RIVERDALE CITY PLANNING COMMISSION AGENDA
CIVIC CENTER - 4600 S. WEBER RIVER DR.
TUESDAY – OCTOBER 22, 2019

6:00 p.m. – Planning Commission Work Session Meeting *(City Offices)*

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

Planning Commission Work Session Items -Planning Commission Training *to be determined*

6:30 p.m. – Planning Commission Meeting *(Council Chambers)*

A. Welcome & Roll Call

B. Public Comment

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

C. Presentations and Reports

D. Consent Items

1. Approve meeting minutes from:
   June 11, 2019 Planning Commission Work Session
   June 11, 2019 Planning Commission Regular Meeting
   June 25, 2019 Planning Commission Work Session
   June 25, 2019 Planning Commission Regular Meeting
   August 27, Planning Commission 2019 Work Session
   August 27, Planning Commission 2019 Regular Meeting

2. Set Public Hearing for proposed General Plan amendments to the Alternative Land Uses and Transportation elements of the Riverdale City General Plan; requested by the Riverdale City Community Development Department.

E. Action Items

1. Discussion regarding proposed General Plan amendments to the Alternative Land Uses and Transportation elements of the Riverdale City General Plan. No action to be taken.

F. Discretionary Items

G. Adjournment

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

Certificate of Posting

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Riverdale City limits on this 17th day of October, 2019 at the following locations: 1) Riverdale City Hall Noticing Board 2) the City website at http://www.riverdalecity.com/ 3) the Public Notice Website: http://www.utah.gov/pmn/index.html and 4) A copy was also provided to the Standard-Examiner.

Shalee Evans
Riverdale City Recorder

RIVERDALE CITY
PLANNING COMMISSION AGENDA
October 22, 2019

AGENDA ITEM: D1

SUBJECT: Consideration to approve meeting minutes.

PRESENTER: Shalee Evans, City Recorder

INFORMATION:

a. June 11, 2019 Planning Commission Work Session

b. June 11, 2019 Planning Commission Regular Meeting

c. June 25, 2019 Planning Commission Work Session

d. June 25, 2019 Planning Commission Regular Meeting

e. August 27, 2019 Planning Commission Work Session

f. August 27, 2019 Planning Commission Regular Meeting

BACK TO AGENDA

Planning Commission Work Session Meeting, June 11, 2019

Minutes of the **Work Session** of the Riverdale City **Planning Commission** held Tuesday, June 11, 2019 at 6:00 p.m., at the Civic Center in the Administrative Offices, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present: Commissioners: Robert Wingfield, Chairman
Steve Hilton, Commissioner -
Blair Jones, Commissioner
Kathy Eskelsen, Commissioner
Rikard Hermann, Commissioner
Wanda Ney, Commissioner
Amy Ann Spiers, Commissioner

Absent:

City Employees: Mike Eggett, Community Development
Jackie Manning, City Recorder

The Planning Commission Work Session meeting began at 6:00 p.m. Chairman Wingfield welcomed the Planning Commissioners to the Work Session and stated for the record that all were in attendance, with the exception of Commissioner Hilton who would be arriving late to the meeting.

Presentations and Reports:

Chairman Wingfield turned the time over to Mike Eggett, the Community Development Director who reported the following:

- Petition was received for Rezone request for properties located approximately 881 W 4400 S, Riverdale, Utah; a zoning change from Single-Family and Single-Family with Rental Unit Residential (R-2) to Single-Family Residential (R-1-6); requested by Eva Panunzio and Lorri Thurgood.

Consent Items:

Chairman Wingfield asked for any changes or corrections to the minutes for the May 28, 2019 Regular and Work Session Planning Commission meeting. Jackie Manning noted there needs to be a grammar correction.

Action Items:

- Chairman Wingfield invited discussion regarding the first action item, Consideration of recommendation to City Council for Final Site Plan approval of proposed Riverdale Retail/Restaurant Building, property located approximately 4104 Riverdale Road, Riverdale, Utah 84405; requested by The DRH Company and AWA Engineering Group.

- Consideration of Conditional Use Permit approval for restaurant, café, retail sales, and retail services use request in a Community Commercial (C-2) zone for property located approximately 4104 Riverdale Road, Riverdale, Utah 84405; requested by The DRH Company and AWA Engineering Group.

There was a brief discussion regarding parking and driveways areas, and about business demographics and traffic flow and additional access points.

Discretionary Items:

No discretionary items.

Adjourn:

Having no further business to discuss the Planning Commission adjourned at 6:23 p.m. to convene into their Regular Planning Commission Meeting located in the Council Chambers.

Minutes of the Regular Meeting of the Riverdale City Planning Commission held Tuesday, June 11, 2019, at 6:30 p.m., at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present:	Commissioners:	Robert Wingfield, Chairman Steve Hilton, Commissioner Blair Jones, Commissioner Kathy Eskelsen, Commissioner Amy Ann Spiers, Commissioner Rikard Hermann, Commissioner Wanda Ney, Commissioner
	City Employees:	Mike Eggett, Community Development Jackie Manning, City Recorder
	Excused:	
	Visitors:	Dee Hansen

A. Welcome & Roll Call

The Planning Commission Meeting began at 6:30p.m. Chairman Wingfield welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were present.

B. Public Comment

Chairman Wingfield asked for any public comments and there were not any.

C. Presentations and Reports

Chairman Wingfield turned the time over to Mr. Eggett who reported the following:

- . Rezone request forthcoming – consent for a public hearing 4400 South
- . I-15 construction progression
- Chairman Wingfield thanked the city recorder for her efforts.

D. Consent Items

1. Consideration to approve meeting minutes from the Planning Commission Meeting held on May 28, 2019.

Chairman Wingfield asked for changes or corrections to the Planning Commission meeting minutes for the May 28, 2019 Work Session and Regular Meeting. There were no changes requested.

MOTION: Commissioner Jones moved to approve consent items meeting minutes as written. Commissioner Eskelsen seconded the motion.

There was no discussion regarding this motion.

CALL THE QUESTION: The motion passed unanimously.

E. Action Items

1. Consideration of recommendation to City Council for Final Site Plan approval of proposed Riverdale Retail/Restaurant Building, property located approximately 4104 Riverdale Road, Riverdale, Utah 84405; requested by The DRH Company and AWA Engineering Group.

Mr. Eggett summarized an executive summary which explained:

Mr. Eggett noted this matter appeared before the planning commission and the design review committee and received approval for the site plan elevation through the DRC and the preliminary site plan approval for pc.

The DRH Company, as represented by Dee Hansen and Eric Malmberg (project engineer), has applied for a Site Plan review of a new retail/restaurant building and supporting facilities redevelopment project located at approximately 4104 South Riverdale Road on the old Lighthouse Chevron building site. This parcel is zoned as the Community Commercial (C-2) zone and, therefore, will need to go through a conditional use review process tonight following this review. This site plan is being proposed for redevelopment on property that is adjacent to a furniture store, an apartment complex, and across from a church and gas station/convenience store. The property is currently owned by BN Riverdale, LLC. A public hearing is not required to consider this Site Plan proposal.

This Final Site Plan and Subdivision Plat review is regulated under City Code 10-25 “Development in All Zones”, and is affected by City Codes 10-10A “Community Commercial Zones (C-2)”, 10-11A “Light Manufacturing Use Zone (M-1)”, 10-14 “Regulations Applicable to All Zones”, 10-15 “Parking, Loading Space; Vehicle Traffic and Access”, 10-16 “Sign Regulations”, and 10-19 “ Conditional Uses”.

The proposed development parcel is located on property east of Riverdale Road and south of 300 West on property currently owned by BN Riverdale, LLC. The property is located in a C-2 zoned area and the requested use of a restaurant/café site and/or retail site is a conditional use in these zones.

Attached with this executive summary is a document entitled “Final Site Plan Review – Riverdale Retail Pad”; this is a supplementary document addressing items on the Preliminary Site Plan application document. Also attached, following this executive summary, are comments from the Public Works Director, the Police Chief, the Fire Inspector, and contracted City Engineer. The Planning Commission should discuss any concerns raised by these summaries.

The Planning Commission is encouraged to briefly discuss signage plans with the petitioner to better understand how site lighting and signage will work in this area; signage is regulated per City Code 10-16 (specifically section 8.(b.) for Commercial Districts); the applicant should be directed to adhere to this Code when contemplating signage. Signage information for this site has been provided in your packet.

Staff would encourage the Planning Commission to review this matter and then discuss with the petitioner

Concerns raised by staff and/or the Planning Commission. Staff would then recommend that the Planning Commission make a motion to provide a recommendation to City Council to approve the Riverdale Retail pad site plan proposal, approve the proposed site plan with any requested modifications, or not recommend City Council approval of the Riverdale Retail site plan. If a favorable recommendation is provided and the conditional use permit provided for this site plan proposed uses, then this matter could move forward to a future Final Site Plan approval consideration process with the City Council.

Mr. Eggett reviewed the planner review as well as the department reviews as seen in the packet. Mr. Eggett noted the fire chief’s comments with regard to what a group A2 occupancy and explained the fire sprinkler requirements for that type of occupancy. The applicants are aware of the requirements and have confirmed other than Starbucks, no other restaurants will be located within the pad.

City Engineer is out of the country at this time, which is why there was no documentation within the packet, but he gave a verbal agreement that he was comfortable with the applicant’s proposal.

Dee Hansen, the applicant, stated excited about this project and development to book end this area. This site has been a 3 year work in progress. Mr. Hansen felt this was the first step in maximizing that area. Mr. Hansen discussed the traffic flow and overall goal of connectivity.

Commissioner Spiers expressed appreciation for the foresight in addressing the traffic flow. Mr. Hansen stated eliminating an access flow along Riverdale road, utilize the Parrish furniture cross access, keep both accesses off of 300, reducing one of the sides, will also maintain an access up above the detainment wall, for cross circulation. Been working with Mike and Rodger to work with the cross access points in the future. Mr. Hansen believes he has addressed the flows.

Commissioner Ney asked if there was a time line for completion. Mr. Hansen stated they wanted Starbucks finished around mid-December. Commissioner Spiers asked about future cross road access, Mr. Hansen hopeful for the future. Commissioner Jones expressed questions in regards to traffic being congested by construction. Mr. Hansen stated they will work through it.

MOTION: Commissioner Hilton moved to recommend approval to the City Council regarding the Commissioner Herman seconded the motion.

There was no discussion regarding this motion.

ROLL CALL VOTE: All in favor, motion passed unanimously.

2. Consideration of Conditional Use Permit approval for restaurant, café, retail sales, and retail services use request in a Community Commercial (C-2) zone for property located approximately 4104 Riverdale Road, Riverdale, Utah 84405; requested by The DRH Company and AWA Engineering Group.

MOTION: Commissioner Jones moved to recommend approval to the City Council regarding the Commissioner Spiers seconded the motion.

There was no discussion regarding this motion.

ROLL CALL VOTE: All in favor, motion passed unanimously.

F. Discretionary Items

There were none.

G. Adjournment

MOTION: There being no further business to discuss, Commissioner Eskelsen moved to adjourn the meeting. Commissioner Spiers seconded the motion; all voted in favor.

The meeting adjourned at 6:50 PM.

_____
Robert Wingfield
Planning Commission Chair

_____
Shalee Evans
City Recorder

Date Approved: _____

Planning Commission Work Session Meeting, June 25, 2019

Minutes of the **Work Session** of the Riverdale City **Planning Commission** held Tuesday, June 25, 2019 at 6:00 p.m., at the Civic Center in the Administrative Offices, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present:	Commissioners:	Robert Wingfield, Chairman Kathy Eskelsen, Commissioner Rikard Hermann, Commissioner Steve Hilton, Commissioner Wanda Ney, Commissioner
	Absent:	Amy Ann Spiers, Commissioner Blair Jones, Commissioner
	City Employees:	Mike Eggett, Community Development

The Planning Commission Work Session meeting began at 6:00 p.m. Chairman Wingfield welcomed the Planning Commissioners to the Work Session and stated for the record that all were in attendance, with the exception of Commissioner Spiers and Commissioner Hermann.

