



RIVERDALE CITY COUNCIL AGENDA
CIVIC CENTER - 4600 S. WEBER RIVER DR.
TUESDAY – November 19, 2019

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

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

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

A. Welcome & Roll Call

B. Pledge of Allegiance

C. Moment of Silence

D. Public Comment.

(This is an opportunity to address the City Council regarding your concerns or ideas. Please try to limit your comments to three minutes. No action will be taken during Public Comment.)

E. Presentations and Reports

1. Mayor's Report
 - a. Council Committee Assignment Reports
2. [City Administration Report](#)
 - a. Department Reports October
 - b. November Anniversaries Employee Recognition
 - c. Staffing Authorization Plans
 - d. Community Development Report
 - e. Finance Report
3. Youth City Council Report

F. Consent Items

1. [Consideration to approve meeting minutes from:](#)
November 6, 2019 City Council Work Session
November 6, 2019 City Council Regular Session

G. Action Items

1. [Consideration of **Ordinance 913**, the proposed amendments to the Alternative Land Uses and Transportation elements of the Riverdale City General Plan.](#)
Presented by: Mike Eggett, Community Development
2. [Consideration of **Resolution 2019-26**, to accept and approve canvass results for the 2019 Municipal Election.](#)
Presented by: Shalee Evans, City Recorder

H. Closed Executive Session

1. Consideration of adjourning into Closed Executive Session pursuant to the provisions of Section 52-4-205 of the Open and Public Meetings Law for the purpose of discussing the purchase, exchange, or lease of real property (roll call vote).

I. Discretionary Items

J. Adjournment

In compliance with the Americans with Disabilities Act, persons in need of special accommodation should contact the City Offices (801) 394-5541 at least 48 hours in advance of the meeting. **Certificate of Posting**
The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Riverdale City limits on this 15th day of November, 2019 at the following locations: 1) Riverdale City Hall Noticing Board 2) Riverdale City website at <http://www.riverdalecity.com/> 3) the Public Notice Website: <http://www.utah.gov/pmn/index.html> and 4) the Standard-Examiner via email. Shalee Evans, City Recorder

**RIVERDALE CITY
CITY COUNCIL AGENDA
November 19, 2019**

AGENDA ITEM: E2

SUBJECT: City Administration Report

PRESENTER: Rodger Worthen, City Administrator

INFORMATION:

- a. [Department Reports -October](#)
- b. [Staff Anniversaries – November](#)
- c. [Staffing Authorization Plan](#)
- d. [Community Development Report](#)
- e. [Financial Report](#)

[BACK TO AGENDA](#)



Mayor & City Council Monthly Summary Report October 2019



City Administration:

1. Rodger Worthen:

- Held update meetings with Community Dev Director and Mayor.
- Development meetings on property.
- Staff interviews and performance evaluations
- Meetings with Mayor on various concerns within the City.
- Held Storm water planning meeting with South Ogden City and FEMA representatives
- Required RAMP Grant Training
- Employee training
- RDA work on project time extension
- Sams Club and Besst Real Estate Opening ribbon cutting
- Joint Land Use Study meeting in Layton
- Strategic Planning Meeting joint with PC and CC
- Discussions with Chief Sholly and South Ogden City Fire District reports
- Heavy Rescue costs review thru Weber County and WACOG
- Ongoing work in monitoring the land slide
- WIFI tower planning and permit discussion with ETS tech support
- Responded to various Citizen requests for RDA loans, complaints, and assistance

2. Shalee Evans:

- Prepared, posted, and noticed packet/agenda/minutes/recordings for City Council and Planning Commission.
- Posted ordinances and resolutions according to State Code and sent to Sterling Codifiers to update city website
- Responded to various customer services pertaining to business licensing.
- Mailed out yearly business license renewals.
- Attended weekly staff meetings.
- Received and answered GRAMA requests.

Business Administration:

Cody Cardon:

- Routine phone & computer problem resolution throughout the City.
- Routine management issues and resolution.
- Various meetings and trainings attended.
- Working on Windows 10 and Office365 conversion project.
- Fiscal year 2020 accounting.
- Working on WIFI Tower project.
- Working on Police Camera project.

Stacey Comeau:

New Hires:	Zachary Henstra	Community Services
	Mason Olpin	Community Services
	Kolby Ingraham	Community Services

Promotions:

Terminations:	Ben Williams	Fire
	Stephanie Fischer	Fire

- Random drug testing for the month
- Attended NUHRA Board Meeting
- Attended monthly training luncheon
- Held yearly flu shot clinic
- Processed semimonthly payroll
- Responded to job inquiries
- Updated Staffing Authorization Plan
- Prepared Employee Recognition
- Completed monthly payroll reconciliation
- Conducted exit interview with terminating/retiring employees
- Notarized various documents
- Responded to requests for RDA loan payoff and verification of employment, both verbally and in writing
- Prepared RDA loan disbursements
- Responded to inquiries on Purchase Assistance Program and RDA Loan Program
- Worked with various personnel to resolve issues and concerns

Chris Stone:

- Attended “Lunch with the Mayor” and created picture sets for the students attending.
- Attended ribbon cuttings for Sam’s Club, Besst Reality, Mountain View Title & Escrow, and Fairway Mortgage.
- Set up for the strategic planning meeting.
- Completed employee evaluations for part-time custodians.
- Mounting and grouting of new tiles on the Veterans Memorial.
- Covered for part-time custodial staff off sick or on vacation.
- Set up and take down for regular City Council and Planning Commission meetings.
- Various updates to the city website and social media sites.
- Completed the city newsletter for November.
- Completed the employee newsletter for November.

Rich Taylor:

- Attended weekly staff meetings
- Held monthly departmental staff meeting
- Interviewed and hired recreation assistants
- Met with Riverdale Youth City Council. Continued planning the Halloween party. Set up and attended Halloween Party.
- This year we got sponsorships from Green Acres, Crumbl, Tot Shots, and Sea Quest for our Halloween party
- Turned in Silver Sneakers report for September usage

- Compiled November issue of Connections
- We served 1363 meals at the Senior Center.
- We had 5 private reservation in the meeting rooms at the community Center.
- We had 436 people attend gym open play and 42% were residents
- We had 209 people use the exercise room and 67% were residents
- We had 131 people attend group fitness classes and 74% were residents
- We had 538 people attend pickleball open play and 16% were residents.

Fire Department:

Chief Jared Sholly

128 Calls for Service 201 Vehicle Movements with A81

Fires

Riverdale

- 1 House Fire
- 2 Vehicle Fires
- 1 Dumpster Fire Threatening Structure

Ogden

- 1 House Fire

Roy

- 2 House Fires

Washington Terrace

- 1 House Fire

Total: 8

Rescue & Emergency Medical Service Incidents

- 2 Rescue, EMS incident
- 20 Medical assists
- 5 Emergency medical services other
- 29 EMS call, excluding vehicle accidents with injuries
- 8 Motor vehicle accidents
- 8 Motor vehicle accidents with no injuries
- 3 Extrication of victims from vehicle

Total: 75

Hazardous Conditions

- 1 Gasoline Spill

Total:1

Service Call

- 1 Service Call
- 1 Smoke removal
- 2 Public assists

Total: 4

Good Intent Call

- 28 Dispatched and cancelled en route



1 Good Intent

Total: 29

False Alarm & False Call

11 False alarm or false call

Total: 11

Highlights:

- Extrication on I-84
- Heavy Extrication in Roy
- Block Party
- Boy Scout Tour
- Department Officers Meeting
- Mayor's Luncheon
- Hazardous Materials Meeting
- Commissioners Meeting on Heavy Rescue
- Rope Rescue Testing
- Weber County Chiefs Meeting
- Weber County Chiefs Meeting on Heavy Rescue
- Reading at Good Foundations
- Veteran Welcome Home
- Safety Fair Lowes
- Hydrant Testing
- Dispatch Operations Meeting
- Re-Grand Opening of Sam's Club



Police Department:

Patrol Report October 2019

Unattended Death- A male was found deceased in the morning by his wife in their home. The male had multiple medical problems. Detectives and the medical examiner, and CSI investigated the death. The case will be closed pending an autopsy.

Fraud- A male reported that he was contacted by someone on Facebook claiming to be from the government and that he could get \$450,000 if he sent them a fee of \$4,500. The victim sent the money, but never received the \$450,000 that was promised to him.

Vehicle Burglary- Officers took a report at the North Trailhead, 3400 Parker, where a window was broken out and a purse was stolen. The victim's credit cards were used at Staples and Ross in Riverdale. A female and male were found to be involved. Detectives are following up on the case.

Suspicious Circumstance- A six-year-old boy told his father that a male in a black truck that had flames on it asked him to get in the vehicle and offered him candy. This reportedly occurred near 572 W 5300 S. The suspect was not located.

Psychiatric- A male was reportedly pacing back and forth in the parking lot of Maverik with knives in his hands. The male was contacted and stated that he believed someone had put a substance into his drink. It was learned that the male possibly suffers from Schizophrenia. The male was subsequently committed for a psychiatric evaluation.

Drug Complaint-Police responded on an anonymous complaint of marijuana use where people were said to be smoking marijuana in the shed. Officers made contact with the suspects in the shed and could smell a strong odor of burnt marijuana coming from the shed. The suspects refused to cooperate and resisted arrest. A search was executed on the shed. Marijuana and paraphernalia was seized.

Unattended Death- A 54 year-old male passed away at the Motel 6. The cause of death is unknown at this time. Officer Phillips and Detective Boots handled.

Road Rage / Assault- Two motorists were involved in a road rage incident with another motorist near 1500 West Riverdale Road. It continued to I-84 Riverdale Road where one of the drivers exited his vehicle and confronted the other occupants at the driver's window. The driver punched the other driver in the face, rendering her unconscious. The passenger then scuffled with the other driver until witnesses could separate them. The driver who punched the other driver was booked into jail for assault with substantial bodily injuries.

DUI- Officers conducted a traffic stop that resulted in a DUI arrest.

Sexual Assault-A female reported that in 1980 she was sexually assaulted by her father's friend. The case was forwarded to investigations for follow up.

Vehicle Theft- A male reported that his 2008 green Dodge Ram 2500 (A59ED) was stolen from his residence. The vehicle was listed NCIC. The victim provided some possible suspect information.

Recovered Stolen Vehicle- A vehicle that was involved in a recent residential burglary was reportedly observed at Motel 6 by an employee. Officers located the vehicle and conducted a traffic stop on it. The vehicle and its license plate were found to be stolen. The occupants were taken into custody without incident. They were booked on multiple charges.

Stolen Vehicle- A vehicle was reported to be stolen and several other cars were burglarized on the same night. Ogden PD attempted to stop the stolen vehicle the following morning. The vehicle was located in Ogden at a residence. Detectives assisted OPD with a search warrant and interviews with the suspects. 5 males were arrested for possession of a stolen vehicle and vehicle burglary.

Traffic Accidents- Officers responded to 5 traffic accidents in a 10 hour period.

DUI- Officers conducted a traffic stop that resulted in a DUI arrest.

Welfare Check/Agency Assist- Officers assisted DCFS on a welfare check of some children. Officers detected the odor of burnt marijuana in the home with the children present. The mothers of the two children turned over marijuana and drug paraphernalia. They were cited for possession of marijuana and possession of drug paraphernalia. DCFS conducted a safety plan with the children and began services.

Assault- A male was issued a citation for assault after he threatened to assault a male with a golf club. The suspect was upset with the other male because his dog got loose and came after his dogs.

Disturbance- It was reported that there was a male banging on a door at Motel 6. It was found that the male and his wife were involved in a verbal argument. The wife was found to have a no bail felony warrant for her arrest and was arrested and booked. Both subjects were trespassed from Motel 6.

Assist OJ- UHP investigated an auto accident where a vehicle left I-84 and crashed into a tree behind UMA. One female was extricated from the vehicle.

Recovered Stolen Vehicles- A suspicious vehicle was reported at 442 Highland Drive where a vehicle had been left for several days. It was found to be a black Mazda stolen out of South Ogden as well as a white Honda stolen out of Clearfield. The suspects are believed to reside at a nearby residence. Detectives later conducted a search warrant at the residence and arrested one male for vehicle theft, burglary and possession of a stolen firearm. The firearm recovered during the search warrant was stolen from another vehicle burglary in Riverdale earlier in the month.

Stolen Vehicle- Officers took a report from a female who advised that she left her vehicle running outside of her friend's apartment, 4189 South 300 West, and when she returned it was missing. Green 2013 Ford Escape V529JP.

Detectives located the stolen vehicle the following day and it fled from police briefly before the suspect fled on foot. The suspect was arrested and booked into juvenile detention.

Stolen Vehicle- 2016 Hyundai Elantra was stolen from the parking lot of Buffalo Wild Wings on 10/26/19. The only suspect information is that the male that took the vehicle gave his street name as Lil Killer.

Medical- This report is in reference to a medical assist at Motel 6. Motel 6 employees reported that two males were unconscious in room #259 and hadn't checked out. The 2 males woke up and were both intoxicated from a party the night before. One of the males had a no bail warrant for his arrest and was booked into jail. Both were trespassed from Motel 6.

Assault/Criminal Mischief-

Officers responded to 4189 S 300 W where a female reported her ex-friends arrived and threw a pumpkin on her car. The suspects were still on scene upon arrival and confessed to throwing the pumpkin on the car. While dealing with the matter, the victim and her mother came in close proximity to the suspects and they punched them. A fight occurred between all four. All four were forcefully separate and arrested. 3 of them were booked into jail. 1 was cited and released for assault.

Traffic Stop- Officers stopped a vehicle at Wal-Mart where dispatch initially advised the vehicle was stolen. After the occupants were detained, it was discovered it was a partial plate match however there were two license plates on the vehicle and no insurance. Further investigation revealed distribution quantity drugs inside the vehicle. The driver was arrested and booked into jail on numerous charges and the vehicle was State Tax impounded.

Family Fight- Officers responded to 4189 S. 300 W. on report of a fight. Upon arrival they attempted contact. Police could hear a female screaming inside the apartment who sounded to be in trouble. After attempting to get someone to come to the door, officers began forcing entry until the female answered the door. The male was found in the apartment and detained. After further investigation, no evidence at this time was found to exist that domestic violence occurred on this night. The male left with his father and this case will be closed.

Assault- Officers responded to the area of 4380 S. 700 W. on an assault. It was reported a male was beating a female at this location. Upon arrival they found that the male suspect had assaulted his girlfriend by punching her in the face and torso multiple times. A homeowner in the area attempted to stop the assault and was also assaulted by the suspect. The 16 year old suspect was charged with two counts of assault.

Read with a Hero- Police officers responded to Good Foundations to read with children. Several officers, firemen and soldiers attended the event.

Weapons Disturbance- Police were dispatched to the area of 4300 S. 700 W. on a weapons disturbance. It was reported that during a road rage incident a male brandished a firearm. All victims were spoken to and provided statements. The suspect was booked at the Weber County Jail for threatening to use a dangerous weapon during a quarrel and driving on a suspended license.

Investigations Report October 2019

Stolen Vehicle/Vehicle Burglary- Detectives followed up on a stolen vehicle that was recovered in Ogden. Detectives responded to the Ogden address and assisted in a search warrant and interview of the suspects that had stolen a vehicle and committed several vehicle burglaries in Riverdale.

Stolen Vehicle/Vehicle Burglary- Detectives responded to Fort Buenaventura to recover a stolen vehicle out of Riverdale because Ogden PD didn't have officers available to respond. While responding, officers observed the stolen vehicle along with another stolen vehicle fleeing the area. Officers attempted to stop the vehicles, one of them fled the other fled momentarily before it stopped and the passenger then fled on foot. The suspect was apprehended. Officers located the second stolen vehicle in West Haven. Detectives and Patrol officers responded to the area and located the suspects and engaged in two more foot pursuits. The suspects were taken into custody and several vehicle burglary and stolen vehicle cases were resolved.

