



**RIVERDALE CITY PLANNING COMMISSION AGENDA
CIVIC CENTER - 4600 S. WEBER RIVER DR.
TUESDAY – JUNE 11, 2013**

6:00 p.m. – Work Session (City Council Conference Room)

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

Report on Electronic Billboards

Presenter: Yesco Representative

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

A. Welcome & Roll Call

B. Open Communications

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

C. Presentations and Reports

1. Community Development Projects Status Report

D. Consent Items

1. Consideration of meeting minutes from:
May 28, 2013 Work Session
May 28, 2013 Planning Commission

E. Action Items

1. a. Public hearing to receive and consider public comment on proposed amendments to the Economy, Transportation, Public Facilities and Infrastructure, Parks and Recreation and Implementation sections of the General Plan
- b. Consideration of recommendation on Resolution 2013-26 adopting proposed amendments to the Economy, Transportation, Public Facilities and Infrastructure, Parks and Recreation and Implementation sections of the General Plan

*Presenters: Randy Daily, Community Development Director
Michael Eggett, Community Development Director*

F. Discretionary Items

G. Adjournment

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



Planning Commission Executive Summary

For the Planning Commission meeting on: 6-11-2013

Presenter: Jared Johnson, Young Electric Sign
Company (YESCO)

Summary of Proposed Action

For the work session there will be a presentation by YESCO representative Jared Johnson regarding digital billboard signs and their evolution to limited replacement of static billboard signs. As part of this presentation, Mr. Johnson has provided documentation for review by the Planning Commission (see attached documents following this summary). Additionally, Mr. Johnson noted that more information is available at the website www.OAAA.org. There will be ample time after the presentation for the Planning Commission to participate in a Q and A session with Mr. Johnson as it relates to digital billboard conversion, billboards, etc.

Title 10 Ordinance Guidelines (Code Reference)

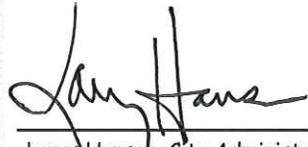
Billboards are currently regulated by Chapter 10-16 "Sign Regulations" of the Riverdale City Code.

General Plan Guidance (Section Reference)

Legal Comments - City Attorney

Steve Brooks, Attorney

Administrative Comments - City Administrator



Larry Hansen, City Administrator

OAAA Recommended Digital Brightness Guidelines

A. OAAA Guidelines: The OAAA recommended brightness criteria for digital billboards is as follows:

- Light produced by a digital billboard should not exceed 0.3 Footcandles over ambient light levels.
- Measurement should be taken utilizing a Footcandle meter from the following distances (perpendicular to the face of the digital billboard):
 - Posters: 150 feet
 - 10'6x36 Bulletins: 200 feet
 - 14x48 Bulletins: 250 feet
 - 20x60 Bulletins: 350 feet

The measurement distances are based on the average minimum viewing distances for each type of billboard.

- Digital billboards must have automatic dimming capability.

B. Basis for the Guidelines. These guidelines are based on recommendations by lighting expert Dr. Ian Lewin, Lighting Sciences Inc. (Scottsdale, AZ), in a March, 2008 report to the OAAA. Dr. Lewin developed brightness criteria to meet the following general guidelines:

- Appropriately Legible Copy. Digital advertising copy is appropriately legible and not overly bright.
- Simplicity. Provide a guideline that can be easily implemented and enforced. Measurement of the ambient light level of the sign on and off is conducted by a footcandle meter. If the difference in measurements is less than 0.3 footcandles, the digital billboard is in compliance.
- Established Guidelines. The criteria are based on established scientific methodology and established industry standards from the Illuminating Engineering Society of North America (IESNA) publication TM-11-00 "light trespass" theory which is an accepted standard in the lighting industry.
- Flexibility. Ensure proper brightness levels in a variety of lighting environments.