Presentations and Reports:

Chairman Wingfield turned the time over to Mike Eggett, the Community Development Director who reported the following:

- New city recorder, Shalee Evans, starts on July 1, 2019.
- R5 Re-zone request was approved by city council.
- Besst Realty group is close to opening.
- Crumbl cookie has final inspection and hopes to be open next week.
- Lunchbox wax had final inspection and will be open soon.
- Brant property is under contract with RDA.

There was a discussion regarding a prior rezone request. Mike Eggett noted that the rezone was approved through the City Council.

Consent Items:

Chairman Wingfield asked about any discussion regarding the consent item, Set Public Hearing for Rezone Request for properties located at approximately 881 W 4400 S, Riverdale, Utah from Single-Family and Single-Family with Rental Unit Residential (R-2) to Single-Family Residential (R-1-6) zoning; requested by Eva Panunzio.

Mike Eggett explained that the request is strictly a rezone request. They are requesting a rezone from R-2 to R1-6 with a PUD Overlay. He noted that it is all the Panunzio family property.

Discretionary Items:

Mike Eggett did a training for the planning commissioners over policies.

Adjourn:

Having no further business to discuss the Planning Commission adjourned at 6:28 p.m. to convene into their Regular Planning Commission Meeting located in the Council Chambers.

Minutes of the Regular Meeting of the Riverdale City Planning Commission held Tuesday, June 25, 2019, at 6:30 p.m., at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present:	Commissioners:	Robert Wingfield, Chairman Steve Hilton, Commissioner Kathy Eskelsen, Commissioner Rikard Hermann, Commissioner Wanda Ney, Commissioner
	City Employees:	Mike Eggett, Community Development
	Excused:	Amy Ann Spiers, Commissioner Blair Jones, Commissioner
	Visitors:	

A. Welcome & Roll Call

The Planning Commission Meeting began at 6:30p.m. Chairman Wingfield welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were present.

B. Public Comment

Chairman Wingfield asked for any public comments and there were not any.

C. Presentations and Reports

Chairman Wingfield turned the time over to Mr. Eggett who reported the following:

- New city recorder, Shalee Evans, starts on July 1, 2019.
- R5 Re-zone request was approved by city council.
- Besst Realty group is close to opening.
- Crumbl cookie has final inspection and hopes to be open next week.
- Lunchbox wax had final inspection and will be open soon.
- Brant property is under contract with RDA.

D. Consent Items

1. Set Public Hearing for Rezone Request for properties located at approximately 881 W 4400 S, Riverdale, Utah from Single-Family and Single-Family with Rental Unit Residential (R-2) to Single-Family Residential (R-1-6) zoning; requested by Eva Panunzio.

Mike Eggett explained that the request is strictly a rezone request. They are requesting a rezone from R-2 to R1-6 with a PUD Overlay. He noted that it is all the Panunzio family property.

Hugh Parke stated that he thought this meeting was for the rezone approval. He explained the request and that they have also done the Mitchell farms project. They are wanting to do single family homes.

MOTION: Commissioner Hilton moved to set a public hearing for July 9, 2019. Commissioner Eskelson seconded the motion.

The motion passes.

E. Action Items

There were no action items.

F. Discretionary Items

No discretionary items.

G. Adjournment

MOTION: There being no further business to discuss, Commissioner Eskelsen moved to adjourn the meeting. Commissioner Ney seconded the motion; all voted in favor.

The meeting adjourned at 6:38 PM.

_____
Robert Wingfield
Planning Commission Chair

_____
Shalee Evans
City Recorder

Date Approved: _____

Minutes of the **Work Session** of the Riverdale City **Planning Commission** held Tuesday, August 27, 2019 at 6:00 p.m., at the Civic Center in the Administrative Offices, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present:	Commissioners:	Robert Wingfield, Chairman Kathy Eskelsen, Commissioner Blair Jones, Commissioner Steve Hilton, Commissioner Wanda Ney, Commissioner Amy Ann Spiers, Commissioner – 6:04 p.m.
	Absent:	Rikard Hermann, Commissioner
	City Employees:	Mike Eggett, Community Development Shalee Evans, City Recorder

The Planning Commission Work Session meeting began at 6:00 p.m. Chairman Wingfield welcomed the Planning Commissioners to the Work Session and stated for the record that all were in attendance, with the exception of Commissioner Hermann.

Presentations and Reports:

Chairman Wingfield turned the time over to Mike Eggett, the Community Development Director who reported the following:

- Zao (Asian Café) has received issuance of their building permit.
- Scandinavian Designs has submitted their building plans.
- City staff has a meeting with UDOT discussing 5600 South on September 5th.

Consent Items:

Chairman Wingfield asked for any changes or corrections to the minutes for August 13, 2019 Regular and Work Session Planning Commission meeting. There were no requested changes.

Action Items:

Chairman Wingfield invited discussion regarding the action items, a public hearing and consideration to forward recommendation to the city council regarding a public hearing to receive and consider comments regarding the proposed amendments to Municipal Code 10-14-11 “Swimming Pool, Swim Spa and Hot Tub, Family”.

There was a brief discussion from Mike Eggett and the commissioners regarding the process of how the city came to the 7 feet code. Mike Eggett noted that he spoke with other department heads within the city and noted their comments.

Mike Eggett went over the executive summary which explained During the City Council meeting on July 16, 2019, public commentary was provided by resident Mike Loughton regarding the swimming pool ordinances, as found in Title 10, Chapter 14, Section 11. During his commentary he requested that the City reevaluate the setback requirement for the location of a swimming pool on a residential dwelling lot. He requested that the City consider changing the setback standard from 7 feet to 5 feet from any interior property line.

At the conclusion of his commentary, the Council was asked for a consent vote to decide if this would be a matter for further discussion in the future. On August 6, 2019, the City Council briefly discussed this request, and at the conclusion of the discussion in the matter, the Council by consent vote sent this matter to the Planning Commission for discussion and review.

There was a brief discussion about other cities codes, and what their setback standards were. Mike Eggett spoke about Roy city, Washington Terrace, South Ogden and Ogden city. He noted that cities are either 5 feet or 10 feet setbacks. Commissioner Eskelson asked about PUE’s and if there needs to be additional wording in this request. Commissioner Hilton asked if the city heard from any neighbors of the gentleman requesting the setback change. Mike Eggett stated that there has been no calls or comments from neighbors.

Discretionary Items:

Chairman Wingfield asked if there are any discretionary items. Mike Eggett did a training for the Planning Commissioners on how to be effective, and how to work well with other members of Riverdale city.

Adjourn:

Having no further business to discuss the Planning Commission adjourned at 6:28 p.m. to convene into their Regular Planning Commission Meeting located in the Council Chambers.

Minutes of the Regular Meeting of the Riverdale City Planning Commission held Tuesday, August 27, 2019, at 6:30 p.m., at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present:	Commissioners:	Robert Wingfield, Chairman Steve Hilton, Commissioner Blair Jones, Commissioner Kathy Eskelsen, Commissioner Amy Ann Spiers, Commissioner Wanda Ney, Commissioner
	City Employees:	Mike Eggett, Community Development Shalee Evans, City Recorder
	Excused:	Rikard Hermann, Commissioner
	Visitors:	Jessica Fiveash

A. Welcome & Roll Call

The Planning Commission Meeting began at 6:31p.m. Chairman Wingfield welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were present with exception of Commissioner Hermann, who was excused.

B. Public Comment

Chairman Wingfield asked for any public comments.

Jessica Fiveash introduced herself to the Planning Commissioners, and stated that she is running for City Council.

C. Presentations and Reports

Chairman Wingfield turned the time over to Mr. Eggett who reported the following:

- Zao (Asian Café) has received issuance of their building permit.
- Scandinavian Designs has submitted their building plans.
- City staff has a meeting with UDOT discussing 5600 South on September 5th.

D. Consent Items

1. Consideration to approve meeting minutes from the Planning Commission Meeting held on August 13, 2019.

Chairman Wingfield asked for changes or corrections to the Planning Commission meeting minutes for the August 13, 2019 Work Session and Regular Meeting. There were no changes requested.

MOTION: Commissioner Eskelson moved to approve consent items meeting minutes as written. Commissioner Spiers seconded the motion.

There was no discussion regarding this motion.

E. Action Items

1. A. Public Hearing: to receive and consider comments regarding the proposed amendments to Municipal Code 10-14-11 "Swimming Pool, Swim Spa and Hot Tub, Family".

MOTION: Commissioner Eskelson moved to open the public hearing, Commissioner Hilton seconded the motion.

There were no public comments made.

MOTION: Commissioner Hilton moved to close the public hearing, Commissioner Eskelson seconded the motion.

There was no discussion regarding this motion.

B. Consideration to forward recommendation to the City Council regarding proposed amendments to Municipal Code 10-14-11 "Swimming Pool, Swim Spa, and Hot Tub, Family".

Mike Eggett went over the executive summary which explained, During the City Council meeting on July 16, 2019, public commentary was provided by resident Mike Loughton regarding the swimming pool ordinances, as found in Title 10, Chapter 14, Section 11. During his commentary he requested that the City reevaluate the setback requirement for the location of a swimming pool on a residential dwelling lot. He requested that the City consider changing the setback standard from 7 feet to 5 feet from any interior property line.

At the conclusion of his commentary, the Council was asked for a consent vote to decide if this would be a matter for further discussion in the future. On August 6, 2019, the City Council briefly discussed this request, and at the conclusion of the discussion in the matter, the Council by consent vote sent this matter to the Planning Commission for discussion and review.

On August 13, 2019, this matter was set for a public hearing and to be reviewed by the Planning Commission for tonight's meeting. The public hearing regarding this proposed code amendment has been posted and advertised in accordance with State Code. No public comments have otherwise been provided.

Commissioner Ney asked about the wording of the ordinance, and if it needs to clarify 'water's edge' or not. Mike Eggett noted that he can add in the code that it will state 'measured from water's edge'.

MOTION: Commissioner Hilton moved to forward a favorable approval to the City Council regarding proposed amendments to Municipal Code 10-14-11 "Swimming Pool, Swim Spa, and Hot Tub, Family". Commissioner Eskelson seconded the motion.

ROLL CALL VOTE: Commissioners Jones, Hilton, Ney, Spiers, Eskelson and Wingfield all voted in favor of the motion.

F. Discretionary Items

Chairman Wingfield invited discussion.

Mike Eggett noted that they can still register for city planner's day if any of the commissioners want to attend.

G. Adjournment

MOTION: There being no further business to discuss, Commissioner Spiers moved to adjourn the meeting. Commissioner Eskelson seconded the motion; all voted in favor.

The meeting adjourned at 6:50PM.

_____
Robert Wingfield
Planning Commission Chair

_____
Shalee Evans
City Recorder

Date Approved: _____

RIVERDALE CITY
PLANNING COMMISSION AGENDA
October 22, 2019

AGENDA ITEM: D2

SUBJECT: Set Public Hearing for proposed General Plan amendments to the Alternative Land Uses and Transportation elements of the Riverdale City General Plan; requested by the Riverdale City Community Development Department.

PRESENTER: Mike Eggett, Community Development Director

INFORMATION:

BACK TO AGENDA

RIVERDALE CITY
PLANNING COMMISSION AGENDA
October 22, 2019

AGENDA ITEM: E1

SUBJECT: Discussion regarding proposed General Plan amendments to the Alternative Land Uses and Transportation elements of the Riverdale City General Plan. No action to be taken.

