Hill Air Force Base properties has been master planned for development as part of the Falcon Hill development project. Falcon Hill is regulated and developed by internal processes and overseen by a Military Installation Development Authority (MIDA) board in association with Hill Air Force Base leadership. Riverdale City has agreed to provide services to Falcon Hill as part of this effort. The City should benefit from the development of this project area which is planned to provide new offices, commercial/retail, restaurants, hotels, and job-related opportunities to the community.

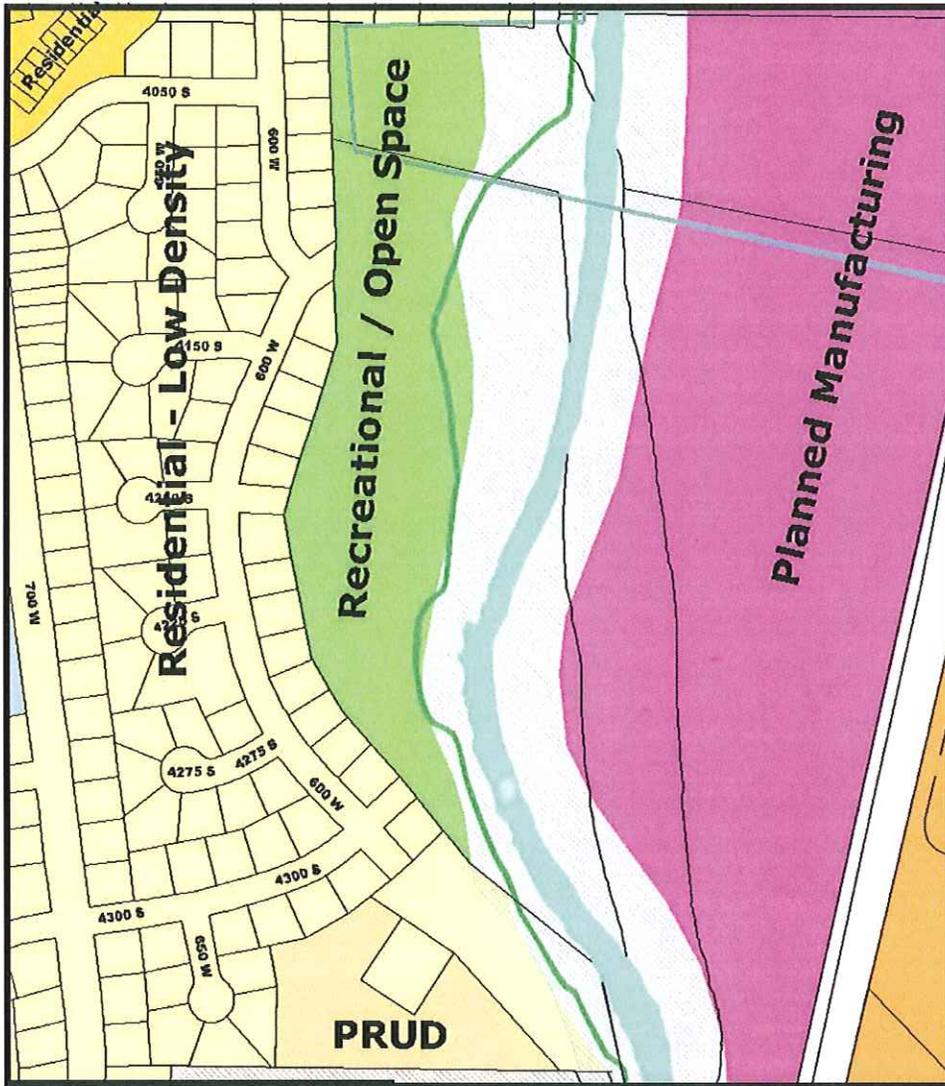
The I-15 corridor provides off and on-ramp access to 5600 South which has connection to Freeway Park Drive and the Hill Air Force Base North gate in this area. The 5600 South roadway is a connector to Roy City and other neighboring communities to the west. There has been some discussion of linking 5600 South through the Falcon Hill project area to 1150 West sometime in the future as a planned transportation corridor option.

(unchanged since 1997 General Plan)

~~Starting on the area adjacent to 4400 South, we believe that the existing modular home park should remain as affordable housing opportunities. See Figure 9. As new developments accrue and the park is upgraded, it ought to meet higher standards for open space and amenities. In future maybe the ordinance would allow condominium ownership of the sites for any modular home park. It is recommended that the open space along the Weber River be kept as a natural habitat/open space (not a park) and the Hundred Year Floodplain becomes part of the Weber River Parkway, with the possibility of a trail system linking the City. No access from the neighborhood or parking shall be provided. It is recommended that north of 4400 South be single family detached residential zoning.~~

*Updated 10-23-07*

Figure 9 - Alternate Land Uses - Area 4 (Needs a new map page)



## AREA FIVE

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See Figure for more regarding this area. This area is enclosed by I-15 and Parker Drive to the west, Parker Drive and Ogden City limits to the north, the Weber River to the east, and 4100 South to the south. Roadways within this area are expected to operate as local neighborhood and collector roads as already constructed and established.

This area, Figure 10, is adjacent to the Weber River, and a portion of this area includes -is part of the Weber River Trail System and a main trailhead on the north for this trail system. This area also has a future planned trailhead expansion location across Parker Drive in Ogden City limits that would be of benefit for the City to develop as a small park area in addition to the trailhead. There is a federally protected wetlands site located in this area along the Weber River.

The property to the south has been developed as low density residential with fourteen acres donated to Riverdale City for trail access and regulated open space. That allowed the Weber River Trail System to be completed along the river. Part of the property from the Ogden City boundary change allowed the completion of the trail system, a trailhead, under bridge trail connection, a parking lot and restroom facilities. The remaining property was brought in as Agricultural and was allowed to be developed as a personal storage facility because of as a result of a court judgment. This development is a legal non-conforming use in the A-1 zone and was planned, engineered, reviewed and approved to alleviate potential impacts to the adjacent properties. There is also a legal non-conforming use currently existing on an A-1 zoned property operating as a production/shipping business facility.

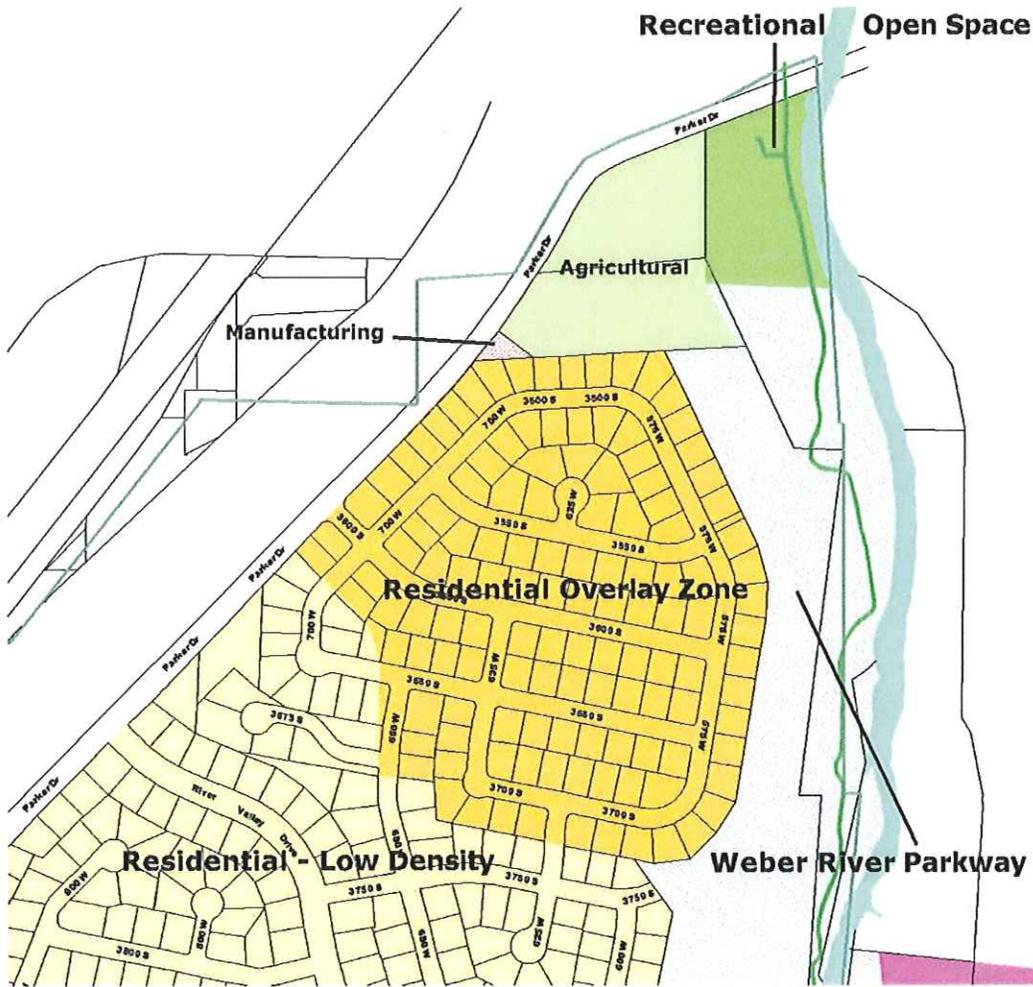
The Aother larger property in this area (~~tax # 051430030~~) is zoned A-1 and may be developed as low density residential. When development occurs utilities are available and perhaps only slab on grade structures would be allowed. Development in such a manner with the adjacent Weber River Trail System and other open space amenities could in fact result in a continuation of quality residential development. Portions of this area are in the flood plain. The adjacent freeway to the west with continual increasing volume of traffic creates higher levels of sound. A sound wall has been installed to help mitigate this issue.

There are also two Residential Overlay Zone areas within this area. One, designed with townhome style condominiums, is located along 700 West and 4050 South. The other, developed as single story patio-home style units, is located along 850 West between 4100 South and 3950 South.

*Updated 12-02-08*

Figure 10 - Alternate Land Uses - Area 5 (Needs a new map page)

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Updated 12-02-08

## AREA SIX

See Figure for more regarding this area. This area is bounded by I-15 and I-84 on the west, 4100 South on the north, the Weber River on the east, and low density residential areas located between 4400 South and Riverdale Road on the south end of this area. There is a federally protected wetlands site in this area along the Weber River and also south of 4150 South located between 1000 West and 950 West.

The Weber River Trail system is located in this area as well. It is recommended that the open space along the Weber River be kept as a natural habitat/open space (not a park) as the Hundred Year Floodplain becomes part of the Weber River Parkway. No access from the neighborhood or parking shall be provided, except as otherwise established by the City. The Riverdale Park is also located in this area adjacent to the Fire Station and the Community Center. This park should continue to be maintained and enhanced, as appropriate, to the benefit of the Riverdale citizens and community.

This area is planned for continued use as a residential area, the majority of which is low density residential. Starting on the area adjacent to 4400 South, the desire is for the existing modular home park to remain as an affordable housing option. If the park is upgraded, it ought to meet higher standards for open space and amenities. In the future, it may make sense to allow condominium ownership of the sites for any modular home park. It is recommended that north of 4400 South continue as single family detached residential use. There are also two Residential Overlay Zone sites in this area, as well as two assisted living care facilities/elderly care apartment complexes. On 900 West the addition of the Senior Center and apartments creates a transition point from commercial to residential use.

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This area is highly transitional, due to its proximity to the Planned Commercial High uses in Area Seven to the south. Due to the transitional nature of this area, planning efforts should be sensitive to the needs and impacts on residents in the southern section of Area Six. Specifically, the property on the south side of 4400 South, between 1025 West and 700 West, is an extremely strategic land use area for Riverdale City. It is very important in terms of stabilizing and enhancing the neighborhood development to the north since it represents the transitional area between traditional residential neighborhoods and intense development along Riverdale Road. The area between 700 West and 900 West, property fronting 4400 South (the north portion of the parcels), should remain Residential. Properties fronting 4450 South (the south portion of the parcels) are designated as Mixed Use, with the line of demarcation between residential and commercial extending to the west side of 900 West where residential would front 4400 South, and commercial to the south fronting 900 West. The demarcation line runs between 4400 South and 4450 South, from 700 West approximately along 442.50' West at 130' from 4400 South to that point continuing to 900 West along 227' from 4400 South. The area north of this line would remain residential. The area south of this demarcation line running to 4450 South may be a mixed use. The H & P properties are currently zoned commercial on the south side of the demarcation line and two lots on the north side of the line are zoned mixed use residential where two (2) separate four (4) unit owner occupied townhouses currently sit. The RDA Board approved the use of residential only in this mixed use zone in keeping with the desire of continued residential uses on both sides of 4400 South. The land use map reflects the

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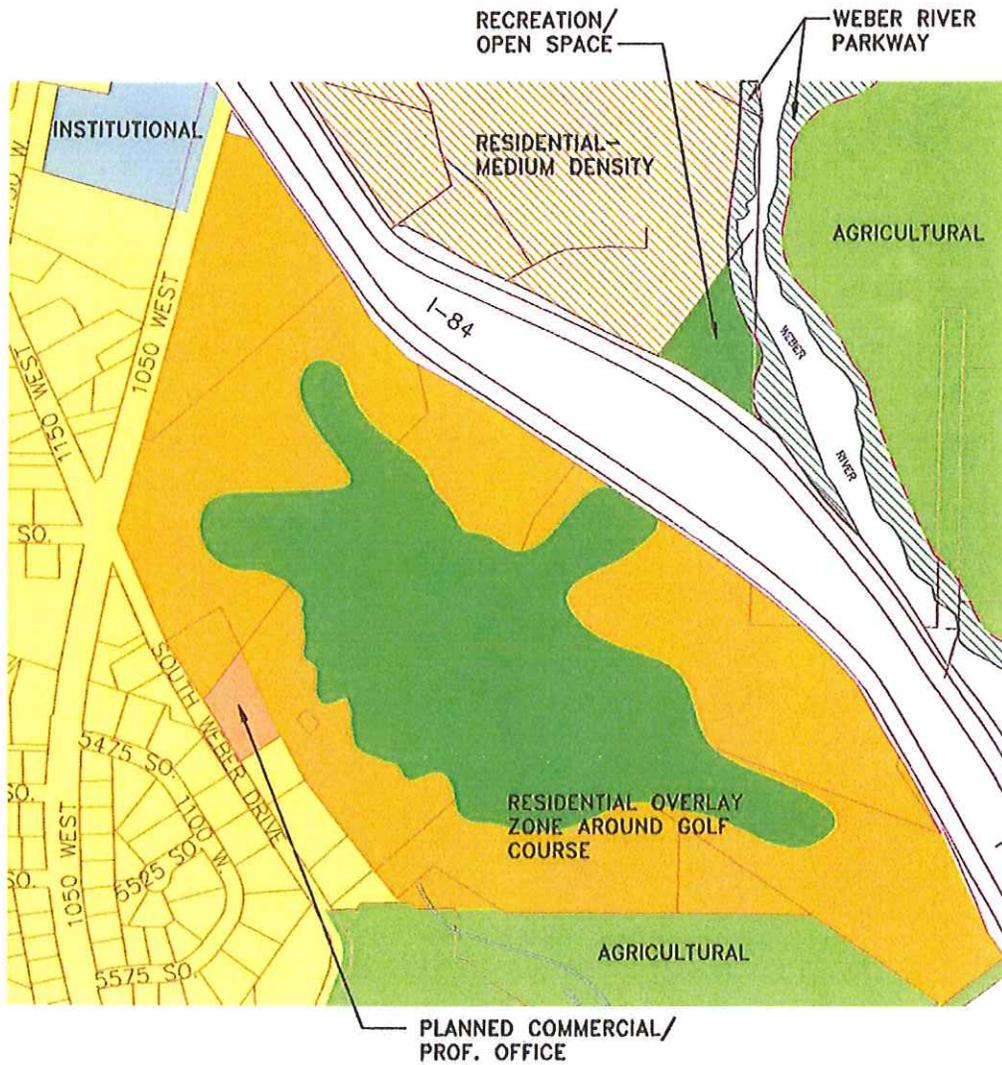
current planned uses for this location. The Mixed Use zone is designed to permit only those businesses which would not have a noise impact on surrounding residential areas, would not accept deliveries at late hours; would not incur heavy vehicle traffic (such as fast food restaurants, low impact retail, etc.), and would have limited hours of operation. The mixed use zone protects existing residential while allowing property owners on 4450 South choices on developing their property as residential, residential/commercial mix or commercial.

Should the drive-in theater no longer be in the desired use of the property owner, then we believe the most logical use would be that of single family detached dwellings to stabilize and enhance the existing neighborhood. Interstate 84 is a good divider between the commercial uses and the residential neighborhoods.

There is one other unique opportunity that should be mentioned. There is a great potential to "add value" to a residential development by combining the drive-in site with the adjacent golf course site to develop housing clustered around an executive golf course. This would add a new dimension to the housing types available to Riverdale and to allow the project to reach higher price levels than if the drive-in site were a typical subdivision. Figure 11 is an idealization of how this development would be zoned as ROZ.

It is recommended that this idealized mixed-use area be designated Residential Overlay Zone (ROZ) as a mechanism for development around a golf course. The golf course/housing land use is shown on the Master Land Use plan to encourage this specific type of development. In no case will elimination of the golf course be encouraged. If the mixed use were not to be developed then it is recommended that the Drive-in theater property become R-1 low density housing if the use were to change, and the golf course to remain recreational use.

Figure 11 - Alternate Land Uses - Area 6 [\(Needs a new map page\)](#)



## AREA SEVEN

See Figure 12 for more regarding this area. This area is bounded by I-84 on the west, transitional areas of low density residential uses and senior living apartments to the north in Area Six, the Weber River and its trail system to the east, and a mobile home park site to the south adjacent to I-84 and the Schneider's Riverside Golf Course.

There is a transitional section of this area to the north and planning efforts should be in this northern location should be sensitive to the needs and impacts on residential areas located in the south of Area Six. The property on the south side of 4400 South, between 1025 West and 700 West is an extremely strategic area in the land use strategy area for Riverdale City. It is very important in terms of stabilization-stabilizing and enhancement enhancing of the neighborhood development to the north and since it represents the transitional area between traditional residential neighborhoods and intense development along Riverdale Road. The area between 700 West and 900 West, property fronting 4400 South (the north portion of the parcels), shall-should remain Residential. Propertyies fronting 4450 South (the south portion of the parcels) are designated as Mixed Use, with the line of demarcation between residential and commercial to-also extending to the west side of 900 West, where residential would front 4400 South, and commercial to the south would fronting 900 West. The demarcation line which runs between 4400 South and 4450 South, from 700 West approximately 442.50' West at 130' from 4400 South to that point continuing to 900 West at 227' from 4400 South. The area north of this line would remain residential. The area south of the-this demarcation line running to 4450 South may be a mixed use. The H & P properties are currently zoned commercial on the south side of the demarcation line and two lots on the north side of the line are zoned mixed use residential for-the-purpose-of-constructingwhere two (2) separate four (4) unit owner occupied townhouses currently sit. The RDA Board approved the use of residential only in this mixed use zone in-keeping-with-the-desire-of-continued-residential-uses-on-both-sides-of-4400-South. The land use map should-reflects the-current approved-planned uses for this location. The Mixed Use zone is designed to permit only those businesses which would not have a noise impact on surrounding residential areas, would not accept deliveries at late hours; would not incur heavy vehicle traffic (such as fast food restaurants, low impact retail, etc.), and would have limited hours of operation. The mixed use zone protects existing residential while allowing property owners on 4450 South choices on developing their property as residential, residential/commercial mix or commercial. See Figure 12.

There is an existing gas station/convenience store on the east side of 700 West and Riverdale Road should-becomeand a small retail/office shopping plaza on the west side of 700 West that is in the Planned Commercial High Zoneland use category. There is also a section of residential medium density in the northeast of this area, along 4400 South and near 700 West, that has potential to be converted to a planned commercial use in the future. There is also a parcel along 4600 South, owned by Crabtree Auto, that is reflected as Planned Manufacturing and, for the time being, should remain as such. Additionally, there is an abundance of Planned Commercial High land use category properties in this area that should continue to be planned for this use in the future. These properties are crucial to the continued financial operations of the City and its resources. Fostering and

maintaining positive relationships with businesses are property owners in this area is key to the City's continued success.