Stolen Vehicle/Credit Card Fraud- Detectives followed up on a case where the suspects stole a vehicle and a financial card and used the card unlawfully. The suspects were identified, arrested and charged with credit card fraud and possession of stolen vehicle.

Stolen Vehicle/Stolen Firearm/Vehicle Burglary- Two stolen vehicles were recovered and suspects were linked to a nearby residence. A search warrant was drafted to search the residence. The suspect was subsequently arrested and a stolen firearm was recovered.

GREAT JOB DETECTIVES- Detectives worked vigorously to identify, locate and arrest vehicle burglary/vehicle theft suspects. Due to their efforts, three different rings of thieves were identified and arrested for several vehicle thefts and vehicle burglaries in October.

Criminal Mischief- Detectives followed up on a DV Criminal Mischief where a male broke a window to his mother's house to gain entry. The male confessed to breaking the window. The suspect was booked for criminal mischief and warrants.

Retail Theft- Detectives followed up on a retail theft at Target. The suspect entered the store and selected several items and left the store without paying for the items. The suspect was summonsed to Riverdale Justice Court.

Retail Theft- Detectives followed up on a retail theft case where 3 suspects removed several theft detection devices from merchandise and left the store without paying for the merchandise. The suspects confessed to committing the thefts. They will be summonsed.

Retail Theft- A male entered Sportsmen's Warehouse and stole a folding knife. The suspect was later arrested on a theft in North Ogden. The suspect was found to be in possession of the knife he had stolen from Sportsmen's Warehouse. The suspect was charged with retail theft.

Public Works Department:

Shawn Douglas:

- Continued work on Landslide.
- Continued new well investigative work.
- Continued work with Weber Basin to discuss alternatives for them providing additional water, instead of drilling well.
- Continued work on Storm Water Projects for 2019.
- Continued work on Ritter Dr. Phase 2 Project.
- Continued work and inspections on Coleman Farms.
- Continued inspections on Greenhill.
- Continued Storm Water review to meet new state regulations.

- Continued work on 2019 Sanitary Sewer Projects
- Continued design work on 1050 W Ritter Dr. Roundabout.
- Continued work on Roundabout landscaping upgrades.
- Started SCADA computer replacement project.
- Continued Wetlands Study for city property located south of the Civic Center.
- Started inspections on Riverdale Retail.
- Started inspections on Quick Quack.
- Started 900 W overlay project design.
- Started 3800 S water line replacement project design.
- Started Weber Basin Water connection project design.

Community Development Department:

- Brook Haven Office Building – Framing and sheathing inspections
- Quick Quack Car Wash – Waterline, footings, and foundation inspections
- Zao – Final and re-final inspections
- America First Building Floor Remodel – Sheet rock inspection
- Coleman Farms Homes – Lot 20: Weather barrier inspection; Lot 25: Power to panel and final inspections; Lot 27: Final inspection; Lot 24: Final inspection; Lot 28: Final inspection; Lot 21: Final inspection; Lot 18: Four-way inspection;
- Inspections of solar energy improvements and associated equipment
- Home inspections for various projects on residential lots
- Inspections of manufactured home placement in mobile home park
- Meeting with property owners, contractors, and developers to discuss project plans
- Building plan drawings and documents review
- Assist Roy City with building inspections
- Issued red tag on residential structure fire building
- Fire inspections, sprinkler inspections, and associated fire checks for businesses
- Pick-up of various signs in violation of sign ordinance
- Oversee fuel tank removal on old Chevron gas station site
- Assist in Hill Air Force Base clean-up process notification to homeowners
- Participation in Sam's Club re-grand opening and ribbon cutting
- Participation in Besst Realty grand opening and ribbon cutting
- Meeting with ETS staff re: Tower equipment installation for city technology needs
- Meeting with City Staff re: Code enforcement and zoning concerns
- Meeting with Travis Gerber re: City legal matters associated with landslide
- Meeting with AFCU staff re: Construction discussion for campus
- Meeting with City Staff re: City building lighting options
- Meeting with Lorri Thurgood and Hugh Parke re: Conceptual development ideas
- Meeting with City Prosecutor re: Code enforcement and zoning matters
- Economic development opportunities update and discussion meetings
- Geographical Information Systems training and activity by department member
- Legislative Policy Committee attendance by department member
- FEMA floodplain concerns discussion meeting attendance by department member
- Olene Walker Institute Tax Reform meeting attendance by department member
- Due North Commercial Real Estate Symposium meeting attendance by department member
- Weber County Flood Risk Mapping update meeting attendance by department member
- Weber State University Economic Development Day attendance by department member
- International Association of Electrical Inspectors conference and training attendance by department member
- Local Emergency Planning Committee meeting attendance by department member
- Weber County Healthcare Emergency Planning Summit meeting attendance by department member

Fire Inspection / Code Enforcement Report: **attached**

Legal Services Department:

Steve Brooks:

- Resolutions/Ordinances work–
- Legal work concerning - Anderson, Hazmat, Meehan, Home occupations, Sr. Center, Utilities, Merrill, Howell, Ambulance, Elections, Loughton, Hill, Judge, Contracts, Reception center, Judge appt., Greenhill, Prop purchase, Hill, Cannabis, High, Part-time contracts, Property dispositions, GRAMA, Court recert.
- Legal research/review –
- Legal Department meetings/work –
- Planning commission review/ordin/mtgs/minutes
- Walk-ins/Police reviews/Public records requests/Court/Court screenings/Court filings/Annual reviews
- Formal training attended-
- RSAC- Drug Court -
- Legal reviews of minutes/resolutions/ordinances
- Records request reviews

COURT MONTHLY REPORT

314 Total traffic cases YTD 2796 (Jan. 1, 2019 to December 31, 2019)

5 DUI	178 Moving violations	0 FTA
0 Reckless/DUI red.	92 Non-moving violations	0 Other
39 License violations	0 Parking	

67 Total Misdemeanor cases YTD 538 (Jan. 1, 2019 to Dec. 31, 2019)

3 Assault	0 Ill. sale Alc.	1 Dom. animal	05 Dom. violence
11 Theft	2 Other liq. viol.	0 Wildlife	24 Other misd./infrac
0 FTA	20 Contr. subst vio	0 Parks/rec.	
1 Public intox	0 Bad checks	0 Planning zon./Fire/Health	

271 Total cases disposed of this month 1053 Total number of cases disposed of for the year (July 1, 2018 to June 30, 2019)

382 Total offenses this month 1431 Total offenses for year (July 1, 2018 to June 30, 2019)

Small Claims Total number of cases for the year (Jan. 1, 2019 to Dec. 31, 2019) -- Filed=59 Settled/Dismissed=47

7 Cases filed	0 Trials
7 Settled/dismissed	0 Default judgment

CITATIONS BY AGENCY YTD (July 1, 2019 to June 30, 2020)

Riverdale City	151	680
UHP	158	476

REVENUE/MISC. YTD (June 1, 2019 to May 31, 2020)

Total Revenue collected	\$ 50,798.29	\$ 190,109.31
Revenue Retained	\$ 33,607.46	\$ 125,136.73
Warrant Revenue	\$ 30,615.00	\$ 97,915.00
Issued warrants	56	175
Recalled warrants	79	306

RSAC MONTHLY REPORT

28 participants

away/warrants issued

1 orientations

0 new participant

2 graduates

0 terminated/quit

97 drug tests given

1 walked

3 in jail/violations 1 ordered to inpatient

6 positive UA's/tests/dilutes 0 other

2 incentive gifts

0 spice tests given

Employee Recognition – November 2019 Anniversaries			
Years	Employee		Department
22		Kirk Favero	Public Works
20		Earlene Lee	Court
15		Steve Brooks	Court
14		Joan Dailey	Court
9		Derek Engstrom	Police
7		Nathan Tracy	Fire
3		Jamie Boots	Police
2		Kaleb Kasper	Community Services



Staffing Authorization Plan

As of December 31, 2005

Department	FTE Authorization	FTE Actual
City Administration	3.00	3.00
Legal Services	5.50	5.50
Community Development	3.50	3.50
Bus Admin - Civic Center	5.75	5.50
Bus Admin - Comm Services	10.00	6.75
Public Works	12.00	11.00
Police	26.00	26.00
Fire	11.50	12.75
Total	77.25	74.00

As of October 31, 2019

Department	FTE Authorization	FTE Actual
City Administration	2.00	2.00
Legal Services	4.50	4.00
Community Development	3.00	3.00
Business Administration	6.25	6.25
Community Services	9.00	9.00
Public Works	10.00	10.00
Police	22.75	22.75
Fire	15.50	14.00
Total	73.00	71.00

Staffing Reconciliation - Authorized to Actual

Department	FTE Variance	Explanation
City Admin	0.00	
Legal Services	(0.50)	Judge unfilled
Bus Admin - Civic Center	0.00	
Community Development	0.00	
Community Services	0.00	
Bus Admin - Civ Ctr	0.00	
Public Works	0.00	
Police	0.00	
Fire	(1.50)	PT Firefighters unfilled
Totals	(2.00)	Staffing <u>under</u> authorization

Actual Full Time Employees	56.00
Actual Part Time Employees	49.00
Seasonal Employees	0.00



COMMUNITY DEVELOPMENT PROJECTS STATUS REPORT

November 15, 2019

OPEN FOR BUSINESS



Zao Asian Café is now open in the Riverdale Town Square at 831 W. Riverdale Road.



FedEx Office has opened a store inside of Walmart at 4848 South 900 West.

ONGOING DEVELOPMENTS



Quick Quack Car Wash construction is well under way on the corner of 700 W. Riverdale Road.



Scandinavian Designs Furniture will open a store in the old Babies-R-Us space at 4042 S. Riverdale Road.



Brookhaven office park is constructing a new building on Cozy Dale Drive.

A new retail development is planned for 4104 S. Riverdale Road. It will have space for several businesses. Demolition of the former gas station is complete.



**RIVERDALE CITY
MONTHLY UTILITY REPORT
FOR MAYOR & CITY COUNCIL
OCTOBER 2019**

Water Fund

	Total Gallons Used (in thousands)	Total Billings	Total Customers Billed	Average Gallons used Per Customer (in thousands)	Average Bill Per Customer
Residential	24,504	\$ 44,937	2,137	11	\$ 21.03
Commercial	24,821	\$ 42,430	250	99	\$ 169.72

Sewer Fund

	Total Billings	Total Customers Billed	Average Bill Per Customer
Residential	\$ 54,229	2,116	\$ 25.63
Commercial	\$ 44,132	217	\$ 203.37

Storm Water Fund

	Total Billings	Total Customers Billed	Average Bill Per Customer
Residential	\$ 5,042	2,134	\$ 2.36
Commercial	\$ 13,972	188	\$ 74.32

Garbage Fund

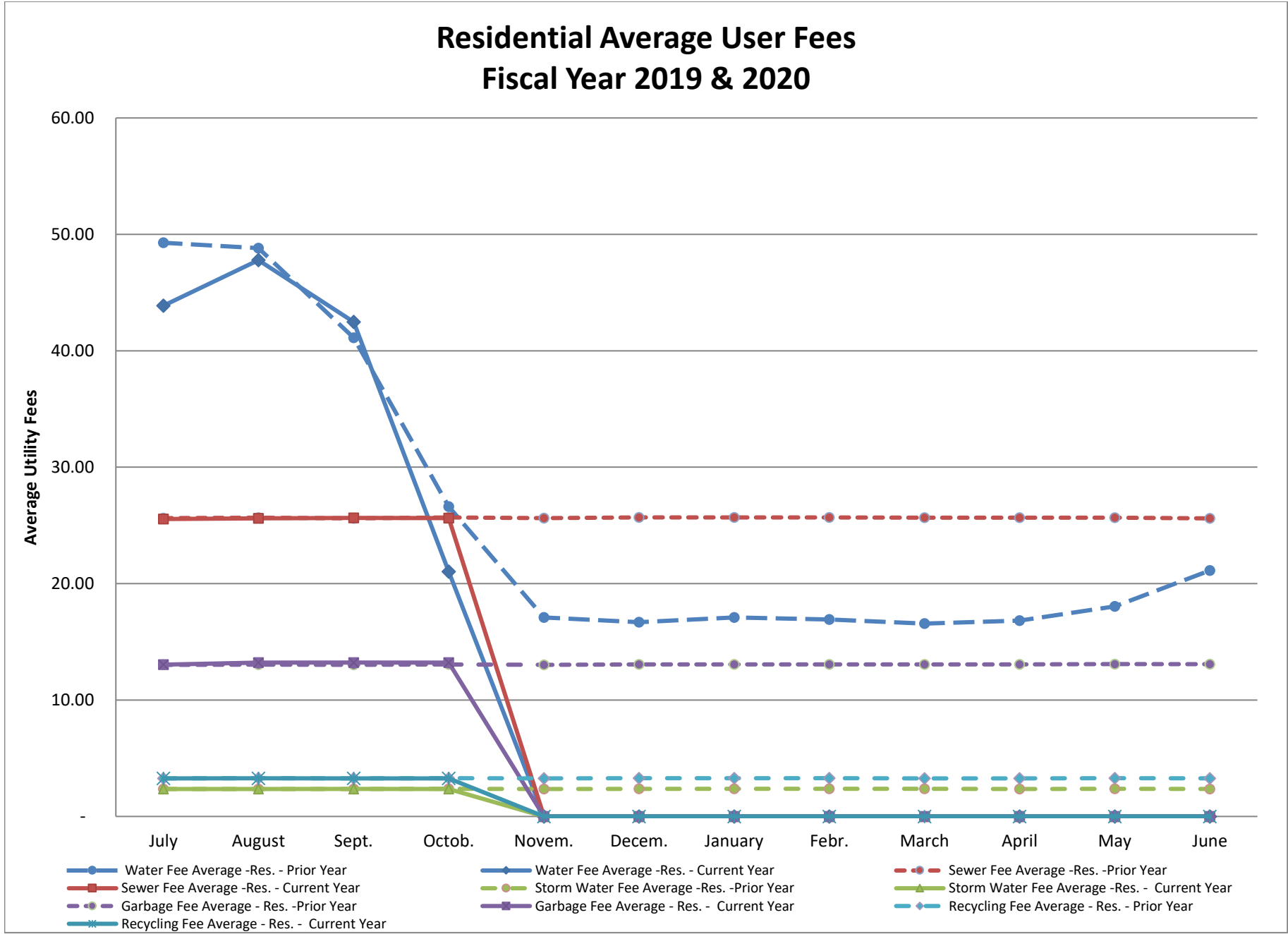
	Total Billings	Total Customers Billed	Average Bill Per Customer
Residential - Garbage	\$ 27,584	2,087	\$ 13.22 *
Residential - Recycling	\$ 5,826	1,779	\$ 3.27
Commercial - Garbage	\$ 42	4	\$ 10.52 *
Commercial - Recycling	\$ 25	5	\$ 4.99

* Some garbage utility customers have more than one garbage can, this is an average of all customers.