PRESENTER: Mike Eggett, Community Development Director

INFORMATION:
a. Exec Summ SB 34 Gen Plan Amend
b. SB 34 Summary – WFRC
c. WorkVers – RiverdaleGeneralPlanLandUses
d. TRANSPORT GP ME prop changes 20191007 (draft)

BACK TO AGENDA

Planning Commission
Executive Summary

For the Commission meeting on: 10-22-2019

Petitioner: Community Development and Other Respective City Departments

Summary of Proposed Action

During the most recent legislative session earlier this year, the State Legislature passed Senate Bill 34 which is entitled "Affordable Housing Modifications (4th Substitute)". This bill has established requirements for cities and counties to revise their General Plan documents to incorporate required amendments to the land use, transportation and traffic circulation, and moderate income housing elements of their respective general plans. This bill also requires cities and counties to prepare annual reporting and review of the moderate income housing plan to be submitted to the Department of Workforce Services, local Association of Governments group, and the Metropolitan Planning Organization for our area, in addition to posting this report on our city website.

As a result of all of these newly established requirements, we have been tasked with working on proposed updates of these General Plan elements and then reviewing these proposed General Plan Amendments to the Land Use section and the Transportation section of the Riverdale City General Plan. The Moderate Income Housing Plan was updated in full last year and should cover the requirement for the update to this section to occur by or before December 1, 2019. However, we will start doing annual reports on this plan starting next year.

This matter is required to be reviewed with a public hearing element, which has been placed on tonight's consent agenda for your consideration to be scheduled on November 12, 2019.

Following the consent agenda, it is recommended that the Planning Commission review the attached documentation and proposed amendments to these elements of the General Plan, in an effort to verify that appropriate measures have been taken to identify respective housing updates in each of these areas of study within the Plan.

At the conclusion and the discussion of the proposed amendments and following the consent agenda considerations, there will be no action required to be taken in this matter. This matter will thereafter be discussed further on November 12, 2019.

Title 10 Ordinance Guidelines (Code Reference)

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)

City Staff has also included in your packet a brief summary of Senate Bill 34 from the 2019 legislative session for your use and review in this matter.

Staff would encourage the Planning Commission to discuss this matter and provide suggestions for revisions or changes, if any, to the proposed language amendments for this discussion. This matter will then further be discussed on November 12, 2019, given that the public hearing is scheduled for that evening.

General Plan Guidance (Section Reference)

General Plan guidance is not applicable in this matter as we are discussing amendments to the General Plan as part of this process.

Legal Comments – City Attorney

Steve Brooks, Attorney

Administrative Comments – City Administrator

Rodger Worthen, City Administrator

March 22, 2019

Summary of SB 34 Affordable Housing Modifications (4th Substitute)

Sen. Jake Anderegg / Rep. Val Potter

Summary: SB34 encourages local communities to plan for housing for residents of all income levels, and coordinate that housing with transportation. Communities are required to develop a moderate income housing (MIH) plan as part of their general plan. Communities that are required to annually report on their MIH plan implementation must satisfy these requirements to remain eligible for state transportation investments.

Revisions to required elements of municipal and county general plans:

Land Use element must now consider location of land for housing for residents of various income levels in addition to the other categories of public and private uses of land (line 481 for municipalities; 1172 for counties).

Transportation and Traffic Circulation element:

- "Provide the general location and extent" of active transportation facilities in addition to freeways, arterial and collector streets, public transit, and other modes of transportation (491; 1182).
- Plan residential and commercial development around "major transit investment corridors" to improve connections between housing, employment, education, recreation, and commerce (494; 1185).
  - Defines "major transit investment corridor" as public transit service that uses or occupies: (a) public transit rail right-of-way; (b) dedicated road right-of-way for the use of public transit, such as bus rapid transit; or (c) fixed-route bus corridors subject to an interlocal agreement or contract between a municipality or county and (i) a public transit district as defined in Section 17B-2a-802, or (ii) an eligible political subdivision as defined in Section 59-12-2219 (246; 858).
  - Municipalities without a major transit investment corridor must plan for residential and commercial development in areas that maintain and improve these connections (498).
- Correlate the transportation plan with population and employment projections, and the proposed land use element (502, 1188).
- Consider the regional transportation plan developed by the region's metropolitan planning organization (MPO); if outside an MPO, consider the long-range transportation plan developed by UDOT (575; 1258).

Moderate Income Housing (MIH) element:

- ***Municipalities/counties covered:*** Utah Code has long required municipalities and counties to plan for moderate income housing growth. SB34 requires, by December 1, 2019, the following municipalities and counties to update and adopt the moderate income housing element of their general plan (444; 1074), and annually report on implementation (614; 1296):
  - all municipalities of the 1st, 2nd, 3rd, and 4th class;
  - cities of the 5th class with a population of 5,000 or more that are located in counties of the 1st, 2nd, and 3rd class;
  - metro townships with a population of 5,000 or more; and
  - all counties must plan and adopt a MIH element including strategies from the 'menu' (see below) but only counties of the 1st, 2nd, and 3rd class with an unincorporated population of 5,000 or more must annually report on implementation.
- Facilitate a reasonable opportunity for a variety of housing including MIH and shall now 1) meet the needs of people of various income levels living, working, or desiring to live or work in the community (509; 1198); 2) "allow people with various incomes to benefit from and participate in all aspects of neighborhood and community life" (511; 1200); 3) towns may and cities shall analyze how they will provide a realistic opportunity for the development of MIH within 5 years for cities (513) and within the planning horizon for counties (1203).

WASATCH FRONT REGIONAL COUNCIL

UTAH LEAGUE OF CITIES AND TOWNS

UDOT – New Prioritization Process Document

- ***Menu***: Shall include a recommendation to implement 3 or more of the following strategies, aka the 'menu' (518; 1205):
  - (A) rezone for densities necessary to assure the production of MIH
  - (B) facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of MIH
  - (C) facilitate the rehabilitation of existing uninhabitable housing stock into MIH
  - (D) consider general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the city
  - (E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones
  - (F) allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers
  - (G) encourage higher density or moderate income residential development near major transit investment corridors
  - (H) eliminate or reduce parking requirements for residential development where a resident is less likely to rely on their own vehicle, e.g. residential development near major transit investment corridors or senior living facilities
  - (I) allow for single room occupancy developments
  - (J) implement zoning incentives for low to moderate income units in new developments
  - (K) utilize strategies that preserve subsidized low to moderate income units on a long-term basis
  - (L) preserve existing MIH
  - (M) reduce impact fees, as defined in Section 11-36a-102, related to low and MIH
  - (N) participate in a community land trust program for low or MIH
  - (O) implement a mortgage assistance program for employees of the municipality or of an employer that provides contracted services to the municipality
  - (P) apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of MIH
  - (Q) apply for or partner with an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity
  - (R) apply for or partner with an entity that applies for affordable housing programs administered by the Department of Workforce Services
  - (S) apply for or partner with an entity that applies for programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act [not in county list of recommendations]
  - (T) apply for or partner with an entity that applies for services provided by a public housing authority to preserve and create MIH
  - (U) apply for or partner with an entity that applies for programs administered by a metropolitan planning organization or other transportation agency that provides technical planning assistance
  - (V) utilize a MIH set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency
  - (W) any other program or strategy implemented by the municipality to address the housing needs of residents of the municipality who earn less than 80% of the area median income

- In addition to the recommendations required above, municipalities that have a "fixed guideway public transit station" shall include a recommendation to implement either "G" or "H" (568) [not required for counties].

- ***Annual reporting and review of the moderate income housing plan***: The municipal/county legislative body shall annually review their MIH plan and implementation of that plan; prepare and post a report of their findings on their website; and send the report to Dept. of Workforce Services, AOG, and MPO if applicable (612; 1294).
  - The report shall include: a) revised estimate of the need for MIH in the next 5 years; b) description of progress made to provide MIH by analyzing and publishing data on the # of housing units that are at or below 80%, 50%, and 30% adjusted median family income; c) description of efforts to utilize a MIH set-aside from community reinvestment agency, redevelopment agency, or community development and renewal agency; d) description of the implementation of the MIH recommendations aka 'menu'.
  - Requires the DWS Division of Housing and Community Development to (i) assist in the creation of the MIH reports, and (ii) evaluate the reports for purposes of determining eligibility for state transportation funds. Gives DWS rulemaking authority to develop the evaluation process (1414).

Revisions to Olene Walker Housing Loan Fund (1325): SB34 did not provide any additional funding for housing. Revises Olene Walker Housing Loan Fund board to add 1 member w/expertise in transit-oriented development and 1 member who represents rural interests. The board must hold two public input meetings each year, once in a rural area. Allows fund money to be used to purchase land for low-income housing (1388).

Revisions to state transportation funding:

- Adds access to educational facilities and MIH to the prioritization process for new transportation capacity projects administered by the Utah Transportation Commission (1749).
- State Transportation Investment Fund (TIF) or Transit Transportation Investment Fund (TTIF) funds may not be used in a municipality or unincorporated county that has failed to adopt a MIH plan or has failed to report on implementation of their MIH plan as determined by DWS. TIF funds can still be used for a limited-access facility, but not for construction, reconstruction, or renovation of an interchange. TTIF funds can still be used for a multi-community fixed-guideway public transportation project, but not for the construction, reconstruction, or renovation of a station (1808).

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:

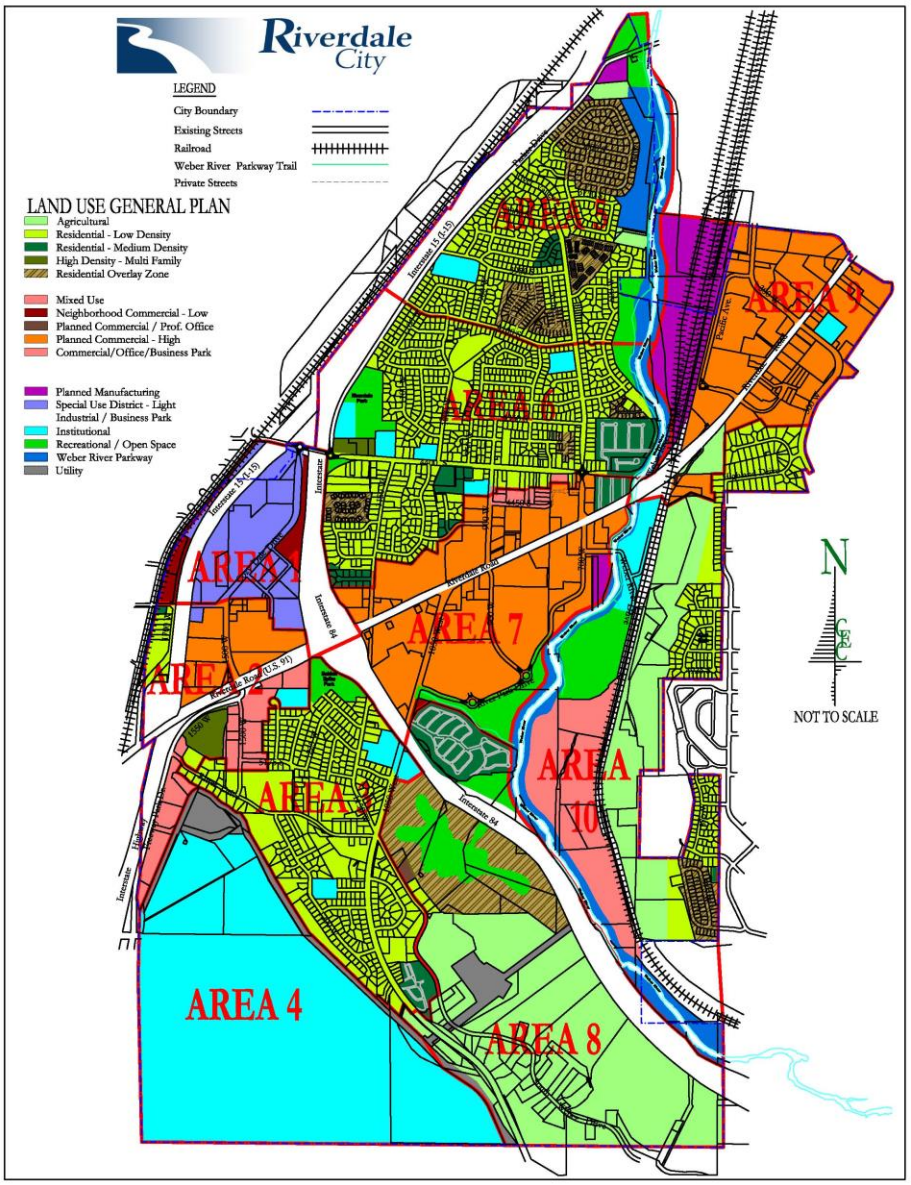
- Riverdale Master Development Plan 1972-2010
- Comprehensive Plan-Riverdale-University of Utah Planning Practicum-1987
- Riverdale City Strategic Plan 1995-2014
- Riverdale Municipal Ordinance Code, 2014
- Planning and Zoning Administration in Utah, Center for Public Policy and Administration, University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

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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 7th, 2007, September 16th, 2008, December 2nd, 2008, ~~and~~ December 21st, 2010, and September 2nd, 2014.