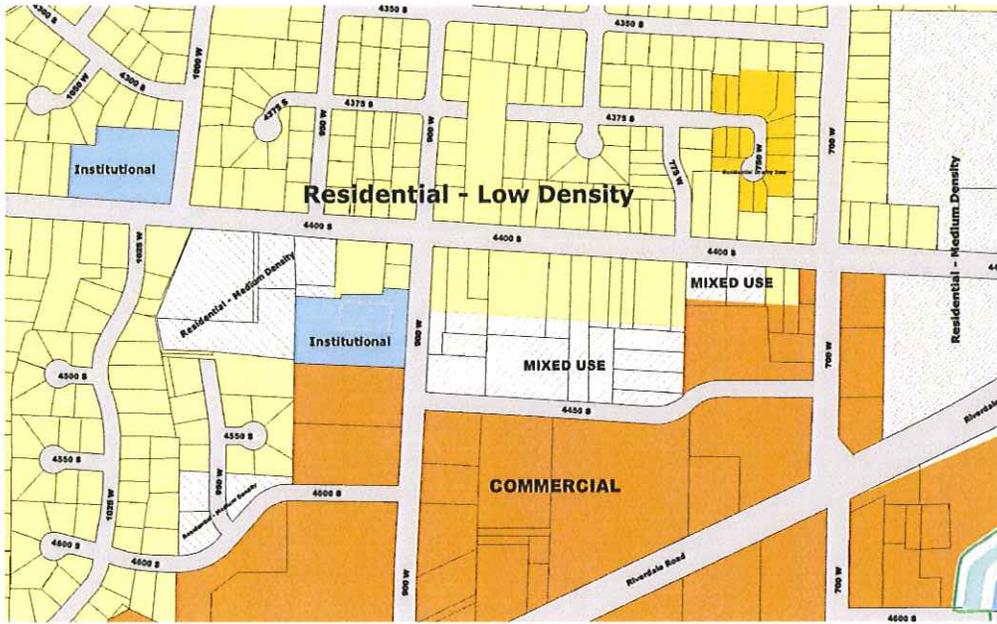
On the south side of this area there is a section of property located along Weber River Drive that is designated as Special Use District Office Park/Recreational/Open Space and has been is now planned to be developed at such as a regional park by the City. At this time, multiple other land use proposals have been considered for this property, but have had difficulties in changing the use of the property due to the City's historical desire to see the land developed for an Office Park use or similar retail/commercial use occur at this site. Initial concepts for this land have included a mixture of commercial development, office park development and open-space development, which could be developed pursuant to a City approved overlay zone and development agreement. The nature of an office park development could be similar to the development of the City Hall campus, specifically in the way the campus is landscaped, undulated, and integrated with its natural surroundings. There has even been a suggestion that, in addition to traditional open lawns and tree plantings, a transition toward xeriscape landscape design techniques could add an orderly visual transition to the natural habitat. Clearly, there may be other land use options to consider at this location which may include a public/private venture for a shared "community use/retail development" on this property. However, in the summer of 2014 the City leadership had the opportunity to acquire this property from the landholder. This purchase of the property, if completed, will allow the City has also been entertaining to have the option of establishing a major regional city park at this location and this would likely be determined to be of great benefit to the residents of the community. The City is in need of a new site for a large park as the current Riverdale Park is running out of capacity for any additional development and may be encroached upon in the future by the Weber School District in order to meet the expansion needs of the Riverdale Elementary School.

Riverdale Road, 1050 West, 700 West, 900 West, and Weber River Drive are all major roadways in this area. UDOT has completed a major reconstruction of Riverdale Road in recent years and also has oversight over 1050 West construction and use. Weber River Drive, 700 West, and 900 West are all City roads and should be maintained and enhanced to the benefit of this area for continued operational functionality.

The east side of 700 West and the west side of 900 West is intended to substantially reduce the conflict between commercial high zoning and residential zoning. On 900 West the addition of the Senior Center and apartments creates a transition from commercial to residential.

*Updated 9-16-08*

Figure 12 - Alternate Land Uses - Area 7 [\(Needs a new map page\)](#)



Updated 9-16-08

## AREA EIGHT

See Figure for more regarding this area. Area Eight is bounded by 1050 West, portions of South Weber Drive, and Hill Air Force Base on the west, a mobile home park site to the north (that is adjacent to I-84), the Weber River to the east along I-84, and the border with South Weber City to the south.

The mobile home property to north has had some operational concerns during the more recent years and should be watched closely for continued land use and residential concerns. There may be an opportunity in the future to review this location and determine other residential/commercial land use options at this location.

The Motor-Vu Drive-In Theaters continues to operate in this area along 1050 West. Should the drive-in theater no longer be a desirable operation for the property owner, then it is believed that the most logical use would be that of single family detached dwellings to stabilize and enhance the existing neighborhoods to the west and south of the drive-in theater. At the current time, I-84 is a good divider between the commercial uses and the residential neighborhoods.

The Schneider's Riverside Golf Course is located in this area south of the drive-in theater. There may be another unique development opportunity associated with the golf course. There is potential to "add value" to a residential development by combining the drive-in site with the adjacent golf course site to develop housing clustered around an executive golf course. This could provide some unique housing development in Riverdale and may allow the project to reach higher price levels than if the drive-in site were a typical subdivision. Figure illustrates how this proposed land use may be applied around the golf course as a Residential Overlay Zone. The golf course/housing land use is shown on the Master Land Use plan to encourage discussion regarding this type of development. In no case will elimination of the golf course be encouraged. If the mixed use concept were not to develop, then it is recommended that the drive-in theater property become Residential Low Density housing and the golf course remain Recreational/Open Space use.

The area south of the golf course, along South Weber Drive, is presently zoned Agriculture and remains as such on the Master Land Use Plan because approximately one third of the area is in the Hill Air Force Base runway Accident Potential Zone (APZ). The Federal government has purchased development rights in this area and buildings are not allowed to be developed in the APZ area.

Previously the area had only one access via South Weber Drive and this narrow road goes through an existing residential area to the north. There is a connection to I-84 via Adams Ave to the South in South Weber City. Proximity to I-84 via Adams Ave may provide a different orientation for the Agricultural use area and could potentially be developed as a Residential Overlay Zone. The purpose of such a proposal would be to encourage innovative development, such as clustering or small lot development. Cluster development could preserve the open space character of the area if the underlying density were to remain 1 D.U. per acre.

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It has historically been determined that the majority of the South Weber Drive area remain planned for Agricultural use as previously constituted in earlier versions of this plan.

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Major roadways in Area Eight include I-84, South Weber Drive, and 1150 West. There has been some discussion of linking 5600 South through the Falcon Hill project area to 1150 West sometime in the future as a planned transportation corridor option through this area.

This area (Figure 13) is a difficult area in terms of topography. Any residential in this area is no longer desirable with the widening of 300 West and Riverdale Road. Protecting the Hillside would be most appropriate using the Hillside Protection Overlay Zone. A good fit for this area (approximately 15 acres) would be Planned Commercial – High. The high traffic through the area and the addition of the traffic signal at 550 West blends itself to a Commercial 3 zone. This is also part of the 550 West RDA.

#### HILLSIDE PROTECTION

The recommended Hillside Protection is in place on the Discount Tire/Ruby River Development. The rest of this area and the bluffs on the east edge of the City should follow the provisions as recommended:

- The provisions are designed to accomplish the following:
  1. Encourage the location, design and development of building sites to provide maximum safety, and human enjoyment while adapting the development to the natural terrain;
  2. Provide for safe circulation of vehicular and pedestrian traffic to public and private areas minimizing the scarring and erosion effects of cutting, filling and grading related to construction on slopes;
  3. Prohibit activities and uses, which would result in degradation of fragile soils and steep slopes;
  4. Encourage preservation of open space to preserve the natural terrain;
  5. Minimize flooding by protecting streams, drainage channels, absorption areas and flood plains from substantial alteration of the natural.
- The Hillside Protection/No-Build Area shall be an overlay recorded on the Weber County Land Parcel Plat.
- Outdoor lighting must be so organized and constructed so as to minimize the view of such lights more than 300' away.
- Waste Disposal – Development will provide infrastructure to connect to the City sewer regardless of the distance of the structure from the existing line. (Septic tanks will not be allowed.)
- Provided other drainage satisfactory to the City Engineer and the Planning Commission.

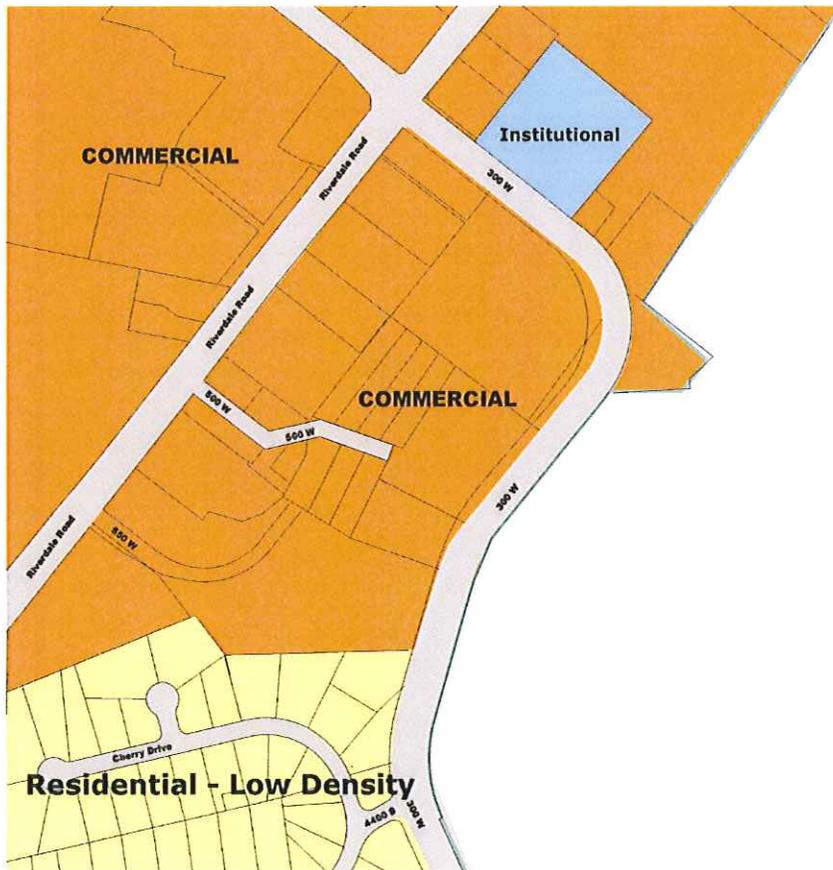
- ~~Erosion— No structure shall be located so as to cause an increase in erosion.~~
- ~~Development shall comply with the current Riverdale City Hillside Ordinance.~~
- ~~Building sites for accessory buildings or structures such as tennis courts, swimming pools, outbuildings, etc. shall be approved by the City Council upon recommendation of the Planning Commission.~~
- ~~Soils Report—The soils report shall be prepared by a qualified soils engineer.~~
  
- ~~Grading and Drainage Plan~~  
~~A grading and drainage plan shall be prepared by a professional engineer registered in the state. The plan must be sufficient to determine erosion control measures necessary to prevent soil loss during construction and after project completion.~~
  
- ~~Vegetation Plan~~  
~~The Vegetation plan and report shall be prepared by a person or firm qualified by training and experience to have expert knowledge of the subject and shall include at least the following:~~
  - ~~1. A survey of existing trees, large shrubs, and ground covers.~~
  - ~~2. A plan of the proposed re-vegetation of the site, detailing existing vegetation to be preserved, new vegetation to be planted, and any modifications to existing vegetation.~~
  - ~~3. A plan for the preservation of existing vegetation during construction activity~~
  - ~~4. A vegetation maintenance program, including initial and continuing maintenance necessary.~~
  - ~~5. A written statement by the person or firm preparing the vegetation plan and report, identifying any vegetation problems, and further stating an opinion as to the ability of the proposed plan to mitigate or eliminate such problems as to prevent hazard to life or property; adverse effects on the safety, use and stability of a public way or drainage channel; and adverse impact on the natural environment.~~
  
- ~~Other reports and plans as deemed necessary by the Planning Commission may be required. The Planning Commission may require second source verification.~~
  
- ~~Site buildings in a manner that preserves significant views~~
  - ~~1. Buildings should be designed to fit their sites and to leave natural massing and features of the landscape intact. Treat each building as an integral part of the site rather than an isolated object at odds with its surroundings.~~
  - ~~2. To the maximum extent feasible, views both to the site and to features beyond, as seen from public rights-of-way, trails, and other public lands, shall be maintained. To the maximum extent feasible, new construction shall not dominate or obscure the views of others.~~

- Site buildings in a manner that preserves significant trees and vegetation.
- Cluster buildings and parking, and coordinate neighboring developments.
- Locate parking facilities to minimize their visual impact.
- It is desirable to place utility lines underground.
- Design buildings so they solidly meet the ground plan.
  
- Preserve existing trees and vegetation
  - Landscape to retain harmony between the various elements of a landscape and to preserve its original character.

The recommendation is to review possible alternative uses in the future and to implement Hillside Protection/No-Build area and to buffer the residential quality of the surrounding residents. The sensitive hillsides as delineated on the Weber County prepared Sensitive Area Overlay Zone Map for Landslides, dated September 30, 1987 was not adopted by Riverdale City, but could still be considered when planning development in this area.

*Updated 9-16-08*

Figure 13 - Alternate Land Uses - Area 8 [\(Needs a new map page\)](#)



Updated 9-16-08

## **AREA NINE**

See Figure for more regarding this area. Area Nine is bounded by the Weber River to the west, the city boundaries of Ogden City and South Ogden City to the north, the city boundaries of South Ogden City and Washington Terrace to the east, and a low density residential use to the south that is located on a bluff overlooking this area.

A great planned use for this area is Planned Commercial High, as is reflected by recently developed commercial/retail centers in this area. The high traffic through the area and the addition of the traffic signal at 550 West have accommodated new retail destination commercial growth in this area. This area is also part of the 550 West RDA and the Riverdale Road RDA. A portion of this area on the south end includes the Classic Waterslides commercial use. Commercial/retail growth in this area should continue to be fostered in order to maintain continued commercial/retail success in this area.

Major roadways in this area include Riverdale Road, 550 West, 300 West, and Pacific Avenue. Additionally, the Union Pacific Railroad operates, maintains, and regulates the use of the railroad system that runs through this area and into Area Ten. It is recommended that there be some planning sensitivity relative to the impacts of the rail lines adjacent to the commercial/retail areas in this district. As part of this Master Land Use Plan, there is a portion of land west of the railroad tracks that has been identified in previous Plans as Planned Manufacturing use, and the intent of this Plan is to continue support of this concept.

On the east side of this area there are some significant concerns in terms of topography. Application of the City's Hillside Protection Overlay zone standards would be most appropriate in order to protect approved uses along the hillside and bluff sites in this area. It is recommended to review possible alternative uses and to implement Hillside Protection/No Build areas, where appropriate, in order to protect the interests of property owners and residents in the area and adjacent to this area.

### HILLSIDE PROTECTION EFFORTS

The recommended Hillside Protection is enforced on parcels located adjacent to and north of the Discount Tire/Ruby River Development. The bluffs on the east edge of this area and Area Ten should follow the provisions as recommended below:

- The provisions are designed to accomplish the following:
  1. Encourage the location, design and development of building sites to provide maximum safety, and human enjoyment while adapting the development to the natural terrain;
  2. Provide for safe circulation of vehicular and pedestrian traffic to public and private areas minimizing the scarring and erosion effects of cutting, filling and grading related to construction on slopes;
  3. Prohibit activities and uses, which would result in degradation of fragile soils and steep slopes;
  4. Encourage preservation of open space to preserve the natural terrain;

5. Minimize flooding by protecting streams, drainage channels, absorption areas and flood plains from substantial alteration of the natural.

- The Hillside Protection/No-Build Area shall be an overlay recorded on the Weber County Land Parcel Plat.
- Outdoor lighting must be so organized and constructed so as to minimize the view of such lights more than 300' away.
- Waste Disposal – Development will provide infrastructure to connect to the City sewer regardless of the distance of the structure from the existing line. (Septic tanks will not be allowed.)
- Provided other drainage satisfactory to the City Engineer and the Planning Commission.
- Erosion – No structure shall be located so as to cause an increase in erosion.
- Development shall comply with the current Riverdale City Hillside Ordinance.
- Building sites for accessory buildings or structures such as tennis courts, swimming pools, outbuildings, etc. shall be approved by the City Council upon recommendation of the Planning Commission.
- Soils Report – The soils report shall be prepared by a qualified soils engineer.
- Grading and Drainage Plan  
A grading and drainage plan shall be prepared by a professional engineer registered in the state. The plan must be sufficient to determine erosion control measures necessary to prevent soil loss during construction and after project completion.
- Vegetation Plan  
The Vegetation plan and report shall be prepared by a person or firm qualified by training and experience to have expert knowledge of the subject and shall include at least the following:
  1. A survey of existing trees, large shrubs, and ground covers.
  2. A plan of the proposed re-vegetation of the site, detailing existing vegetation to be preserved, new vegetation to be planted, and any modifications to existing vegetation.
  3. A plan for the preservation of existing vegetation during construction activity
  4. A vegetation maintenance program, including initial and continuing maintenance necessary.
  5. A written statement by the person or firm preparing the vegetation plan and report, identifying any vegetation problems, and further stating an opinion as to the ability of the proposed plan to mitigate or eliminate such problems as to prevent hazard to life or property; adverse effects on the safety, use and

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stability of a public way or drainage channel; and adverse impact on the natural environment.

- Other reports and plans as deemed necessary by the Planning Commission may be required. The Planning Commission may require second source verification.
- Site buildings in a manner that preserves significant views
  1. Buildings should be designed to fit their sites and to leave natural massing and features of the landscape intact. Treat each building as an integral part of the site rather than an isolated object at odds with its surroundings.
  2. To the maximum extent feasible, views both to the site and to features beyond, as seen from public rights-of-way, trails, and other public lands, shall be maintained. To the maximum extent feasible, new construction shall not dominate or obscure the views of others.
- Site buildings in a manner that preserves significant trees and vegetation.
- Cluster buildings and parking, and coordinate neighboring developments.
- Locate parking facilities to minimize their visual impact.
- It is desirable to place utility lines underground.
- Design buildings so they solidly meet the ground plan.
- Preserve existing trees and vegetation
  - Landscape to retain harmony between the various elements of a landscape and to preserve its original character.

(unchanged since 1997 General Plan)

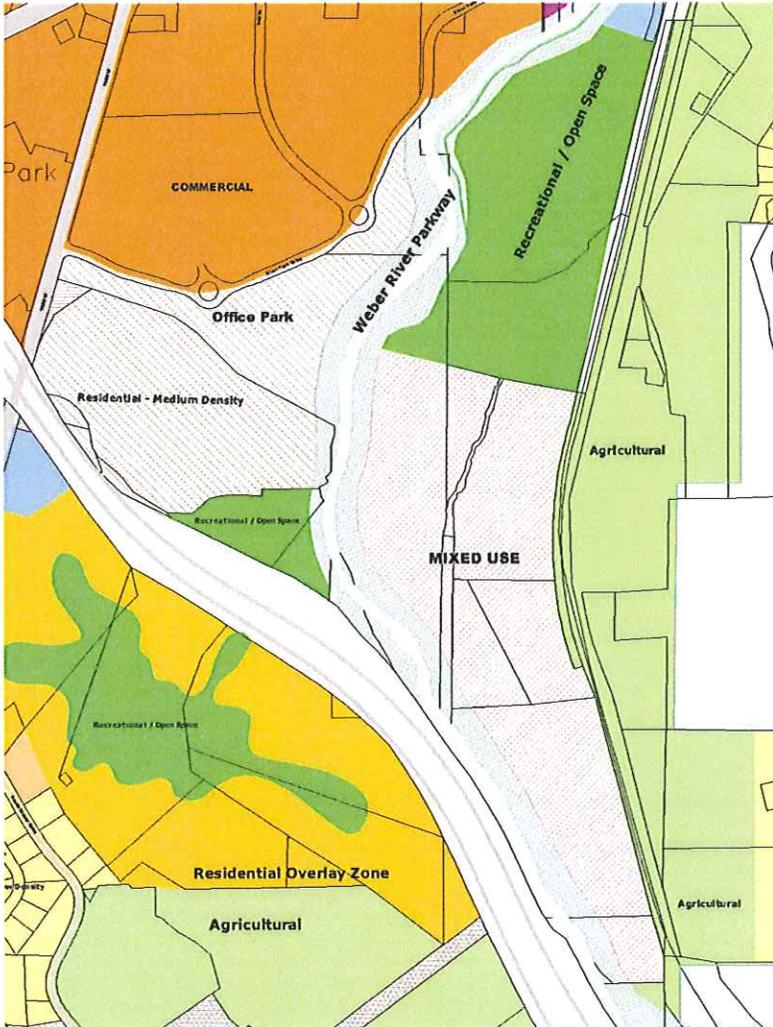
#### Plan Recommendations

- Connect 700 West as a collector street to 1050 West. 800 West is not to be developed. See Figure 14.
- 700 West would be a connector with speeds of 25 to 35 mph. no curves should have an inside radius of less than 300 feet, in order to maintain proper traffic movement and this would be a limited access collector street. See recommendations and traffic analysis. The exact alignment of 700 West to be determined at Time of Development Review.
- The area between Weber River and the railroad tracks should be designated as "agriculture".
- Crabtree Auto shall remain as presently zoned, with the adjacent parcel proposed to be "regional commercial" use.
- The northern portion is used for an active recreational complex, such as baseball fields, soccer fields, picnic areas and so forth as a part of the city complex with only the existing vehicular access and controlled parking area for security and control.
- The rest of the area to the south be preserved as agriculture, wetlands preservation and natural habitat area.
- It is recommended that the 100-Year Floodplain boundary be established as the Weber River Parkway and that it be used for potential wetlands preservation, floodplain control and Parkway preservation for the Urban Trails system and natural habitat preservation. It could serve as the spine for the Urban Trail System.
- View corridors be preserved from Riverdale Road and 1050 West towards this natural habitat and open space in order to provide visual amenities and visual access to the east side to the Weber River.
- The land use option indicates a mixture of commercial development, office park development and open space development, which may be developed pursuant a City approved overlay zone and development agreement. The nature of the office park development is development consistent with that of City Hall in the way it is landscaped, undulated

and integrated with its natural surroundings. There has even been a suggestion that, in addition to traditional open lawns and tree plantings, a transition toward xeriscape landscape design techniques be added that would provide an orderly visual transition to the natural habitat.