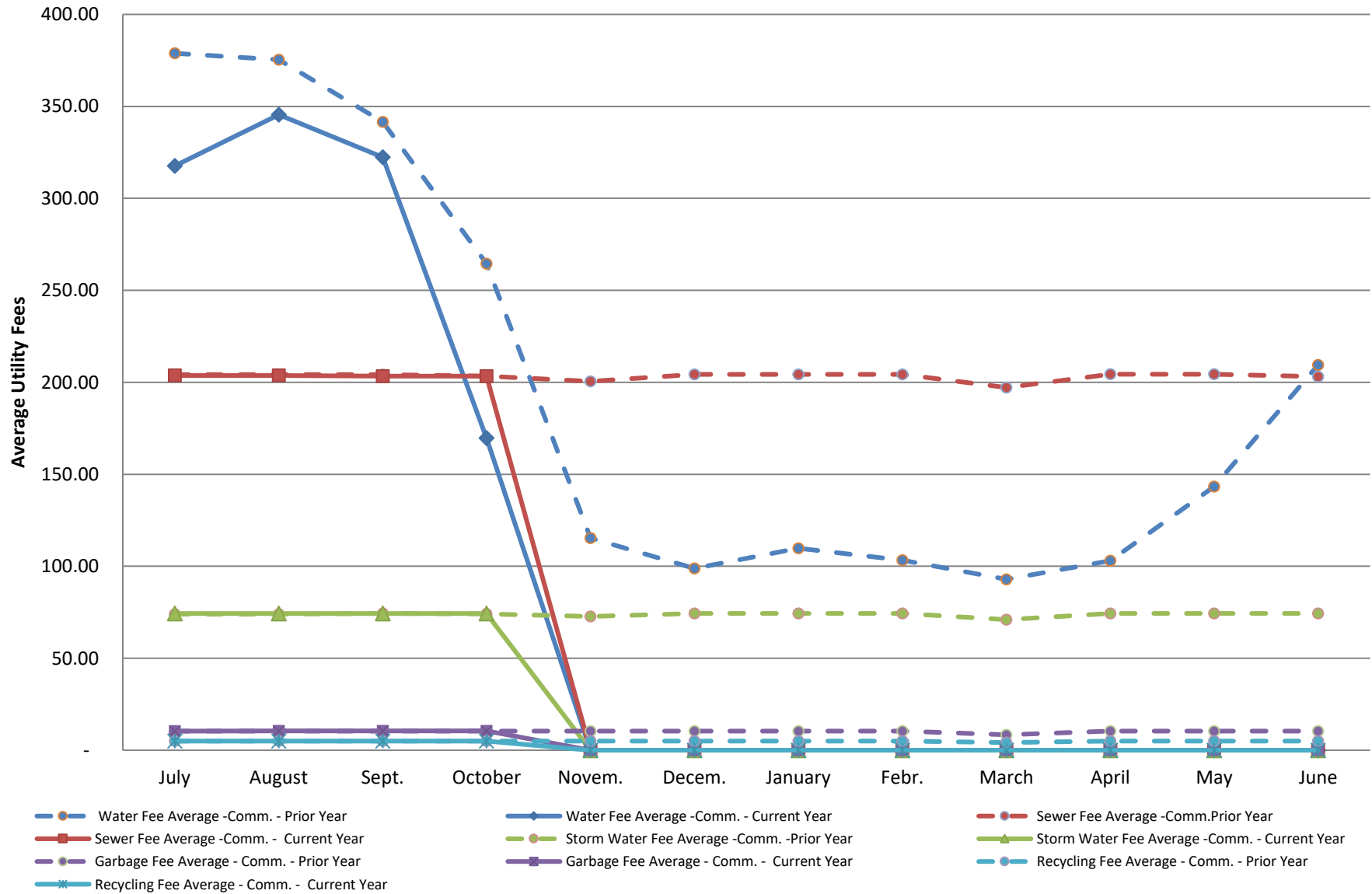
Residential Average User Fees Fiscal Year 2019 & 2020

The chart displays the average monthly utility fees for residential users in Fiscal Year 2019 (prior year) and Fiscal Year 2020 (current year). The Y-axis represents the Average Utility Fees in dollars, ranging from 0.00 to 60.00. The X-axis shows the months from July to June. The legend identifies six data series: Water Fee Average -Res. - Prior Year (solid blue line with circles), Water Fee Average -Res. - Current Year (dashed blue line with diamonds), Sewer Fee Average -Res. -Prior Year (dashed red line with circles), Sewer Fee Average -Res. - Current Year (solid red line with squares), Storm Water Fee Average -Res. -Prior Year (dashed green line with triangles), Storm Water Fee Average -Res. - Current Year (solid green line with triangles), Garbage Fee Average - Res. - Current Year (dashed purple line with circles), and Recycling Fee Average - Res. - Current Year (dashed cyan line with diamonds). The Water and Sewer fees show a significant decrease in the current year starting in October, while the other fees remain relatively stable.

Month	Water Fee Average -Res. - Prior Year	Water Fee Average -Res. - Current Year	Sewer Fee Average -Res. -Prior Year	Sewer Fee Average -Res. - Current Year	Storm Water Fee Average -Res. -Prior Year	Storm Water Fee Average -Res. - Current Year	Garbage Fee Average - Res. - Current Year	Recycling Fee Average - Res. - Current Year
July	49.00	44.00	25.50	25.50	2.50	2.50	13.00	3.50
August	48.50	47.50	25.50	25.50	2.50	2.50	13.00	3.50
Sept.	42.50	41.00	25.50	25.50	2.50	2.50	13.00	3.50
Octob.	26.50	21.00	25.50	25.50	2.50	2.50	13.00	3.50
Novem.	17.00	17.00	25.50	0.00	2.50	2.50	13.00	3.50
Decem.	16.50	16.50	25.50	0.00	2.50	2.50	13.00	3.50
January	17.00	17.00	25.50	0.00	2.50	2.50	13.00	3.50
Febr.	16.50	16.50	25.50	0.00	2.50	2.50	13.00	3.50
March	16.00	16.00	25.50	0.00	2.50	2.50	13.00	3.50
April	16.50	16.50	25.50	0.00	2.50	2.50	13.00	3.50
May	17.50	17.50	25.50	0.00	2.50	2.50	13.00	3.50
June	21.00	21.00	25.50	0.00	2.50	2.50	13.00	3.50



Commercial Average User Fees Fiscal Year 2019 & 2020



Case Activity Report

Case #	Activity Date	Assigned To	Site Address	Activity Type	Code
1524	11/12/2019	Randy Koger	4357 S 700 W	FOLLOW UP	RCC 4-5-3(B)(12), RCC 4-5-3(B) (33),4-5-10(D):
1530	11/11/2019	Randy Koger	1169 W 5525 S	FOLLOW UP	4-5-3 (B) (15)
1511	11/6/2019	Randy Koger	1393 W 5175 S #202	FOLLOW UP	
1524	10/23/2019	Randy Koger	4357 S 700 W	FOLLOW UP	RCC 4-5-3(B)(12), RCC 4-5-3(B) (33),4-5-10(D):
1529	10/16/2019	Randy Koger	4388 S 775 W	FOLLOW UP	
1525	10/16/2019	Randy Koger	878 W 3950 S	FOLLOW UP	RCC 4-5-3(B)(26), RCC 4-5 7-1-1 B 2 7-1-1
1526	10/16/2019	Randy Koger	Parcel# 075810004	FOLLOW UP	4-5-3 (B) (15)
1527	10/16/2019	Randy Koger	Parcel# 075810002,	FOLLOW UP	
1527	10/15/2019	Randy Koger	Parcel# 075810002,	FOLLOW UP	
1526	10/15/2019	Randy Koger	Parcel# 075810004	FOLLOW UP	4-5-3 (B) (15)
1519	10/7/2019	Randy Koger	880 W Riverdale Road	FOLLOW UP	RCC 4-5-3(B) (33)
1519	10/7/2019	Randy Koger	880 W Riverdale Road		RCC 4-5-3(B) (33)
1522	10/3/2019	Randy Koger	3717 S 650 W	FOLLOW UP	RCC 4-5-3(B)(33), RCC 4-5-3(B) (33)
1516	10/2/2019	Randy Koger	1113 W 5150 S	FOLLOW UP	RCC 4-5-3(B) (33), RCC 4-5-3(B)(33)
1491	10/2/2019	Randy Koger	5080 S FREEWAY PARK DR	FOLLOW UP	4-5-3(B) (33), RCC 4-5-3(B)(7)
	10/9/2019	Randy Koger			GRAMA Request
	10/9/2019	Randy Koger			Pre construction site inspection

	10/9/2019	Randy Koger			GRAMA Request
	10/16/2019	Randy Koger			Underground Fuel tank removal
	10/17/2019	Randy Koger			Weber County Health Care Summit
	10/22/2019	Randy Koger			Assist HAFB remediation notice
	10/23/2019	Randy Koger			Assist HAFB remediation notice
	10/28/2019	Randy Koger			Mtg with city prosecutor
	10/30/2019	Randy Koger			Code complaint (unfounded)
	10/31/2019	Randy Koger			Code complaint (unfounded)



CODE ENFORCEMENT REPORT

Site Address	Case #	Case Date	Code	Status	Description	Citation Amount
5526 S 1150	1531	11/4/2019	4-5-3(B) (21)	OPEN	Abandoned Vehicles	

Violations

Violation	Notes

Site Address	Case #	Case Date	Code	Status	Description	Citation Amount
1169 W 5525 S	1530	11/4/2019	4-5-3 (B) (15)	OPEN	Tree across sidewalk.	

Violations

Violation	Notes
	Tree across

Site Address	Case #	Case Date	Code	Status	Description	Citation Amount
4388 S 775 W	1529	10/15/2019		CLOSED	Conducting business without the proper license, Illegal signs in the park strip.	

Violations

Violation	Notes
	Conducting
	Illegal signs in

Site Address	Case #	Case Date	Code	Status	Description	Citation Amount
Parcel#	1527	10/15/2019		CLOSED	Obstruction to pedestrian	

Violations

Violation	Notes
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Site Address	Case #	Case Date	Code	Status	Description	Citation Amount
Parcel# 075810004	1526	10/15/2019	4-5-3 (B) (15)	CLOSED	Obstruction to pedestrian	

Violations

Site Address	Case #	Case Date	Code	Status	Description	Citation Amount
878 W 3950 S	1525	10/10/2019	RCC 4-5-3(B)(26), RCC 4-5 7-1-1 B 2 7-1-1	CLOSED	Oil leaking from truck that could enter into storm water,Truck blocking sidewalk	

Violations

Violation	Notes
	Oil leaking
	Truck blocking

Site Address	Case #	Case Date	Code	Status	Description	Citation Amount
4357 S 700 W	1524	10/8/2019	RCC 4-5-3(B)(12), RCC 4-5-3(B)(33),4-5-10(D):	OPEN	Improper Accumulations, Unmanaged Growth, MAINTAINING A NUISANCE	

Violations

Violation	Notes
	Dead tree with

Site Address	Case #	Case Date	Code	Status	Description	Citation Amount
4848 S 900 W	1523	10/2/2019	41-1A-414(3)(A)	TRAFFIC COURT	ACCESSIBLE PARKING SPACE VIOLATION.	\$340.00

Violations

Violation	Notes

Total Records: 8

Inspections List

Starts With ▾

Search All Columns

Go

Refresh: Never Refresh ▾

Scheduled Date:

Pick Date ▾

10/01/2019

to 11/14/2019



Inspection Type:

Equal ▾

All ▾

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Reset Filters ▾

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Bulk Actions ▾

☐ Select All Records (22)

Results Per Page 200 ▾

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Locked	Inspection Type	Inspection Number	Occupant	Address	Inspector	Station	Shift	Received	Sch
	Re-Inspection	201911121014	Cash America West, Inc.	1156 West Riverdale Road	Randy Koger				
	Re-Inspection	201911121013	Ken Garff Honda	950 West Riverdale Road	Randy Koger				1
	Re-Inspection	201911121012	Ken Garff Ogden, LLC	900 West Riverdale Road	Randy Koger				
	Construction Site	201911061011	Wal Mart Supercenter #1708	4848 South 900 West	Randy Koger				1
	Re-Inspection	201910301010	Bravo, LLC	5165 South 1500 West	Randy Koger				
	Construction Site	201910241008	Sams West Inc DBA Sams Club #6684	4949 South 900 West	Randy Koger				1
	Re-Inspection	201911141015	Zao Asian Cafe	831 West Riverdale Road	Randy Koger				
	Re-Inspection	201910171007	Zao Asian Cafe	831 West Riverdale Road	Randy Koger				1
	Re-Inspection	201910171006	Sams West Inc DBA Sams Club #6684	4949 South 900 West	Randy Koger				
	Re-Inspection	201910151004	Sams West Inc DBA Sams Club #6684	4949 South 900 West	Randy Koger				1
	Re-Inspection	201910141003	Bravo, LLC	5165 South 1500 West	Randy Koger				
	Re-Inspection	201910141001	Zao Asian Cafe	831 West Riverdale Road	Randy Koger				1
	Re-Inspection	201910101000	Zurchers Discount Party and Wedding	4040 South Riverdale Road	Randy Koger				
	Re-Inspection	20191010999	Motel 6	1500 West Riverdale Road	Randy Koger				1
	Re-Inspection	20191010998	Panda Express #857	4115 South Riverdale Road #A	Randy Koger				
	Re-Inspection	20191009997	Zao Asian Cafe	831 West Riverdale Road	Randy Koger				1
	Re-Inspection	20191009996	Sams West Inc DBA Sams Club #6684	4949 South 900 West	Randy Koger				
	Re-Inspection	20191007995	Schneiters Riverside Golf Club Inc	5460 South Weber Drive	Randy Koger				1
	Construction Site	20191002994	Zao Asian Cafe	831 West Riverdale Road	Randy Koger				
	Re-Inspection	20191002993	Cash America West, Inc.	1156 West Riverdale Road	Randy Koger				1
	Re-Inspection	20191001992	Wasatch Front Kia	770 West Riverdale Road	Randy Koger				
	Re-Inspection	20191001991	Sams West Inc DBA Sams Club #6684	4949 South 900 West	Randy Koger				1

Results Per Page 200 ▾

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RIVERDALE POLICE DEPARTMENT

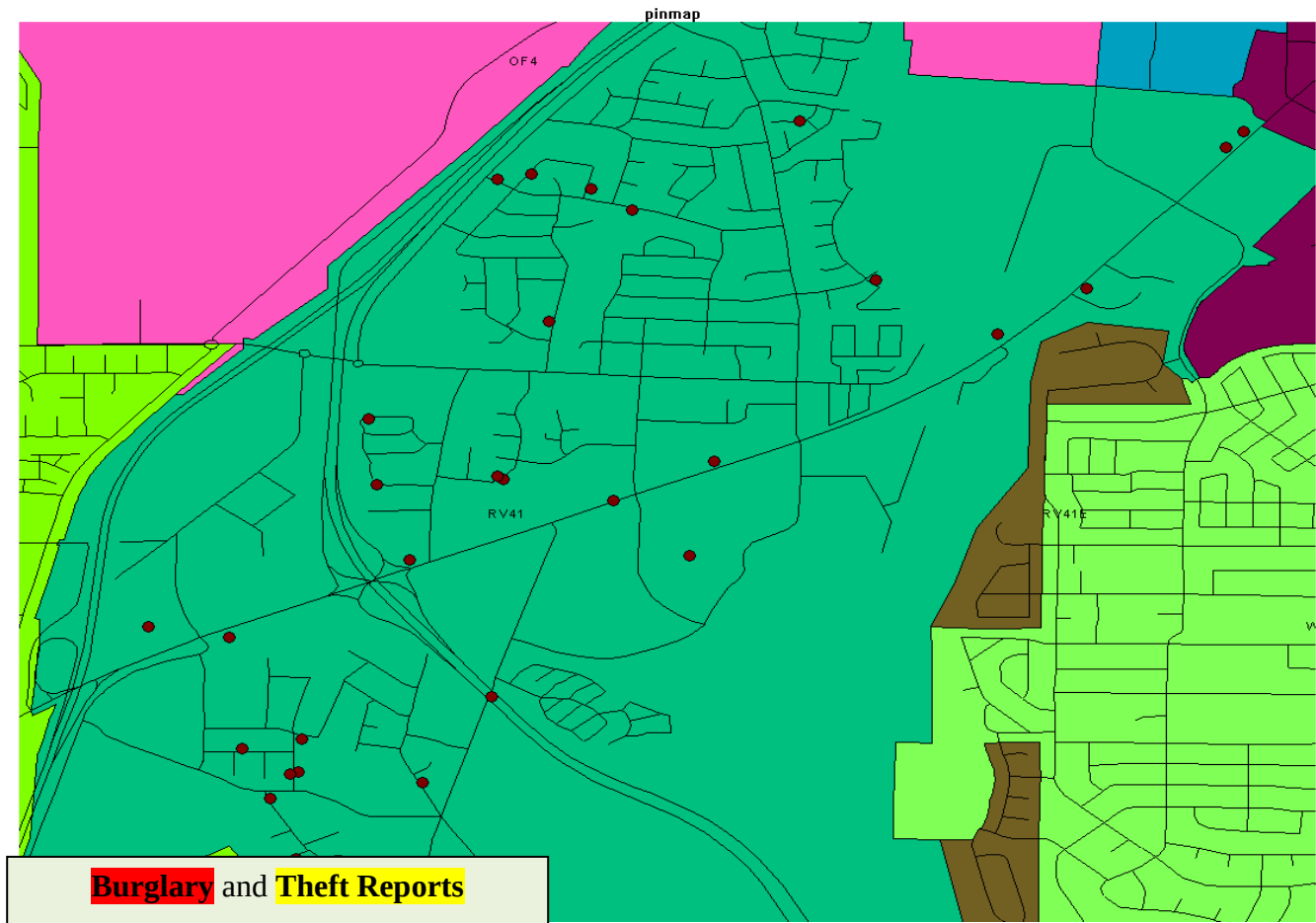
CRIME BULLETIN

October 2019
Report #16-10

October Police Calls

- 1733 Calls for Service:
 - 40 Animal Complaints
 - 301 Crime Reports Written
 - 19 Forgery/Fraud
 - 20 Retail Thefts
 - 9 Assaults
 - 36 Drugs
 - 20 Family Offenses
 - 33 Burglary/Theft Complaints
 - 4 Stolen Vehicle Complaints
 - 12 Damaged Property
 - 103 Arrests

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



POLICE LINE - DO NOT CROSS

POLICE LINE - DO NOT CROSS

POLICE LINE - DO NOT CROSS

POLICE LINE - DO NOT CROSS

POLICE LINE - DO

FOR LAW ENFORCEMENT USE ONLY!