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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.

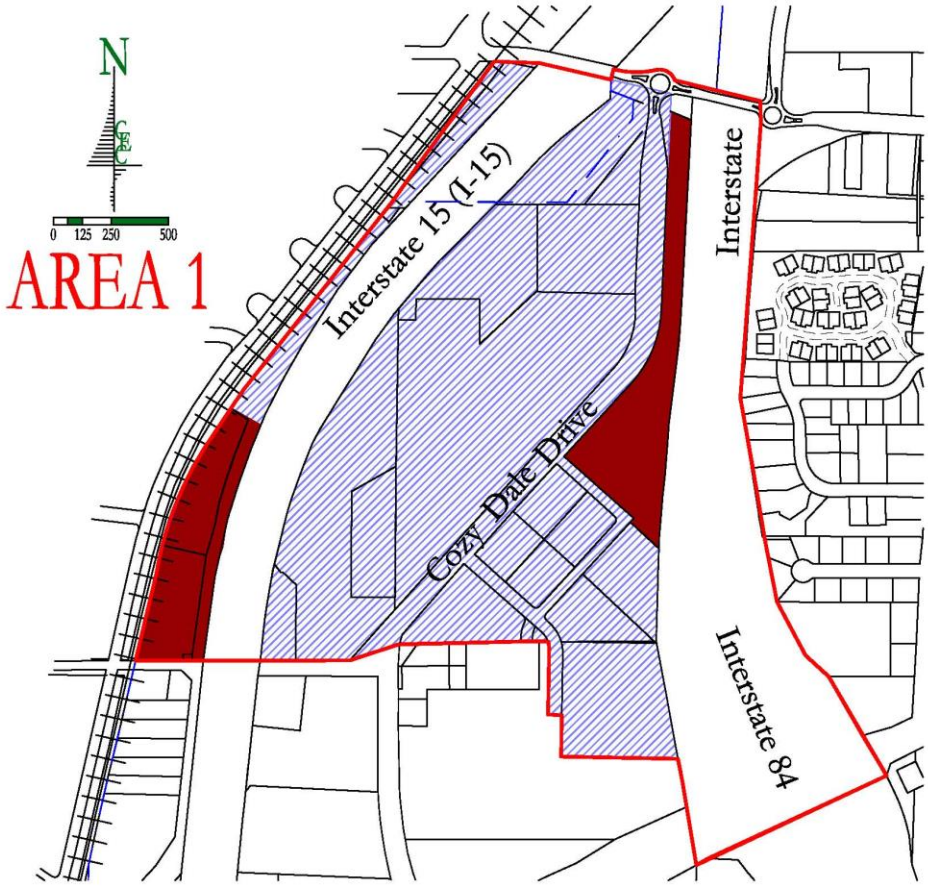
The following are analyses of specific problematic areas within the City.

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
- 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

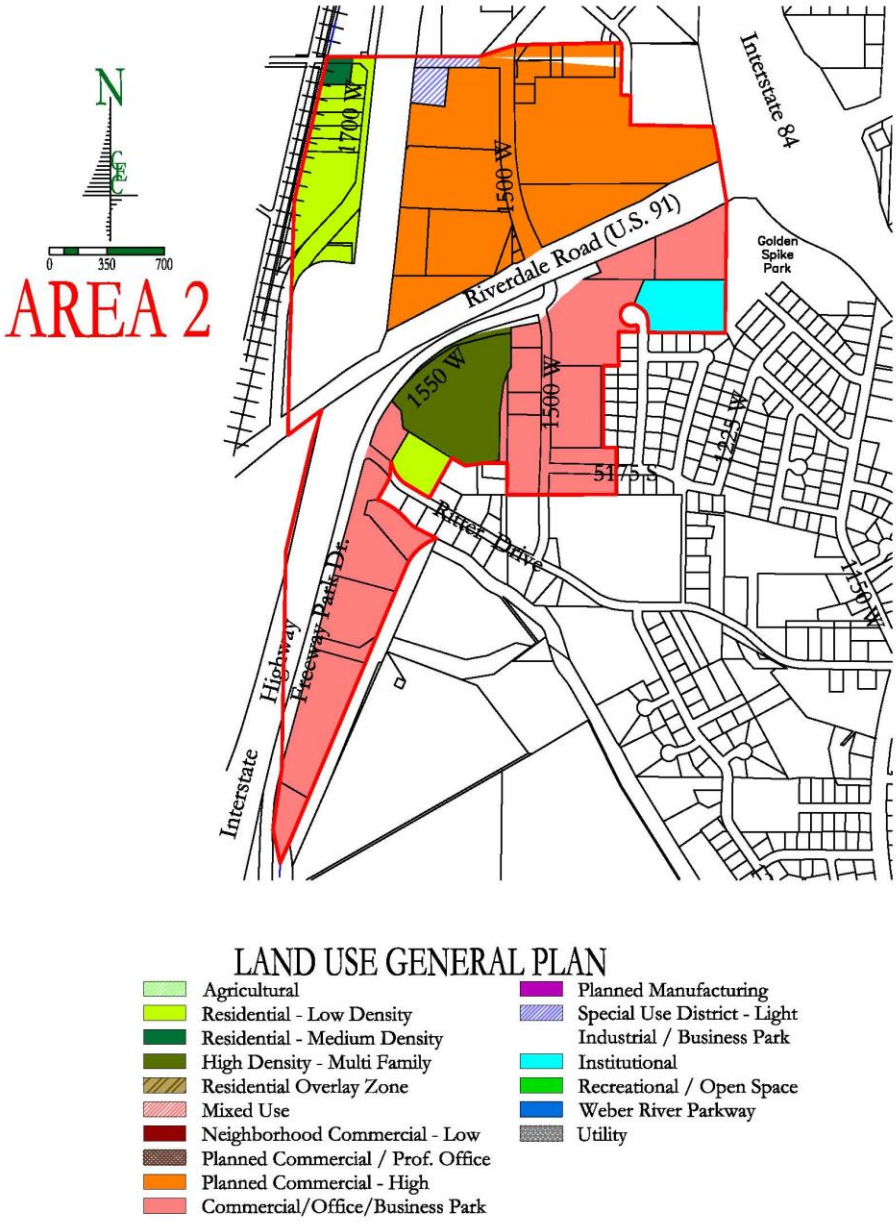
AREA TWO

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, including a lesser housing component, 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~~JLT Investments, the Ford properties~~y~~, the Reeve Engineering 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~~Riverdale ~~a~~Assisted ~~l~~Living Center facility to be located along Ritter Drive, which could have additional impact on this area and provide variable housing opportunities for aging populations. 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 and Freeway Park Drive 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



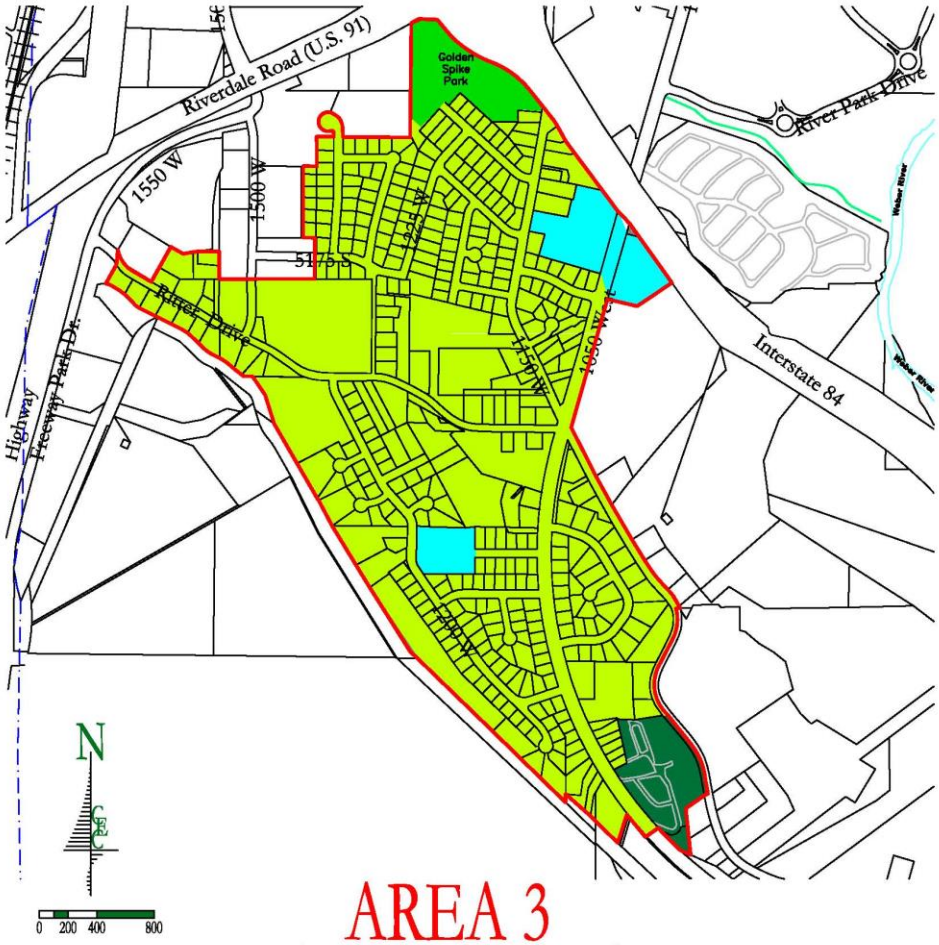
AREA THREE

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~~Utah Military Academy 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 has also been some discussion of potential senior living facilities, memory care facilities, etc. on properties located along the western end of Ritter Drive on the north side of the road. These facilities could provide alternative living options for aging populations within the community. 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