- The transportation consultant strongly suggests that the extension of 700 West be the divider between land uses. Therefore, it is recommended that the separation of retail and office park uses occur at 700 West.
- The urban trail / landscape buffer will be integrated into the office park landscape. This would allow the urban trail / buffer to not be a narrow area sandwiched between two non-compatible uses.

Figure 14 - Alternate Land Uses - Area 9 [\(Needs a new map page\)](#)



## AREA TEN

See Figure for more regarding this area. Area Ten is bounded by the Weber River to the west, Riverdale Road, Classic Waterslides, and commercial/retail sites to the north, the city boundary of Washington Terrace to the east, and I-84 to the south.

On the east side of this area there are some significant concerns in terms of topography. Application of the City's Hillside Protection Overlay zone standards would be most appropriate in order to protect approved uses along the hillside and bluff sites in this area. It is recommended to review possible alternative uses and to implement Hillside Protection/No Build areas, where appropriate, in order to protect the interests of property owners and residents in the area and adjacent to this area. See the Area Nine description for more information regarding the "Hillside Protection Efforts".

A large portion of this area consists of Residential Low Density uses located on top of the hillside/bluff sites to the east in this area. These Residential Low Density locations are directly connected to Washington Terrace roads, residents, and the Terrace community. There is also a Residential Overlay Zone location to the southeast end of this area and located on the top of the bluff. The City should employ a fair amount of sensitivity to the geographical separation that exists between residents living in this area and other residential areas in the City. The City does have a small recreational facility located within one of these residential sites known as East Park (located between 4825 South and 4900 South on the bluff). This is a locally used park and should be maintained for continued use by residents in this area of the City.

The rest of properties to the west and below the hillside/bluff is currently planned for Agricultural, Institutional, Recreational/Open Space, and Mixed Use. The Riverdale City Offices, Police Department, and Public Works Department are located in this area. Additionally, there is a natural park location adjacent to the City facilities and to the south of the City campus that includes a BMX bike area, picnic facilities, the Weber River Trail system that connects to a bridge across the Weber River into South Weber City, and other informal natural recreational uses. There are some significant natural wetlands sites in this area and these areas could be preserved in the future for natural habitat preservation and protection areas.

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There has been a great amount of discussion in previous years to consider the development of a major recreational facility/park in this location. An active recreational park facility like this could include baseball fields, soccer fields, enhanced picnic areas and so forth as a part of this proposed city complex. The Mixed Use property to the south is a bit of a conundrum as the current property owners have desires to maintain this property on the Master Land Use Plan as a mixed use location; however, there has been a great deal of discussion from the City leadership to look at other options in the event that the current owners no longer desire to utilize this property for any mixed use development.

Major roadways in this area include 300 South, 500 West, 4600 South, and a future potential roadway connection to the south of the City Offices that would connect via a newly constructed bridge to the eastmost round-a-bout along Weber River Drive. Additionally, the

Union Pacific Railroad operates, maintains, and regulates the use of the railroad system that runs through this area and north into Area Nine. It is recommended that there be some planning sensitivity relative to the impacts of the rail lines adjacent to any planned development in this area. These railroad tracks significantly bisect this area and clearly separate planned uses as a result.

The area presently zoned Agriculture was left as such in the Master Land Use Plan because:

Approximately one-third of the area is in the Hill Air Force Base runway Accident Potential Zone, APZ, (to be indicated on the drawing when info is obtained). The Federal government has purchased development rights in this area.

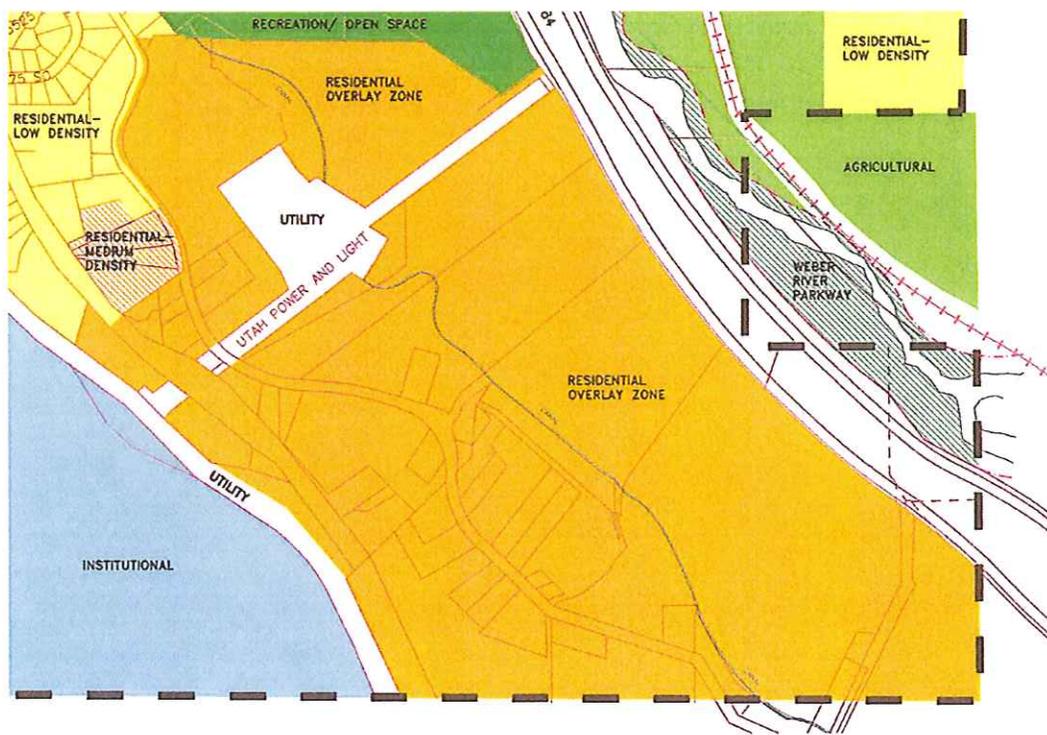
Previously the area had only one access via So. Weber Drive and this narrow road goes through an existing residential area to the north. There is now a new connection to I-84 via Adams Ave. See Figure 15a. This provides a different orientation for the area indicated in green (agriculture) and could be developed as a Residential Overlay Zone (ROZ). See Figure 15b. The purpose is to encourage innovative development, especially cluster or small lot development. Cluster development would preserve the open space character of the area if the underlying density were to remain 1 D.U. per acre.

It was determined that the area shall remain agriculturally zoned for the time being.

Figure 15a - Alternate Land Uses - Area 10 [\(Needs a new map page or pages?\)](#)



Figure 15b - Land Use Master Plan - Area 10 [\(Needs a new map page or removal?\)](#)



## CONSENSUS LAND USE PLAN

See Refer to Figure 46 - Land Use Master Plan. This plan is to be the guiding policy document and strategy for the long term management of the growth and quality life for the City of Riverdale. Though it is a flexible document ~~that is and is established~~ to respond to new opportunities and challenges that will face the community in the future, it should not be changed without much deliberation, thought, and community participation/input. ~~It has been much-There has been a great deal of~~ consideration ~~of regarding~~ the past history of the community, its present circumstances and the desire of the people of the community ~~to chart their destiny that has brought about to establish~~ this ~~gMaster Land Use eneral pPlan~~.

The ~~gGeneral Pplan, as a whole,~~ must be the guiding document that aids staff, elected officials, City volunteer boards, community groups and organizations in the decision making process with respect to land use issues, growth management, capital improvement priorities, City budgets, and the revision of codes and ordinances.

~~The Any proposed changes in~~ zoning districts should ~~reference be brought into compliance with~~ the ~~Lland Uuse Mmaster Pplan~~. Critical areas facing developmental pressures contrary to community goals and objectives should be ~~changed immediately heavily scrutinized in order~~ to discourage land speculation. Areas where the City wants to encourage certain types of development should be ~~changed as soon rezoned when as~~ possible ~~in order~~ to attract ~~appropriate new land use~~ interests by land owners and developers. Other ~~less critical~~ areas ~~less critical~~ could be ~~done rezoned~~ at a later, more ~~appropriate opportunistic and appropriate~~ time.

New zoning districts ~~must should~~ be ~~adopted explored, where appropriate, in order to that~~ encourage and ~~require the desired achieve quality~~ developments ~~quality and type~~ consistent with the goals and objectives of the community. ~~All Ccommunity~~ assets must be protected ~~when they are considered of great benefit to the City while still viable~~. The implementation section of the ~~gGeneral pPlan will outline~~ the ~~City~~ priorities and ~~proposed~~ action plans for the implementation of the ~~gGeneral pPlan and the Land Use Master Plan~~.

**Table M - Land Use District Definitions**

<b>COM-R</b>	<b>Commercial - Retail regional</b> - large scale retail development oriented toward attracting a regional trade area. Located with great vehicular access, visibility and parking facilities.
<b>COM-N</b>	<b>Neighborhood Commercial</b> - neighborhood oriented commercial such as butcher, bakery, coffee, deli, specialty grocer, green grocer etc., that is oriented to the surrounding neighborhood and is residential in scale of development and roof line. The parking is located behind the retail development and encourages pedestrian and bike access.
<b>HDR</b>	<b>High Density Multi-Family Housing</b> - rental or owner occupied attached housing usually apartment or condominium type of development.
<b>I</b>	<b>Institutional Uses</b> - public or quasi-public uses including schools, cemeteries, churches, civic facilities, medical facilities, etc.
<b>ID-BUS</b>	<b>Light Industrial/Business Park</b> - development similar to the existing America First facilities are to be protected and encouraged. No outdoor storage. Business, telemarketing, financial processing and office uses that may require clean non-polluting light industrial, assembly and electronic manufacturing, etc. Only uses with modest truck traffic requirements. Landscape requirements, site planning review and restriction of building types (e.g. no prefabricated metal buildings) would be part of approval process
<b>ID</b>	<b>Light Industrial</b> - manufacturing, compounding, processing, assembling, packaging, or testing of goods or equipment or research activities entirely within an enclosed structure, with no outside storage, serviced by a modest volume of small trucks or vans and imposing a negligible impact upon the surrounding environment by noise, vibration, smoke, dust or pollutants.
<b>LDR</b>	<b>Low Density Residential</b> - single family subdivisions.
<b>LIC</b>	<b>Low Impact Commercial</b> - retail sales, office, and service establishments that have limited access to and from major arterials. Limited access is defined as driveways no less than 200 feet apart (150 feet in special cases). Where the district is adjacent to residential uses, activities must be entirely within an enclosed structure, with no outside storage, serviced by a modest volume of small trucks or vans and imposing a negligible impact upon the surrounding environment by noise, vibration, smoke, dust or pollutants. Hours of operation shall be limited to 6:30 A.M. until 10:00 P.M. Special light tight, decorative

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walls and landscaping must buffer the residential uses. No structure shall be greater than two stories (35 feet).

**MDR**

**Medium Density Residential** - owner occupied attached or small lot housing usually in a Planned Unit type of development with at least one enclosed parking space. Second car and guest parking may be open or under a carport.

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**OFF-PARK**

**Office Park** - office uses and incidental retail and service support business. The nature of the office park development is development consistent with that of City Hall in the way it is landscaped, undulated and integrated with its natural surroundings. Objectives for the development would be to preserve as much of the natural forest and vegetation, wetlands, river front and character of the area as possible. The "foot print" of buildings and parking areas would be as small as possible. Therefore higher structures (4-6 stories) and structured or underground parking would be encouraged. A low ratio of developed area to open space would be required. There would be a strict conditional use approval process. It has even been suggested that, in addition to traditional open lawns and tree plantings, a transition toward xeriscape landscape design techniques be added to provide an orderly visual transition to the natural habitat.

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**P**

**Parks** - developed recreation facilities

**OS**

**Open Space** - open space, protected natural habitat with limited or no development allowed.

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**PRUD**

**Planned Residential Unit Development** - an owner occupied, attached or small lot residential development guided by a total design plan in which one or more of the zoning or subdivision regulations, other than use regulations, may be waived or varied to allow flexibility and creativity in site and building design and location, in accordance with general guidelines that allow and encourage sensitive and efficient development of unique lots with steep topography, high ground water, wetlands, unique natural habitat, etc. The present zoning ordinance needs to be updated to better reflect the quality in design and site planning desired.

**SFD**

**Single Family Detached Housing** - with the possibility of secondary rental unit as a conditional use with apartment license required.

**U**

**Utility** - public or private utility use.

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# ALTERNATIVE LAND USES

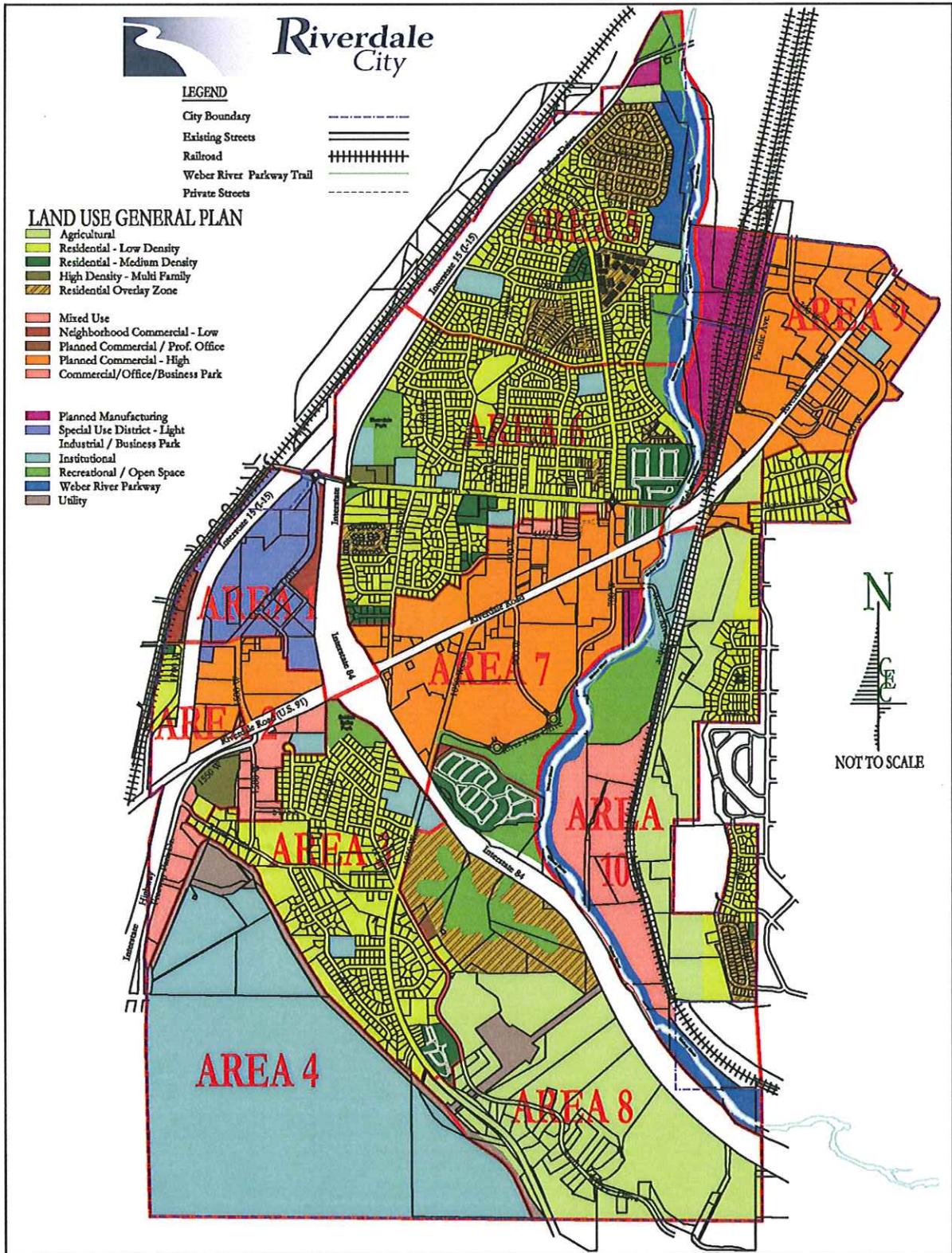
## INTRODUCTION

The Mayor and City Council of Riverdale City have participated in the General Plan process regarding land uses. The following sources have been historically used for information and background purposes:

- Riverdale Master Development Plan 1972-2010
- Comprehensive Plan-Riverdale-University of Utah Planning Practicum-1987
- Riverdale City Strategic Plan 1995-2014
- Riverdale Municipal Ordinance Code, 2014
- Planning and Zoning Administration in Utah, Center for Public Policy and Administration, University of Utah, 3rd Edition
- Riverdale General Plan adopted April 30<sup>th</sup>, 1997 and updated on November 7<sup>th</sup>, 2007, September 16<sup>th</sup>, 2008, December 2<sup>nd</sup>, 2008, and December 21<sup>st</sup>, 2010.

Figure 6 is the existing Land Use Master Plan map for Riverdale City, as updated in 2014. The Land Use Master Plan has been updated to reflect recent zoning changes in the City. Most of the land uses remain as recommended by the Riverdale City General Plan dated April 30, 1997 and updated on November 7<sup>th</sup>, 2007, September 16<sup>th</sup>, 2008, December 2<sup>nd</sup>, 2008, and December 21<sup>st</sup>, 2010.

Figure 6 - Existing Land Use Master



## **ALTERNATE LAND USES**

Based on extensive community input and review, the following land use areas and issues have been identified for future discussion purposes. Figure 6 is the existing City map with an indication of the areas identified for discussion and recommendations.

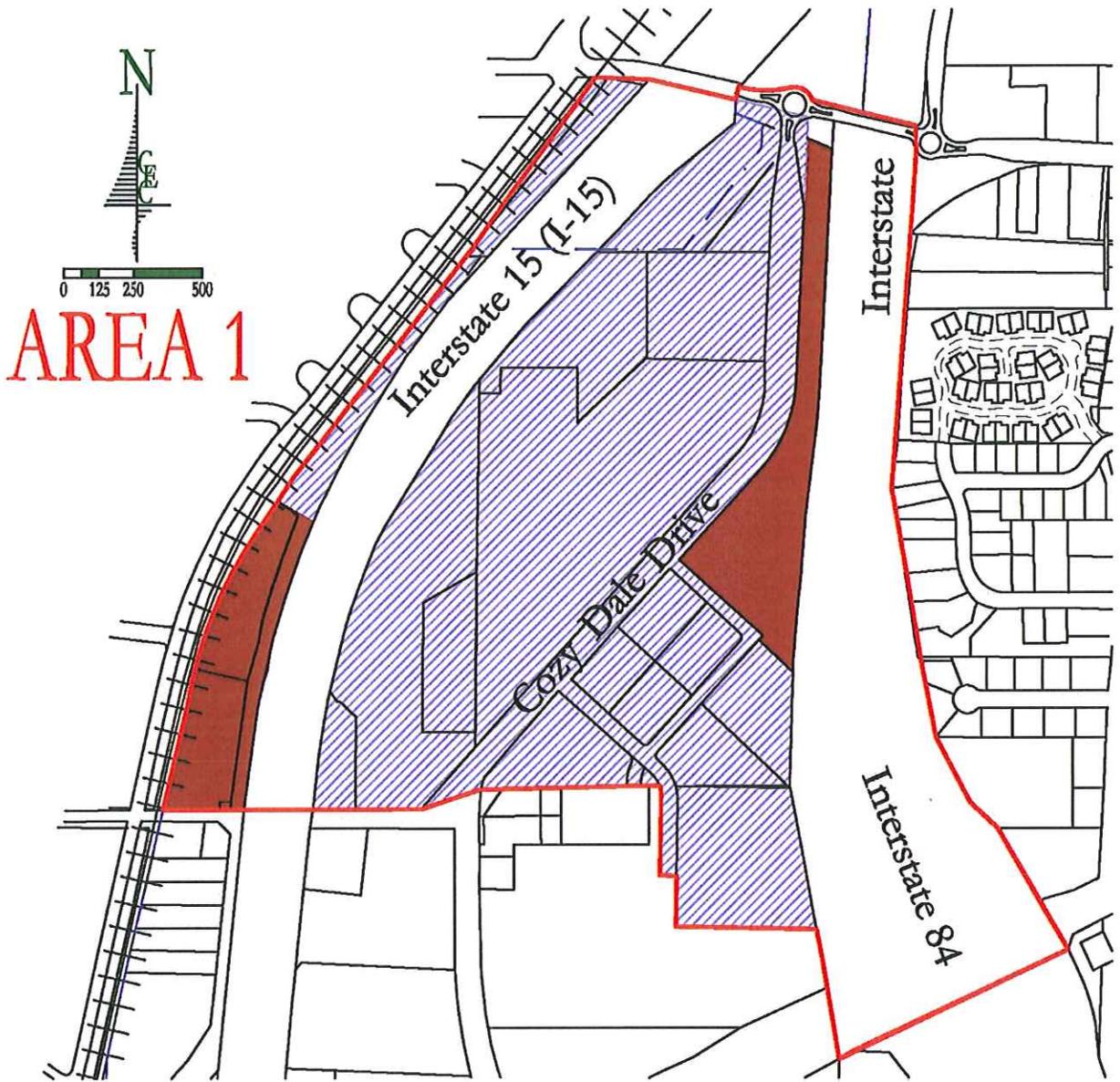
The following are analyses of specific problematic areas within the City.