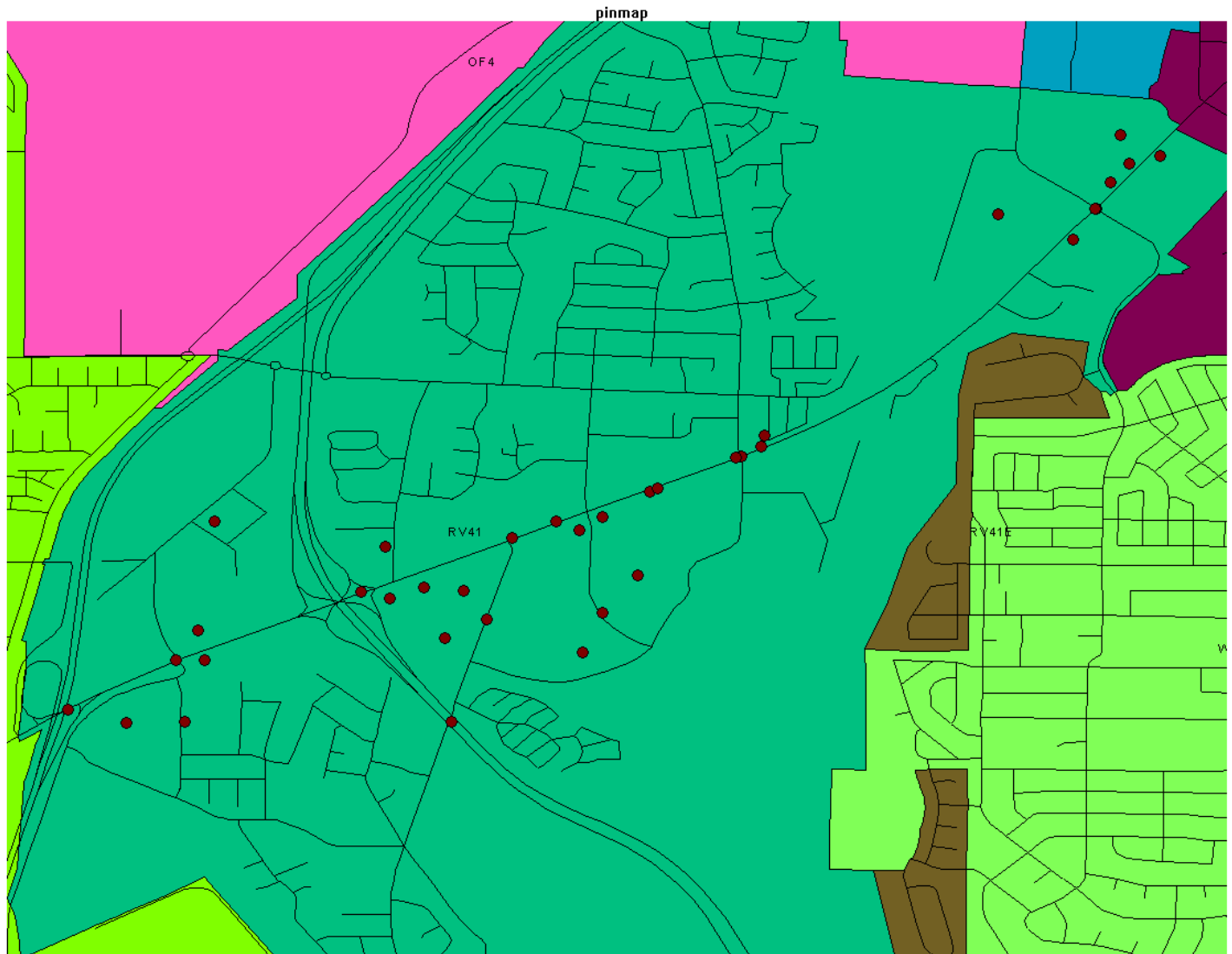
RIVERDALE POLICE DEPARTMENT

CRIME BULLETIN

October 2019
Report #16-10

Traffic Patrol and Enforcement

- 328 Traffic Stops resulting in:
 - 191 Citations
 - 269 Total Violations
 - 67 Warnings Issued
- 62 Traffic Accidents



- 43 New Cases sent to Investigations
- 38 Investigative Cases Closed
- Value Reported Stolen \$13,454.66 including 1,862.82 Retail, \$8013 from VBurgs
- Value Recovered \$1,649.61

POLICE LINE - DO NOT CROSS

POLICE LINE - DO NOT CROSS

POLICE LINE - DO NOT CROSS

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**RIVERDALE CITY
CITY COUNCIL AGENDA
November 19, 2019**

AGENDA ITEM: F1

SUBJECT: Consideration to approve meeting minutes.

PRESENTER: Shalee Evans, City Recorder

INFORMATION: a. November 6, 2019 City Council Work Session
b. November 6, 2019 City Council Regular Session

[BACK TO AGENDA](#)

Minutes of the **Work Session** of the **Riverdale City Council** held Wednesday, November 6, 2019, at 5:30 p.m., at the Civic Center in the Administrative Offices, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present:

City Council:	Norm Searle, Mayor Braden Mitchell, Councilmember Brent Ellis, Councilmember Alan Arnold, Councilmember Cody Hansen, Councilmember Bart Stevens, Councilmember
City Employees:	Rodger Worthen, City Administrator Shalee Evans, City Recorder Mike Eggett, Community Development Scott Brenkman, Police Chief
Excused:	Steve Brooks, City Attorney

The City Council Work Session meeting began at 5:31 p.m. Mayor Searle welcomed all in attendance. It was noted Steve Brooks, the City Attorney was excused from tonight's meeting.

Public Comment:

Mayor Searle informed the council that Stuart Cannon may be attending tonight's meeting.

Presentations and Reports:

Mayor Searle wanted to congratulate Alan Arnold and Braden Mitchell on how well they did in the election. He noted that Chief Sholly and Mr. Worthen have been making efforts to get additional funding for the city's heavy rescue operation. For the County the regional funding has gone away. He noted that Chief Sholly and other chiefs gave a presentation to the County commission and to WACOG. He stated he believes it has opened a lot of eyes regarding what they do. He stated that there is a tax line on property tax that could be used for heavy rescue. Rodger Worthen noted that this all started after 9/11, and it has evolved into a service that is critical.

Consent Items:

Mayor Searle invited any corrections or comments for the work session and regular meeting minutes for the City Council Meetings held on October 15, 2019. There were no requested changes.

Action Items:

Mayor Searle invited discussion regarding the first action item, consideration of Resolution 2019-25, to declare unclaimed property consisting of cash and gift cards of various denominations as public interest use and authorizing the use, sale or donation of the same.

Scott Brenkman explained that the police department had a fraud case in 2014 that were in evidence. All the stores and victims have been reimbursed. The Weber County Attorney's office stated that all have been reimbursed. Chief Brenkman noted that the police department would like to donate the gift cards to charities, and places in need during the holiday season. Councilmember Stevens asked if there was a way that the gift cards be used for Riverdale city drug court or Old Glory days for the volunteers, Chief Brenkman stated that he doesn't know if there is a law that prohibits that or not. Councilmember Stevens stated that he is a little reluctant to donate it all out of house. Councilmember Arnold noted that his opinion would be that the city should not benefit at all from the gift cards. He stated that he would like to donate to the YCC, because they benefit the police department and they have asked for donations in the past. Mayor Searle noted that he would like to see it donated as well. Rodger Worthen noted that unlike the second action item on the agenda, this resolution is unclaimed property and he would like to not have too much time taken for the police department to handle the donations.

Mayor Searle invited discussion regarding the second action item, consideration of declaring property owned by the city as surplus or otherwise no longer viable for city use or purposes and authorizing the sale of the same.

Mr. Worthen explained that departments are swapping out vehicles to new ones because of excessive miles.

Mayor Searle mentioned the third action item, consideration of adjourning into Closed Executive Session pursuant to the provisions of Section 52-4-205 of the Open and Public Meetings Law for the purpose of discussing the purchase, exchange, or lease of real property. (roll call vote.)

Discretionary Items:

There were no discretionary items for this meeting.

RDA Work Session

Consent Items

Chairman Searle invited any corrections or comments for the RDA meeting minutes from October 15, 2019. There were no requested changes.

Action Items:

Chairman Searle mentioned the action item, Public Hearing to receive and consider comments regarding the proposed West Bench Project Area Amendment. Rodger Worthen noted that this is the final step with getting the RDA amendment. He also noted that there is no change to any dollar amounts, just the time extension.

Discretionary Items:

There were no discretionary items for this meeting.

Adjournment:

Having no further business to discuss the City Council adjourned at 5:58 p.m. to convene into their Regular City Council Meeting.

Minutes of the Regular Meeting of the Riverdale City Council held Wednesday, November 6, 2019, at 6:00 p.m., at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present: City Council: Norm Searle, Mayor
Braden Mitchell, Councilmember
Brent Ellis, Councilmember
Alan Arnold, Councilmember
Cody Hansen, Councilmember
Bart Stevens, Councilmember

City Employees: Rodger Worthen, City Administrator
Mike Eggett, Community Development
Shalee Evans, City Recorder
Scott Brenkman, Chief of Police

Excused: Steve Brooks, City Attorney

Visitors: Stuart Cannon

A. Welcome & Roll Call

The City Council meeting began at 6:02 p.m. Mayor Searle called the meeting to order and welcomed all in attendance, including all Council Members and all members of the public.

B. Pledge of Allegiance

Mayor Searle invited Bart Stevens to lead the Pledge of Allegiance.

C. Moment of Silence

Mayor Searle called for a moment of silence and asked everyone to remember our police officers, fire fighters, U.S. Military service members, and members of the City Council as they make decisions this evening.

D. Public Comment

Mayor Searle invited any member of the public with questions or concerns to address the Council and asked that they keep their comments to approximately three minutes. No action will be taken during public comment.

Stuart Cannon addressed the council with a request to investigate Riverdale Mobile Estates where he lives. He stated that rates keep increasing on the residents and he does not want to have to move because of the increasing rates. Mayor Searle noted that he believes this is more of a civil matter and that when our city attorney is available, the city can mail out a letter with a response. Mr. Worthen noted that this situation is a civil matter, however he could get in contact with the advocacy program that was created in 2015 by University of Utah. Mr. Worthen offered to help if Mr. Cannon is unable to locate information on the matter.

E. Presentations and Reports

1. Mayors Report

Mayor Searle wanted to remind all in attendance that Monday is Veterans day. The city will be having a program at 10:00a.m. and that Colonel John Eberlan will be a guest speaker. He noted that at the WACOG meeting on Monday night, that Ricky Hatch, Clerk/Auditor at Weber County mentioned there is going to be a tax shift on property tax. It will be significant for some. Property taxes will be raised for residents that live in Unincorporated Weber County 100%, and next year another 50% will be increased. He noted that Hill Air Force base is going around doing air sampling for residents to check for contaminated air in their homes. He stated that Randy Koger, Riverdale city code enforcement officer went around with himself and a Hill Air Force Representative and knocked on the resident's doors offering the air sampling. Councilmember Arnold wanted to mention Bryan Wesoloski for serving on the board and representing Riverdale city. Mayor Searle also congratulated Councilmember Arnold and Councilmember Mitchell on doing well with the election.

F. Consent Items

1. Consideration to approve the City Council meeting minutes from: Work Session and October 15, 2019 Regular Session.

Mayor Searle invited any corrections or comments regarding the above referenced meeting minutes.

MOTION: Councilmember Mitchell moved to approve the consent item. Councilmember Ellis seconded the motion. There was not any discussion regarding this motion. The motion passed unanimously in favor.

G. Action Items

1. Consideration of Resolution 2019-25, to declare unclaimed property consisting of cash and gift cards of various denominations as public interest use and authorizing the use, sale or donation of the same.

Chief Brenkman went over the executive summary which explained, Having followed the proper procedure for the disposition of unclaimed property, the Riverdale Police Department now ask for consideration of Resolution 2019-25 declaring unclaimed property as public interest use as set for by Utah State Code 77-24a-5 listed below:

77-24a-5. Disposition of unclaimed property.

(4) Before applying the lost or mislaid property to a public interest use, the agency having possession of the property shall obtain from the agency's legislative body:

(a) permission to apply the property to a public interest use: and

(b) the designation and approval of the public interest use of the property.

Councilmember Arnold asked if the resolution should state "withdraw the cash" because it is not going to be declared as public use because it is going to be returned to the state. Rodger Worthen noted that the city could add the word "conveyance". Councilmember Arnold wanted it on the record that the gift cards will be donated to non-profit organizations. Councilmember Stevens wanted to note that saying non-profit organizations conveys that we only donate to an entity with a state tax I.D., and do we want to be that strict with it? Councilmember Arnold noted that he would want it to go to an organization and not be used by the city.

MOTION: Councilmember Arnold moved to approve Resolution 2019-25 with adding the word 'conveyance'. Councilmember Hansen seconded the motion.

Mayor Searle invited discussion regarding the motion. There was not a discussion.

ROLL CALL VOTE: All voted in favor. Passed unanimously.

2. Consideration of declaring property owned by the city as surplus or otherwise no longer viable for the city use or purposes and authorizing the sale of the same.

Rodger Worthen went over the executive summary which explained, City Council action is required to declare property as surplus and authorizing the sale of the same.

MOTION: Councilmember Arnold moved to approve the action item; Councilmember Mitchell seconded the motion.

Mayor Searle invited discussion regarding the motion. There was not a discussion.

ROLL CALL VOTE: All voted in favor. Passed unanimously.

Mayor Searle asked Mr. Worthen to introduce the RDA attorney, Mr. Worthen introduced Adam Long, the Riverdale city RDA attorney.

3. Consideration of adjourning into Closed Executive Session pursuant to the provisions of Section 52-4-205 of the Open and Public Meetings Law for the purpose of discussing the purchase, exchange, or lease of real property. (roll call vote)

MOTION: Councilmember Mitchell moved to open the Closed Executive Session. Councilmember Ellis seconded the motion.

ROLL CALL VOTE: All voted in favor. Passed unanimously.

H. Discretionary Items

Councilmember Mitchell stated that the city had an airman come last week. He noted that both the chiefs helped and split their time and did such a phenomenal job.

I. Adjournment.

MOTION: Having no further business to discuss, Councilmember Arnold made a motion to adjourn. The motion was seconded by Councilmember Mitchell; all voted in favor. The meeting was adjourned at 6:56 p.m.