C. Additional Issues/Clarification

- **Automatic Dimming Capability.** A digital billboard must be able to automatically adjust as ambient light levels change. An automatic light sensing device (such as photocell or similar technology) should be utilized for adjusting the digital billboard's brightness. Sunset-sunrise tables and manual methods of controlling brightness are not acceptable as a primary means of controlling brightness.
- **Brightness Measurement Methodology.** The brightness standard requires the use of a Footcandle meter (also known as a "Lux meter"; ~\$100-1000). A Footcandle meter measures the amount of light arriving at the meter (illuminance), as opposed to an absolute measurement of the amount of light emanating from a light source or light sources (luminance). A Footcandle is a measure of lumens (light rays) that fall on one square foot area; Lux is the metric equivalent of a Footcandle.

In contrast, a Candela Meter / NIT Gun (~\$3,000) measures the amount of light emanating from a specific light source (luminance). A NIT gun measures candelas (a measure of luminance or brightness) per meter squared (also known as "NITS"), which is a measure of the brightness emanating from a specific light source. It excludes ambient light (which may include light from many sources) from the measurement. Standard NIT levels and/or utilization of a NIT gun are not a part of the OAAA recommended brightness guideline.

72-7-505. Sign size -- Sign spacing -- Location in outdoor advertising corridor -- Limit on implementation.

(1) (a) Except as provided in Subsection (2), a sign face within the state may not exceed the following limits:

- (i) maximum area - 1,000 square feet;
- (ii) maximum length - 60 feet; and
- (iii) maximum height - 25 feet.

(b) No more than two facings visible and readable from the same direction on the main-traveled way may be erected on any one sign structure. Whenever two facings are so positioned, neither shall exceed the maximum allowed square footage.

(c) Two or more advertising messages on a sign face and double-faced, back-to-back, stacked, side-by-side, and V-type signs are permitted as a single sign or structure if both faces enjoy common ownership.

(d) A changeable message sign is permitted if the interval between message changes is not more frequent than at least eight seconds and the actual message rotation process is accomplished in three seconds or less.

(e) An illumination standard adopted by any jurisdiction shall be uniformly applied to all signs, public or private, on or off premise.

(2) (a) An outdoor sign structure located inside the unincorporated area of a nonurbanized county may have the maximum height allowed by the county for outdoor advertising structures in the commercial or industrial zone in which the sign is located. If no maximum height is provided for the location, the maximum sign height may be 65 feet above the ground or 25 feet above the grade of the main traveled way, whichever is greater.

(b) An outdoor sign structure located inside an incorporated municipality or urbanized county may have the maximum height allowed by the municipality or urbanized county for outdoor advertising structures in the commercial or industrial zone in which the sign is located. If no maximum height is provided for the location, the maximum sign height may be 65 feet above the ground or 25 feet above the grade of the main traveled way, whichever is greater.

(3) Except as provided in Section 72-7-509:

(a) Any sign allowed to be erected by reason of the exceptions set forth in Subsection 72-7-504(1) or in H-1 zones may not be closer than 500 feet to an existing off-premise sign adjacent to an interstate highway or limited access primary highway, except that signs may be erected closer than 500 feet if the signs on the same side of the interstate highway or limited access primary highway are not simultaneously visible.

(b) Signs may not be located within 500 feet of any of the following which are adjacent to the highway, unless the signs are in an incorporated area:

- (i) public parks;
- (ii) public forests;
- (iii) public playgrounds;
- (iv) areas designated as scenic areas by the department or other state agency having and exercising this authority; or
- (v) cemeteries.

(c) (i) (A) Except under Subsection (3)(c)(ii), signs may not be located on an interstate highway or limited access highway on the primary system within 500 feet of

an interchange, or intersection at grade, or rest area measured along the interstate highway or freeway from the sign to the nearest point of the beginning or ending of pavement widening at the exit from or entrance to the main-traveled way.

(B) Interchange and intersection distance limitations shall be measured separately for each direction of travel. A measurement for each direction of travel may not control or affect any other direction of travel.

(ii) A sign may be placed closer than 500 feet from the nearest point of the beginning or ending of pavement widening at the exit from or entrance to the main-traveled way, if:

(A) the sign is replacing an existing outdoor advertising use or structure which is being removed or displaced to accommodate the widening, construction, or reconstruction of an interstate, federal aid primary highway existing as of June 1, 1991, or national highway system highway; and

(B) it is located in a commercial or industrial zoned area inside an urbanized county or an incorporated municipality.