### **AREA ONE**

See Figure 7 for more regarding this area. The majority of Area One is presently zoned manufacturing, the recommendation for this area's future land use is light industrial/business park. Due to the fact that Big D construction has moved and America First Credit Union has purchased the property and is using it as their headquarters, it is recommended that the entire area be zoned Business Park at some point in the future. The difference being that the change of the zoning district to light industrial/business park would more accurately reflect the actual uses that are currently occurring in this area. For example, uses of business, office, research, high-tech businesses, financial institutions, credit card processing, and telemarketing types of uses, limited warehouse/distribution and assembly spaces area already allowed in this area as a result of the current zoning.

Even though the landscaping and site development requirements would be very similar to those developments that have already occurred, we believe this land use plan would protect and enhance the existing investment made by the businesses that are already located within the area. We also believe that it is a logical and excellent use that would have minimal traffic impact on the rest of the City and would enjoy close access to the I-15 and I-84 freeways. The small area at the northern end of this study area adjacent to I-15 should be annexed into the City as development occurs. Incidental retail could be located in the business/office buildings. The Business Park zoning will be more compatible with any of the proposed land uses to south in Area Two. Any development in this area should also maximize its potential traffic/visibility opportunities with both I-15 and I-84 freeways located adjacent to this area.

Figure 7 - Alternate Land Uses - Area 1



### LAND USE GENERAL PLAN

- |                                                                                                                       |                                                                                                                                              |
|-----------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
|  Agricultural                      |  Planned Manufacturing                                   |
|  Residential - Low Density         |  Special Use District - Light Industrial / Business Park |
|  Residential - Medium Density      |  Institutional                                           |
|  High Density - Multi Family       |  Recreational / Open Space                               |
|  Residential Overlay Zone          |  Weber River Parkway                                     |
|  Mixed Use                         |  Utility                                                 |
|  Neighborhood Commercial - Low     |                                                                                                                                              |
|  Planned Commercial / Prof. Office |                                                                                                                                              |
|  Planned Commercial - High         |                                                                                                                                              |
|  Commercial/Office/Business Park   |                                                                                                                                              |

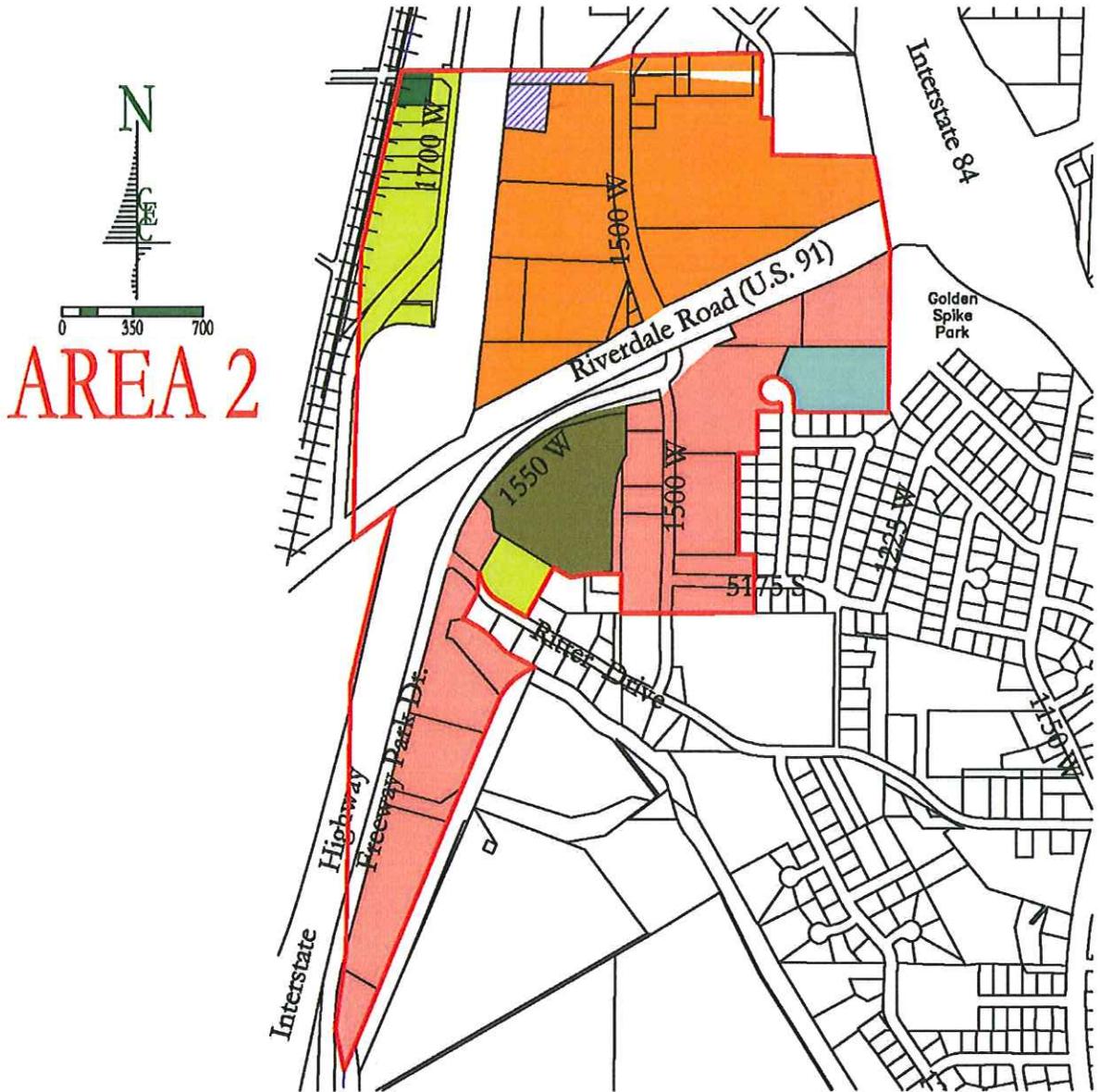
## AREA TWO

See Figure 8 for more regarding this area. This area is uniquely located within the City because of its tier command of the panoramic views of the valley. Area Two faces directly toward one of the most stunning views in the city, which is the eastern boundary of Riverdale City and the bluff to Riverdale East Bench. This area is also an extremely prominent location for strategic development as the key to the entrance of the City from I-15 and I-84. Therefore, the recommended uses include: a major hotel, a retail/commercial center, and/or a corporate office use. The opportunities for all other similar uses are also great in this location.

The majority of this area is part of the West Bench RDA Project Area. The property owned by Scott Priest, the Ford property, the Keyes Insurance property, and the business offices south of Keyes are recommended to remain as either commercial/office or business park. There is also an approved site plan for the Aunt Nancy's assisted living facility to be located along Ritter Drive, which could have additional impact on this area. The development of the Larry H. Miller Auto complexes, Freeway Park Drive retail, the Tullis Business Park, and the Brook Haven Business Park have set a tone for this area to develop as a retail commercial and office site. There may be additional opportunities for other uses to be very successful at this location. The traffic generated by the majority of these developments is anticipated to be Riverdale Road oriented.

It is recommended that any development of this land in the future be sensitive to this location's unique geography in relation to I-15, I-84, Riverdale Road and Freeway Park Drive, in addition to its close proximity to the Ogden Airport site. It is also important to note that UDOT has recently completed Riverdale Road lane expansion which should be of direct benefit to the development of this West Bench area.

Figure 8 - Alternate Land Uses - Area 2



### LAND USE GENERAL PLAN

- |                                                                                                                       |                                                                                                                                              |
|-----------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
|  Agricultural                      |  Planned Manufacturing                                   |
|  Residential - Low Density         |  Special Use District - Light Industrial / Business Park |
|  Residential - Medium Density      |  Institutional                                           |
|  High Density - Multi Family       |  Recreational / Open Space                               |
|  Residential Overlay Zone          |  Weber River Parkway                                     |
|  Mixed Use                         |  Utility                                                 |
|  Neighborhood Commercial - Low     |                                                                                                                                              |
|  Planned Commercial / Prof. Office |                                                                                                                                              |
|  Planned Commercial - High         |                                                                                                                                              |
|  Commercial/Office/Business Park   |                                                                                                                                              |

## AREA THREE

See Figure 9 for more regarding this area. This area consists of a large quantity of residential properties located on the south side of Riverdale Road and bounded on the south by the Hill Air Force Base bench and hillside areas. Golden Spike Park is located in this area as are the Good Foundations Academy and the Christian Heritage School buildings.

Main routes of travel in this area include Ritter Drive, 1050 West, and South Weber Drive. There has also been some discussion of linking 1150 West to 5600 South in Roy sometime in the future as a planned transportation corridor option. Per previous General Plan recommendations, 5175 South has been extended and connected to the addition of 1500 West; 1500 West has also been connected to Ritter Drive. This connection now provides access for further residential development and provides better emergency vehicle access without adversely impacting the traffic in the neighborhoods.

The majority of this area has been developed for single-family residential use. It is probably a consensus opinion by most in the City that single family residential be developed on the Coleman property and similar undeveloped properties in this area. There is also a small section of mobile home residential use located to on the far southeast end of this area. Any development of properties along the hillside should be sensitive to the additional engineering required in order to develop safely along these hillside development areas.

Figure 9 - Alternate Land Uses - Area 3



# AREA 3

## LAND USE GENERAL PLAN

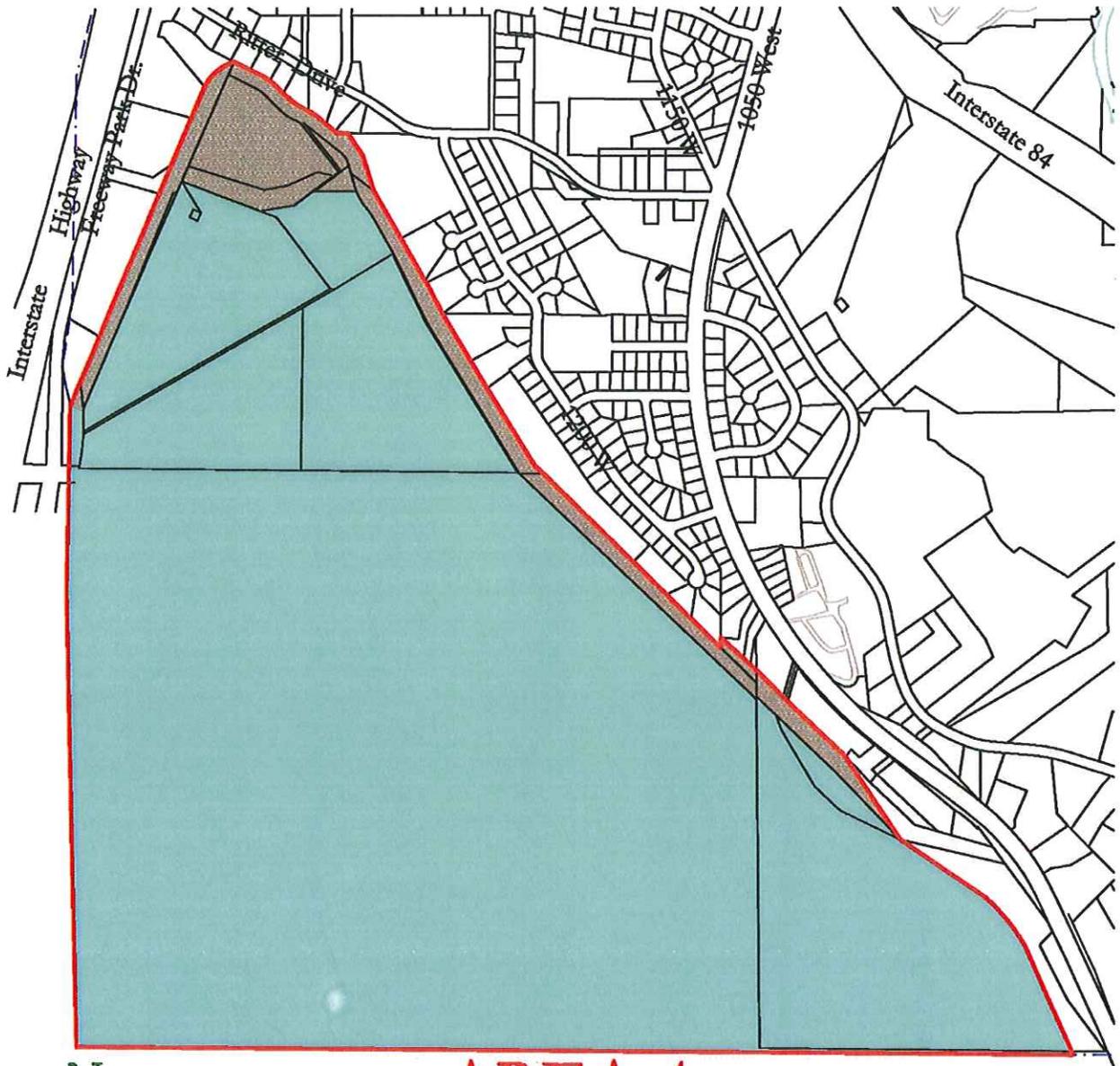
- |                                                                                                                                                                                  |                                                                                                                                                                             |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #d9ead3; border: 1px solid black; margin-right: 5px;"></span> Agricultural                      | <span style="display: inline-block; width: 15px; height: 10px; background-color: #f4cccc; border: 1px solid black; margin-right: 5px;"></span> Planned Manufacturing        |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #fce4d6; border: 1px solid black; margin-right: 5px;"></span> Residential - Low Density         | <span style="display: inline-block; width: 15px; height: 10px; background-color: #f4cccc; border: 1px solid black; margin-right: 5px;"></span> Special Use District - Light |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #f4cccc; border: 1px solid black; margin-right: 5px;"></span> Residential - Medium Density      | <span style="display: inline-block; width: 15px; height: 10px; background-color: #f4cccc; border: 1px solid black; margin-right: 5px;"></span> Industrial / Business Park   |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #f4cccc; border: 1px solid black; margin-right: 5px;"></span> High Density - Multi Family       | <span style="display: inline-block; width: 15px; height: 10px; background-color: #f4cccc; border: 1px solid black; margin-right: 5px;"></span> Institutional                |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #f4cccc; border: 1px solid black; margin-right: 5px;"></span> Residential Overlay Zone          | <span style="display: inline-block; width: 15px; height: 10px; background-color: #f4cccc; border: 1px solid black; margin-right: 5px;"></span> Recreational / Open Space    |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #f4cccc; border: 1px solid black; margin-right: 5px;"></span> Mixed Use                         | <span style="display: inline-block; width: 15px; height: 10px; background-color: #f4cccc; border: 1px solid black; margin-right: 5px;"></span> Weber River Parkway          |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #f4cccc; border: 1px solid black; margin-right: 5px;"></span> Neighborhood Commercial - Low     | <span style="display: inline-block; width: 15px; height: 10px; background-color: #f4cccc; border: 1px solid black; margin-right: 5px;"></span> Utility                      |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #f4cccc; border: 1px solid black; margin-right: 5px;"></span> Planned Commercial / Prof. Office |                                                                                                                                                                             |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #f4cccc; border: 1px solid black; margin-right: 5px;"></span> Planned Commercial - High         |                                                                                                                                                                             |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #f4cccc; border: 1px solid black; margin-right: 5px;"></span> Commercial/Office/Business Park   |                                                                                                                                                                             |

## AREA FOUR

See Figure 10 for more regarding this area. This area consists of Hill Air Force Base properties, the Hill Air Force Base museum, and the Roy Water Conservancy District site. A large portion of the Hill Air Force Base properties has been master planned for development as part of the Falcon Hill development project. Falcon Hill is regulated and developed by internal processes and overseen by a Military Installation Development Authority (MIDA) board in association with Hill Air Force Base leadership. Riverdale City has agreed to provide services to Falcon Hill as part of this effort. The City should benefit from the development of this project area which is planned to provide new offices, commercial/retail, restaurants, hotels, and job-related opportunities to the community.

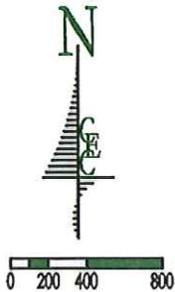
The I-15 corridor provides off and on-ramp access to 5600 South which has connection to Freeway Park Drive and the Hill Air Force Base North gate in this area. The 5600 South roadway is a connector to Roy City and other neighboring communities to the west. There has been some discussion of linking 5600 South through the Falcon Hill project area to 1150 West sometime in the future as a planned transportation corridor option.

Figure 10 - Alternate Land Uses - Area 4



# AREA 4

## LAND USE GENERAL PLAN



- |                                                                                                                       |                                                                                                                   |
|-----------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
|  Agricultural                      |  Planned Manufacturing        |
|  Residential - Low Density         |  Special Use District - Light |
|  Residential - Medium Density      |  Industrial / Business Park   |
|  High Density - Multi Family       |  Institutional                |
|  Residential Overlay Zone          |  Recreational / Open Space    |
|  Mixed Use                         |  Weber River Parkway          |
|  Neighborhood Commercial - Low     |  Utility                      |
|  Planned Commercial / Prof. Office |                                                                                                                   |
|  Planned Commercial - High         |                                                                                                                   |
|  Commercial/Office/Business Park   |                                                                                                                   |

## AREA FIVE

See Figure 11 for more regarding this area. This area is enclosed by I-15 and Parker Drive to the west, Parker Drive and Ogden City limits to the north, the Weber River to the east, and 4100 South to the south. Roadways within this area are expected to operate as local neighborhood and collector roads as already constructed and established.

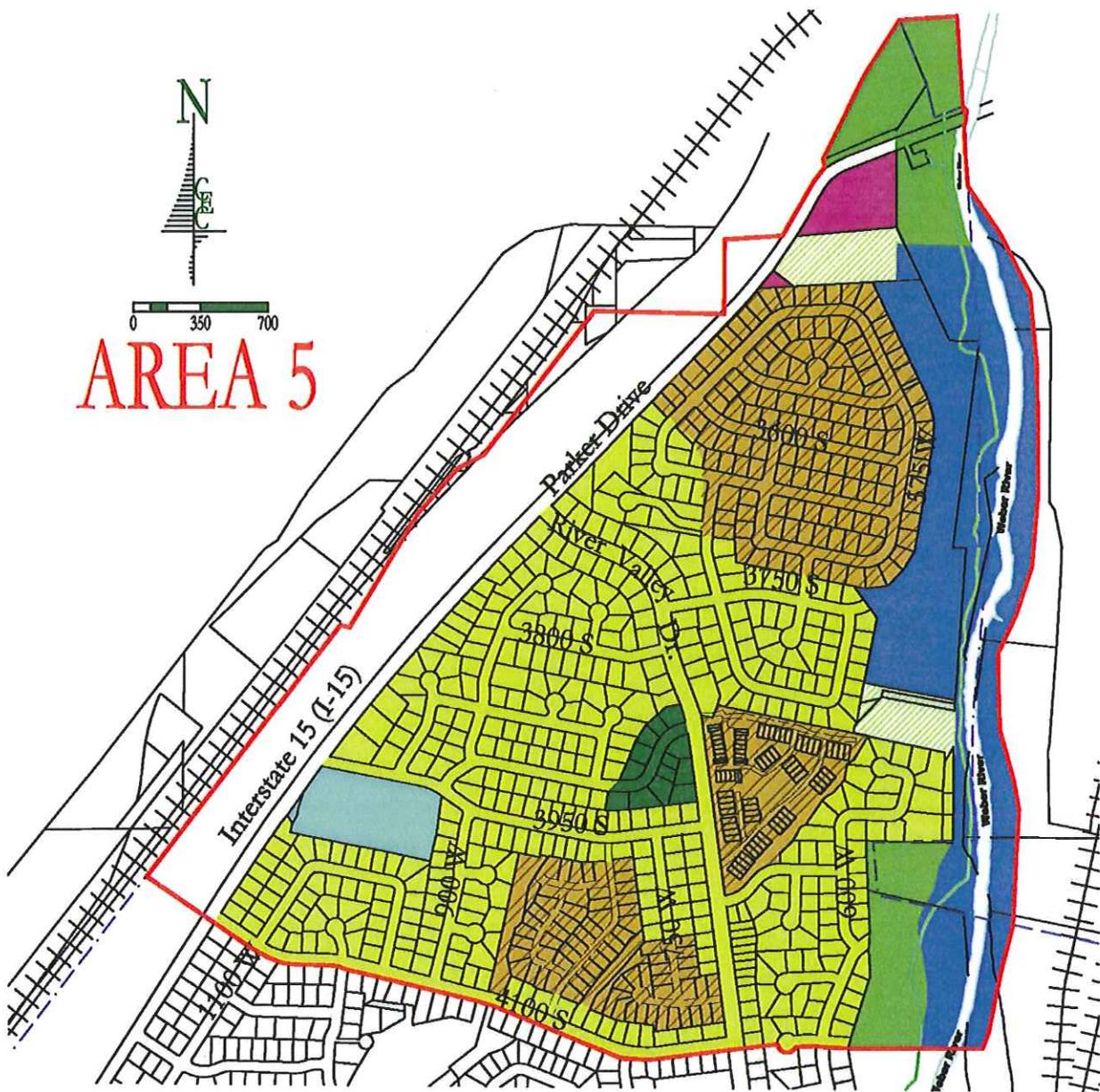
This area, is adjacent to the Weber River, and a portion of this area includes the Weber River Trail System and a main trailhead on the north for this trail system. This area also has a future planned trailhead expansion location across Parker Drive in Ogden City limits that would be of benefit for the City to develop as a small park area in addition to the trailhead. There is a federally protected wetlands site located in this area along the Weber River.