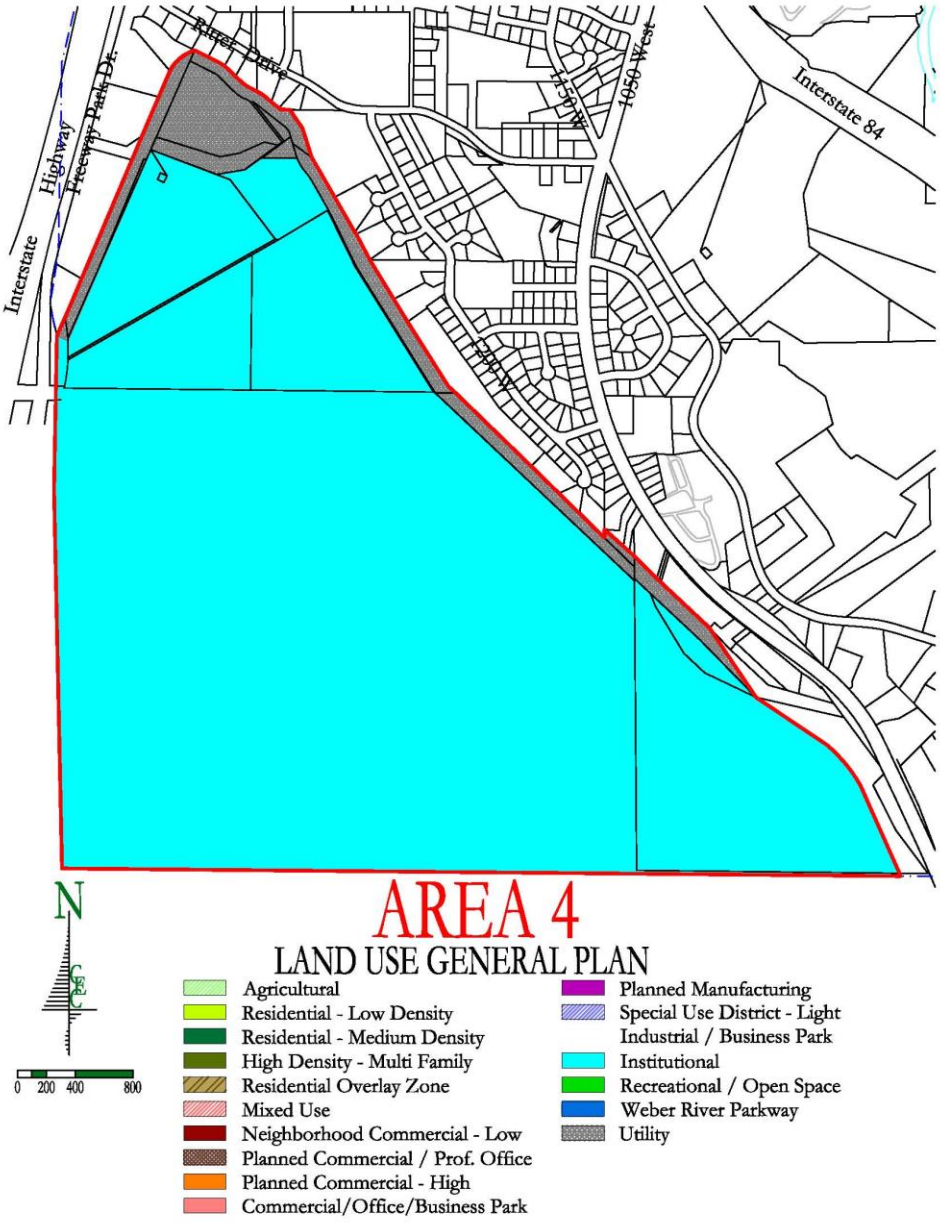


AREA FOUR

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 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.

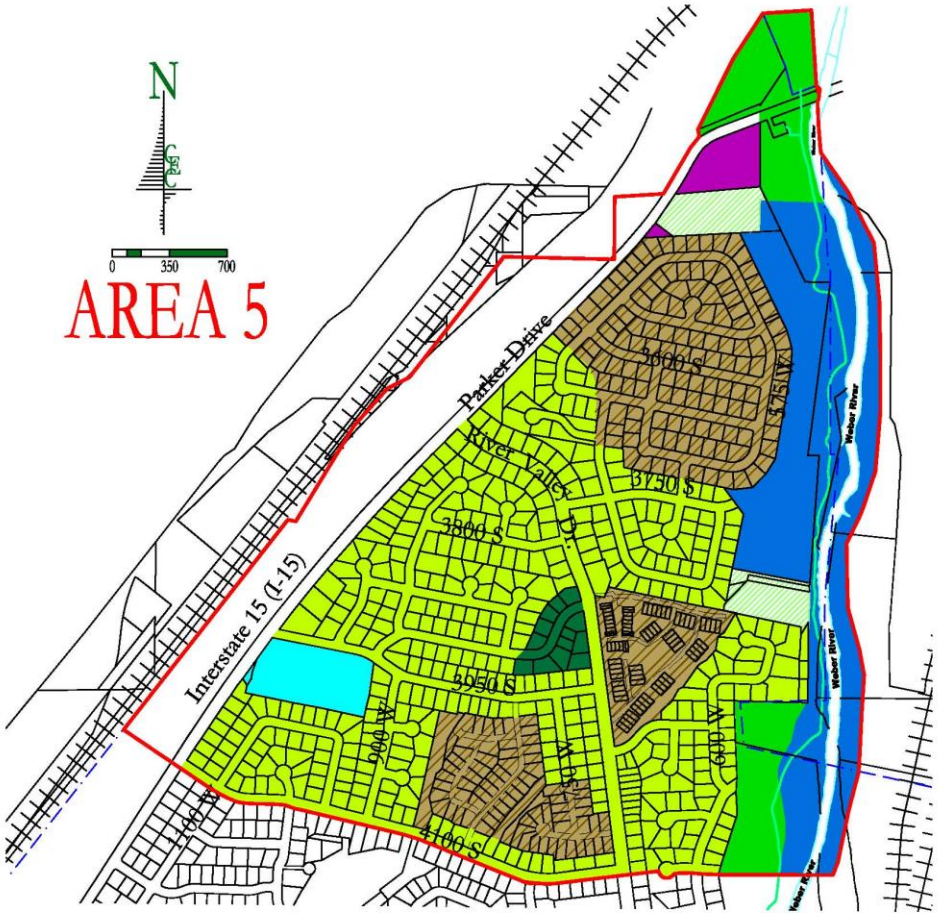
This area, is adjacent to the Weber River, and a portion of this area includes the Weber River Trail System and a main trailhead on the north for this trail system. This area also has the potential for a future ~~planned~~ trailhead expansion location ~~across Parker Drive in Ogden City limits~~at the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

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 or 4150 South located between 1000 West and 950 West.

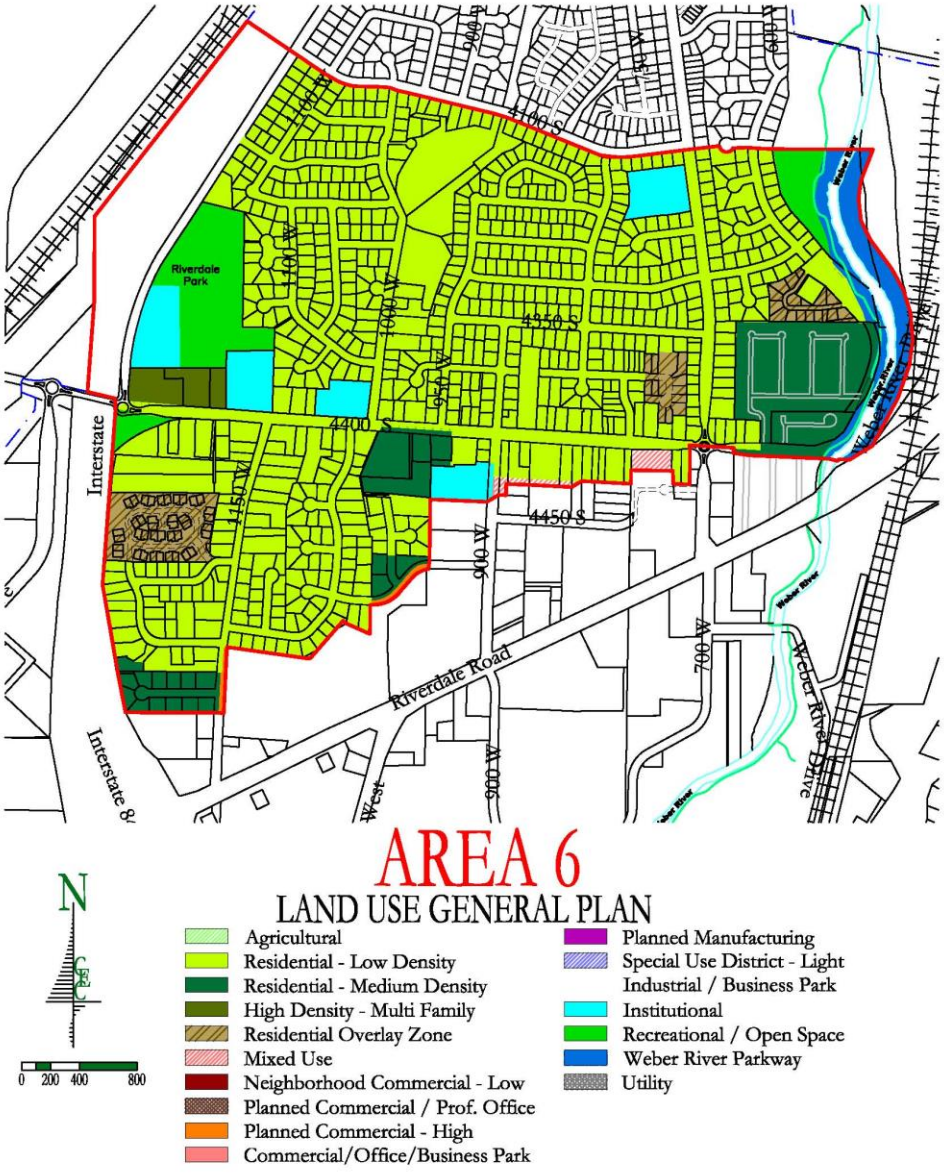
The Weber River Trail system is located in this area as well. It is recommended that the open space along the Weber River be kept as a natural habitat/open space (not a park) as the Hundred Year Floodplain becomes part of the Weber River Parkway. No access from the neighborhood or parking shall be provided, 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 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 Schneiter'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. Additionally, a single-family residential patio home development project has been developed in this area at 785 West 4450 South. This residential development is located in a Planned Unit Residential Development overlay district and the residences are subject to a homeowner's association. 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.

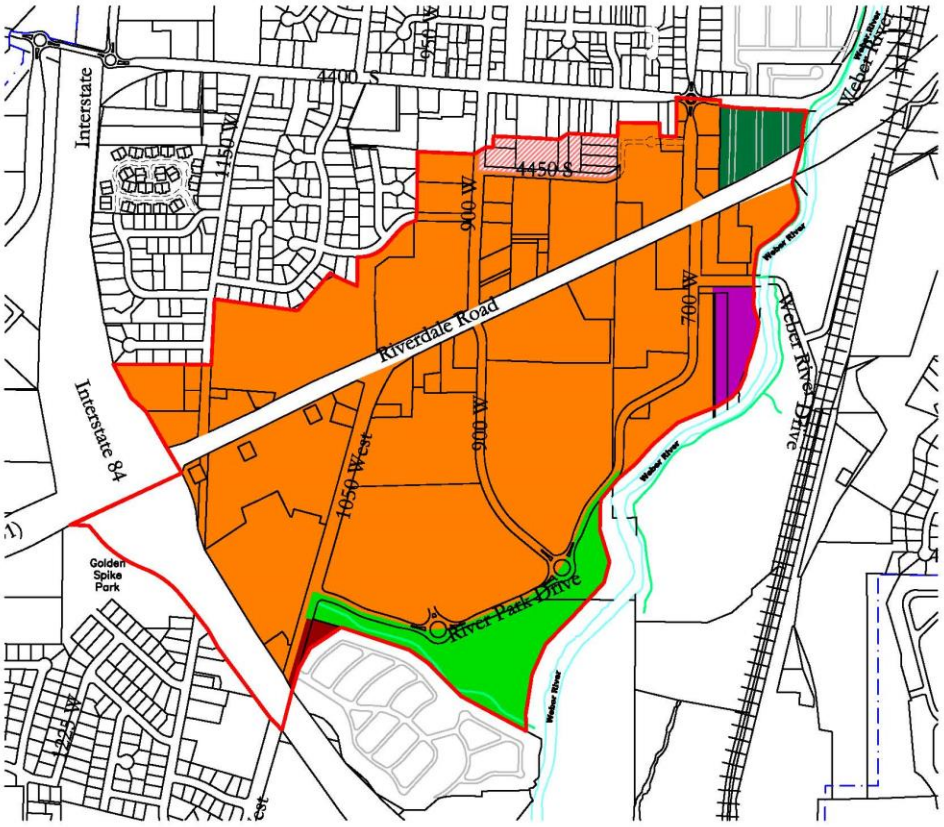
There is an existing gas station/convenience store on the east side of 700 West and Riverdale Road and a small retail/office shopping plaza on the west side of 700 West that is in the Planned Commercial High land use category. There is also a section of residential medium density in the northeast of this area, along 4400 South and near 700 West, which has potential to be converted to a planned commercial use in the future. A future transition in housing options on the modular home park in this area (at approximately 650 West 4400 South) may also make sense in order to accommodate potential alternative multi-housing options at the modular home park location. 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 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 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
- 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

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 Schneiter'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.