(d) The location of signs situated on nonlimited access primary highways in commercial, industrial, or H-1 zoned areas between streets, roads, or highways entering the primary highway shall not exceed the following minimum spacing criteria:

(i) Where the distance between centerlines of intersecting streets, roads, or highways is less than 1,000 feet, a minimum spacing between structures of 150 feet may be permitted between the intersecting streets or highways.

(ii) Where the distance between centerlines of intersecting streets, roads, or highways is 1,000 feet or more, minimum spacing between sign structures shall be 300 feet.

(e) All outdoor advertising shall be erected and maintained within the outdoor advertising corridor.

(4) Subsection (3)(c)(ii) may not be implemented until:

(a) the Utah-Federal Agreement for carrying out national policy relative to control of outdoor advertising in areas adjacent to the national system of interstate and defense highways and the federal-aid primary system is modified to allow the sign placement specified in Subsection (3)(c)(ii); and

(b) the modified agreement under Subsection (4)(a) is signed on behalf of both the state and the United States Secretary of Transportation.

Amended by Chapter 346, 2011 General Session

**RIVERDALE CITY
PLANNING COMMISSION AGENDA
June 11, 2013**

AGENDA ITEM: B

SUBJECT: Open Communications

PETITIONER: Anyone Interested

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

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

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**RIVERDALE CITY
PLANNING COMMISSION AGENDA
June 11, 2013**

AGENDA ITEM: C

SUBJECT: Community Development Projects Status Report

ACTION REQUESTED BY PETITIONER: Information only.

INFORMATION: Opportunity for the Community Development Director to present any updates or information on follow-up issues to the Planning Commission.

[Community Development Report](#)

[BACK TO AGENDA](#)



COMMUNITY DEVELOPMENT PROJECTS STATUS REPORT

June 7, 2013



In-N-Out Burger has broken ground and started construction of their new restaurant located at 4040 S. Riverdale Road. They hope to open by the end of August.



Subway is in the process of opening a new location at 1078 W. Riverdale Road. They are currently remodeling the space.



EZ Pawn will open a store in the strip mall in front of Shopko at 4068 S. Riverdale Road.



Intermountain Healthcare is planning to open a billing office in the Brookheaven office building at 4933 South 1500 west.



Gentiva home Health is planning to open an office in the Brookheaven office building at 4933 South 1500 west.



Hokulia Shave Ice is opening a drive up location at 1135 W. Riverdale Road (Applebees parking lot).



**RIVERDALE CITY
PLANNING COMMISSION AGENDA
June 11, 2013**

AGENDA ITEM: D

SUBJECT: Consideration of meeting minutes from:
May 28, 2013 Work Session
May 28, 2013 Planning Commission

PETITIONER: City Recorder

ACTION REQUESTED BY PETITIONER: Approve minutes

INFORMATION: See attached minutes as follows:

[May 28, 2013 Work Session](#)

[May 28, 2013 Planning Commission](#)

[BACK TO AGENDA](#)



Minutes of the **Work Session** of the **Riverdale City Planning Commission** held Tuesday, **May 28, 2013** at 6:03 p.m. at the Riverdale Civic Center, 4600 South Weber River Drive.

Members Present: Brent Ellis, Chairman
Blair Jones, Vice-Chairman
David Gailey, Commissioner
Michael Roubinet, Commissioner
Kathy Eskelsen, Commissioner
Steve Hilton, Commissioner
Lori Fleming, Commissioner

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

Chairman Ellis welcomed the Planning Commission members to the work session stating for the record that all were in attendance. Community Development Director Michael Eggett said construction is progressing on the new In-N-Out Burger Restaurant at 4040 S. Riverdale Road. He said Subway is also remodeling and there are no new major developments associated with EZ Pawn's new location or Gentiva and Intermountain Healthcare that are both renting office space in the Brook Haven Development on the West Bench. According to Mr. Eggett, he and Community Development Director Randy Daily met with the owner of Brook Haven about the possibility of amending his development agreement with Riverdale City to increase the amount of allowed signage. Commissioner Fleming said the Christian Heritage School and Good Foundations Academy buildings are both for sale and there was a brief discussion about the future of the two buildings. Mr. Daily said they are both located in a zone that prohibits them from being sold as commercial buildings.