The property to the south has been developed as low density residential with fourteen acres donated to Riverdale City for trail access and regulated open space. That allowed the Weber River Trail System to be completed along the river. Part of the property from the Ogden City boundary change allowed the completion of the trail system, a trailhead, under bridge trail connection, a parking lot and restroom facilities. The remaining property was brought in as Agricultural and was allowed to be developed as a personal storage facility as a result of a court judgment. This development is a legal non-conforming use in the A-1 zone and was planned, engineered, reviewed and approved to alleviate potential impacts to the adjacent properties. There is also a legal non-conforming use currently existing on an A-1 zoned property operating as a production/shipping business facility.

A larger property in this area is zoned A-1 and may be developed as low density residential. When development occurs utilities are available and perhaps only slab on grade structures would be allowed. Development in such a manner with the adjacent Weber River Trail System and other open space amenities could in fact result in a continuation of quality residential development. Portions of this area are in the flood plain. The adjacent freeway to the west with continual increasing volume of traffic creates higher levels of sound. A sound wall has been installed to help mitigate this issue.

There are also two Residential Overlay Zone areas within this area. One, designed with townhome style condominiums, is located along 700 West and 4050 South. The other, developed as single story patio-home style units, is located along 850 West between 4100 South and 3950 South.

Figure 11 - Alternate Land Uses - Area 5



### LAND USE GENERAL PLAN

- |                                                                                                                       |                                                                                                                                              |
|-----------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
|  Agricultural                      |  Planned Manufacturing                                   |
|  Residential - Low Density         |  Special Use District - Light Industrial / Business Park |
|  Residential - Medium Density      |  Institutional                                           |
|  High Density - Multi Family       |  Recreational / Open Space                               |
|  Residential Overlay Zone          |  Weber River Parkway                                     |
|  Mixed Use                         |  Utility                                                 |
|  Neighborhood Commercial - Low     |                                                                                                                                              |
|  Planned Commercial / Prof. Office |                                                                                                                                              |
|  Planned Commercial - High         |                                                                                                                                              |
|  Commercial/Office/Business Park   |                                                                                                                                              |

## AREA SIX

See Figure 12 for more regarding this area. This area is bounded by I-15 and I-84 on the west, 4100 South on the north, the Weber River on the east, and low density residential areas located between 4400 South and Riverdale Road on the south end of this area. There is a federally protected wetlands site in this area along the Weber River and also south of 4150 South located between 1000 West and 950 West.

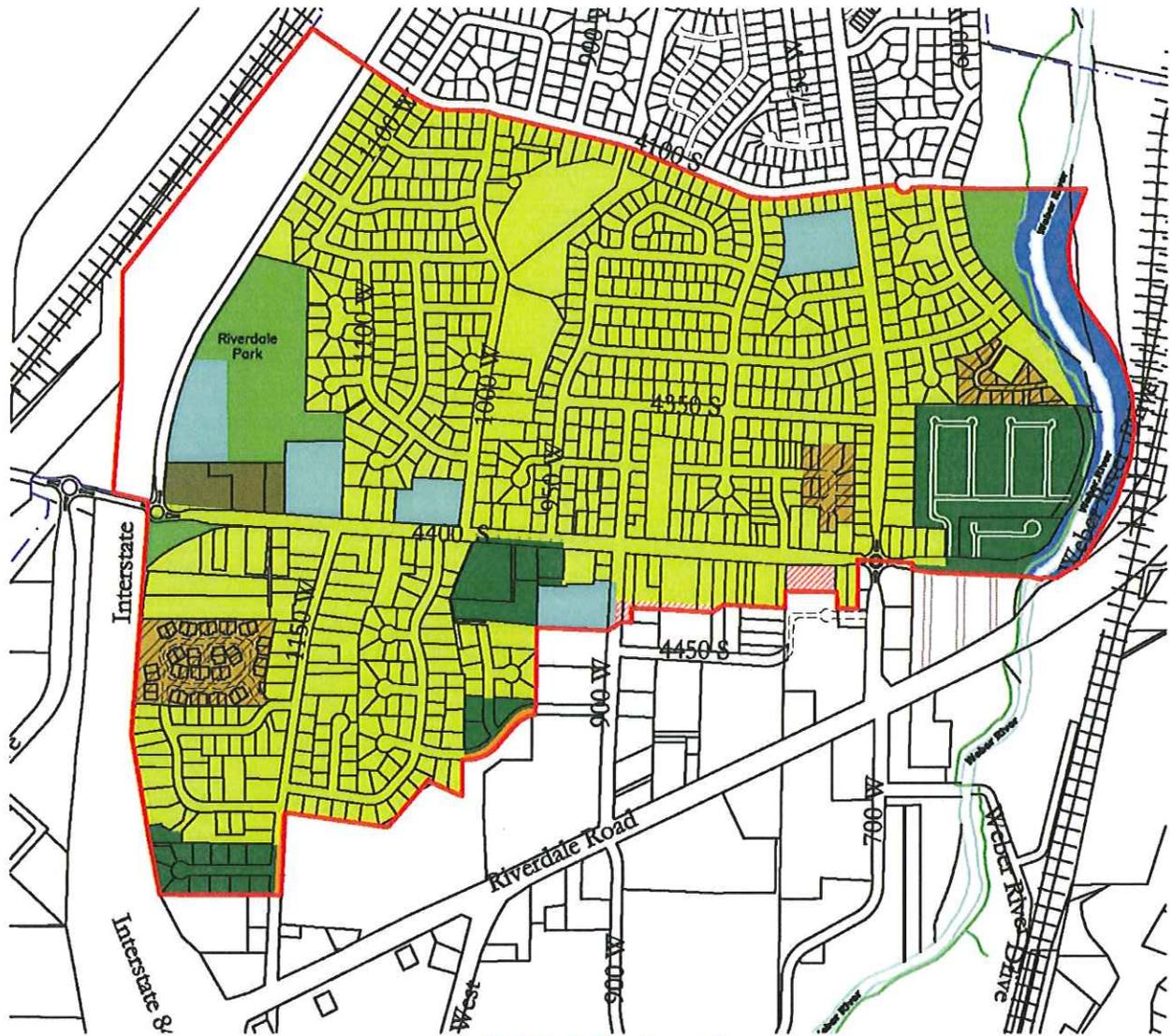
The Weber River Trail system is located in this area as well. It is recommended that the open space along the Weber River be kept as a natural habitat/open space (not a park) as the Hundred Year Floodplain becomes part of the Weber River Parkway. No access from the neighborhood or parking shall be provided, except as otherwise established by the City. The Riverdale Park is also located in this area adjacent to the Fire Station and the Community Center. This park should continue to be maintained and enhanced, as appropriate, to the benefit of the Riverdale citizens and community.

This area is planned for continued use as a residential area, the majority of which is low density residential. Starting on the area adjacent to 4400 South, the desire is for the existing modular home park to remain as an affordable housing option. If the park is upgraded, it ought to meet higher standards for open space and amenities. In the future, it may make sense to allow condominium ownership of the sites for any modular home park. It is recommended that north of 4400 South continue as single family detached residential use. There are also two Residential Overlay Zone sites in this area, as well as two assisted living care facilities/elderly care apartment complexes. On 900 West the addition of the Senior Center and apartments creates a transition point from commercial to residential use.

This area is highly transitional, due to its proximity to the Planned Commercial High uses in Area Seven to the south. Due to the transitional nature of this area, planning efforts should be sensitive to the needs and impacts on residents in the southern section of Area Six. Specifically, the property on the south side of 4400 South, between 1025 West and 700 West, is an extremely strategic land use area for Riverdale City. It is very important in terms of stabilizing and enhancing the neighborhood development to the north since it represents the transitional area between traditional residential neighborhoods and intense development along Riverdale Road. The area between 700 West and 900 West, property fronting 4400 South (the north portion of the parcels), should remain Residential. Properties fronting 4450 South (the south portion of the parcels) are designated as Mixed Use, with the line of demarcation between residential and commercial extending to the west side of 900 West where residential would front 4400 South, and commercial to the south fronting 900 West. The demarcation line runs between 4400 South and 4450 South, from 700 West approximately along 442.50' West at 130' from 4400 South to that point continuing to 900 West along 227' from 4400 South. The area north of this line would remain residential. The area south of this demarcation line running to 4450 South may be a mixed use. The H & P properties are currently zoned commercial on the south side of the demarcation line and two lots on the north side of the line are zoned mixed use residential where two (2) separate four (4) unit owner occupied townhouses currently sit. The RDA Board approved the use of residential only in this mixed use zone in keeping with the desire of continued residential uses on both sides of 4400 South. The land use map reflects the

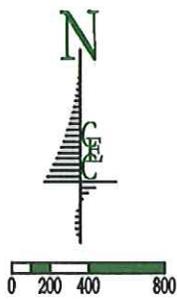
current planned uses for this location. The Mixed Use zone is designed to permit only those businesses which would not have a noise impact on surrounding residential areas, would not accept deliveries at late hours; would not incur heavy vehicle traffic (such as fast food restaurants, low impact retail, etc.), and would have limited hours of operation. The mixed use zone protects existing residential while allowing property owners on 4450 South choices on developing their property as residential, residential/commercial mix or commercial.

Figure 12 - Alternate Land Uses - Area 6



# AREA 6

## LAND USE GENERAL PLAN



- |                                                                                                                       |                                                                                                                                              |
|-----------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
|  Agricultural                      |  Planned Manufacturing                                   |
|  Residential - Low Density         |  Special Use District - Light Industrial / Business Park |
|  Residential - Medium Density      |  Institutional                                           |
|  High Density - Multi Family       |  Recreational / Open Space                               |
|  Residential Overlay Zone          |  Weber River Parkway                                     |
|  Mixed Use                         |  Utility                                                 |
|  Neighborhood Commercial - Low     |                                                                                                                                              |
|  Planned Commercial / Prof. Office |                                                                                                                                              |
|  Planned Commercial - High         |                                                                                                                                              |
|  Commercial/Office/Business Park   |                                                                                                                                              |

## AREA SEVEN

See Figure 13 for more regarding this area. This area is bounded by I-84 on the west, transitional areas of low density residential uses and senior living apartments to the north in Area Six, the Weber River and its trail system to the east, and a mobile home park site to the south adjacent to I-84 and the Schneider's Riverside Golf Course.

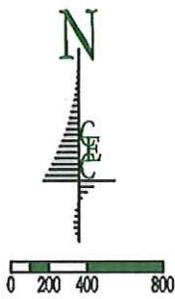
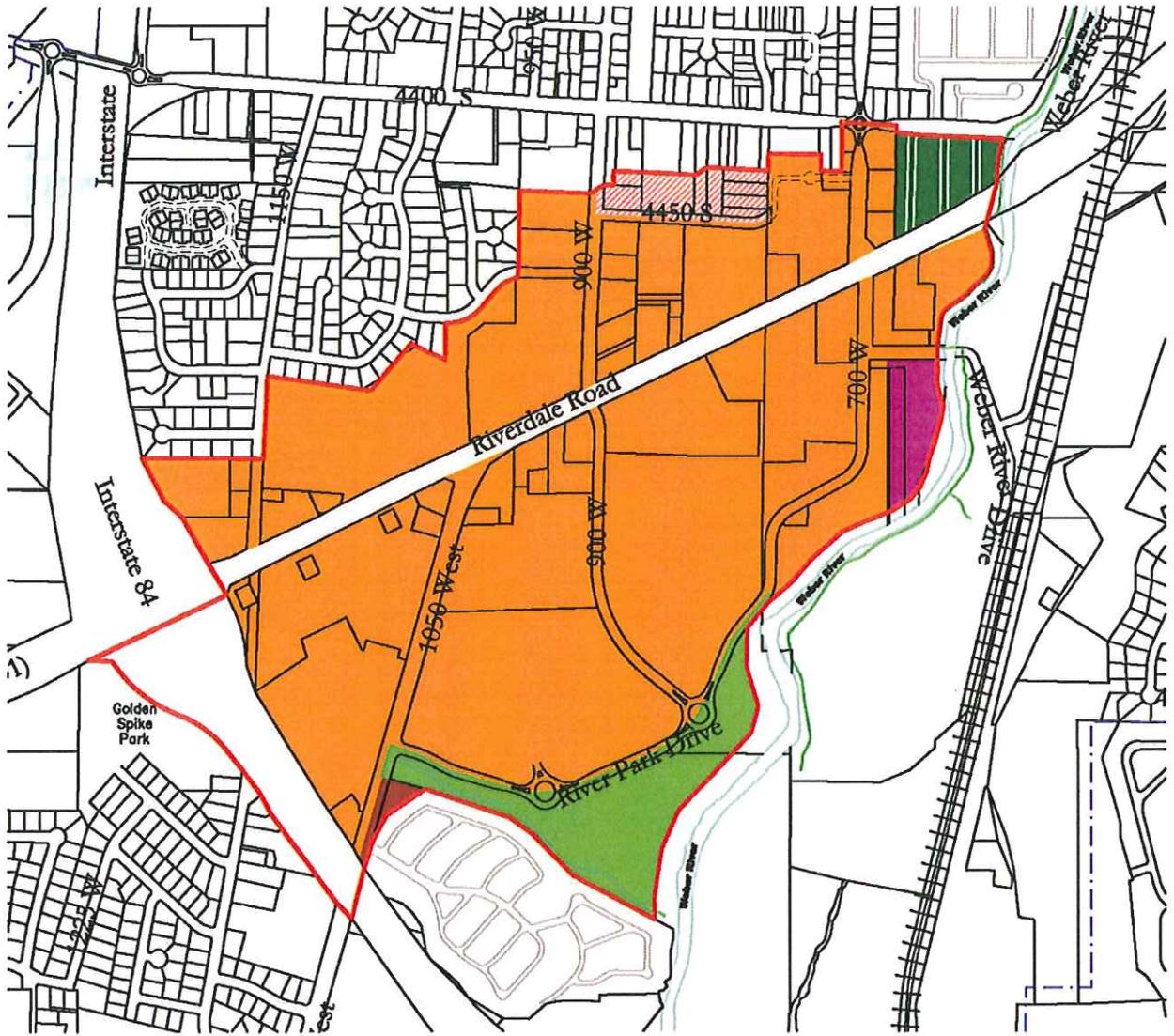
There is a transitional section of this area to the north and planning efforts should be in this northern location should be sensitive to the needs and impacts on residential areas located in the south of Area Six. The property on the south side of 4400 South, between 1025 West and 700 West is an extremely strategic land use area for Riverdale City. It is very important in terms of stabilizing and enhancing the neighborhood development to the north since it represents the transitional area between traditional residential neighborhoods and intense development along Riverdale Road. The area between 700 West and 900 West, property fronting 4400 South (the north portion of the parcels), should remain Residential. Properties fronting 4450 South (the south portion of the parcels) are designated as Mixed Use, with the line of demarcation between residential and commercial extending to the west side of 900 West, where residential would front 4400 South, and commercial to the south fronting 900 West. The demarcation line runs between 4400 South and 4450 South, from 700 West approximately 442.50' West at 130' from 4400 South to that point continuing to 900 West at 227' from 4400 South. The area north of this line would remain residential. The area south of this demarcation line running to 4450 South may be a mixed use. The H & P properties are currently zoned commercial on the south side of the demarcation line and two lots on the north side of the line are zoned mixed use residential where two (2) separate four (4) unit owner occupied townhouses currently sit. The land use map reflects current planned uses for this location. The Mixed Use zone is designed to permit only those businesses which would not have a noise impact on surrounding residential areas, would not accept deliveries at late hours; would not incur heavy vehicle traffic (such as fast food restaurants, low impact retail, etc.), and would have limited hours of operation. The mixed use zone protects existing residential while allowing property owners on 4450 South choices on developing their property as residential, residential/commercial mix or commercial.

There is an existing gas station/convenience store on the east side of 700 West and Riverdale Road and a small retail/office shopping plaza on the west side of 700 West that is in the Planned Commercial High land use category. There is also a section of residential medium density in the northeast of this area, along 4400 South and near 700 West, which has potential to be converted to a planned commercial use in the future. There is also a parcel along 4600 South, owned by Crabtree Auto, which is reflected as Planned Manufacturing and, for the time being, should remain as such. Additionally, there is an abundance of Planned Commercial High land use category properties in this area that should continue to be planned for this use in the future. These properties are crucial to the continued financial operations of the City and its resources. Fostering and maintaining positive relationships with businesses and property owners in this area is key to the City's continued success.

On the south side of this area there is a section of property located along Weber River Drive that is designated as Recreational/Open Space and is now planned to be developed as a regional park by the City. Multiple other land use proposals have been considered for this property, but have had difficulties in changing the use of the property due to the City's historical desire to see the land developed for an Office Park use or similar retail/commercial use. Initial concepts for this land included a mixture of commercial development, office park development and open-space development, which could be developed pursuant to a City approved overlay zone and development agreement. However, in the summer of 2014 the City leadership had the opportunity to acquire this property from the landholder. This purchase of the property, if completed, will allow the City to have the option of establishing a major regional city park at this location and this would likely be of great benefit to the residents of the community. The City is in need of a new site for a large park as the current Riverdale Park is running out of capacity for any additional development and may be encroached upon in the future by the Weber School District in order to meet the expansion needs of the Riverdale Elementary School.

Riverdale Road, 1050 West, 700 West, 900 West, and Weber River Drive are all major roadways in this area. UDOT has completed a major reconstruction of Riverdale Road in recent years and also has oversight over 1050 West construction and use. Weber River Drive, 700 West, and 900 West are all City roads and should be maintained and enhanced to the benefit of this area for continued operational functionality.

Figure 13 - Alternate Land Uses - Area 7



## AREA 7 LAND USE GENERAL PLAN

- |                                                                                                                       |                                                                                                                                              |
|-----------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
|  Agricultural                      |  Planned Manufacturing                                   |
|  Residential - Low Density         |  Special Use District - Light Industrial / Business Park |
|  Residential - Medium Density      |  Institutional                                           |
|  High Density - Multi Family       |  Recreational / Open Space                               |
|  Residential Overlay Zone          |  Weber River Parkway                                     |
|  Mixed Use                         |  Utility                                                 |
|  Neighborhood Commercial - Low     |                                                                                                                                              |
|  Planned Commercial / Prof. Office |                                                                                                                                              |
|  Planned Commercial - High         |                                                                                                                                              |
|  Commercial/Office/Business Park   |                                                                                                                                              |

## AREA EIGHT

See Figure 14 for more regarding this area. Area Eight is bounded by 1050 West, portions of South Weber Drive, and Hill Air Force Base on the west, a mobile home park site to the north (that is adjacent to I-84), the Weber River to the east along I-84, and the border with South Weber City to the south.

The mobile home property to north has had some operational concerns during the more recent years and should be watched closely for continued land use and residential concerns. There may be an opportunity in the future to review this location and determine other residential/commercial land use options at this location.

The Motor-Vu Drive-In Theaters continues to operate in this area along 1050 West. Should the drive-in theater no longer be a desirable operation for the property owner, then it is believed that the most logical use would be that of single family detached dwellings to stabilize and enhance the existing neighborhoods to the west and south of the drive-in theater. At the current time, I-84 is a good divider between the commercial uses and the residential neighborhoods.