Norm Searle, Mayor

Shalee Evans, City Recorder

Date Approved:

**RIVERDALE CITY
CITY COUNCIL AGENDA
November 19, 2019**

AGENDA ITEM: G1

SUBJECT: Consideration of **Ordinance 913**, the proposed amendments to the Alternative Land Uses and Transportation elements of the Riverdale City General Plan.

PRESENTER: Mike Eggett, Community Development

INFORMATION:

- a. [Executive Summary](#)
- b. [SB 34 Summary](#)
- c. [Workvers – Riverdale General Plan Land Uses](#)
- d. [TRANSPORT GP proposed changes](#)
- e. [Ordinance 913](#)

[BACK TO AGENDA](#)



City Council Executive Summary

For the Council meeting on: 11-19-2019

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 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.

On November 12, 2019, a public hearing was held with Planning Commission and no comments were provided during the meeting from the public, nor any comments provided prior to the meeting. All public hearing notices were published and posted as is required by Utah State law. Following the public hearing in this matter, the Planning Commission discussed the proposed amendments to the General Plan and approved a recommendation to City Council to approve the proposed amendments to the General Plan, as has been submitted with this packet.

As part of the consideration, it is recommended that the City Council 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.

Following discussion of the matter, the City Council may take action to provide approval of the proposed amendments to the General Plan, approve the proposed amendments with any recommended modifications, table the matter to allow more time if deemed necessary, or not approve the proposed amendments to the General Plan, subject to the presentation of the appropriate findings of facts to support the conclusion. Should this request be made, the General Plan would hereafter be fully updated and the updated version of the General Plan posted on the City website.

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

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 City Council to discuss this matter and provide suggestions for revisions or changes, if any, to the proposed language amendments for this discussion. Staff would then encourage the City Council to take appropriate action to provide approval of the proposed amendments to the General Plan, approve the proposed amendments with any recommended modifications, table the matter to allow more time if deemed necessary, or not approve the proposed amendments to the General Plan, subject to the presentation of the appropriate findings of facts to support the conclusion. Should this request be made, the General Plan would hereafter be fully updated and the updated version of the General Plan posted on the City website.

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

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).



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.

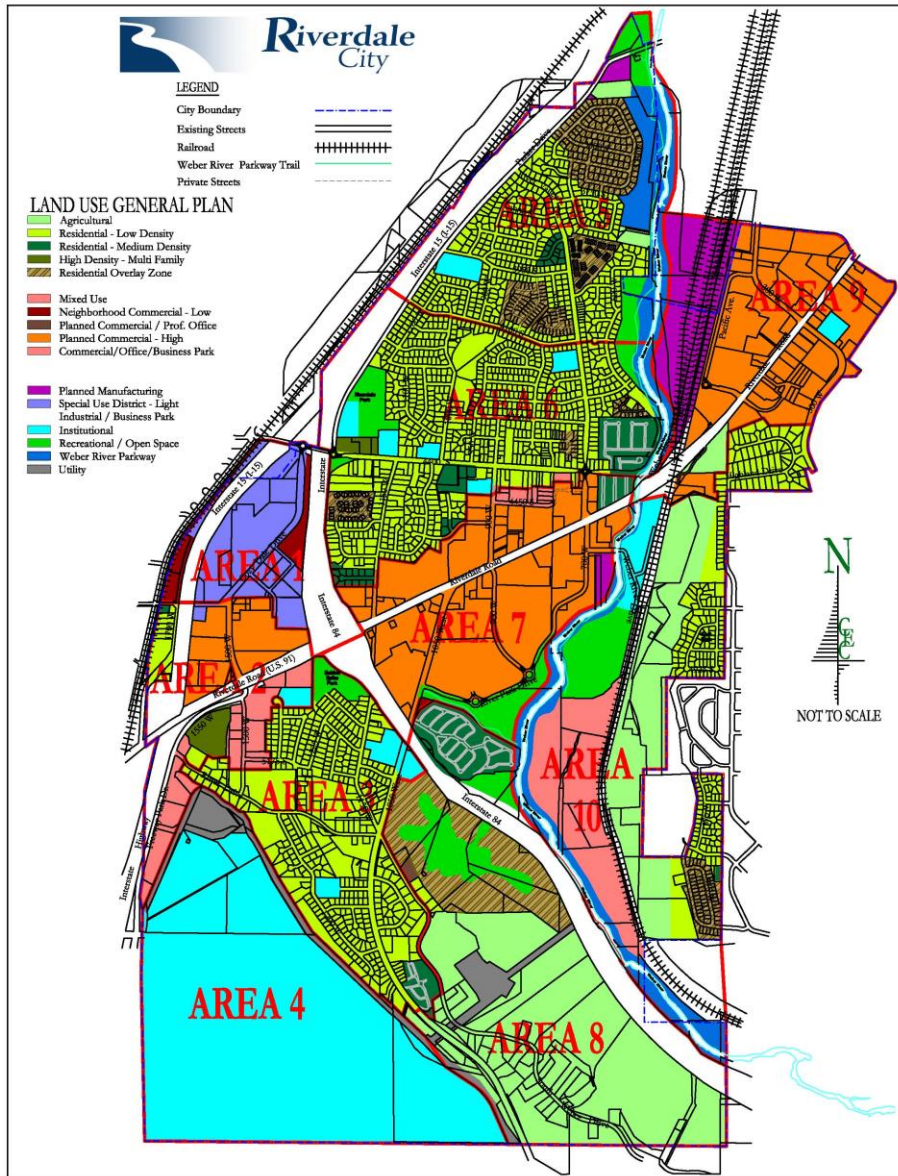
Figure 6 is the existing Land Use Master Plan map for Riverdale City, as updated in 2014. The Land Use Master Plan has been updated to reflect recent zoning changes in the City. Most of the land uses remain as recommended by the Riverdale City General Plan dated April 30, 1997 and updated on November 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.

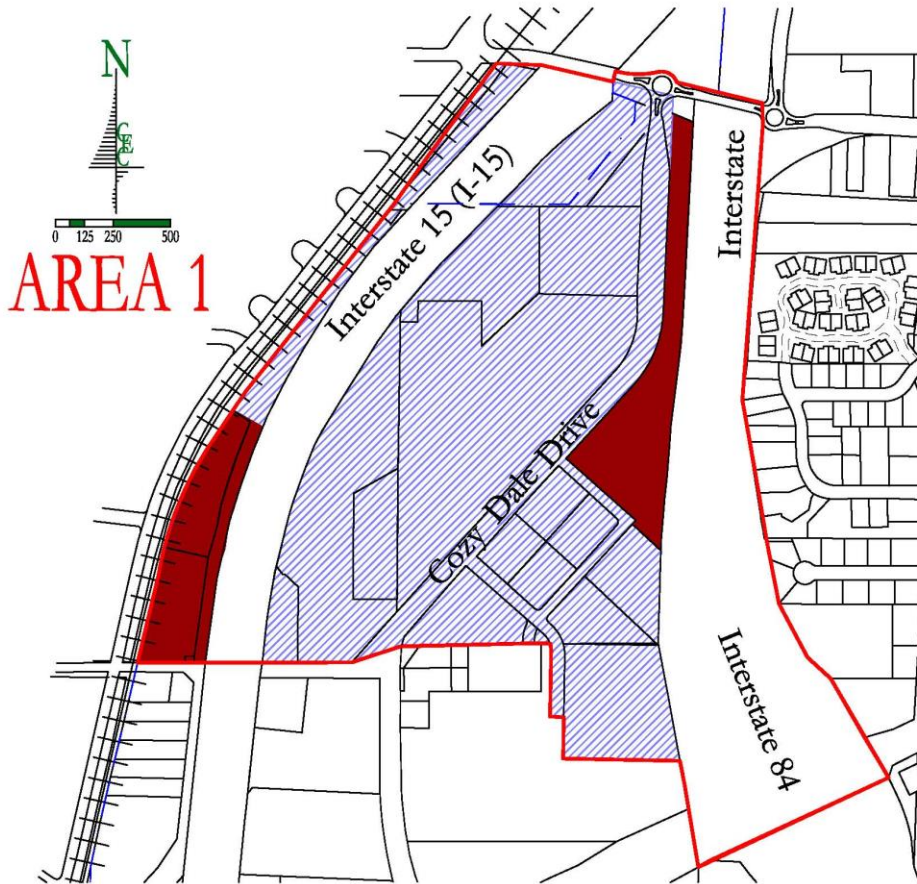
The following are analyses of specific problematic areas within the City.

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

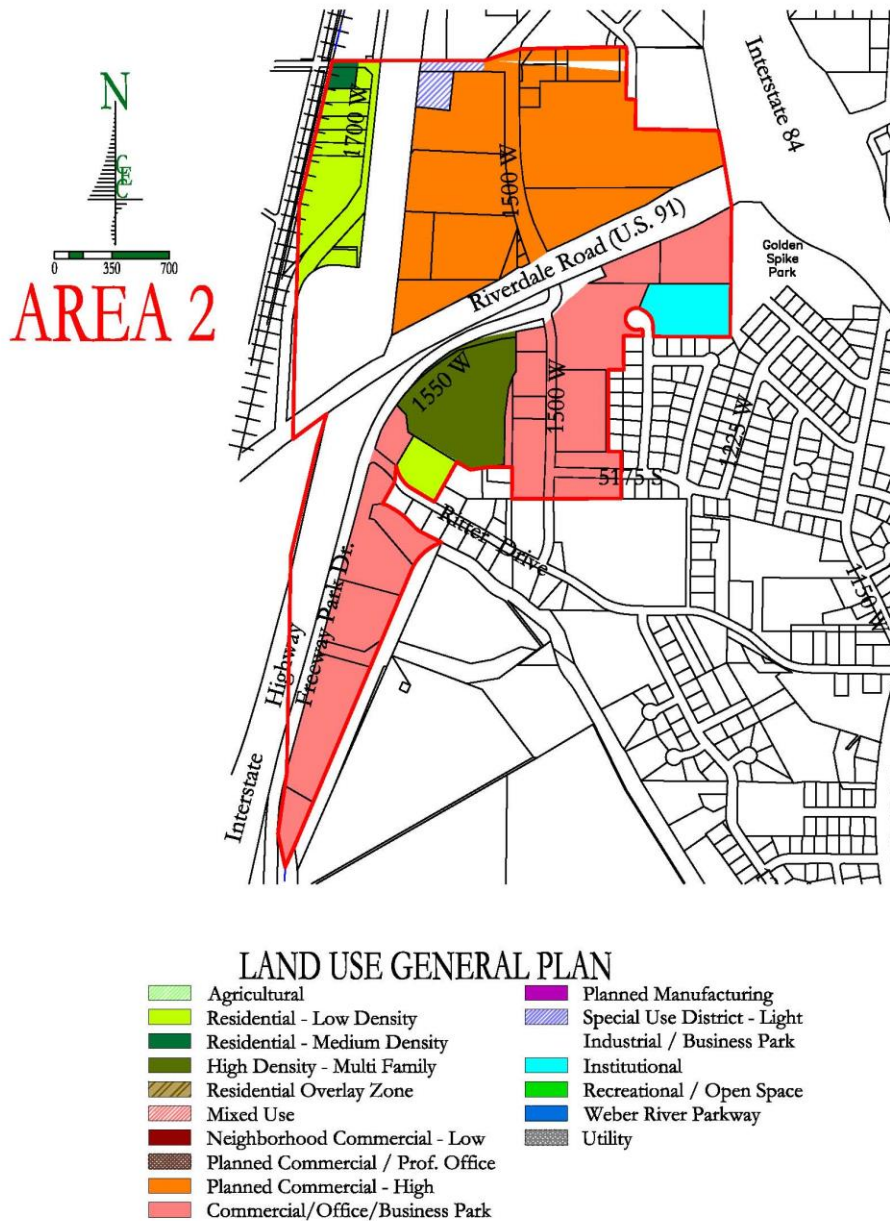
AREA TWO

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 property iesy, 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 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



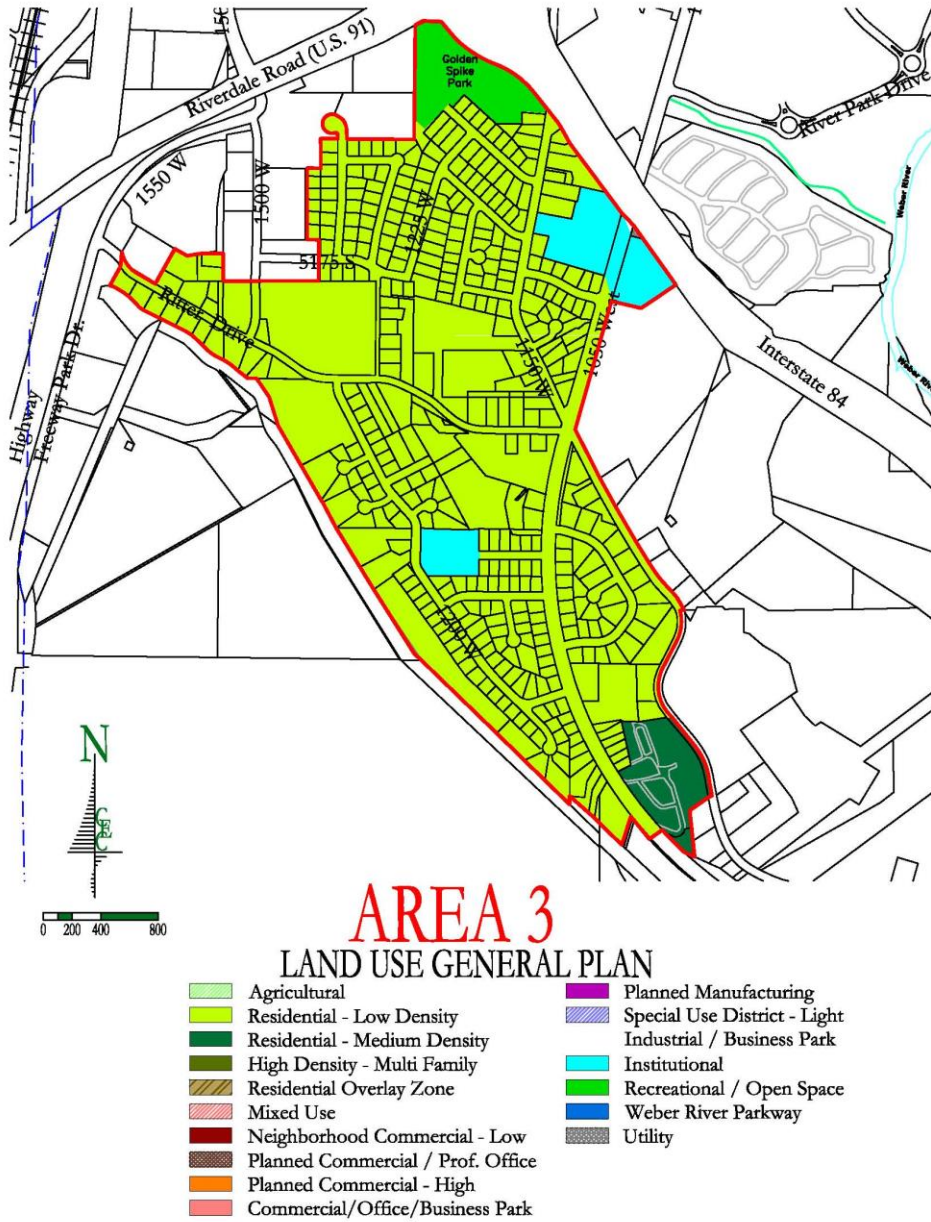
AREA THREE

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 too 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