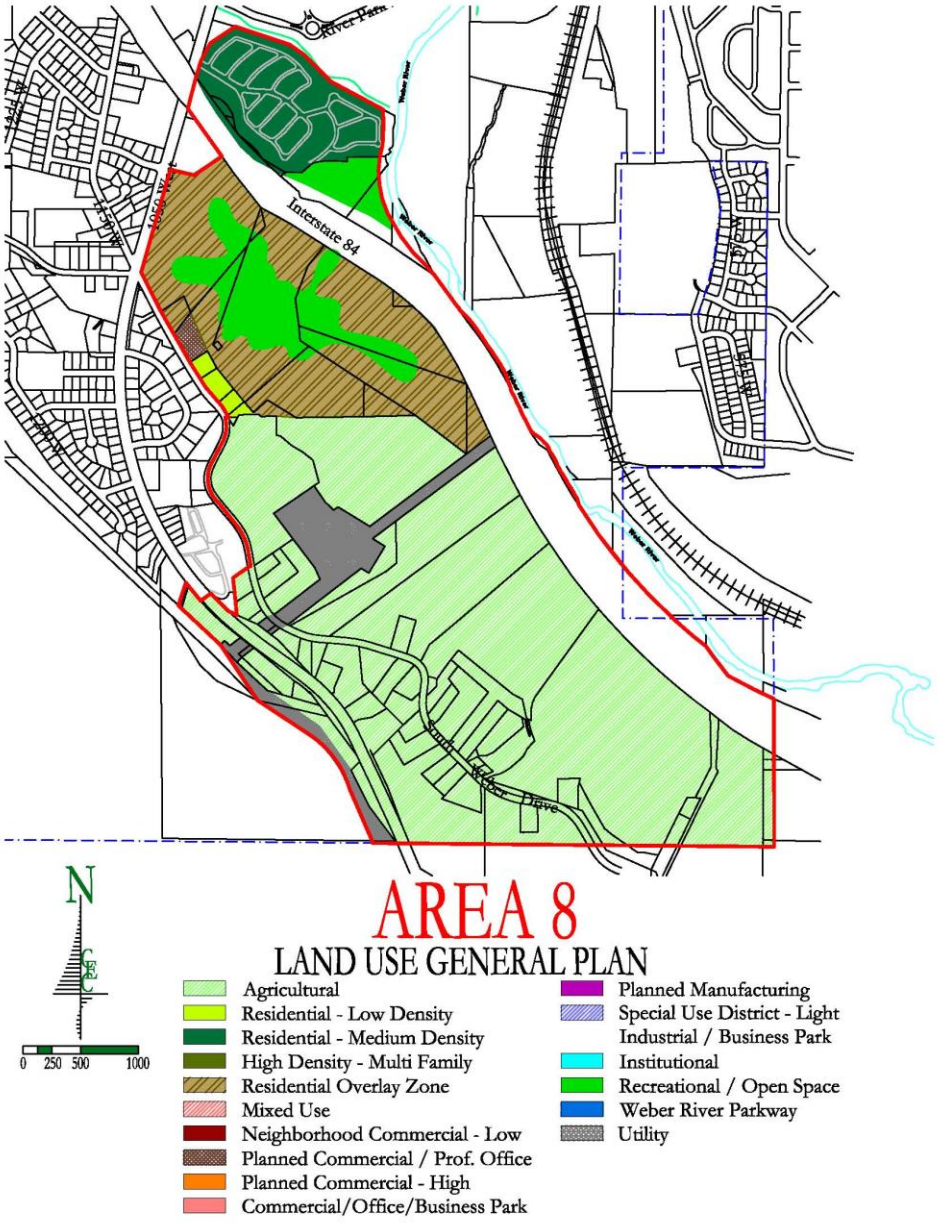
The area south of the golf course, along South Weber Drive, is presently zoned Agriculture and remains as such on the Master Land Use Plan because approximately one third of the area is in the Hill Air Force Base runway Accident Potential Zone (APZ). The Federal government has purchased development rights 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 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 small portion of the 550 West RDA area may accommodate new opportunities for additional housing development in future of this RDA area. Additionally, other housing development opportunities may be available along the northwest end of 300 West just south of the Newgate Mall parking lot. 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.

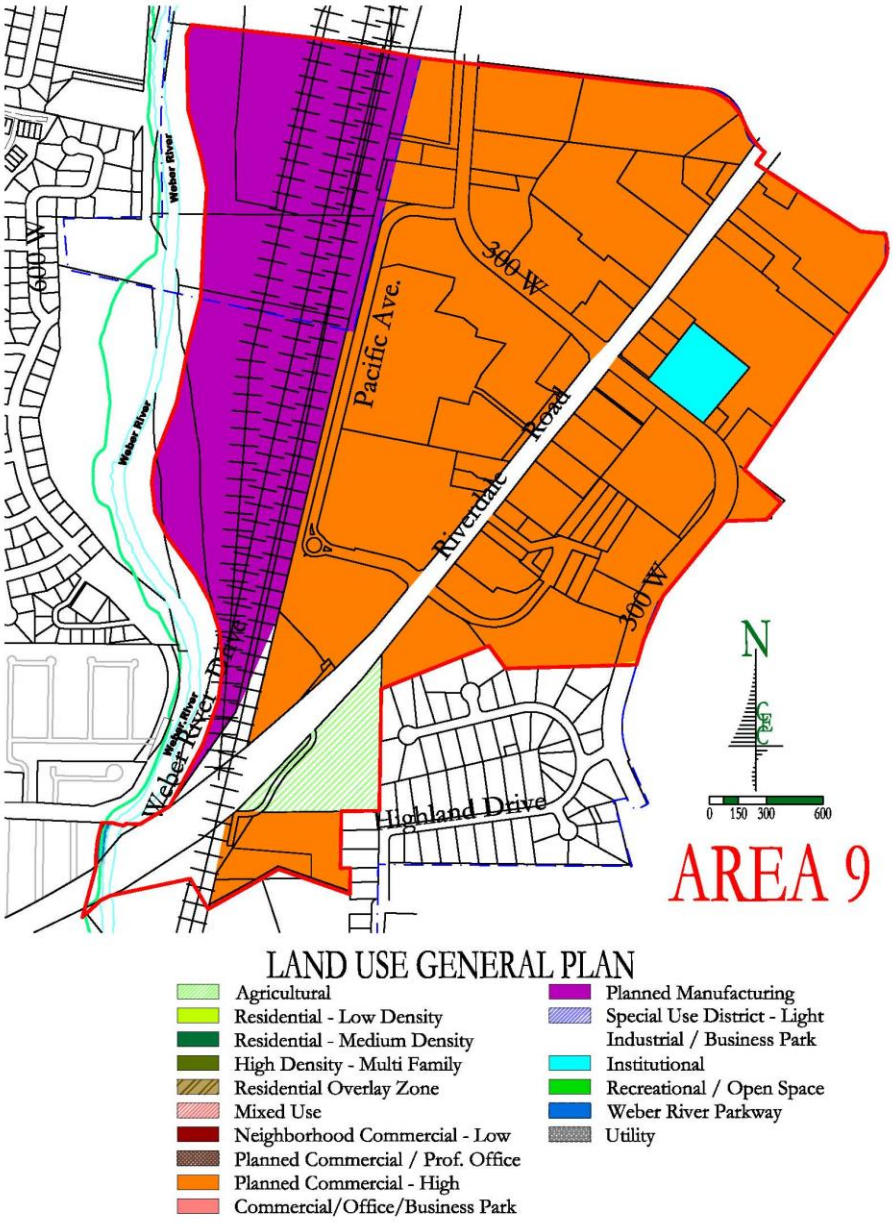
- Locate parking facilities to minimize their visual impact.

- 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 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.

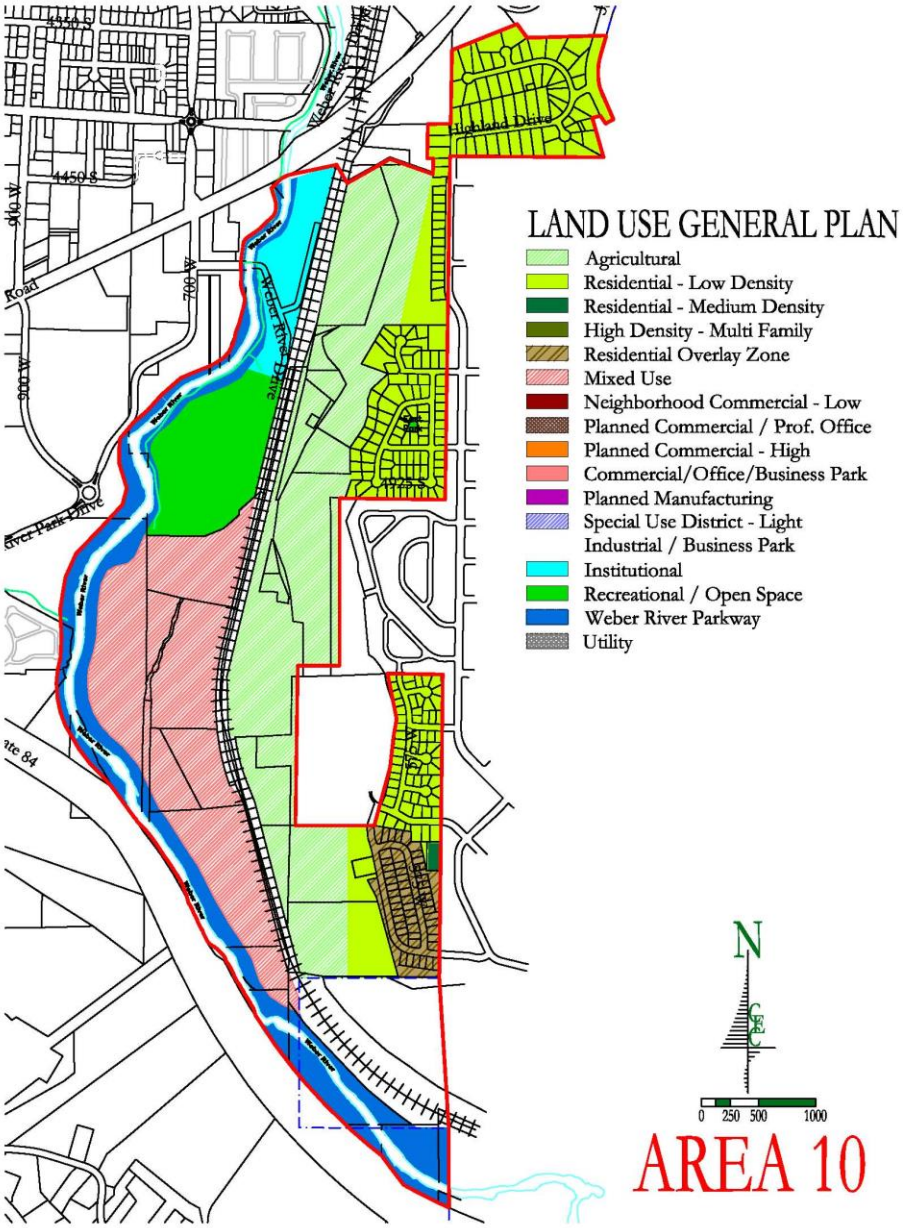
There has been a great amount of discussion in previous years to consider the development of a major recreational facility/park in this location. An active recreational park facility like this could include baseball fields, soccer fields, enhanced picnic areas and so forth as a part of this proposed city complex.