The Schneider's Riverside Golf Course is located in this area south of the drive-in theater. There may be another unique development opportunity associated with the golf course. There is potential to "add value" to a residential development by combining the drive-in site with the adjacent golf course site to develop housing clustered around an executive golf course. This could provide some unique housing development in Riverdale and may allow the project to reach higher price levels than if the drive-in site were a typical subdivision. Figure illustrates how this proposed land use may be applied around the golf course as a Residential Overlay Zone. The golf course/housing land use is shown on the Master Land Use plan to encourage discussion regarding this type of development. In no case will elimination of the golf course be encouraged. If the mixed use concept were not to develop, then it is recommended that the drive-in theater property become Residential Low Density housing and the golf course remain Recreational/Open Space use.

The area south of the golf course, along South Weber Drive, is presently zoned Agriculture and remains as such on the Master Land Use Plan because approximately one third of the area is in the Hill Air Force Base runway Accident Potential Zone (APZ). The Federal government has purchased development rights in this area and buildings are not allowed to be developed in the APZ area.

Previously the area had only one access via South Weber Drive and this narrow road goes through an existing residential area to the north. There is a connection to I-84 via Adams Ave to the South in South Weber City. Proximity to I-84 via Adams Ave may provide a different orientation for the Agricultural use area and could potentially be developed as a Residential Overlay Zone. The purpose of such a proposal would be to encourage innovative development, such as clustering or small lot development. Cluster development could preserve the open space character of the area if the underlying density were to remain 1 D.U. per acre.

It has historically been determined that the majority of the South Weber Drive area remain planned for Agricultural use as previously constituted in earlier versions of this plan.

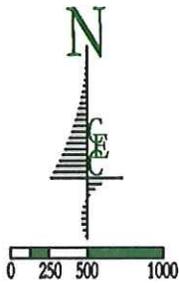
Major roadways in Area Eight include I-84, South Weber Drive, and 1150 West. There has been some discussion of linking 5600 South through the Falcon Hill project area to 1150 West sometime in the future as a planned transportation corridor option through this area.

Figure 14 - Alternate Land Uses - Area 8



# AREA 8

## LAND USE GENERAL PLAN



- |                                                                                                                       |                                                                                                                                              |
|-----------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
|  Agricultural                      |  Planned Manufacturing                                   |
|  Residential - Low Density         |  Special Use District - Light Industrial / Business Park |
|  Residential - Medium Density      |  Institutional                                           |
|  High Density - Multi Family       |  Recreational / Open Space                               |
|  Residential Overlay Zone          |  Weber River Parkway                                     |
|  Mixed Use                         |  Utility                                                 |
|  Neighborhood Commercial - Low     |                                                                                                                                              |
|  Planned Commercial / Prof. Office |                                                                                                                                              |
|  Planned Commercial - High         |                                                                                                                                              |
|  Commercial/Office/Business Park   |                                                                                                                                              |

## AREA NINE

See Figure 15 for more regarding this area. Area Nine is bounded by the Weber River to the west, the city boundaries of Ogden City and South Ogden City to the north, the city boundaries of South Ogden City and Washington Terrace to the east, and a low density residential use to the south that is located on a bluff overlooking this area.

A great planned use for this area is Planned Commercial High, as is reflected by recently developed commercial/retail centers in this area. The high traffic through the area and the addition of the traffic signal at 550 West have accommodated new retail destination commercial growth in this area. This area is also part of the 550 West RDA and the Riverdale Road RDA. A portion of this area on the south end includes the Classic Waterslides commercial use. Commercial/retail growth in this area should continue to be fostered in order to maintain continued commercial/retail success in this area.

Major roadways in this area include Riverdale Road, 550 West, 300 West, and Pacific Avenue. Additionally, the Union Pacific Railroad operates, maintains, and regulates the use of the railroad system that runs through this area and into Area Ten. It is recommended that there be some planning sensitivity relative to the impacts of the rail lines adjacent to the commercial/retail areas in this district. As part of this Master Land Use Plan, there is a portion of land west of the railroad tracks that has been identified in previous Plans as Planned Manufacturing use, and the intent of this Plan is to continue support of this concept.

On the east side of this area there are some significant concerns in terms of topography. Application of the City's Hillside Protection Overlay zone standards would be most appropriate in order to protect approved uses along the hillside and bluff sites in this area. It is recommended to review possible alternative uses and to implement Hillside Protection/No Build areas, where appropriate, in order to protect the interests of property owners and residents in the area and adjacent to this area.

## HILLSIDE PROTECTION EFFORTS

The recommended Hillside Protection is enforced on parcels located adjacent to and north of the Discount Tire/Ruby River Development. The bluffs on the east edge of this area and Area Ten should follow the provisions as recommended below:

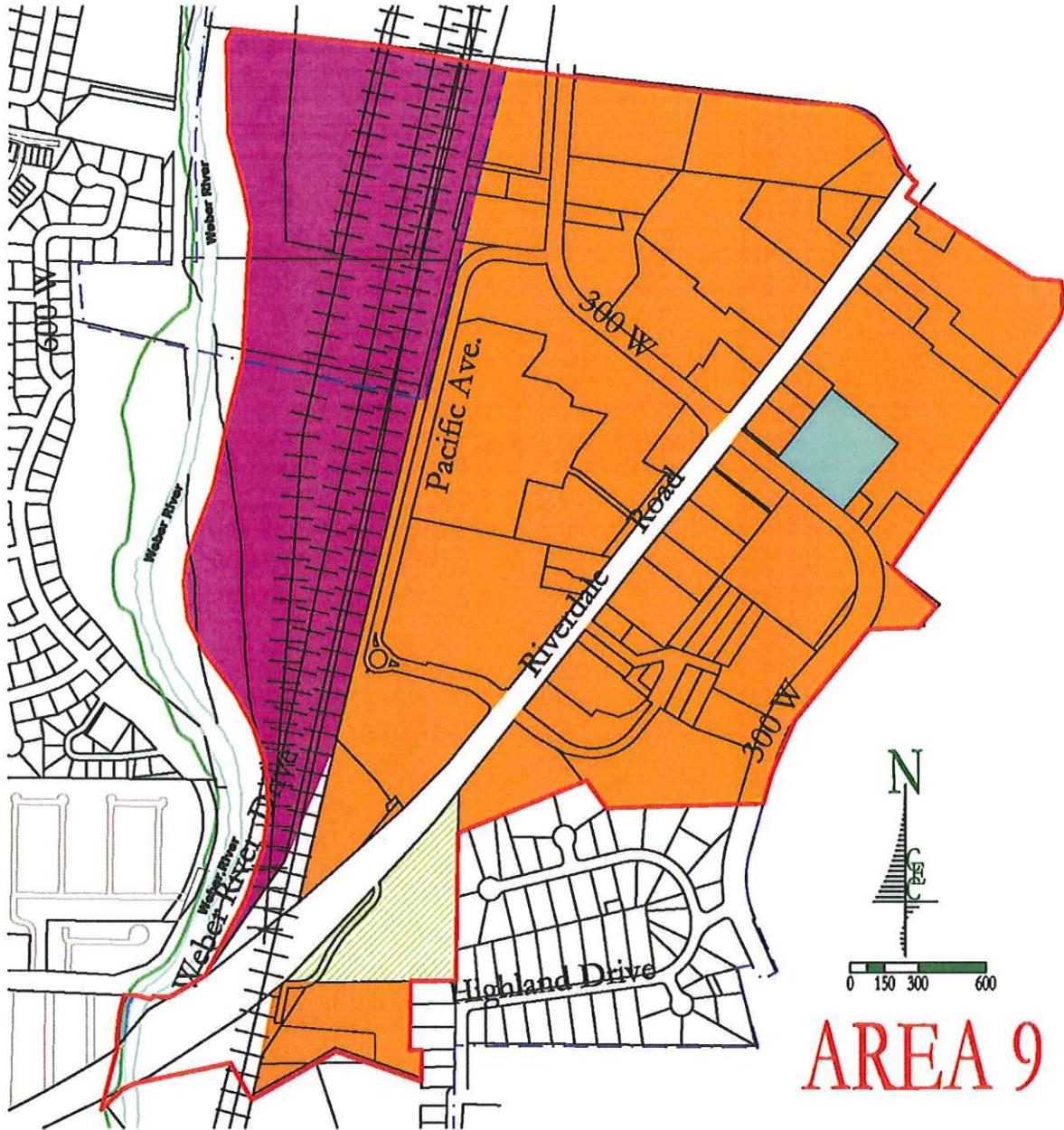
- The provisions are designed to accomplish the following:
  1. Encourage the location, design and development of building sites to provide maximum safety, and human enjoyment while adapting the development to the natural terrain;
  2. Provide for safe circulation of vehicular and pedestrian traffic to public and private areas minimizing the scarring and erosion effects of cutting, filling and grading related to construction on slopes;
  3. Prohibit activities and uses, which would result in degradation of fragile soils and steep slopes;
  4. Encourage preservation of open space to preserve the natural terrain;

5. Minimize flooding by protecting streams, drainage channels, absorption areas and flood plains from substantial alteration of the natural.
- The Hillside Protection/No-Build Area shall be an overlay recorded on the Weber County Land Parcel Plat.
  - Outdoor lighting must be so organized and constructed so as to minimize the view of such lights more than 300' away.
  - Waste Disposal – Development will provide infrastructure to connect to the City sewer regardless of the distance of the structure from the existing line. (Septic tanks will not be allowed.)
  - Provided other drainage satisfactory to the City Engineer and the Planning Commission.
  - Erosion – No structure shall be located so as to cause an increase in erosion.
  - Development shall comply with the current Riverdale City Hillside Ordinance.
  - Building sites for accessory buildings or structures such as tennis courts, swimming pools, outbuildings, etc. shall be approved by the City Council upon recommendation of the Planning Commission.
  - Soils Report – The soils report shall be prepared by a qualified soils engineer.
  - Grading and Drainage Plan  
A grading and drainage plan shall be prepared by a professional engineer registered in the state. The plan must be sufficient to determine erosion control measures necessary to prevent soil loss during construction and after project completion.
  - Vegetation Plan  
The Vegetation plan and report shall be prepared by a person or firm qualified by training and experience to have expert knowledge of the subject and shall include at least the following:
    1. A survey of existing trees, large shrubs, and ground covers.
    2. A plan of the proposed re-vegetation of the site, detailing existing vegetation to be preserved, new vegetation to be planted, and any modifications to existing vegetation.
    3. A plan for the preservation of existing vegetation during construction activity
    4. A vegetation maintenance program, including initial and continuing maintenance necessary.
    5. A written statement by the person or firm preparing the vegetation plan and report, identifying any vegetation problems, and further stating an opinion as to the ability of the proposed plan to mitigate or eliminate such problems as to prevent hazard to life or property; adverse effects on the safety, use and

stability of a public way or drainage channel; and adverse impact on the natural environment.

- Other reports and plans as deemed necessary by the Planning Commission may be required. The Planning Commission may require second source verification.
- Site buildings in a manner that preserves significant views
  1. Buildings should be designed to fit their sites and to leave natural massing and features of the landscape intact. Treat each building as an integral part of the site rather than an isolated object at odds with its surroundings.
  2. To the maximum extent feasible, views both to the site and to features beyond, as seen from public rights-of-way, trails, and other public lands, shall be maintained. To the maximum extent feasible, new construction shall not dominate or obscure the views of others.
- Site buildings in a manner that preserves significant trees and vegetation.
- Cluster buildings and parking, and coordinate neighboring developments.
- Locate parking facilities to minimize their visual impact.
- It is desirable to place utility lines underground.
- Design buildings so they solidly meet the ground plan.
- Preserve existing trees and vegetation
  - Landscape to retain harmony between the various elements of a landscape and to preserve its original character.

Figure 15 - Alternate Land Uses - Area 9



**AREA 9**

**LAND USE GENERAL PLAN**

- |                                                                                                                       |                                                                                                                                             |
|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
|  Agricultural                      |  Planned Manufacturing                                   |
|  Residential - Low Density         |  Special Use District - Light Industrial / Business Park |
|  Residential - Medium Density      |  Institutional                                           |
|  High Density - Multi Family       |  Recreational / Open Space                               |
|  Residential Overlay Zone          |  Weber River Parkway                                     |
|  Mixed Use                         |  Utility                                                 |
|  Neighborhood Commercial - Low     |                                                                                                                                             |
|  Planned Commercial / Prof. Office |                                                                                                                                             |
|  Planned Commercial - High         |                                                                                                                                             |
|  Commercial/Office/Business Park   |                                                                                                                                             |

## AREA TEN

See Figure 16 for more regarding this area. Area Ten is bounded by the Weber River to the west, Riverdale Road, Classic Waterslides, and commercial/retail sites to the north, the city boundary of Washington Terrace to the east, and I-84 to the south.

On the east side of this area there are some significant concerns in terms of topography. Application of the City's Hillside Protection Overlay zone standards would be most appropriate in order to protect approved uses along the hillside and bluff sites in this area. It is recommended to review possible alternative uses and to implement Hillside Protection/No Build areas, where appropriate, in order to protect the interests of property owners and residents in the area and adjacent to this area. See the Area Nine description for more information regarding the "Hillside Protection Efforts".

A large portion of this area consists of Residential Low Density uses located on top of the hillside/bluff sites to the east in this area. These Residential Low Density locations are directly connected to Washington Terrace roads, residents, and the Terrace community. There is also a Residential Overlay Zone location to the southeast end of this area and located on the top of the bluff. The City should employ a fair amount of sensitivity to the geographical separation that exists between residents living in this area and other residential areas in the City. The City does have a small recreational facility located within one of these residential sites known as East Park (located between 4825 South and 4900 South on the bluff). This is a locally used park and should be maintained for continued use by residents in this area of the City.

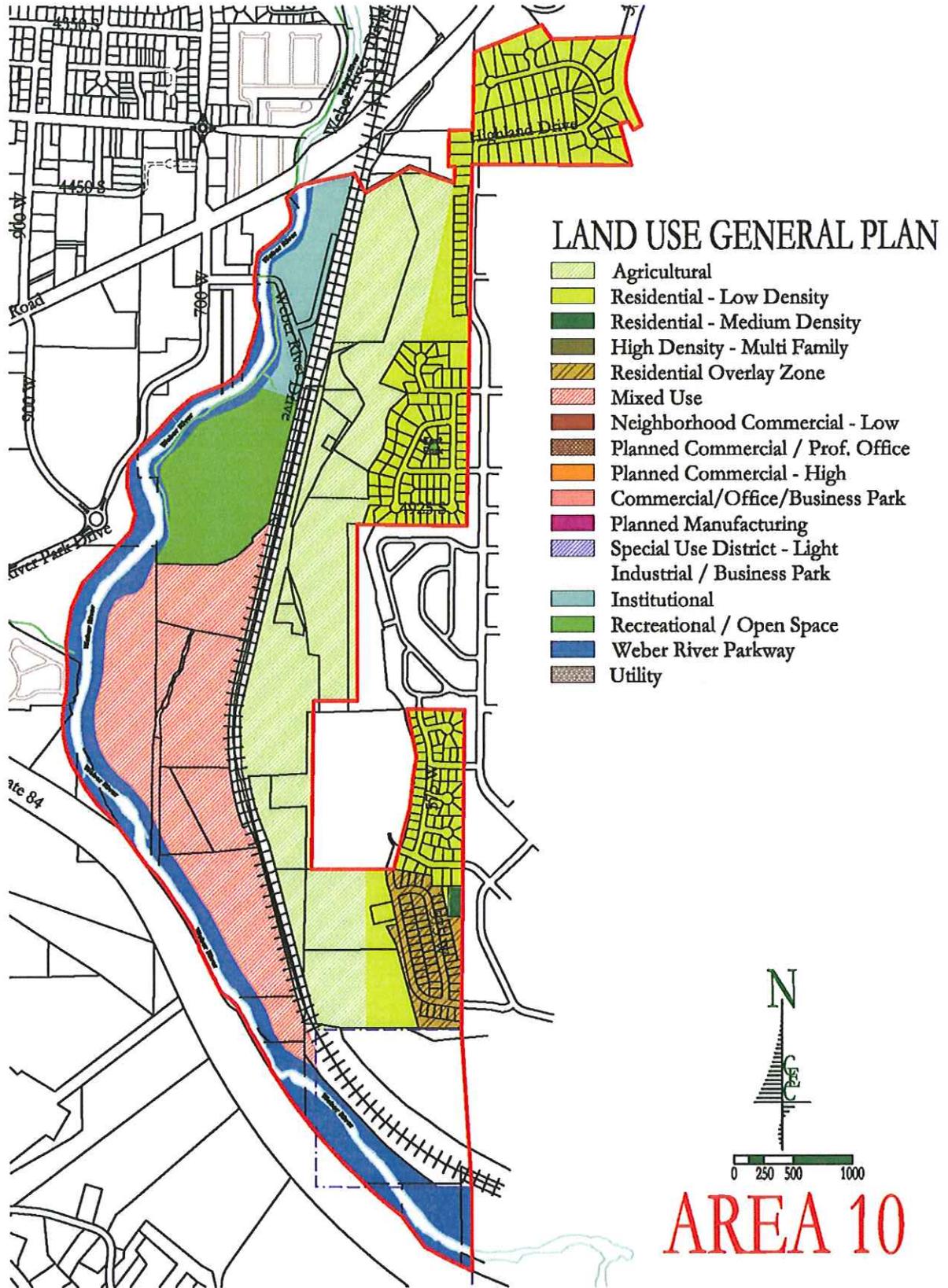
The rest of properties to the west and below the hillside/bluff is currently planned for Agricultural, Institutional, Recreational/Open Space, and Mixed Use. The Riverdale City Offices, Police Department, and Public Works Department are located in this area. Additionally, there is a natural park location adjacent to the City facilities and to the south of the City campus that includes a BMX bike area, picnic facilities, the Weber River Trail system that connects to a bridge across the Weber River into South Weber City, and other informal natural recreational uses. There are some significant natural wetlands sites in this area and these areas could be preserved in the future for natural habitat preservation and protection areas.

There has been a great amount of discussion in previous years to consider the development of a major recreational facility/park in this location. An active recreational park facility like this could include baseball fields, soccer fields, enhanced picnic areas and so forth as a part of this proposed city complex. The Mixed Use property to the south is a bit of a conundrum as the current property owners have desires to maintain this property on the Master Land Use Plan as a mixed use location; however, there has been a great deal of discussion from the City leadership to look at other options in the event that the current owners no longer desire to utilize this property for any mixed use development.

Major roadways in this area include 300 South, 500 West, 4600 South, and a future potential roadway connection to the south of the City Offices that would connect via a newly constructed bridge to the eastmost round-a-bout along Weber River Drive. Additionally, the

Union Pacific Railroad operates, maintains, and regulates the use of the railroad system that runs through this area and north into Area Nine. It is recommended that there be some planning sensitivity relative to the impacts of the rail lines adjacent to any planned development in this area. These railroad tracks significantly bisect this area and clearly separate planned uses as a result.

Figure 16 - Alternate Land Uses - Area 10



## **CONSENSUS LAND USE PLAN**

Refer to Figure 17 - Land Use Master Plan. This plan is to be the guiding policy document and strategy for the long term management of the growth and quality life for the City of Riverdale. Though it is a flexible document and is established to respond to new opportunities and challenges that will face the community in the future, it should not be changed without much deliberation, thought, and community participation/input. There has been a great deal of consideration regarding the past history of the community, its present circumstances and the desire of the people of the community to establish this Master Land Use Plan.

The General Plan, as a whole, must be the guiding document that aids staff, elected officials, City volunteer boards, community groups and organizations in the decision making process with respect to land use issues, growth management, capital improvement priorities, City budgets, and the revision of codes and ordinances.

Any proposed changes in zoning districts should reference the Land Use Master Plan. Critical areas facing developmental pressures contrary to community goals and objectives should be heavily scrutinized in order to discourage land speculation. Areas where the City wants to encourage certain types of development should be rezoned when possible in order to attract new land use interests by landowners and developers. Other less critical areas could be rezoned at a later, more opportunistic and appropriate time.

New zoning districts should be explored, where appropriate, in order to encourage and achieve quality developments consistent with the goals and objectives of the community. All community assets must be protected when they are considered of great benefit to the City. The implementation section of the General Plan outlines the City priorities and proposed action plans for the implementation of the General Plan and the Land Use Master Plan.