Chairman Ellis asked for any meeting minute corrections or changes and none were noted. Commissioner Jones said he identified some grammar and punctuation errors in the proposed changes to Riverdale's General Plan and the City Recorder encouraged members of the Planning Commission to send her any changes.

Chairman Ellis said the first item on the agenda is a minor proposed amendment to Riverdale's sign ordinance RCC 10-16-8B3. Mr. Eggett said the last time this ordinance was amended a phrase was added that is confusing so staff is recommending deletion of the phrase "for each tenant" to clarify 600 sq ft of signage is allowed per development not per tenant. Commissioner Jones said 600 sq ft of signage per development has been city policy for some time and he said he agrees with the proposed wording change to clearly

reflect the intent of the Planning Commission and City Council in restricting commercial signage. There were no additional comments or questions.

Chairman Ellis said the second item on the agenda are proposed changes to several sections of Riverdale's General Plan to update the document as recommended by the staff of all the departments affected by the urban design and police and fire sections. Mr. Daily said staff's intent was to update the General Plan which is an advisory document and he asked for changes or corrections from the Planning Commission. Commissioner Roubinet said he approves of the proposed language changes and removal of wording like "must" and "should" to make the document less aggressive and Commissioner Eskelsen agreed the tone is more positive.

Commissioner Hilton said under the Fire Department section he recommends that the word "lower" be changed to "improve" in the sentence "Riverdale Fire Department currently has an ISO rating of 5 and is currently working to lower its rating to better serve the Community." Commissioner Gailey asked for verification of the new U.S. Census numbers to reflect that Riverdale has a population of 8,500 residents and the City Recorder confirmed the previous 8,400 number is proposed for deletion.

Chairman Ellis asked about the proposed ordinance and resolution referenced in the packet associated with the two action items on tonight's agenda and the City Recorder said they were not included in the packet because the City Attorney was still drafting them. She said they will be in the Council packet for consideration along with the Planning Commission's recommendation following tonight's public hearing.

Commissioner Gailey said the section referencing Riverdale Police Officers hosting block parties surprised him as he doesn't know what officer is assigned to his district and he has never been invited to one of these events in all the years he has lived in Riverdale. Commissioners Roubinet and Fleming said they have both attended block parties and they complimented the Riverdale Police for the work that goes into these events. Commissioner Gailey said he would like to be notified about which officer is assigned to his district and would like to be invited to a future block party the next time one is held in his neighborhood and Mr. Daily said he will pass this information on to Police Chief Dave Hansen at the next staff meeting.

Chairman Ellis asked if any public comment or any proposed changes had been received by staff prior to tonight's public meeting in reference to either action item and Mr. Daily and Mr. Eggett said none had been received.

Chairman Ellis asked for any discretionary items and Mr. Daily said a developer has contacted the city with a proposal to build town and patio homes on the property behind Wal-Mart. He said the only interest in this property during the last 10 years has been for multi-family housing and Commissioner Hilton said that could be attributed to the recession. Commissioner Jones said he has concerns about whether or not townhomes will sell in that location and Chairman Ellis asked how many units are proposed. Mr. Daily said the developer is proposing a couple hundred units to maximize the 12 per acre allowed.

Commissioner Hilton asked what staff thinks about the proposal and Mr. Daily said there are concerns about whether or not existing utilities can provide adequate service for high density housing. Mr. Daily said studies will need to be conducted by the developer and he is simply allowing the developer to go through the process so that the Planning Commission and Council can review the proposal. He said the parcel is currently zoned for an office park but in his opinion this use is too restrictive and he said he would like to see some nice restaurants go into this area but most restaurants want frontage on Riverdale Road. Commissioner Roubinet said a couple hundred housing units will create considerable traffic on River Park Drive and 700 West and Commissioner Jones asked about the floodplain as this area butts up against the Weber River and if any of the land is protected wetlands. Mr. Daily said he notified the developer about the floodplain. Commissioner Roubinet about if Hermes still owns the land and Mr. Daily said Unity owns the land on the east side of the Weber River. Commissioner Eskelsen said the land is beautiful and asked about the possibility of the city acquiring it. Chairman Ellis said City Administrator Larry Hansen had told the Planning Commission and City Council this would be a nice area to turn into playing fields in the future because it is just south of the Civic Center. Commissioner Roubinet said there are no soccer fields in Riverdale and Commissioner Fleming said it would also be nice to have some baseball diamonds in the city. Mr. Daily said Mr. Hansen has requested the landowner consider gifting the land to Riverdale City but it is unlikely this request will be granted. He told the Planning Commission whoever develops the land will be obligated to build a very expensive bridge across the Weber River so there is more than just one road to access the area.