The Mixed Use property to the south has recently been acquired by a new property development and land management group. The ~~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, the new property owners have discussed the option of variable housing development opportunities in this area in the form of mutli-family, townhomes, and single-family residential options. ~~t~~There has been a great deal of discussion from the City leadership to look at ~~other~~ all potential development options for

this mixed use development area~~in the event that the current owners no longer desire to utilize this property for any mixed use development~~. The biggest challenge to the development of this area will be the need to develop a new bridge access from 900 West over the Weber River connecting to a future road connection on the east side of the river.

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

COM-R	**Commercial - Retail regional -** large scale retail development oriented toward attracting a regional trade area. Located with great vehicular access, visibility and parking facilities.
COM-N	**Neighborhood Commercial -** 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.
HDR	**High Density Multi-Family Housing -** rental or owner occupied attached housing usually apartment or condominium type of development.
I	**Institutional Uses -** public or quasi-public uses including schools, cemeteries, churches, civic facilities, medical facilities, etc.
ID-BUS	**Light Industrial/Business Park -** 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
ID	**Light Industrial -** 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.
LDR	**Low Density Residential -** single family subdivisions.
LIC	**Low Impact Commercial -** 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 that 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

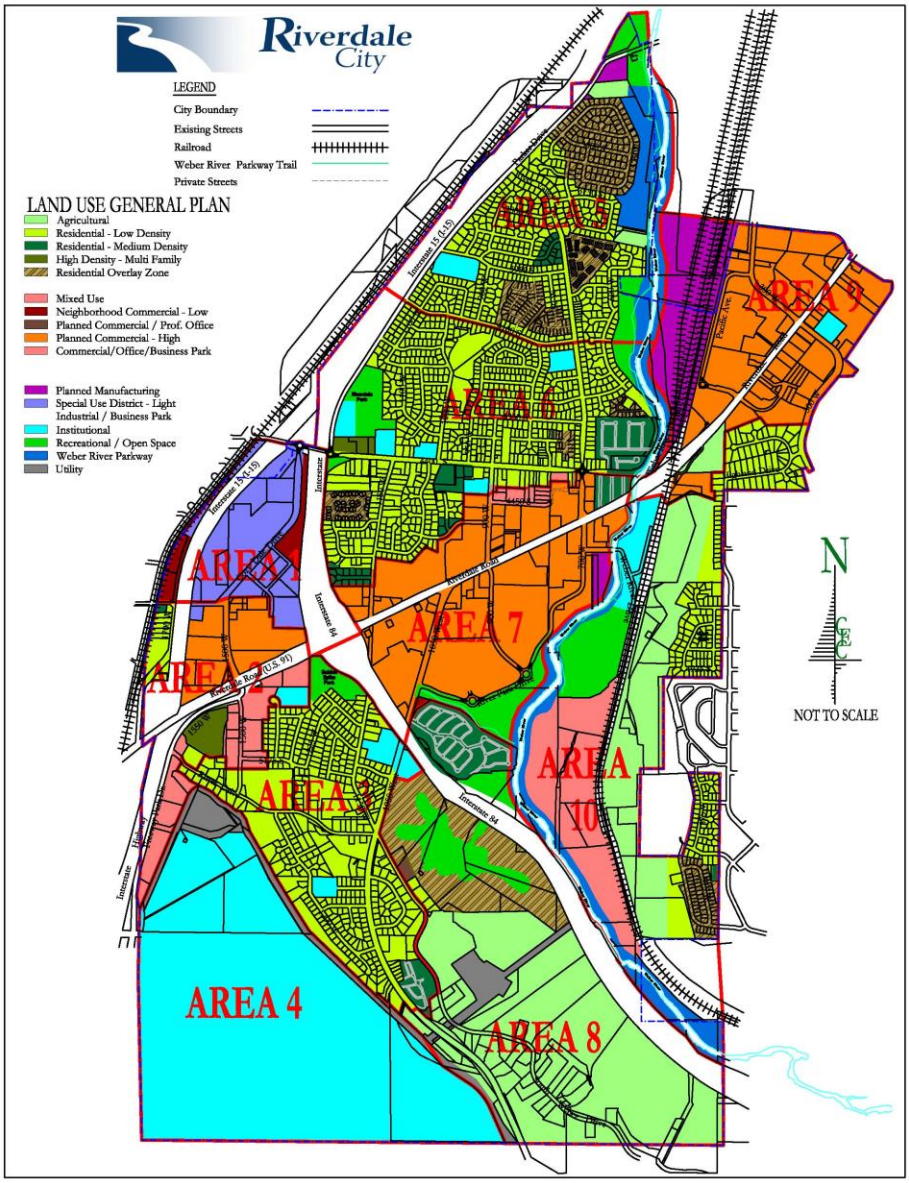
OS **Open Space -** open space, protected natural habitat with limited or no development allowed.

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



TRANSPORTATION

Updated ~~9-25~~10-07-2019

INTRODUCTION

The City of Riverdale is located at the joining point of two major freeways and is in the unique position of being greatly impacted by the area's roadway system. No other city of its size in the State of Utah has the wide range of roadway systems that Riverdale has. Along with I-15 and I-84, US 91 also known as SR 26 (Riverdale Road) also bisects the City. The City also has collector and residential streets of varying sizes that serve the City. The existing roadway system is well established with improvements to Riverdale Road. Currently there are no plans for new city owned roads that are expected to be constructed in the City, with the exception of any new roads established through future subdivision development. The Governing Body and city staff from time to time evaluate design standards for each road and based on those standards consider options including, but not limited to, medians, landscaping, and any other appropriate design concepts.

There are four basic types of roadways, each of which currently can be found in the City of Riverdale. **Interstates I-84 and I-15** intersect in Riverdale and divide the City into three separate areas. Within Riverdale, improvements have been ~~and will be made~~ for direct access to and from the two freeways. First, at I-84 and Riverdale Road, the new bridge and ramp access that is by means of the newly designed Single Point Urban Interchange (SPUI), and second, at I-15 and Riverdale Road, expanded access ~~will be~~has been reconstructed as part of the 2014 UDOT road improvement project.

Riverdale Road (US-91/SR 26) is the City's **major arterial**. Major arterials are streets that bring traffic to and from the freeway system as well as serve major traffic movements within the metropolitan area.

The next class of roadways is **collector streets**. The segment of 4400 South from 700 West to Cozy Dale Drive (1500 west) is a collector roadway. In addition, 1050 West, 1150 West, Cozy Dale Drive, 700 West, and Parker Drive are collector roadways in Riverdale. The transportation plan shows all roadways and their classifications. These collectors do not serve as roads for long through trips and, therefore, generally are not continuous for any great length. The principal difference between a collector and a major arterial typically is the width of the right-of-way, number of lanes, length of trip and volume of traffic it accommodates.

Local streets are those streets whose function is to provide access to immediate adjacent land uses. They make up the large percentage of the total street mileage of the City, but carry a small portion of the vehicle-miles of travel. Even though 700 West from 4400 South to Parker Drive is listed as a collector road, its primary function is to accommodate local traffic. Local residential streets, in most cases, will carry daily traffic volumes of 2,000 or less.

Riverdale City is continuously striving to improve the existing street system to be safer for area residents whether they are on foot, bicycles, or in a car. The goal of any

analysis is to study the critical locations within the City and to recommend low cost methods for improving the safety and operation of the City's street system.

Further, Riverdale City, in association with efforts from the Wasatch Front Regional Council (WFRC), is striving to adopt policies and plans as the part of the Wasatch Choices 2050 vision to incorporate mutli-modal (vehicle, bus, bike, foot, etc.) access throughout the Riverdale community and in connection to neighboring municipalities and other governmental entities. Riverdale City is engaged in long-range planning efforts with WFRC to identify transportation challenges and work on long-range improvements and solutions to address these identified challenges. Riverdale City is strongly encouraged to review the WFRC Choices 2050 program when working through transportation options for development and budget processes as the City makes decisions regarding future growth opportunities and challenges.

Currently, Riverdale City does not have many major transit investment corridors in the City, besides the consideration of current UTA bus service routes throughout the City. **Major transit investment corridors** have been established by the Utah State Legislature as public transit service that uses or occupies: (a) public transit rail right-of-way; (b) dedicated road right-of-way for the use of public transit, such as bus rapid transit; or (c) fixed-route bus corridors subject to an interlocal agreement or contract between a municipality or county and a public transit district as defined in State Code or an eligible political subdivision as defined in State Code.

Transit

The Utah Transit Authority provides bus service along Riverdale Road and 4400 South.

Route number 470 serves the area in both directions along Riverdale Road on approximately one-half hour headways. The northbound route continues to the downtown Ogden Transit Center. Southbound vehicles wend their way through several cities to the downtown Salt Lake area.

Route Number 456 is an express from the Ogden Transit Center to and from Salt Lake's west side office area on approximately one-half hour headways.

~~Route 470 runs to and from the Salt Lake Downtown area on approximately one-half hour headways.~~

Route 640 runs from west Davis County to and from Weber State University via 4400 South on approximately one-half hour headways.

Riverdale City continues to work closely with UTA in moving ahead to improve bus stop locations with shelters. Most bus stops in Riverdale City do have equipped shelters at each UTA bus stop. Currenty, Riverdale hopes to see ~~several city~~three additional and final key bus stops equipped with shelters ~~in 2013~~in the near future as continued efforts are made to work with property owners and UTA leadership to accomplish this goal.

Bikeways/Pedestrian Sidewalks

In order to more effectively accommodate bicycle and pedestrian transportation the Riverdale City Council has formed a Bicycle and Pedestrian Ad Hoc Committee and tasked the committee with recommending possible improvements to certain areas of the city that may be considered safe routes for bicycle traffic. The committee has identified 4400 South as a strategic bicycle route for Riverdale City and certain improvements have been completed including: striping of bike lanes and installing signs identifying that the use of the existing roadway will now be shared by the biking community. These improvements extend from Parker Drive and continue east to the new 700 West round-about where they will be continued to connect with bike lanes on River Park Drive. Additionally Roy City ~~Council representative was~~has been frequently contacted pertaining to the need for proposed future improvements along 4400 South. This ~~will~~ should include street, curb, gutter and sidewalk improvements.~~,~~ ~~I~~it ~~was~~ has been recommended that the Roy City street design include a dedicated bicycle lane and appropriate signs designating this as such for the safety of those who use this roadway. A couple of years ago, Riverdale City, Weber County, and UDOT entered into an effort to establish a new bike/pedestrian bridgeway over I-15 and also a widened underpass along 4400 South under I-84. The construction of these facilities have been completed along with some additional accommodation and widening added for shared bike access along this section of 4400 South. These facilities have improved the safety and access along this section of 4400 South. ~~In the future when UDOT funding allows for the replacement/reconstruction of the I-84 and I-15 bridges, it is recommended that in a cooperative effort Riverdale City, Roy City, Ogden City and Weber County petition UDOT to design appropriate bicycle and pedestrian accommodations on this section of 4400 South.~~

The Bike/Pedestrian Ad Hoc Committee also recommended that 700 West/River Park Drive be completed with appropriate bicycle lanes and sign improvements along this entire route from Parker Drive continuing south to 1050 West. Many of these bicycle lanes and sign improvements have been installed along this route since the time of that recommendation from the Committee.

A few ~~A~~areas of the city were also identified where pedestrian sidewalk connections are recommended to be completed. Most of the pedestrian sidewalk connections identified have been completed with the exception ~~These areas are~~ of the following: ~~The undeveloped property owned by the LDS Church on 700 West and approximately 4225 South, an~~ An undeveloped section of Parker Drive at approximately 3496 South currently owned by the Purin family~~, developed property directly behind the Wal-Mart Supercenter and adjacent undeveloped property owned by H&P Investments both situated on River Park Drive.~~.