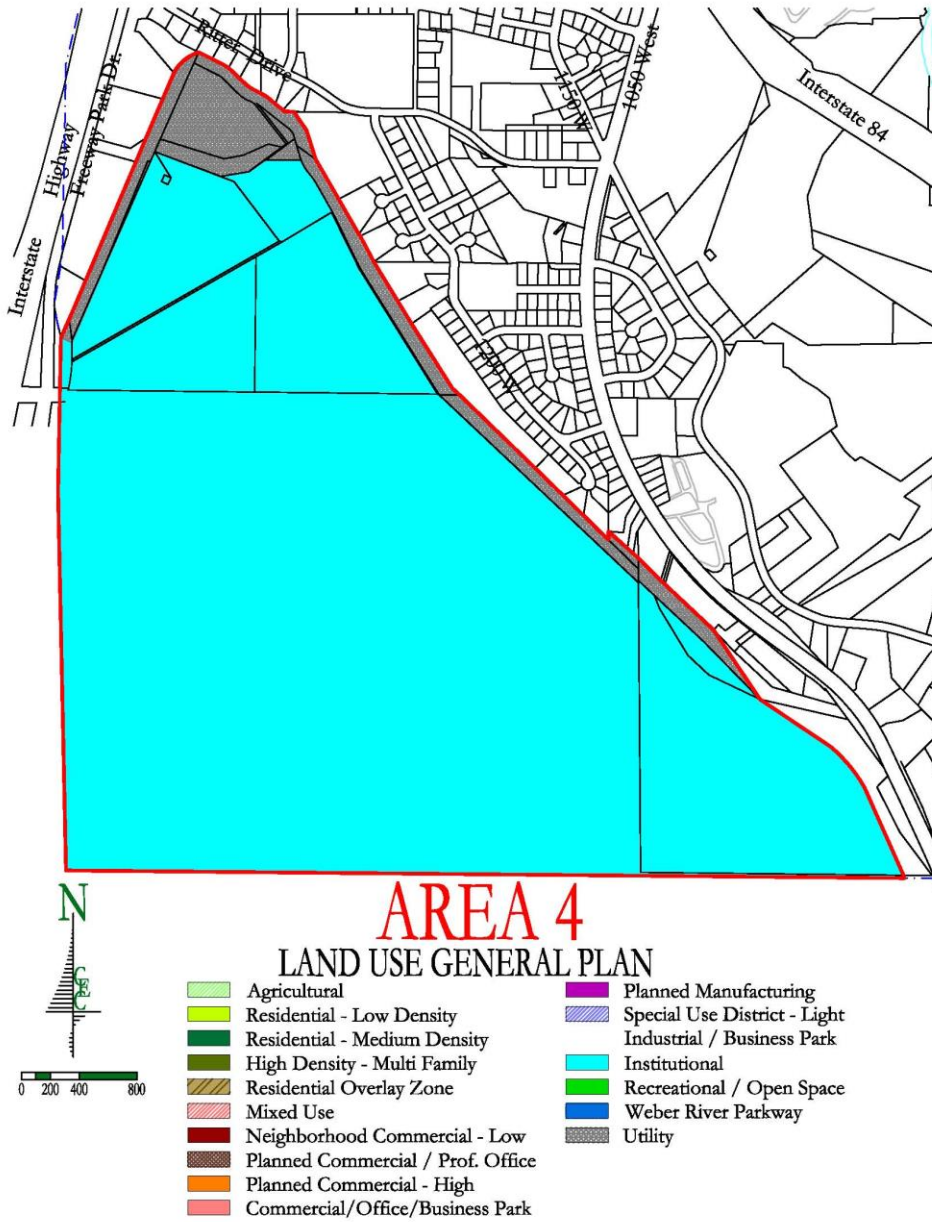


AREA FOUR

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.

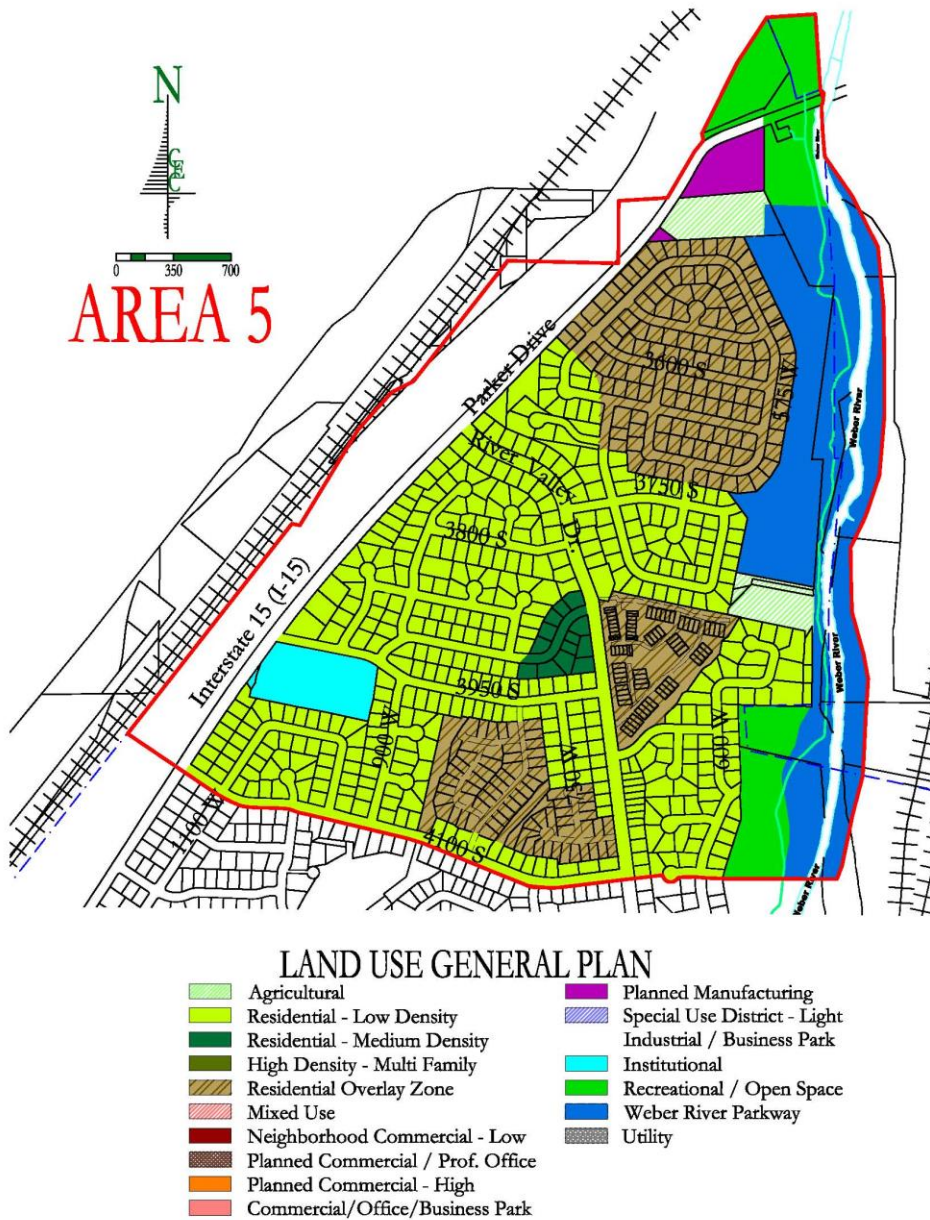
This area, is adjacent to the Weber River, and a portion of this area includes the Weber River Trail System and a main trailhead on the north for this trail system. This area also has the potential for a future planned trailhead expansion location across Parker Drive in Ogden City limits at the main 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



AREA SIX

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

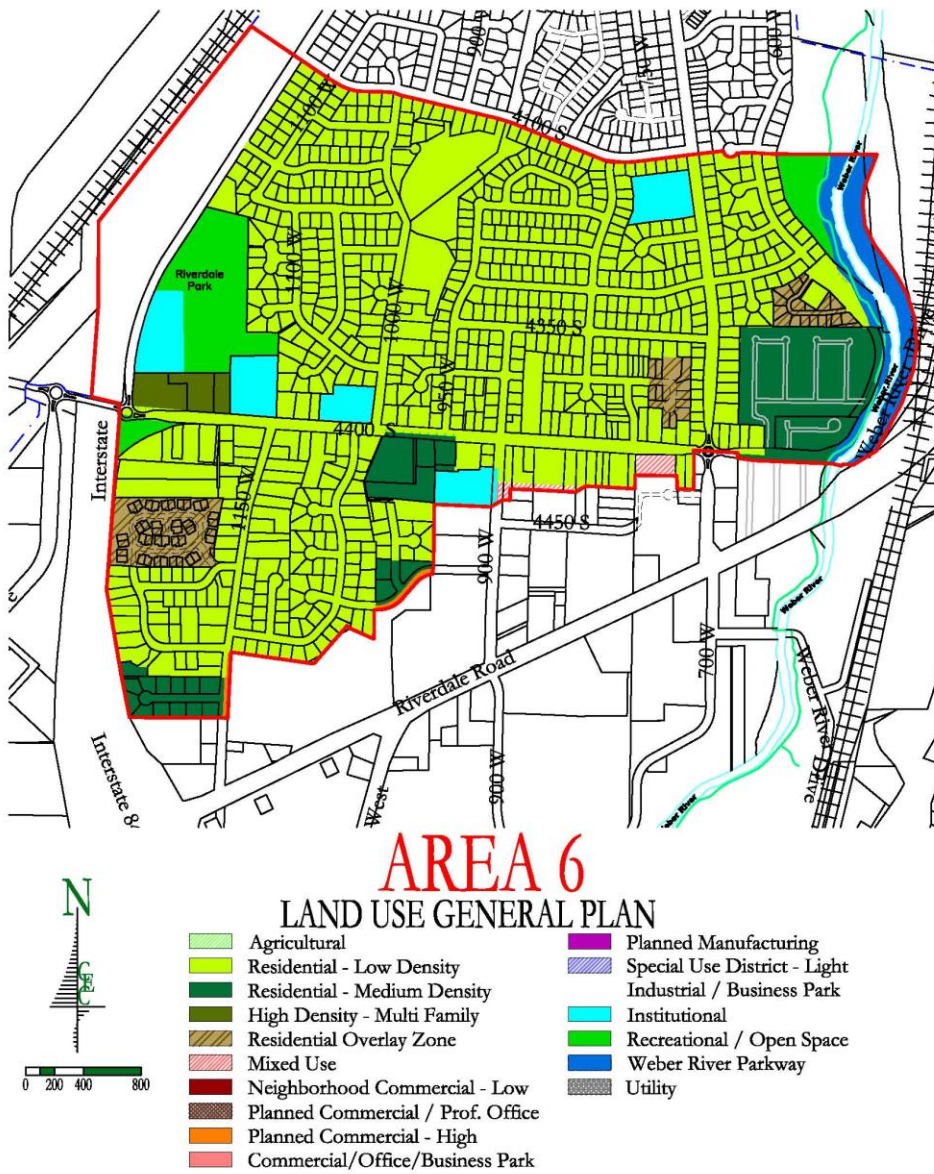
The Weber River Trail system is located in this area as well. It is recommended that the open space along the Weber River be kept as a natural habitat/open space (not a park) as the Hundred Year Floodplain becomes part of the Weber River Parkway. No access from the neighborhood or parking shall be provided,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

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

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

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

Figure 12 - Alternate Land Uses - Area 6



AREA SEVEN

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

There is a transitional section of this area to the north and planning efforts should be in this northern location should be sensitive to the needs and impacts on residential areas located in the south of Area Six. The property on the south side of 4400 South, between 1025 West and 700 West is an extremely strategic land use area for Riverdale City. It is very important in terms of stabilizing and enhancing the neighborhood development to the north since it represents the transitional area between traditional residential neighborhoods and intense development along Riverdale Road. The area between 700 West and 900 West, property fronting 4400 South (the north portion of the parcels), should remain Residential. Properties fronting 4450 South (the south portion of the parcels) are designated as Mixed Use, with the line of demarcation between residential and commercial extending to the west side of 900 West, where residential would front 4400 South, and commercial to the south fronting 900 West. The demarcation line runs between 4400 South and 4450 South, from 700 West approximately 442.50' West at 130' from 4400 South to that point continuing to 900 West at 227' from 4400 South. The area north of this line would remain residential. The area south of this demarcation line running to 4450 South may be a mixed use. The H & P properties are currently zoned commercial on the south side of the demarcation line and two lots on the north side of the line are zoned mixed use residential where two (2) separate four (4) unit owner occupied townhouses currently sit. The land use map reflects current planned uses for this location. 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.

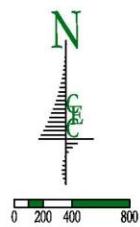
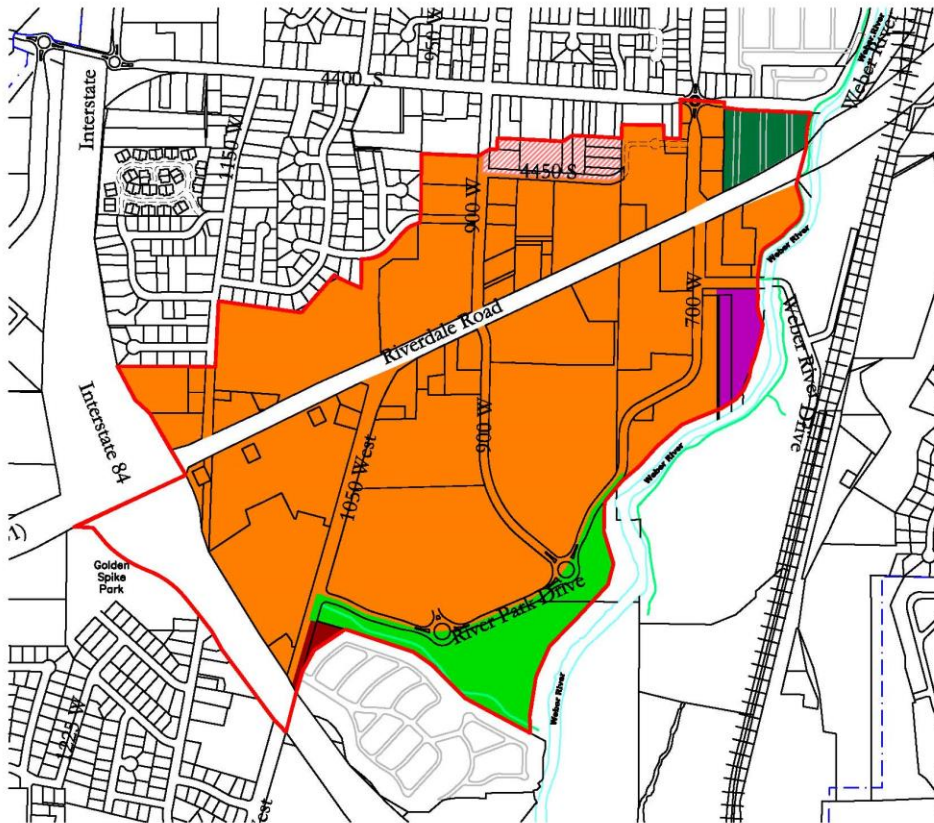
There is an existing gas station/convenience store on the east side of 700 West and Riverdale Road and a small retail/office shopping plaza on the west side of 700 West that is in the Planned Commercial High land use category. There is also a section of residential medium density in the northeast of 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 and property owners in this area is key to the City's continued success.