There were no additional comments or questions and there being no further business, the Planning Commission adjourned at 6:28 p.m. to convene into their regular session.

Approved: June 11, 2013

Attest:

Brent Ellis, Chairman

Ember Herrick, City Recorder



Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Tuesday, **May 28, 2013 at 6:30 p.m.** at the Riverdale Civic Center, 4600 South Weber River Drive.

Members Present: Brent Ellis, Chairman
Blair Jones, Vice-Chairman
David Gailey, Commissioner
Kathy Eskelsen, Commissioner
Steve Hilton, Commissioner
Lori Fleming, Commissioner
Michael Roubinet, Commissioner

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

A. Welcome & Roll Call

Chairman Ellis welcomed everyone to the meeting and stated for the record all members of the Planning Commission are present.

B. Open Communications

Chairman Ellis said there are no members of the public present to speak during the open communications portion of the meeting.

C. Presentations and Reports

Community Development Projects Status Report

Community Development Director Michael Eggett gave the Planning Commission a status report on five new businesses coming to Riverdale including In-N-Out Burger, Subway, EZ Pawn, Gentiva, and Intermountain Healthcare. Chairman Ellis asked if there are any other new businesses looking at Riverdale and Community Development Director Randy Daily said Firehouse Subs has expressed interest in locating in Riverdale. He asked for any questions or comments and there were none.

D. Consent Items

May 14, 2013 Work Session

May 14, 2013 Planning Commission

Chairman Ellis asked for any changes or corrections to the previous meeting minutes and none were noted.

Motion: Commissioner Eskelsen moved to approve the consent items. Commissioner Gailey seconded the motion.

There was no discussion on the motion.

Call the Question: The motion passed unanimously.

E. Action Items

1. Public hearing to receive and consider public comment on proposed amendments to Riverdale City Code 10-16-8B3, SIGN/ZONE REGULATIONS

Chairman Ellis said there are no members of the public present to speak during the public hearing to receive and consider public comment on proposed amendments to Riverdale City Code 10-16-8B3, SIGN/ZONE REGULATIONS. He asked if staff had received any public comment either in favor of or opposed to the proposed amendments to Riverdale's sign ordinance prior to tonight's public meeting and Mr. Daily and Mr. Eggett said none had been received.

Motion: Commissioner Jones moved to close the public hearing. Commissioner Fleming seconded the motion.

There was no discussion on the motion.

Call the Question: The motion passed unanimously.

Chairman Ellis said during the Planning Commission's work session staff had explained that this amendment removes the words "for each tenant" from the ordinance. He said the original intent of restricting a commercial development's allowed signage was not to allow each tenant in a commercial development 600 sq ft of signage. Mr. Eggett said the proposed amendment will clarify the ordinance so that each commercial development, regardless of the number of tenants, understands they are allowed to have a combined total of 600 sq ft in signage. He said the only allowed exception would be if a business negotiates a different amount through a development agreement with Riverdale City. He asked for any questions or comments and there were none.

Motion: Commissioner Hilton moved to forward with a favorable recommendation to the City Council proposed amendments to Riverdale City Code 10-16-8B3, SIGN/ZONE REGULATIONS. Commissioner Roubinet seconded the motion.

There was no discussion on the motion.

Call the Question: The motion passed unanimously.