The Ogden Area Transportation Study (OATS) has implemented a series of bike routes throughout the entire urbanized area. Riverdale's bikeway system should connect internal destinations such as parks and schools while connecting to the larger area-wide bikeway system. Additionally, Riverdale City has entered into a Tri-City multi-modal transportation connectivity study with Washington Terrace City and South Ogden City to

identify where key transportation linkages can be planned for and established to create better east to west connectivity between the cities and additional north to south connectivity, where appropriate and necessary.

It is recommended that in any future consideration of bicycle infrastructure the city consider traffic volumes, the planned roadway cross-section as well as the condition of streets being considered to install the highest feasible class of bicycle infrastructure. Bikeway classifications are defined as follows:

Class I A class I bikeway is a path designed for cyclists, pedestrians and in some cases, equestrians. They are located in areas where it is possible to prohibit motor vehicle traffic.

Class II A class II bikeway is a defined portion of an existing roadway designed for the exclusive use of bicycles. Separation is achieved by either painted lane or "bicycle use only" pavement markings or by grade separation from the roadway or pedestrian walkway.

Class III A class III bikeway is a signed cycling route utilizing existing roadways where cyclists would share the road with other types of traffic. This type of bikeway does not provide cyclists with increased road privileges; rather, it informs motorists of the cycling route and warns them to watch for bicyclists.

The following streets are recommended for development as bikeways in the City of Riverdale:

Street	From	To	Classification
Parker Drive	N. City Limits	4400 South	Class I (east side)
4400 South	Parker Drive	700 West	Class I
4400 South	700 West	Weber River Pkwy	Class III
Weber River. Dr.	City Hall	700 West	Class II
4600 South	700 West	Bridge	Class II
1050 West	700 West	So. Weber Dr.	Class II/III
So. Weber Dr.	1050 West	City Limits	Class III
1050-1150 W	1050 West	5050 South	Class III
5050 South	1150 West	Golden Spike Park	Class III

Pedestrian Ways and Sidewalks

Pedestrian walkways provide a more relaxed method of moving short distances throughout an urbanized area. All new roadways within the City are required to provide sidewalks for pedestrians. Residential and collector roadways should have sidewalks adjacent to the roadway as a portion of the roadway cross-section. Commercial collector roadways and parkways should provide sidewalks that are separated from the roadway by some distance. Each of the Class I bikeways should also be designed to serve pedestrian movements.

EXISTING CONDITIONS

Traffic throughout the area is increasing at a rate of approximately five percent each year. Data provided by UDOT is shown in Table N below.

Table N
City of Riverdale 2015-2017
Average Daily Traffic at Various Locations

Route	Location	2015	2016	2017
Riverdale Rd. (SR 26)	SR 126 Roy	21,000	22,000	23,000
	I-15 via Riverdale Road	45,000	47,000	48,000
	I-84 via Riverdale Road	46,000	48,000	49,000
	SR 60	34,000	35,000	36,000
1050 West and South Weber Drive (SR 60)	SR 26 Riverdale Road	14,000	15,000	15,000
	SR 168 1150 West	1,300	1,300	1,400
	Weber/Davis Co. Line and East from Riverdale	2,000	2,100	2,800
	475 East (South Weber) Jct. SR 89	1,600	1,700	1,700
4400 South (SR 3316)	SR 126 1900 West in Roy	10,000	11,000	7,100
	Airport Road	9,000	9,500	9,700
	900 West	12,000	13,000	13,000

1900 West (SR 126) and Freeway Park Drive (SR 3315)	SR 97 5600 South in Roy	39,000	41,000	42,000
	SR 26 Riverdale Road	24,000	26,000	26,000
	SR 3315 Freeway Park	9,100	9,500	9,800

Major Roadway Plan
The major street plan is an illustration of the information discussed in this document. See Figure 21, Major Street Plan.

Riverdale Road
Riverdale Road (US-91/SR 26) runs in a northeast to southwest direction through the entire width of the City and bisects Riverdale into two pieces. Virtually a portion of every trip made each day by residents is impacted by Riverdale Road. Commercial uses abound along the entire length making Riverdale City a Regional Destination Retail Hub. Riverdale Road's importance to the City cannot be over emphasized. ~~March~~ In 2015~~4~~ UDOT completed work along Riverdale Road that include~~s~~d extending the widening to 1900 West in Roy and reconstructing the interchange at I-15 to allow northbound exiting traffic to turn left into Roy, and to allow eastbound traffic on Riverdale Road to turn left into the on-ramp onto southbound I-15. Improved ~~P~~pedestrian facilities were~~will~~ also ~~be~~ provided to access from Riverdale into Roy on sidewalks and/or marked signed crosswalks.

900 West Between River Park Drive and the Weber River
Riverdale City has zoned approximately 70 acres of property on the east side of the Weber River and directly south of the city offices to the Mixed Use (MU) designation. This property is owned by ~~Unity Enterprises~~Eagles Landing Apartments LLC and will require an extension of 900 West through the ~~DDR~~ Riverdale City property ~~and~~ with a bridge spanning the Weber River in order to access this property for any future development of this property. The property owner has shown interest in developing mixed used residential on this property and will be required to construct appropriate new city roadways to accommodate the proposed housing growth.

5600 South Between Freeway Park Drive and I-84
5600 South Street should be considered to be extended east across or around the north end of Hill Air Force Base to I-84. ~~Perhaps the~~There may be an opportunity for a future interchange that could tie into a future street coming from the north on yet to be developed ground between the railroad tracks and the Weber River.

1200 West at Existing Dead End at About 5180 South
In the future, this temporary dead end could permanently end with a cul-de-sac or possibly extend south and east to 1150 West.

~~**4375 South Between 800 West and 900 West**~~

~~4375 South is not a through street between 800 West and 900 West. The street should be extended as the property is developed.~~

Ritter Drive

Ritter Drive is in the process of a road construction widening and curb, gutter, and sidewalk improvement process. With the expansion of Ritter Drive, this may facilitate new discussion and a consideration of utilizing full two-way traffic on this road between 1050 West and Freeway Park Drive.

4800 South Between I-15 and 1500 West

4800 South connects with what is left of 1550 West which then connects with 1500 West at an odd angle. 4800 South should extend directly to 1500 west, forming a future "T" intersection. This road could possibly be vacated when the area fully develops.

5400 South at Existing Dead End at About 1300 West

In the future, this temporary dead end could permanently end with a cul-de-sac. It is not likely that the street could extend to Ritter Drive due to the grades.

550 West Between the Existing Temporary Dead End and 300 West

When development comes to this area, it is possible that 550 West could be extended as far north as 300 West and/or back to Riverdale Road. It may also make a transition from a city street into a private ~~parking~~ access or parking area. Riverdale City has paved this from the improved end of 550 West to temporally tie into 500 West. When this area develops this temporary section of paved road may permanently be improved to city standards or may be vacated in lieu of new development.

950 West Between 4400 South and 4600 South

950 West temporarily dead ends at about 4500 South. The street may be extended or end with cul-de-sac with future development.

Each of the locations was studied to determine whether a roadway geometrics problem exists that can be rectified. It was found that most of the locations could be improved with minor adjustments that would make the safety and operation of the location significantly better than the existing conditions. The following section discusses the existing condition and recommends methods of improvement to the existing conditions.

INDIVIDUAL LOCATION ANALYSIS

3600 South Parker Drive

Parker Drive is the east frontage roadway of I-15 running from 4400 South north to 31st Street. It currently is a medium volume roadway that is used as an alternate access to the area by local residents. It is recommended that Parker Drive be potentially widened to a three lane section to allow for a turn lane into and out of the extension of 3600 South. When Parker Drive is reconstructed in the future, consideration should be given to its widening to meet City standards for a collector roadway. The additional width will

facilitate turning, parking and passing of other vehicles for roadway users. Figure 22 illustrates the existing and proposed design for the new intersection.

Parker Drive North of 3950
Parker Drive should be widened to match the width of the road that is 500 feet to the north.

4400 South from 700 to 1100 West
4400 South is a significant roadway in the City of Riverdale. Running east and west from the west city limits to the river and railroad tracks, it provides good access to many different areas of the City of Riverdale. In addition to automobiles, both bicyclists and pedestrians use 4400 South as a portion of their travel. The cross-section of 4400 South right-of-way widens east of 1100 West from eighty to approximately one hundred feet. 4400 South has been improved with bike lanes connecting 700 West to the South to River Park Drive.

4300 South and 600 West Intersection
The intersection of 4300 South and 600 West is a unique intersection in that it is a four-leg intersection with one~~two~~ of the legs being a stub street~~s~~ and the other going into a private development and trail access. Figure 23 illustrates the existing condition. There are low traffic volumes and a very low accident history for this type of intersection in a residential area. No change is recommended in the traffic control at this time. A stop control should be ~~added~~ considered if ~~either~~ the dead end roadway is extended in the future.

4050 South and 600 West
The intersection of 600 West with 4050 South is designed as a “T” intersection in a residential area. Development is complete on all the legs of the intersection. Figure 24 is an illustration of this intersection. A yield sign controls the north leg which is a residential cul-de-sac and is the lowest traffic volume entering the intersection. Sight distance is good for traffic approaching from all directions. While it is odd to control only one direction of the crossbar of a “T” intersection, the intersection is currently functioning in a safe manner. No change is recommended at this time.

(Insert pages 98 through 101, figures 21-24 here)

1050 West, South Weber Drive, Ritter Drive and 1150 West Intersection
The intersection of 1050 West, 1150 West, Ritter Drive and South Weber Drive is a five-legged intersection. 1050 West carries high volumes of traffic and, with the closing of Ritter Drive from Freeway Park Drive and allowing only "one way" traffic, the amount of traffic heading east on Ritter Drive has been reduced. South Weber Drive is a UDOT road and has significant traffic volume. The segment of 1150 West going south to Hill Air Force Base is next, with 1150 West to the north having much small traffic volumes. It is recommended that this intersection be redesigned so that Ritter Drive, 1050 West, 1150 West, and South Weber Drive enter into a roundabout designed configuration. This configuration will allow for safer and more efficient vehicular movement through this "five points" location. Additionally, this roundabout design should provide safer and more appropriate facilities for bicycle and pedestrian movement through this "five points" location. Funding for this project has been secured in association with grant efforts provided to the City by WFRC. The approved roundabout project construction should commence in the next few years. ~~align and are at ninety-degree angles to 1050 West. The intersection of the segment of 1150 West to the north should also be relocated slightly to the north separating it from Ritter Drive. This design for the intersection is less confusing, assigns priority to the heaviest traffic movement, and can be implemented at minimal cost. Property to facilitate the squaring off of each roadway will be required and should be purchased when funding is available.~~

1500 West to tie into ~~1275 west~~Riverdale Road
The intersection of 1500 West with the I-15 Frontage Road is slightly offset from the intersection with Riverdale Road. This intersection ~~will be~~was slightly re-configured as part of the UDOT Riverdale Road project ~~scheduled~~ in 2014-2015. ~~Because of the new Larry Miller auto dealership being constructed on the previously used Cinedome site it was determined that the dedicated roadway that cut through this property was not necessary or in the best interest of our citizens that it remain. In addition, the traffic desiring to go from 1500 West to 1275 West may now use the completed 5175 south road that connect these streets.~~

Policy Development
This Transportation Section has been developed such that each area contains specific recommendations for improvements. The plan has been developed to serve as a guideline to improve the safety of all users of the roadway systems within the City of Riverdale. The adoption of this plan does not mean that each specific recommendation will be implemented as shown, but that the individual recommendations will serve as a guide in developing plans for overall improvement.

Specific policies recommended for adoption should include the development of a bikeway system for the City of Riverdale that connects all City business and recreational areas. The routing should avoid Riverdale Road and other high volume traffic areas as much as can be made possible and is practicable.