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

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

Figure 13 - Alternate Land Uses - Area 7



AREA 7 LAND USE GENERAL PLAN

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

AREA EIGHT

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

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

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

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

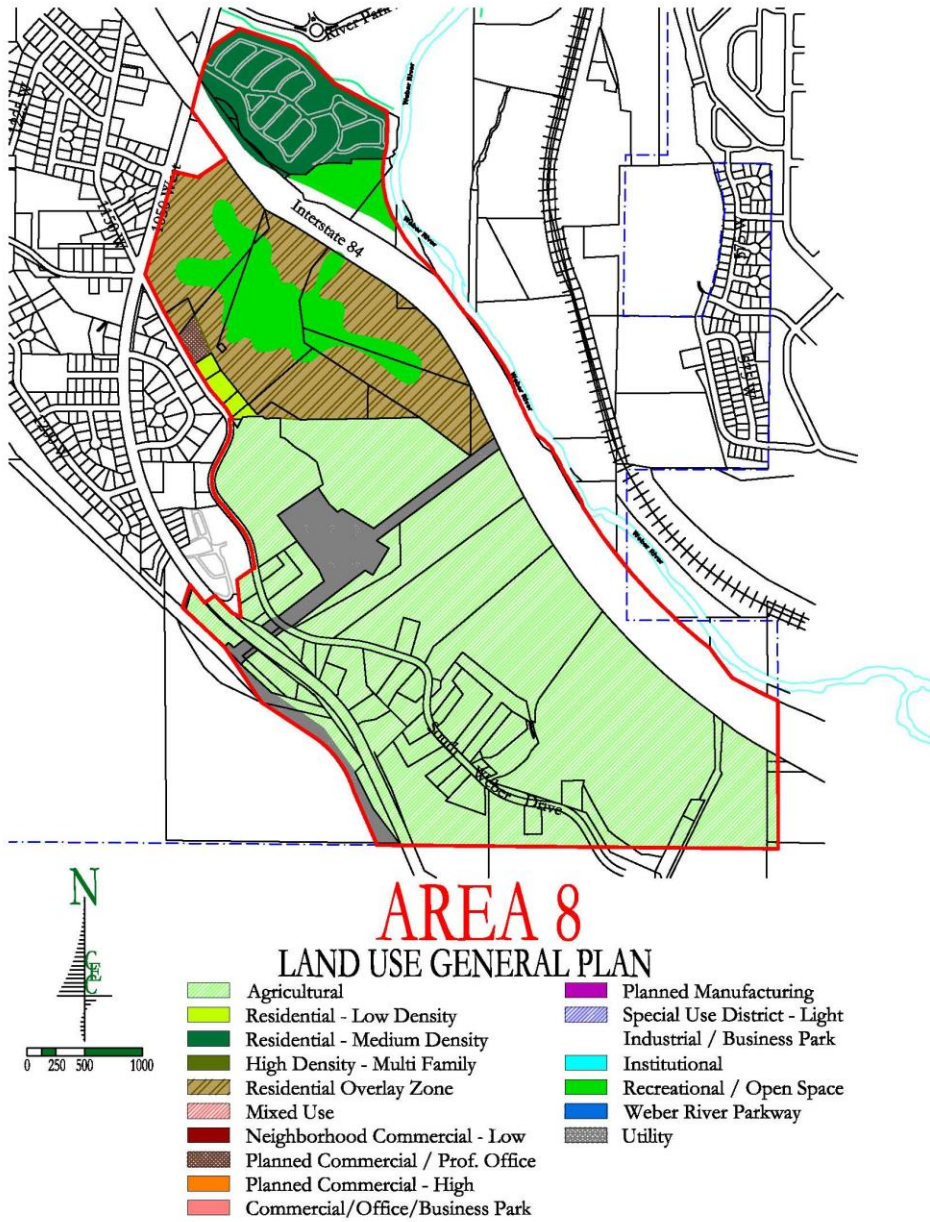
The area south of the golf course, along South Weber Drive, is presently zoned Agriculture and remains as such on the Master Land Use Plan because approximately one third of the area is in the Hill Air Force Base runway Accident Potential Zone (APZ). The Federal government has purchased development rights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

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

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

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

Figure 14 - Alternate Land Uses - Area 8



AREA 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

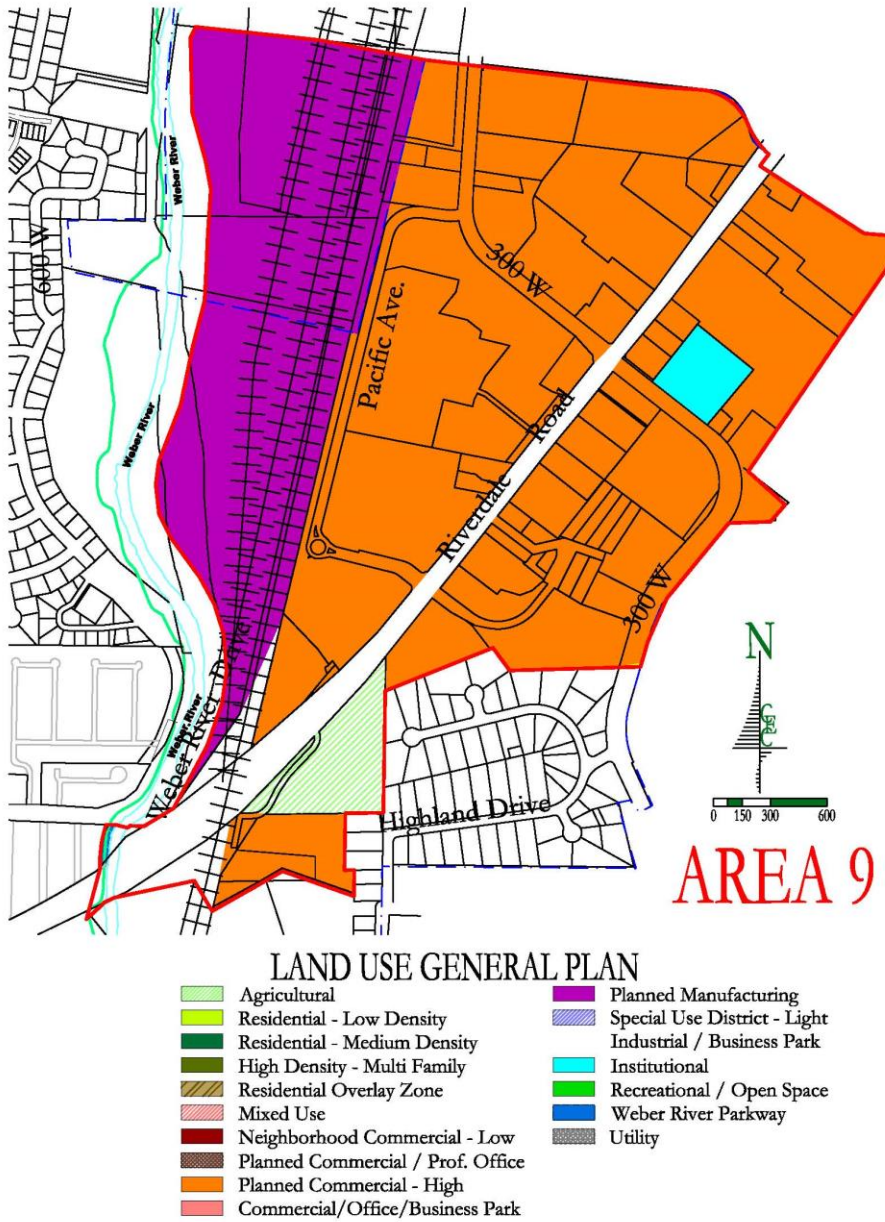
The recommended Hillside Protection is enforced on parcels located adjacent to and north of the Discount Tire/Ruby River Development. The bluffs on the east edge of this area and Area Ten should follow the provisions as recommended below:

- 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.

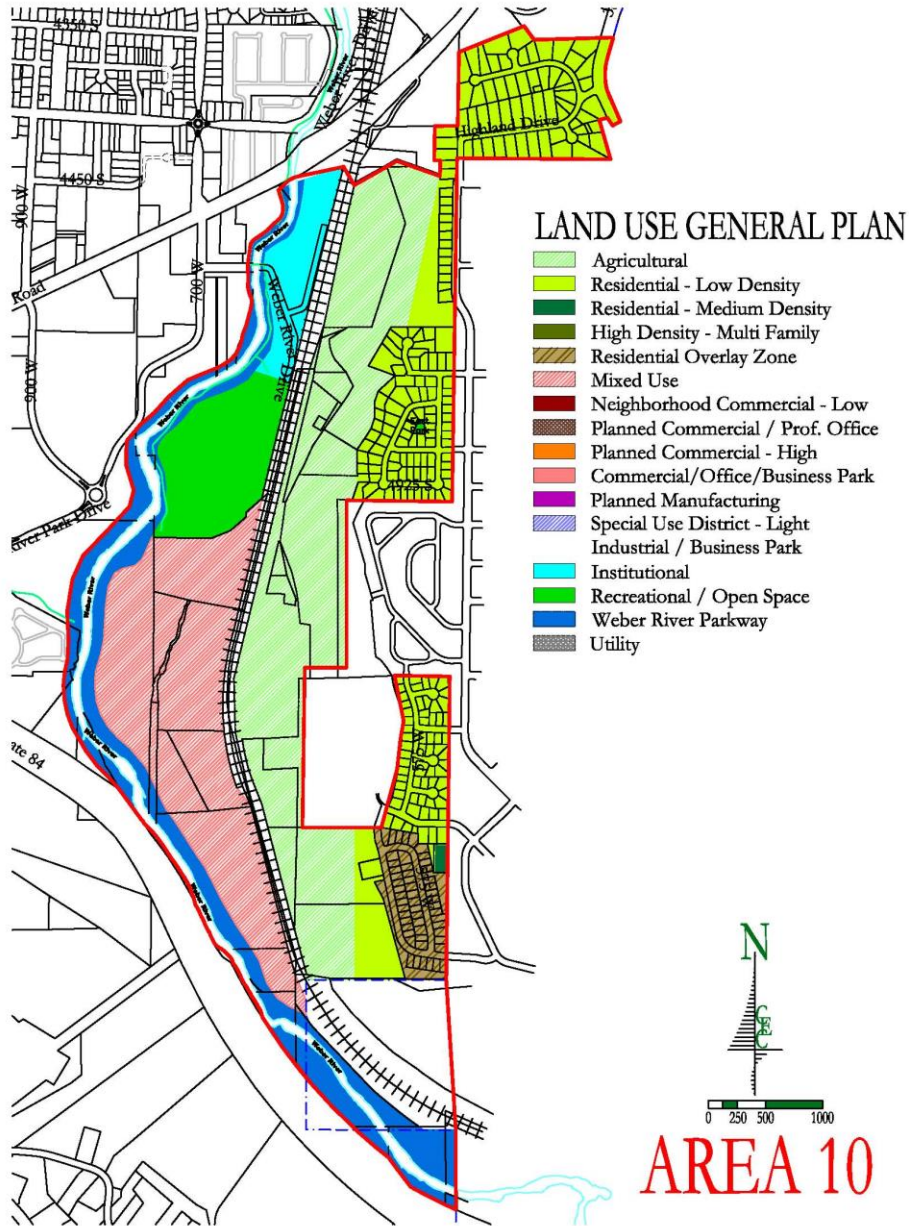
There has been a great amount of discussion in previous years to consider the development of a major recreational facility/park in this location. An active recreational park facility like this could include baseball fields, soccer fields, enhanced picnic areas and so forth as a part of this proposed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

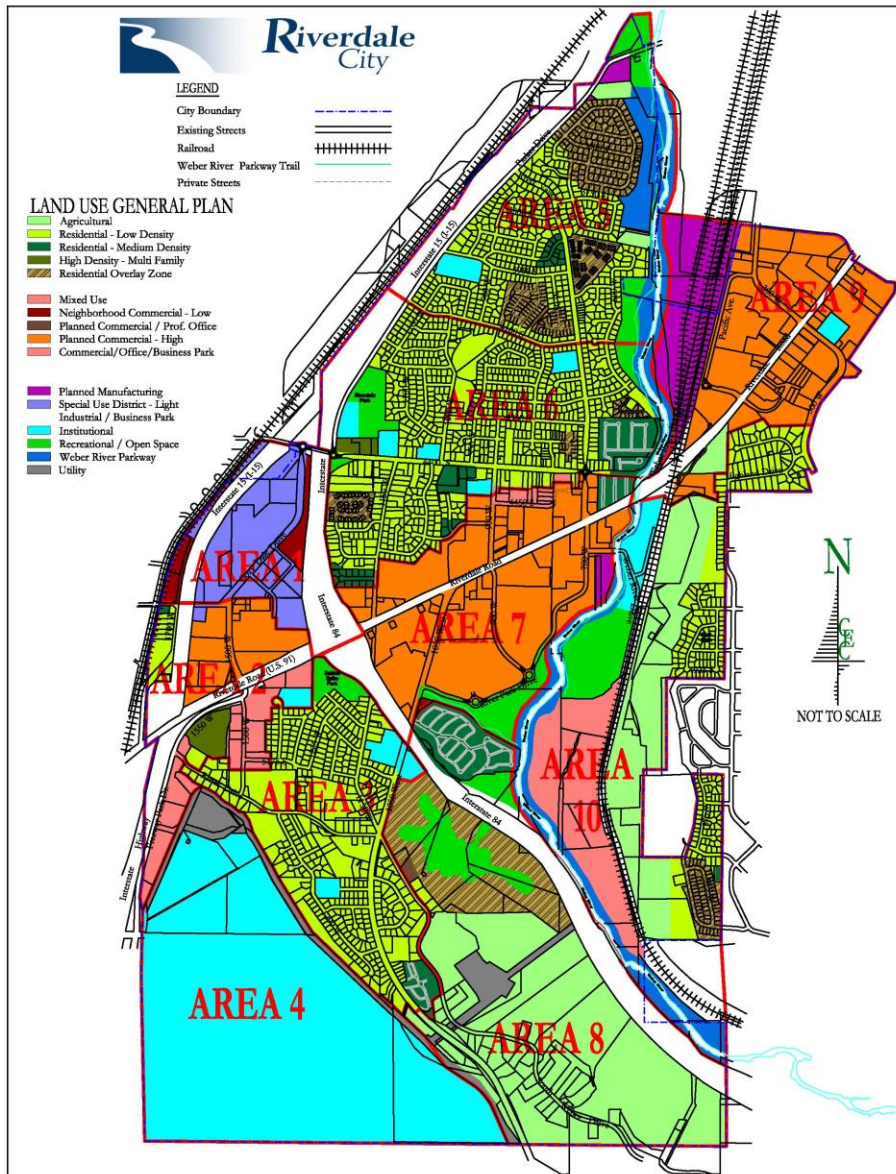
Table M - Land Use District Definitions

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 than two stories (35 feet).

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

Figure 17 Land Use Master Plan



TRANSPORTATION

Updated 11-19-2019

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 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 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 multimodal (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 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. Currently, Riverdale hopes to see three additional and final key bus stops equipped with shelters 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 has been frequently contacted pertaining to the need for proposed future improvements along 4400 South. This should include street, curb, gutter and sidewalk improvements. It 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.

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 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 of the following: An undeveloped section of Parker Drive at approximately 3496 South currently owned by the Purin family.

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:

<u>Street</u>	<u>From</u>	<u>To</u>	<u>Classification</u>
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
1050 West and South Weber Drive (SR 60)	SR 60	34,000	35,000	36,000
	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. In 2015 UDOT completed work along Riverdale Road that included 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 pedestrian facilities were also 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 Eagles Landing Apartments LLC and will require an extension of 900 West through the Riverdale City property 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. 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.

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 access or parking area. Riverdale City has paved this from the improved end of 550 West to temporarily 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 of the legs being a stub street 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 considered if 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.