**Table M - Land Use District Definitions**

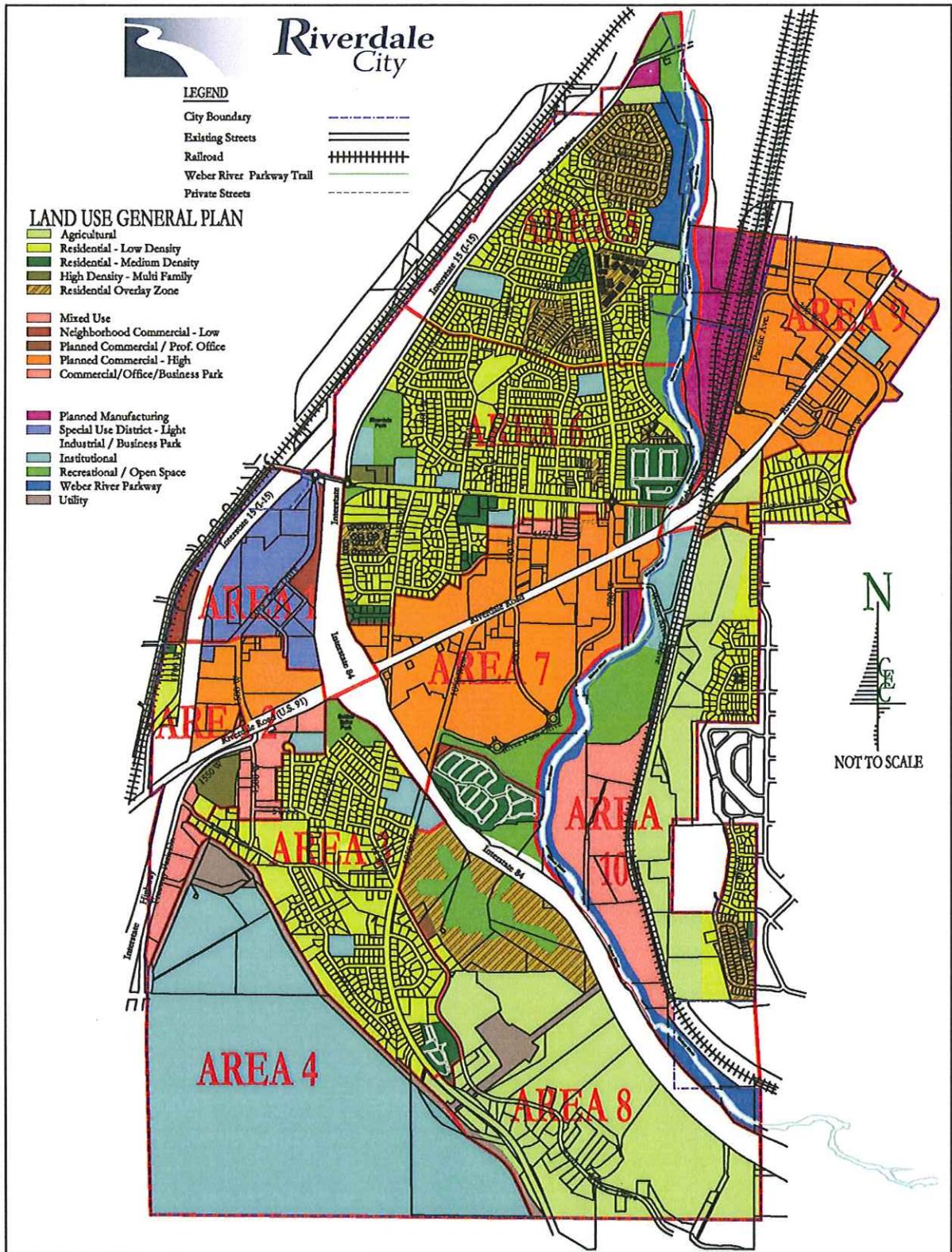
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<b>COM-R</b>	<b>Commercial - Retail regional</b> - large scale retail development oriented toward attracting a regional trade area. Located with great vehicular access, visibility and parking facilities.
<b>COM-N</b>	<b>Neighborhood Commercial</b> - neighborhood oriented commercial such as butcher, bakery, coffee, deli, specialty grocer, green grocer etc., that is oriented to the surrounding neighborhood and is residential in scale of development and roof line. The parking is located behind the retail development and encourages pedestrian and bike access.
<b>HDR</b>	<b>High Density Multi-Family Housing</b> - rental or owner occupied attached housing usually apartment or condominium type of development.
<b>I</b>	<b>Institutional Uses</b> - public or quasi-public uses including schools, cemeteries, churches, civic facilities, medical facilities, etc.
<b>ID-BUS</b>	<b>Light Industrial/Business Park</b> - development similar to the existing America First facilities are to be protected and encouraged. No outdoor storage. Business, telemarketing, financial processing and office uses that may require clean non-polluting light industrial, assembly and electronic manufacturing, etc. Only uses with modest truck traffic requirements. Landscape requirements, site planning review and restriction of building types (e.g. no prefabricated metal buildings) would be part of approval process
<b>ID</b>	<b>Light Industrial</b> - manufacturing, compounding, processing, assembling, packaging, or testing of goods or equipment or research activities entirely within an enclosed structure, with no outside storage, serviced by a modest volume of small trucks or vans and imposing a negligible impact upon the surrounding environment by noise, vibration, smoke, dust or pollutants.
<b>LDR</b>	<b>Low Density Residential</b> - single family subdivisions.
<b>LIC</b>	<b>Low Impact Commercial</b> - retail sales, office, and service establishments that have limited access to and from major arterials. Limited access is defined as driveways no less than 200 feet apart (150 feet in special cases). Where the district is adjacent to residential uses, activities must be entirely within an enclosed structure, with no outside storage, serviced by a modest volume of small trucks or vans and imposing a negligible impact upon the surrounding environment by noise, vibration, smoke, dust or pollutants. Hours of operation shall be limited to 6:30 A.M. until 10:00 P.M. Special light tight, decorative

walls and landscaping must buffer the residential uses. No structure shall be greater than two stories (35 feet).

- MDR**                    **Medium Density Residential** - owner occupied attached or small lot housing usually in a Planned Unit type of development with at least one enclosed parking space. Second car and guest parking may be open or under a carport.
- OFF-PARK**            **Office Park** - office uses and incidental retail and service support business. The nature of the office park development is development consistent with that of City Hall in the way it is landscaped, undulated and integrated with its natural surroundings. Objectives for the development would be to preserve as much of the natural forest and vegetation, wetlands, river front and character of the area as possible. The "foot print" of buildings and parking areas would be as small as possible. Therefore higher structures (4-6 stories) and structured or underground parking would be encouraged. A low ratio of developed area to open space would be required. There would be a strict conditional use approval process. It has even been suggested that, in addition to traditional open lawns and tree plantings, a transition toward xeriscape landscape design techniques be added to provide an orderly visual transition to the natural habitat.
- P**                        **Parks** - developed recreation facilities
- OS**                     **Open Space** - open space, protected natural habitat with limited or no development allowed.
- PRUD**                **Planned Residential Unit Development** - an owner occupied, attached or small lot residential development guided by a total design plan in which one or more of the zoning or subdivision regulations, other than use regulations, may be waived or varied to allow flexibility and creativity in site and building design and location, in accordance with general guidelines that allow and encourage sensitive and efficient development of unique lots with steep topography, high ground water, wetlands, unique natural habitat, etc. The present zoning ordinance needs to be updated to better reflect the quality in design and site planning desired.
- SFD**                   **Single Family Detached Housing** - with the possibility of secondary rental unit as a conditional use with apartment license required.
- U**                        **Utility** - public or private utility use.

Figure 17 Land Use Master Plan





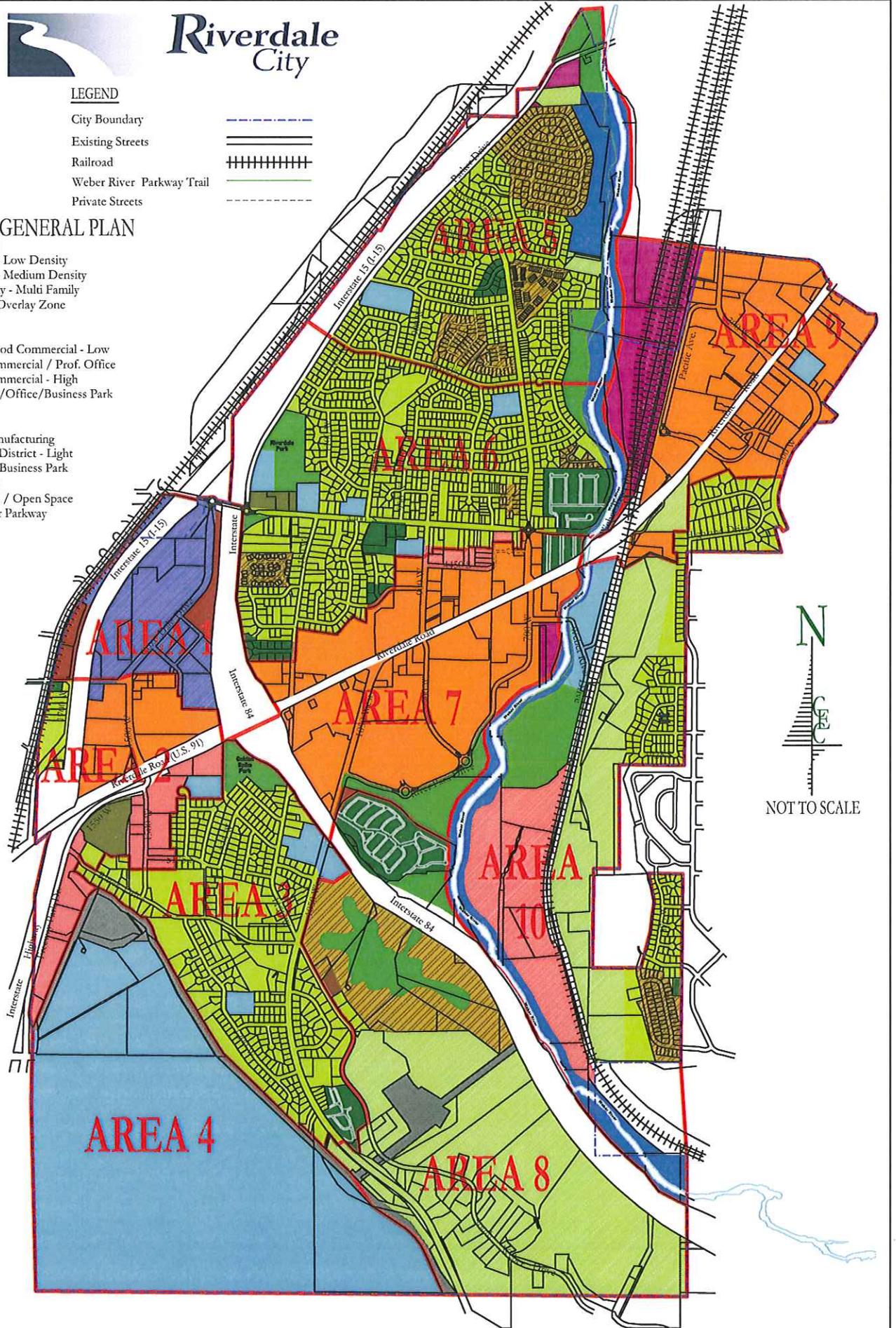
# Riverdale City

## LEGEND

- City Boundary
- Existing Streets
- Railroad
- Weber River Parkway Trail
- Private Streets

## LAND USE GENERAL PLAN

- Agricultural
- Residential - Low Density
- Residential - Medium Density
- High Density - Multi Family
- Residential Overlay Zone
- Mixed Use
- Neighborhood Commercial - Low
- Planned Commercial / Prof. Office
- Planned Commercial - High
- Commercial/Office/Business Park
- Planned Manufacturing
- Special Use District - Light Industrial / Business Park
- Institutional
- Recreational / Open Space
- Weber River Parkway
- Utility





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Minutes of the **Work Session** of the **Riverdale City Planning Commission** held Tuesday, **August 26, 2014** at 6:02 p.m. at the Riverdale Civic Center, 4600 South Weber River Drive.

Members Present: Blair Jones, Chairman  
Steve Hilton, Commissioner  
Michael Roubinet, Commissioner  
Kathy Eskelsen, Commissioner  
Cody Hansen, Commissioner  
Lori Fleming, Commissioner  
David Gailey, Commissioner

Others Present: Michael Eggett, Community Development Director; Ember Herrick, City Recorder and no members of the public.

Chairman Jones said the second is a public hearing to receive and consider public comment on proposed amendments to the land uses section of Riverdale's General Plan. According to Mr. Eggett, this is the last section of the General Plan that needs to be updated and maps are finally complete reflecting the changes the Planning Commission has been discussing since March. He circulated a clean copy of the proposed changes to the land use section of Riverdale's General Plan with the new maps incorporated in and noted six obsolete zoning designations that have been removed. Mr. Eggett said the 17 acre parcel Riverdale City is in the process of purchasing has been changed from office park to park designation at the request of City Administrator Rodger Worthen.

Commissioner Hilton asked about the designation of land south of Riverside Storage in Area 5 which he believed was zoned R-1 but appears to be A-1 on the general plan map. Commissioner Roubinet asked about the Riverside Golf parcel in Area 8 and Mr. Eggett said the general plan is only a guide and he said if the owners want to create an overlay zone to allow housing to be built around the golf course they could request a zoning change in the future.



# Riverdale City

Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Tuesday, **August 26, 2014 at 6:30 p.m.** at the Riverdale Civic Center, 4600 South Weber River Drive.

Members Present: Blair Jones, Chairman  
Steve Hilton, Commissioner  
David Gailey, Commissioner  
Kathy Eskelsen, Commissioner  
Lori Fleming, Commissioner  
Michael Roubinet, Commissioner  
Cody Hansen Commissioner

Others Present: Michael Eggett, Community Development Director; Ember Herrick, City Recorder and no members of the public.

## **E. Action Items**

**2. a. Public hearing to receive and consider public comment on proposed amendments to the Land Uses section of Riverdale's General Plan**

**b. Consideration of recommendation to the City Council about proposed amendments to the Land Uses section of Riverdale's General Plan**

Chairman Jones opened the public hearing to receive and consider public comment on proposed amendments to the Land Uses section of Riverdale's General Plan. He noted there are no members of the public present to comment.

**Motion:** Commissioner Hilton moved to close the public hearing. Commissioner Roubinet seconded the motion.

There was no discussion on the motion.

**Call the Question:** The motion passed unanimously.

Mr. Eggett said staff has been working with the Planning Commission to update Riverdale's General Plan for more than a year and this is the final section. He said the latest changes to the land use section including updated maps were included in the packet and he noted the removal of six obsolete zoning designations and he asked for any questions or comments. Commissioner Hilton commended city staff for their efforts to update this advisory document. Commissioner Hansen noted the change of a 17 acre parcel on River Park Drive from office park to community park designation in anticipation of Riverdale City's purchase of the land and Mr. Eggett said the sale of the land is still in process and this zoning change was made at the request of City Administrator Rodger Worthen.

**Motion:** Commissioner Gailey moved to forward to the City Council a favorable recommendation for proposed amendments to the Land Uses section of Riverdale's General Plan. Commissioner Eskelsen seconded the motion.

There was no discussion on the motion.

**Call the Question:** The motion passed unanimously.



# Riverdale City

Administrative Offices  
4600 So. Weber River Drive  
Riverdale, Utah 84405

August 13, 2014

## Notice of Public Hearing

Riverdale City Planning Commission

Tuesday, August 26, 2014

Which begins at 6:30 p.m.

Riverdale Civic Center  
4600 Weber River Drive  
Riverdale, Utah

Riverdale City gives notice that on Tuesday, August 26, 2014, the Riverdale City Planning Commission will hold a public hearing to receive and consider public comment concerning amending the Land Uses section of Riverdale's General Plan, Riverdale City Code 10-13C-13-D14 Driveway and Curb Openings, and 10-10A Commercial Zones (C-1, C-2, C-3) and 10-10B Planned Commercial Zones (CP-1, CP-2, CP-3). The proposed language can be viewed at [www.riverdalecity.com](http://www.riverdalecity.com). The meeting will begin at 6:30 p.m. at the Riverdale Civic Center, located at 4600 South Weber River Drive Riverdale, Utah. **All residents are invited and encouraged to attend.**

- The public is invited to attend all public meetings.
- In compliance with the Americans with Disabilities Act, persons who have need of special accommodations should contact the City Recorder at 394-5541.

August 13, 2014

TO: Standard Examiner Legal Notices

### **PUBLIC NOTICE**

Riverdale City gives notice that on Tuesday, August 26, 2014, the Riverdale City Planning Commission will hold a public hearing to receive and consider public comment concerning amending the Land Uses section of Riverdale's General Plan, Riverdale City Code 10-13C-13-D14 Driveway and Curb Openings, and 10-10A Commercial Zones (C-1, C-2, C-3) and 10-10B Planned Commercial Zones (CP-1, CP-2, CP-3). The proposed language can be viewed at [www.riverdalecity.com](http://www.riverdalecity.com). The meeting will begin at 6:30 p.m. at the Riverdale Civic Center, located at 4600 South Weber River Drive Riverdale, Utah. Public comment is invited.

Publish one time on or before August 19, 2014.

### **PROOF OF PUBLICATION REQUIRED**

Please acknowledge receipt of notice by return fax or e-mail to:

Ember Herrick  
Riverdale City Recorder  
Fax: 801-399-5784  
Phone: 801-394-5541 ext 1232  
[eherrick@riverdalecity.com](mailto:eherrick@riverdalecity.com)

OGDEN PUBLISHING CORP  
PO BOX 12790  
OGDEN UT 84412-2790

ORDER CONFIRMATION

Salesperson: LEGALS

Printed at 08/18/14 10:15 by dmailo

Acct #: 100310

Ad #: 557681

Status: N

RIVERDALE CITY CORP  
4600 S WEBER RIVER DR  
RIVERDALE UT 84405-3782

Start: 08/19/2014 Stop: 08/19/2014  
Times Ord: 1 Times Run: \*\*\*  
LEGL 1.00 X 1.76 Words: 99  
Total LEGL 2.00

Class: 30090 LEGALS

Rate: LEGLS Cost: 72.25

# Affidavits: 1

Contact: EMBER HERRICK  
Phone: (801)394-5541ext  
Fax#: (801)399-5784ext  
Email: @riverdalecity.com  
Agency:

Ad Descrpt: PC HEARING 8/26  
Given by: EMIAL EMBER HERRICK  
Created: dmail 08/18/14 10:12  
Last Changed: dmail 08/18/14 10:14

PUB ZONE ED TP START INS STOP SMTWTFS  
SE A 97 W 08/19/14 1 08/19/14 SMTWTFS

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Name (print or type)

Name (signature)

PUBLIC NOTICE

Riverdale City gives notice that on Tuesday, August 26, 2014, the Riverdale City Planning Commission will hold a public hearings to receive and consider public comment concerning amending the Land Uses section of Riverdale's General Plan, Riverdale City Code 10-13C-13-D14 Driveway and Curb Openings, and 10-10A Commercial Zones (C-1, C-2, C-3) and 10-10B Planned Commercial Zones (CP-1, CP-2, CP-3). The proposed language can be viewed at [www.riverdalecity.com](http://www.riverdalecity.com). The meeting will begin at 6:30 p.m. at the Riverdale Civic Center, located at 4600 South Weber River Drive Riverdale, Utah. Public comment is invited.

Pub: August 19, 2014. 557681

**RIVERDALE CITY  
CITY COUNCIL AGENDA  
September 2, 2014**

**AGENDA ITEM: G3**

**SUBJECT:** Consideration of Ordinance 860 adopting proposed amendments to Riverdale’s Commercial Building Setbacks RCC 10-10A “Commercial Zones (C-1, C-2, C-3) and 10-10B “Planned Commercial Zones (CP-1, CP-2, CP-3

**PETITIONER:** Community Development Director

**ACTION REQUESTED BY PETITIONER:** Consideration of Ordinance 860 adopting proposed amendments to Riverdale’s Commercial Building Setbacks RCC 10-10A “Commercial Zones (C-1, C-2, C-3) and 10-10B “Planned Commercial Zones (CP-1, CP-2, CP-3

**INFORMATION:** [Executive Summary](#)

[Ordinance 860](#)

[Proposed changes Riverdale’s Commercial Building Setbacks RCC 10-10A “Commercial Zones \(C-1, C-2, C-3\) and 10-10B “Planned Commercial Zones \(CP-1, CP-2, CP-3](#)

[Draft Planning Commission Meeting Minutes 082614](#)

[Notice of public hearing and proof of publication](#)

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



## City Council Executive Summary

For the Council meeting on: 9-2-2014

Petitioner: Commercial Property Developers

### Summary of Proposed Action

Recently, City Staff has been approached by property developers, regarding various commercial properties throughout the City, who are asking about development standards for setbacks on commercially zoned properties. These discussions have yielded concerns relative to the front setback requirement of 50 feet for these commercial properties. As a result of these discussions, City Staff during the last two meetings provided the Planning Commission with multiple ordinances from other cities in the region (including 8 city ordinances standards from Weber County cities) relative to the setback development standards. City Staff is hopeful that there is a solution for setbacks standards that are more business-friendly in nature, but still conscientious of the impacts created by overly liberal setbacks within commercial areas. A public hearing was held during the last Planning Commission meeting regarding this matter and, at the conclusion of the discussion about this matter, the Planning Commission provided a favorable recommendation for approval of proposed language changes to the City Council.