2. Public hearing to receive and consider public comment on proposed amendments to the Urban Design, Police Department, Fire Department and Goals sections of the General Plan

Chairman Ellis said there are no members of the public present to speak during the public hearing to receive and consider public comment on proposed amendments to Riverdale City's Urban Design, Police Department, Fire Department and Goals sections of the General Plan. He asked if staff had received any public comment either in favor of or opposed to the proposed amendments to Riverdale's General Plan prior to tonight's public meeting and Mr. Daily and Mr. Eggett said none had been received.

Mr. Eggett said over the last few months, the Community Development Department, in conjunction with the Public Works, Police, and Fire Departments, have been working on a

comprehensive review and revisions to Riverdale City's General Plan. He said a comprehensive analysis was carried out by each participating department to update and verify the correctness of the current General Plan language and he asked for any additional questions or comments and there were none.

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

There was no discussion on the motion.

Call the Question: The motion passed unanimously.

Chairman Ellis said during the Planning Commission's work session Commissioner Jones noted some spelling and grammar corrections that still need to be made. Mr. Eggett said staff will review the sections again before the City Council considers the changes for grammar and punctuation but will not make any additional substantive changes. Commissioner Jones said he would email the grammar changes he found to the City Recorder. Commissioner Hilton said he recommends that the word "lower" be changed to "improve" in the sentence "Riverdale Fire Department currently has an ISO rating of 5 and is currently working to lower its rating to better serve the Community." He said he appreciates staff's proposed wording changes to make the General Plan less specific and remove language like "must" and "should". Mr. Eggett asked for any additional questions or comments and there were none.

Motion: Commissioner Hilton moved to forward with a favorable recommendation to the City Council proposed amendments to the Urban Design, Police Department, Fire Department and Goals sections of the General Plan with the changes noted. Commissioner Gailey seconded the motion.

There was no discussion on the motion.

Call the Question: The motion passed unanimously.

F. Discretionary Items

Chairman Ellis asked for any discretionary items and Commissioner Gailey said a resident of Riverdale Mobile Estates complained to him about an increase in fees in the park since it was taken over by new management in April 2013. According to Commissioner Gailey, the resident said they can't afford to live Riverdale Mobile Estates anymore and he said he would pass the concern on to city staff. Mr. Daily said the trailer park was purchased by a new company but he said the State of Utah has protective laws for renters. He said two women spoke during the open communications portion of a recent Council meeting about their efforts to establish an association to protect the interests of mobile home parks owners and City Attorney Steve Brooks advised the Council this is a civil matter and the city should not be involved. Mr. Daily recommended that Commissioner Gailey advise the resident to forward their concerns to the State of Utah's Housing Agency to see if there is any legal recourse against the increased HOA fees. Mr. Gailey asked who is managing the mobile home park and Mr. Daily said he has spoken with a new female manager. Commissioner Eskelsen said many neighborhoods in Riverdale are subject to HOA fees and regulations that city ordinance clearly states are outside the city's purview.

Mr. Daily said Commissioner Fleming informed the Planning Commission during tonight's work session that Christian Heritage School and Good Foundations Academy buildings are both for sale. He said he will schedule a meeting with the realtors of the two buildings to make sure there is no confusion about the zoning and that the buildings cannot be marketed for commercial use.

Motion: There being no further business to come before the Planning Commission, Commissioner Fleming moved to adjourn the meeting. Commissioner Eskelsen seconded the motion. The motion passed unanimously. The meeting adjourned at 6:46 p.m.

Approved: June 11, 2013

Attest:

Brent Ellis, Chairman

Ember Herrick, City Recorder

**RIVERDALE CITY
PLANNING COMMISSION AGENDA
June 11, 2013**

AGENDA ITEM: E1

- SUBJECT:** 1. a. Public hearing to receive and consider public comment on proposed amendments to the Economy, Transportation, Public Facilities and Infrastructure, Parks and Recreation and Implementation sections of the General Plan
- b. Consideration of recommendation on Resolution 2013-26 adopting proposed amendments to the Economy, Transportation, Public Facilities and Infrastructure, Parks and Recreation and Implementation sections of the General Plan