Figure 21 - Major Street Plan

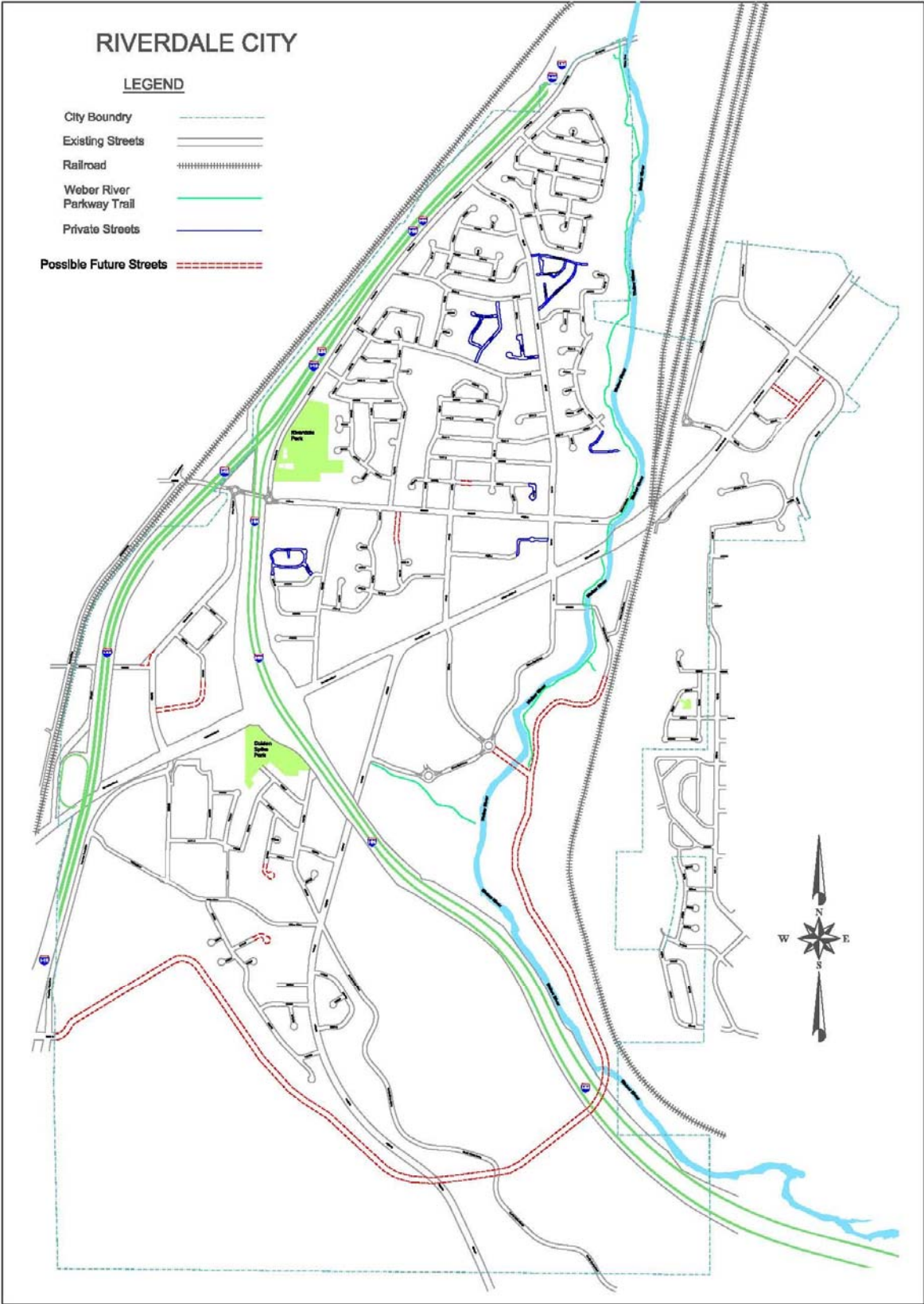


Figure 22 - 3600 South +/- Parker Drive

Existing Conditions



Proposed Design



Figure 23 - 4300 South and 600 West Intersection Figure 23 - 4050 South and 600 West Intersection

4300 South and 600 West Intersection

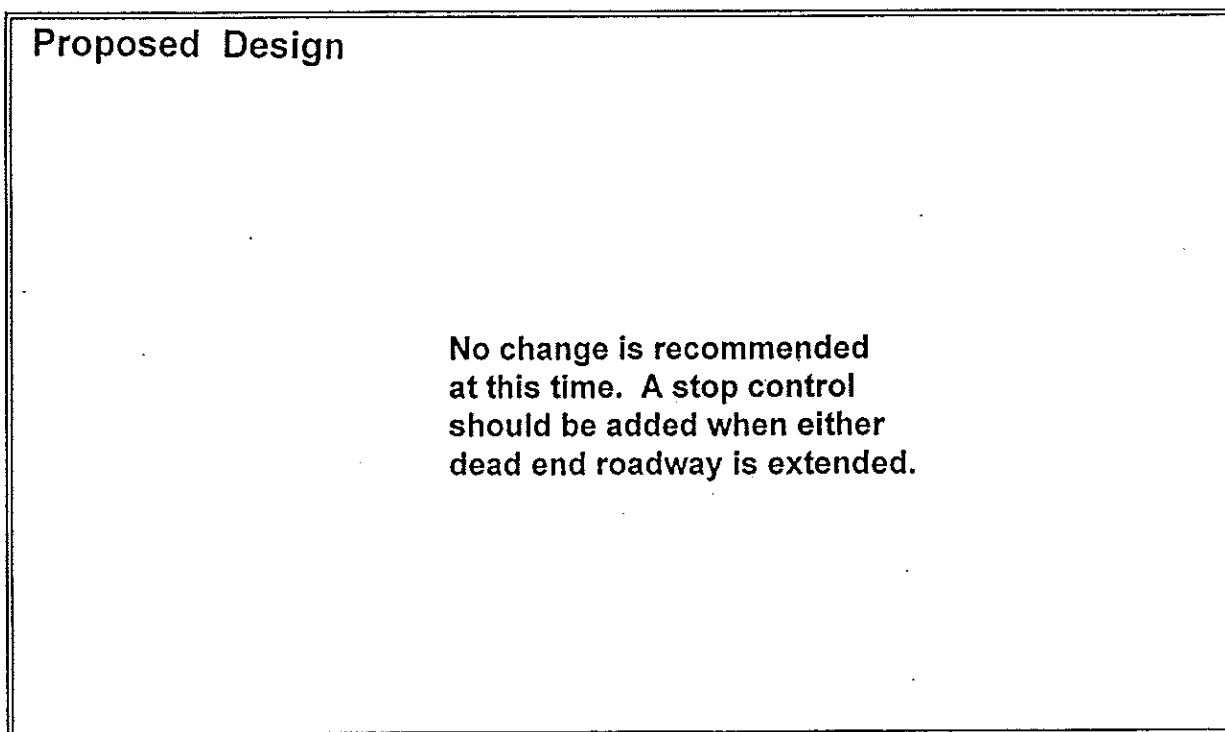
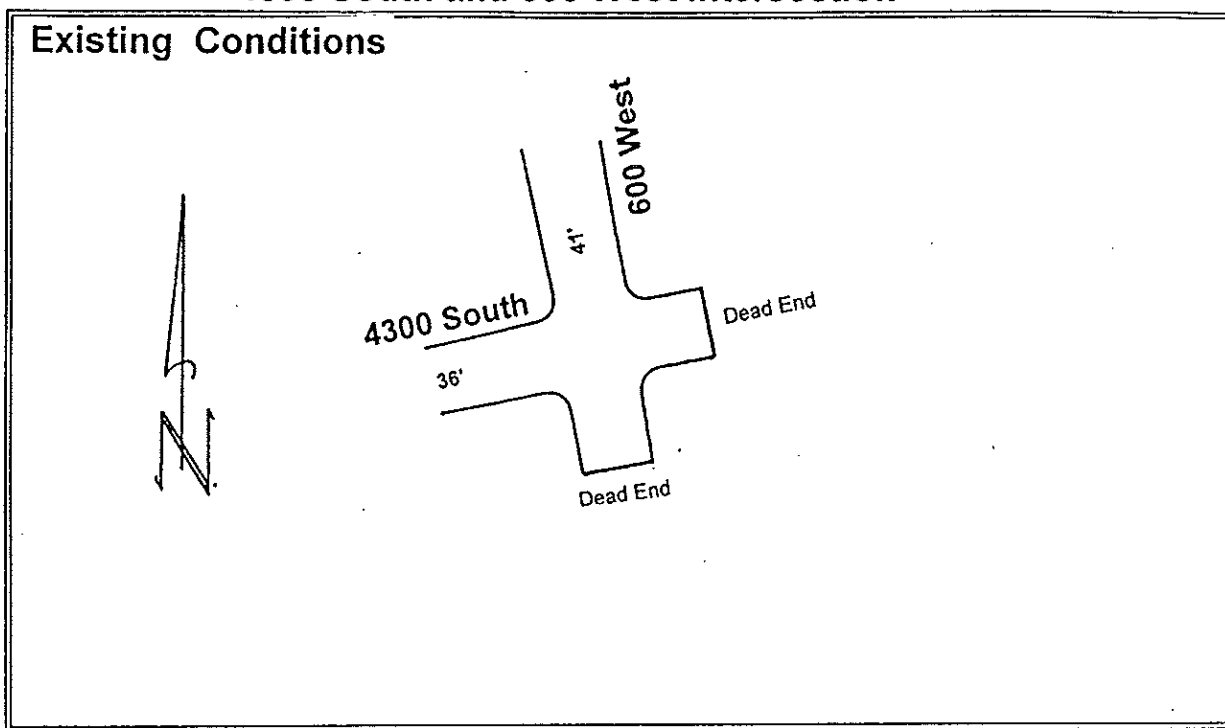
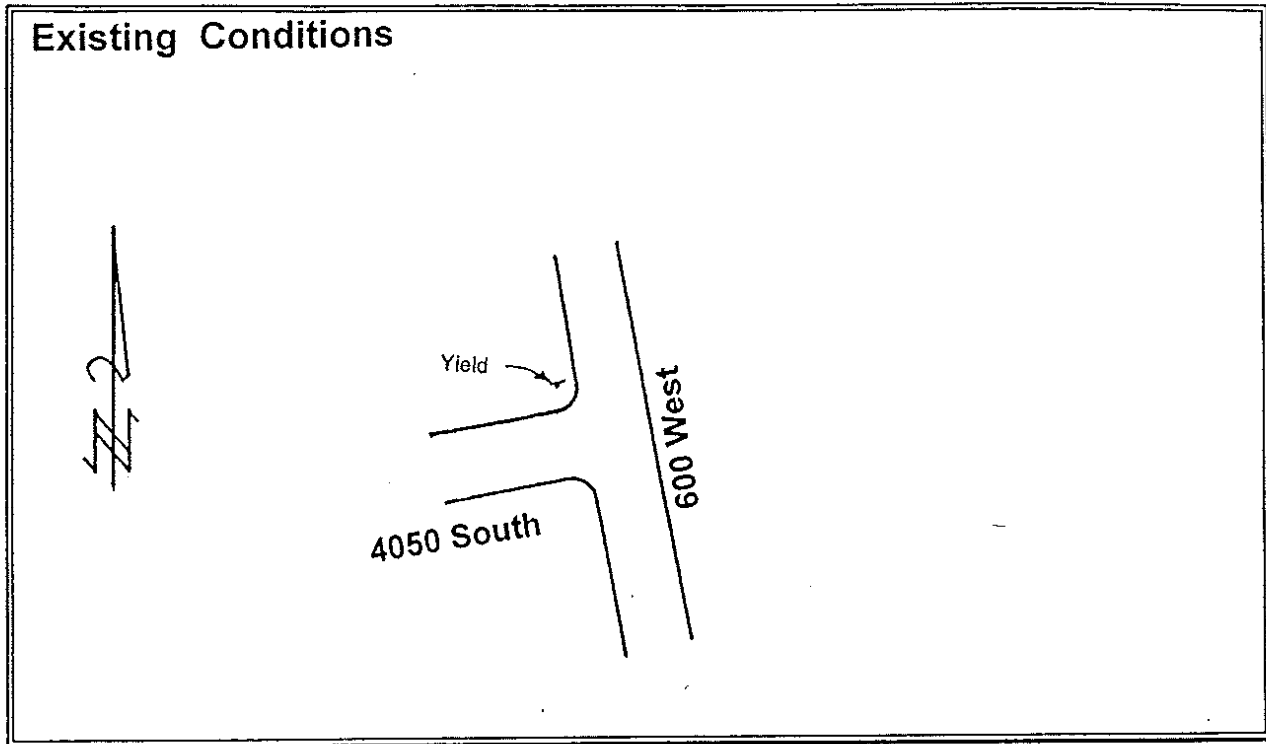


Figure 24 – 4050 South and 600 West Intersection

4050 South and 600 West Intersection

Existing Conditions



Proposed Design

No change is recommended
at this time.

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.

1500 West to tie into Riverdale Road

The intersection of 1500 West with the I-15 Frontage Road is slightly offset from the intersection with Riverdale Road. This intersection was slightly re-configured as part of the UDOT Riverdale Road project in 2014-2015.

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.

ORDINANCE NO. 913

AN ORDINANCE OF RIVERDALE CITY AMENDING THE RIVERDALE CITY GENERAL PLAN, SPECIFICALLY THE LAND USE AND THE TRANSPORTATION SECTIONS, TO UPDATE AND TO CLARIFY THE INTENT AND PURPOSE OF THE GENERAL PLAN, PROVIDE FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

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

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

WHEREAS, a public hearing was duly held by the Planning Commission at the time and place provided in said notice, all competent evidence offered in support of and in opposition to said proposed amendments was received; and

WHEREAS, it appearing that the proposed amendments are in accord with the City's comprehensive plan and/or goals or desires and will promote health, safety and the general welfare of the community, said Planning Commission recommended adoption of said amendments to the City Council of the City of Riverdale;

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

WHEREAS, all of said proceedings were duly and regularly conducted.

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

Amendments. That the attached amendments be hereby amended as outlined in Exhibit A (attached hereto and incorporated by reference), shall read as set forth therein and be hereby incorporated and adopted into the City's General Plan and said updates concerning Land Uses and Transportation, shall replace currently existing portions in conflict therewith and, along with any and all unchanged portions of the currently existing Plan, shall be known as the Riverdale City General Plan and be on file in the Riverdale City Recorder's Office and readily available for public inspection.

Severability. If any provision of this ordinance is declared invalid by a court of

competent jurisdiction, the remainder shall not be affected thereby.

Conflicts. All ordinances or parts of ordinances conflicting with the provisions of this ordinance are hereby repealed.

Application. This ordinance shall take effect immediately upon its adoption and posting.

PASSED, ADOPTED AND ORDERED POSTED this ____ day of November, 2019.

Norm Searle, Mayor

Attest:

Shalee Evans Herrick, City Recorder

Exhibit A

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.

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.

Transportation

**RIVERDALE CITY
CITY COUNCIL AGENDA
November 19, 2019**

AGENDA ITEM: G2

SUBJECT: Consideration of **Resolution 2019-26**, to accept and approve canvass results for the 2019 Municipal Election.

PRESENTER: Shalee Evans, City Recorder

INFORMATION: [a. Executive Summary](#)

***In accordance with Utah State Law, the official results and Resolution 2019-26 will not be released until the Regular City Council meeting on November 19, 2019.**

[BACK TO AGENDA](#)



City Council Executive Summary

For the Council meeting on: 11/19/2019

Petitioner: City Recorder/Election Official

Summary of Proposed Action

Consideration to canvass official results for the 2019 Riverdale Municipal Election, held on November 5, 2019. The winning candidates who received the highest number of votes will serve a four-year term beginning January 2020 through December 31, 2024.

Summary of Supporting Facts & Options

The Riverdale City Municipal General Election was held on November 5, 2019, primarily conducted vote-by-mail with 9 neutral polling locations located throughout Weber County.

Utah State Code 20A-4-301(1)(b) requires Cities to Canvass their results within 7-14 days after Election Day. In order to accommodate military-overseas ballots the Lieutenant Governor's Office, in conjunction with Weber County, recommend the Canvass take place on November 19, 2019.

In accordance with Utah Code 20A-4-401, a losing candidate can request a recount if the number of votes cast for a winning candidate is equal or less than .25% of the total votes cast for all candidates in a race. Based on the official results, this election does not qualify for a recount.

I have verified the summary for Riverdale City, prepared by Weber County, to ensure all ballots were accounted for. There were no irregularities or problems with this election that I am aware of. I certify the process was conducted in accordance with Utah State Law and the results compiled and presented at the Canvass are true and correct to the best of my knowledge.

Legal Comments - City Attorney

Steve Brooks
City Attorney

Administrative Comments - City Administrator

Rodger Worthen
City Administrator