Following discussion about the proposed amendments to the setback standards, the City Council may approve the proposed amended development standards for commercially zoned properties, or make revisions to the suggested amendments to these development standards, or not approve the proposed amended development standards for commercially zoned properties (see attachments for more).

### Title 10 Ordinance Guidelines (Code Reference)

This matter was brought before the Planning Commission during the work session on August 12<sup>th</sup>, 2014 and the regular session on August 26<sup>th</sup>, 2014. At the conclusion of discussion in this matter, the Planning Commission recommended that the City Council approve the suggested amendment for front setback on commercially zoned properties to 20 feet (from the current 50 feet standard) in the Commercial and Planned Commercial Zones of the City. The amended proposed language reflecting these changes is attached accordingly.

Commercial Setback standards are currently regulated under City Code 10-10A "Commercial Zones (C-1, C-2, C-3) and 10-10B "Planned Commercial Zones (CP-1, CP-2, CP-3)" as follows:

## **ARTICLE A. COMMERCIAL ZONES (C-1, C-2, C-3)**

### **10-10A-1: PURPOSE AND INTENT:**

The purpose of the C-1 neighborhood commercial zone, C-2 community commercial zone and C-3 regional commercial zone is to provide suitable areas for the location of the various types of commercial activity

needed to serve the people and commerce of the city. It is also to separate into three (3) zones, uses based upon type of activity which are compatible and complementary, as well as intensity of land utilization and accessory use needs. (Ord. 803, 4-4-2012)

**10-10A-2: SITE DEVELOPMENT STANDARDS:**

	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>
Minimum lot area	None	None	None
Minimum lot width	None	None	None
Minimum yard setbacks:			
Front	50 feet	50 feet	50 feet
Side	None, except 20 feet adjacent to a residential boundary		
Side facing street on corner lot	20 feet	20 feet	20 feet
Rear	None, except 20 feet adjacent to a residential boundary <sup>1</sup>	20 feet <sup>1</sup>	20 feet <sup>1</sup>
Building height:			
Minimum	1 story	1 story	1 story
Maximum	2½ stories or 35 feet	None	None
Maximum lot coverage	Not over 45 percent of lot area by buildings or accessory buildings		

Note:

1. If it is determined by the fire department that a distance greater than 20 feet is necessary for separation or access to a building this setback may be increased in the C-1, C-2 and C-3.

(Ord. 803, 4-4-2012)

**ARTICLE B. PLANNED COMMERCIAL ZONES (CP-1, CP-2, CP-3)**

**10-10B-1: PURPOSE AND INTENT:**

A. The intent of the planned commercial zones is to permit the establishment of a well-designed complex of

retail commercial facilities for a neighborhood, community or region which will provide goods and services for the people to be served, minimize traffic congestion on public streets in the vicinity and which shall best fit the general environment and land use pattern of the area to be served. The protective standards contained in this article are intended to minimize any adverse effect of the planned commercial zone on nearby property values by achieving maximum compatible integration of the area, and to provide for safe and efficient use of the planned commercial zone itself.

B. The three (3) types of planned commercial zones provided for in this article are as follows:

1. CP-1, neighborhood: Provides for the sale and supply of daily living needs for the people in the neighborhood.
2. CP-2, community: Provides, in addition to the convenience goods, a wider range of facilities for the sale of retail goods and personal services for the neighborhood and major segments of the community.
3. CP-3, regional: Provides for the sale and supply of the complete range of retail and wholesale goods and personal services for the metropolitan area and, also, a center for recreational entertainment and cultural activities for the entire region. (1985 Code § 19-24-1)

### 10-10B-2: USE REGULATIONS:

Any permitted use or any conditional use allowed in the C-1, C-2 and C-3 zones shall be a conditional use in their respective CP-1, CP-2 or CP-3 zone; provided, that a conditional use permit is obtained as provided in [chapter 19](#) of this title. Such uses shall be indicated on the final development plan. (1985 Code § 19-24-2)

### 10-10B-3: SITE DEVELOPMENT STANDARDS:

	<u>CP-1</u>	<u>CP-2</u>	<u>CP-3</u>
Minimum lot area	None	3 acres	None
Maximum lot area	5 acres	None	None
Minimum yard setbacks:			
Front	50 feet	50 feet	50 feet
Side	None, except 10 feet adjoining a residential zone		
Side facing street on corner lot	20 feet	20 feet	20 feet
Rear	None, except 20 feet adjoining a residential zone		
Building height:			
Minimum	1 story	1 story	1 story
Maximum or 35 feet	2½ stories	none	none
Lot coverage			
The aggregate area of all buildings shall not exceed of the entire lot	40%	50%	60%

(1985 Code § 19-24-3; amd. 2001 Code)

The proposed changes for front setbacks relative to the development standards for commercially zoned properties have been provided following this executive summary.

Staff would recommend that the City Council review this information and then approve the proposed amended development standards for commercially zoned properties, or make revisions to the suggested amendments to these development standards, or not approve the proposed amended development standards for commercially zoned properties (see attachments for more).

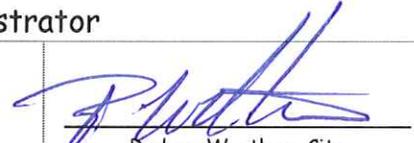
General Plan Guidance (Section Reference)

Legal Comments - City Attorney

  
Steve Brooks, Attorney

Administrative Comments - City Administrator

*MUCH NEEDED CHANGE!*

  
Rodger Worthen, City Administrator



ORDINANCE NO. 860

AN ORDINANCE AMENDING RIVERDALE MUNICIPAL ORDINANCE CODE, TITLE 10, CHAPTER 10A, SECTION 1, TO AMEND THE SETBACK REQUIREMENT IN COMMERCIAL ZONES FROM 50 FEET TO 20 FEET; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, Riverdale City (hereafter "City") is a municipal corporation, duly organized and existing under the laws of the State of Utah; and;

WHEREAS, Utah Code Annotated §10-9-102 empowers municipalities of the state to enact all ordinances and rules that they consider necessary for the use and development of land located within the municipality, including zoning and zone changes and regulations; and

WHEREAS, the City finds it is in the best interest of the community and its citizens to sometimes update and clarify sections of the City Code in order to better inform the general public or to clarify sections that may not be understood correctly; and

WHEREAS, a public hearing was scheduled on August 26, 2014, and notice thereof published in the Standard Examiner, a newspaper of general circulation in the City of Riverdale, at least fifteen (15) days prior to the time of said hearing, describing the proposed amendment and providing the time and place of such public hearing; and

WHEREAS, the Riverdale City Planning Commission received all competent evidence offered in support of and in opposition to said proposed amendment in said hearing and it appearing that the proposed amendment is in accord with the City's comprehensive plan and will promote health, safety, and the general welfare of the community; and

WHEREAS, said Planning Commission recommended adoption of said amendments to the City Council of the City of Riverdale;

WHEREAS, the Riverdale City Council held a public meeting and considered all competent evidence offered in support of and opposed to said proposed amendment; and

NOW, THEREFORE, BE IT HEREBY ORDAINED AND ENACTED BY THE CITY COUNCIL OF THE CITY OF RIVERDALE:

**Section 1. Repealer.** Any provision of the Riverdale Municipal Ordinance Code found to be in conflict with this ordinance is hereby repealed.

**Section 2.** The Riverdale Municipal Ordinance, TITLE 10, ZONING AND SUBDIVISIONS, CHAPTERS 10A COMMERCIAL ZONES (C-1, C-2, C-3) AND 10B, PLANNED COMMERCIAL ZONES (CP-1, CP-2, CP-3), SECTION 2 (10A) AND SECTION 3 (10B), SITE DEVELOPMENT STANDARDS, is hereby amended to change the front setback requirement from 50 feet to 20 feet, as outlined in Attachment A, attached hereto and incorporated hereby.

**Section 3.** All other titles, chapters and sections not otherwise amended hereby shall remain unchanged, in full force and effect.

**Section 4. Severability.** If any provision of this ordinance is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

**Section 5. Effective date.** This ordinance shall take effect immediately upon its adoption and posting.

PASSED, ADOPTED AND ORDERED POSTED this 2nd day of September, 2014.

---

Norm Searle, Mayor

Attest:

---

Ember Herrick, City Recorder

**RIVERDALE CITY CODE**Chapter 10  
COMMERCIAL ZONES**ARTICLE A. COMMERCIAL ZONES (C-1, C-2, C-3)****10-10A-1: PURPOSE AND INTENT:****10-10A-2: SITE DEVELOPMENT STANDARDS:****10-10A-3: SPECIAL REGULATIONS:****10-10A-4: USES:****10-10A-5: SITE PLAN APPROVAL REQUIRED:****10-10A-1: PURPOSE AND INTENT:**

The purpose of the C-1 neighborhood commercial zone, C-2 community commercial zone and C-3 regional commercial zone is to provide suitable areas for the location of the various types of commercial activity needed to serve the people and commerce of the city. It is also to separate into three (3) zones, uses based upon type of activity which are compatible and complementary, as well as intensity of land utilization and accessory use needs. (Ord. 803, 4-4-2012)

**10-10A-2: SITE DEVELOPMENT STANDARDS:**

	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>
Minimum lot area	None	None	None
Minimum lot width	None	None	None
Minimum yard setbacks:			
Front	<del>50</del> <u>20</u> feet	<del>50</del> <u>20</u> feet	<del>50</del> <u>20</u> feet
Side	None, except 20 feet adjacent to a residential boundary		
Side facing street on corner lot	20 feet	20 feet	20 feet
Rear	None, except 20 feet adjacent to a residential boundary <sup>1</sup>	20 feet <sup>1</sup>	20 feet <sup>1</sup>

Building height:			
Minimum	1 story	1 story	1 story
Maximum	2 <sup>1</sup> / <sub>2</sub> stories or 35 feet	None	None
Maximum lot coverage	Not over 45 percent of lot area by buildings or accessory buildings		

Note:

1. If it is determined by the fire department that a distance greater than 20 feet is necessary for separation or access to a building this setback may be increased in the C-1, C-2 and C-3.

(Ord. 803, 4-4-2012)

## **ARTICLE B. PLANNED COMMERCIAL ZONES (CP-1, CP-2, CP-3)**

### **10-10B-1: PURPOSE AND INTENT:**

### **10-10B-2: USE REGULATIONS:**

### **10-10B-3: SITE DEVELOPMENT STANDARDS:**

### **10-10B-4: SPECIAL PARKING REQUIREMENTS:**

### **10-10B-5: PROTECTION OF ADJOINING RESIDENTIAL PROPERTIES:**

### **10-10B-6: GENERAL REGULATIONS:**

### **10-10B-7: APPLICATION SUBMISSION:**

### **10-10B-8: PLANNING COMMISSION APPROVAL:**

### **10-10B-9: CITY COUNCIL ACTION:**

### **10-10B-10: BUILDING PERMIT ISSUANCE:**

### **10-10B-11: TIME LIMITATION:**

### **10-10B-12: APPLICATION TO EXISTING COMMERCIAL DISTRICT:**

### **10-10B-1: PURPOSE AND INTENT:**

A. The intent of the planned commercial zones is to permit the establishment of a well designed complex of retail commercial facilities for a neighborhood, community or region which will provide goods and services for the people to be served, minimize traffic congestion on public streets in the vicinity and which shall best fit the general environment and land use pattern of the area to be served. The protective standards contained in this article are intended to minimize any adverse effect of the planned commercial zone on nearby property values by achieving maximum compatible integration of the area, and to provide for safe and efficient use of the planned commercial zone itself.

B. The three (3) types of planned commercial zones provided for in this article are as follows:

1. CP-1, neighborhood: Provides for the sale and supply of daily living needs for the people in the neighborhood.

2. CP-2, community: Provides, in addition to the convenience goods, a wider range of facilities for the sale of retail goods and personal services for the neighborhood and major segments of the community.
3. CP-3, regional: Provides for the sale and supply of the complete range of retail and wholesale goods and personal services for the metropolitan area and, also, a center for recreational entertainment and cultural activities for the entire region. (1985 Code § 19-24-1)

**10-10B-2: USE REGULATIONS:**

Any permitted use or any conditional use allowed in the C-1, C-2 and C-3 zones shall be a conditional use in their respective CP-1, CP-2 or CP-3 zone; provided, that a conditional use permit is obtained as provided in [chapter 19](#) of this title. Such uses shall be indicated on the final development plan. (1985 Code § 19-24-2)

**10-10B-3: SITE DEVELOPMENT STANDARDS:**

	<u>CP-1</u>	<u>CP-2</u>	<u>CP-3</u>
Minimum lot area	None	3 acres	None
Maximum lot area	5 acres	None	None
Minimum yard setbacks:			
Front	<del>50-20</del> feet	<del>50-20</del> feet	<del>50-20</del> feet
Side	None, except 10 feet adjoining a residential zone		
Side facing street on corner lot	20 feet	20 feet	20 feet
Rear	None, except 20 feet adjoining a residential zone		
Building height:			
Minimum	1 story	1 story	1 story
Maximum or 35 feet	2½ stories	none	none
Lot coverage			
The aggregate area of all buildings shall not exceed of the entire lot	40%	50%	60%

(1985 Code § 19-24-3; amd. 2001 Code)



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Minutes of the **Work Session** of the **Riverdale City Planning Commission** held Tuesday, **August 26, 2014** at 6:02 p.m. at the Riverdale Civic Center, 4600 South Weber River Drive.

Members Present: Blair Jones, Chairman  
Steve Hilton, Commissioner  
Michael Roubinet, Commissioner  
Kathy Eskelsen, Commissioner  
Cody Hansen, Commissioner  
Lori Fleming, Commissioner  
David Gailey, Commissioner

Others Present: Michael Eggett, Community Development Director; Ember Herrick, City Recorder and no members of the public.

Chairman Jones said the third is a public hearing to receive and consider public comment on proposed amendments to Riverdale's Commercial Building Setbacks RCC 10-10A "Commercial Zones (C-1, C-2, C-3) and 10-10B "Planned Commercial Zones (CP-1, CP-2, CP-3. Mr. Eggett said at end of last meeting's work session discussion, consensus was reached to propose the amendment of Riverdale's current 50 foot front commercial setbacks to be amended to 20 feet. He said the Planning Commission asked him to research cities outside of Weber County so he looked at front commercial setbacks in Logan, Brigham City, Layton, Farmington and Bountiful and found that all five cities have 10 to 20 foot front setbacks in their commercial zones. Chairman Jones asked if Mr. Eggett also research other cities that have transportation corridors similar to Riverdale Road and Mr. Eggett said Bountiful has 500 West, Layton has Hill Field Road and Logan has Main Street, which he argued are all similar to Riverdale Road. Mr. Eggett said Farmington has a special provision requiring an additional foot of front setback for every one foot increase in building height over 20 feet and he said he would be happy to review all five cities' setback policies further during tonight's public meeting.



# Riverdale City

Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Tuesday, **August 26, 2014 at 6:30 p.m.** at the Riverdale Civic Center, 4600 South Weber River Drive.

Members Present: Blair Jones, Chairman  
Steve Hilton, Commissioner  
David Gailey, Commissioner  
Kathy Eskelsen, Commissioner  
Lori Fleming, Commissioner  
Michael Roubinet, Commissioner  
Cody Hansen Commissioner

Others Present: Michael Eggett, Community Development Director; Ember Herrick, City Recorder and no members of the public.

## **E. Action Items**

- 3. a. Public hearing to receive and consider public comment on proposed amendments to Riverdale's Commercial Building Setbacks RCC 10-10A "Commercial Zones (C-1, C-2, C-3) and 10-10B "Planned Commercial Zones (CP-1, CP-2, CP-3**
- b. Consideration of recommendation to the City Council on proposed amendments to Riverdale's Commercial Building Setbacks RCC 10-10A "Commercial Zones (C-1, C-2, C-3) and 10-10B "Planned Commercial Zones (CP-1, CP-2, CP-3**

Chairman Jones opened the public hearing to receive and consider public comment on proposed amendments to Riverdale's Commercial Building Setbacks RCC 10-10A "Commercial Zones (C-1, C-2, C-3) and 10-10B "Planned Commercial Zones (CP-1, CP-2, CP-3. He noted there are no members of the public present to comment.

**Motion:** Commissioner Eskelsen moved to close the public hearing. Commissioner Roubinet seconded the motion.

There was no discussion on the motion.

**Call the Question:** The motion passed unanimously.

Mr. Eggett said the proposal is to amend Riverdale's current 50 foot commercial building front setback requirement to 20 feet which is typical for other Weber County cities and cities that have that have busy roads similar to Riverdale Road including Farmington, Bountiful, Logan, Brigham City and Layton. He said Farmington requires an additional foot of front setback for each foot in height for commercial buildings over 20 feet. Commissioner Hilton asked if staff is recommending less than 20 feet and Mr. Eggett said 20 feet front setbacks for commercial buildings is the recommendation of staff. He said if a request for less than 20 feet is received in the future staff could help the applicant apply for an overlay zone designation. Commissioner Hansen asked if this proposed change will have a negative impact on current landscaping, parking or signage and if staff will still have berming or screening authority and the ability to require cross access parking agreements for commercial developments. Mr. Eggett said this proposed setback change should have no impact on established businesses and berming and screening standards won't be affected. He said there is a section in Riverdale's commercial

zoning code that gives the Planning Commission and City Council oversight of parking configuration and should allow them to object if a business wants to have the rear of their building facing Riverdale Road.

Mr. Eggett said reciprocal parking agreements are typically worked out between two businesses with approval and oversight of the city and he said the parking requirements won't change with this proposed amendment. Chairman Jones asked for additional comments or questions and none were noted.

**Motion:** Commissioner Hilton moved to forward to the City Council a favorable recommendation for proposed amendments to Riverdale's Commercial Building Setbacks RCC 10-10A "Commercial Zones (C-1, C-2, C-3) and 10-10B "Planned Commercial Zones (CP-1, CP-2, CP-3. Commissioner Hansen seconded the motion.

Chairman Jones asked for discussion on the motion and there was none.

**Call the Question:** The motion passed unanimously.



August 13, 2014

# Notice of Public Hearing

Riverdale City Planning Commission

Tuesday, August 26, 2014

Which begins at 6:30 p.m.

Riverdale Civic Center  
4600 Weber River Drive  
Riverdale, Utah

Riverdale City gives notice that on Tuesday, August 26, 2014, the Riverdale City Planning Commission will hold a public hearing to receive and consider public comment concerning amending the Land Uses section of Riverdale's General Plan, Riverdale City Code 10-13C-13-D14 Driveway and Curb Openings, and 10-10A Commercial Zones (C-1, C-2, C-3) and 10-10B Planned Commercial Zones (CP-1, CP-2, CP-3). The proposed language can be viewed at [www.riverdalecity.com](http://www.riverdalecity.com). The meeting will begin at 6:30 p.m. at the Riverdale Civic Center, located at 4600 South Weber River Drive Riverdale, Utah. **All residents are invited and encouraged to attend.**

- The public is invited to attend all public meetings.
- In compliance with the Americans with Disabilities Act, persons who have need of special accommodations should contact the City Recorder at 394-5541.

August 13, 2014

TO: Standard Examiner Legal Notices

### **PUBLIC NOTICE**

Riverdale City gives notice that on Tuesday, August 26, 2014, the Riverdale City Planning Commission will hold a public hearing to receive and consider public comment concerning amending the Land Uses section of Riverdale's General Plan, Riverdale City Code 10-13C-13-D14 Driveway and Curb Openings, and 10-10A Commercial Zones (C-1, C-2, C-3) and 10-10B Planned Commercial Zones (CP-1, CP-2, CP-3). The proposed language can be viewed at [www.riverdalecity.com](http://www.riverdalecity.com). The meeting will begin at 6:30 p.m. at the Riverdale Civic Center, located at 4600 South Weber River Drive Riverdale, Utah. Public comment is invited.

Publish one time on or before August 19, 2014.

### **PROOF OF PUBLICATION REQUIRED**

Please acknowledge receipt of notice by return fax or e-mail to:

Ember Herrick  
Riverdale City Recorder  
Fax: 801-399-5784  
Phone: 801-394-5541 ext 1232  
[eherrick@riverdalecity.com](mailto:eherrick@riverdalecity.com)

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Total LEGL 2.00  
Class: 30090 LEGALS  
Rate: LEGLS Cost: 72.25  
# Affidavits: 1

Contact: EMBER HERRICK  
Phone: (801)394-5541ext  
Fax#: (801)399-5784ext  
Email: @riverdalecity.com  
Agency:

Ad Descript: PC HEARING 8/26  
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AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Name (print or type)

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PUBLIC NOTICE

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Pub: August 19, 2014. 557681

**RIVERDALE CITY  
CITY COUNCIL AGENDA  
September 2, 2014**

**AGENDA ITEM: H**

**SUBJECT:** Discretionary Items

**PETITIONER:** Elected, Appointed, and Staff

**ACTION REQUESTED BY PETITIONER:** Open agenda item provided for comments or discussion on discretionary items.

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