PETITIONER: Community Development

ACTION REQUESTED BY PETITIONER: Consideration of recommendation on Resolution 2013-26 adopting proposed amendments to the Economy, Transportation, Public Facilities and Infrastructure, Parks and Recreation and Implementation sections of the General Plan

INFORMATION: [Executive Summary](#)

[Proof of Publication](#)

[Clean Copy of General Plan Sections with Proposed Changes](#)

[Proposed Amendments to Riverdale's General Plan](#)

[BACK TO AGENDA](#)



Planning Commission
Executive Summary

For the Planning Commission meeting on: 6-11-2013

Petitioner: Riverdale City - Community Development
and Other Respective City Departments

Summary of Proposed Action

Consider recommendation for approval to the City Council of proposed General Plan Amendments to the Economic, Transportation, Public Facilities and Infrastructure, Parks and Recreation, and Implementation sections of the Riverdale City General Plan. Please see the attached documentation in order to review the proposed amendments to the General Plan.

Title 10 Ordinance Guidelines (Code Reference)

General Plan Guidance (Section Reference)

Over the last few months, the Community Development Department, in conjunction with the Public Works, Recreation, and Community Services Departments, has been working on a comprehensive review and revisions to Riverdale City's General Plan.

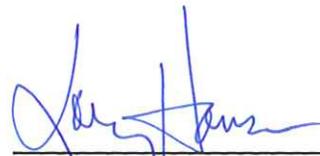
A review of the attached documents will show many changes that have been suggested by City Departments as they relate to these sections of Riverdale's General Plan. A comprehensive analysis was carried out by each participating department to update and verify the correctness of the current General Plan language.

Departmental staff is proposing that following the public hearing where public comment will be received, the Planning Commission review and make a recommendation to the City Council on the proposed changes to the General Plan.

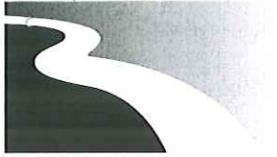
Legal Comments - City Attorney

Steve Brooks, Attorney

Administrative Comments - City Administrator



Larry Hansen, City Administrator



May 30, 2013

Notice of Public Hearing

Riverdale City Planning Commission

Tuesday, June 11, 2013

Which begins at 6:30 p.m.

Riverdale Civic Center
4600 Weber River Drive
Riverdale, Utah

The Riverdale Planning Commission will hold a public hearing to receive and consider public comment concerning proposed amendments to the Economic, Transportation, Public Facilities and Infrastructure, Parks and Recreation and Implementation sections of the General Plan. Proposed amendments can be viewed at www.riverdalecity.com. All residents are invited and encouraged to attend.

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

May 30, 2013

TO: Standard Examiner Legal Notices

PUBLIC NOTICE

Riverdale City gives notice that on Tuesday, June 11, 2013, the Riverdale City Planning Commission will hold a public hearing to receive and consider public comment concerning amending the Economic, Transportation, Public Facilities and Infrastructure, Parks and Recreation and Implementation sections of the General Plan. The proposed language can be viewed at www.riverdalecity.com. The meeting will begin at 6:30 p.m. at the Riverdale Civic Center, located at 4600 South Weber River Drive Riverdale, Utah. Public comment is invited.

Publish one time on or before June 4, 2013.

PROOF OF PUBLICATION REQUIRED

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

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

OGDEN PUBLISHING CORP
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4600 S WEBER RIVER DR
RIVERDALE UT 84405-3782

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Times Ord: 1 Times Run: ***
LEGL 2.00 X 16.00 Words: 85
Total LEGL 32.00
Class: 30090 LEGALS
Rate: LEGAL Cost: 59.13
Affidavits: 1

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

Descript: HEARING 6/11
Given by: EMAIL EMBER HERRICK
Created: dmail 05/31/13 11:45
Last Changed: dmail 05/31/13 11:48

PUB	ZONE	ED	TP	START	INS	STOP	SMTWTFS
SE	A	97	W	06/04/13	1	06/04/13	SMTWTFS

AUTHORIZATION

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

Name (print or type)

Name (signature)

PUBLIC NOTICE

Riverdale City gives notice that on Tuesday, June 11, 2013, the Riverdale City Planning Commission will hold a public hearing to receive and consider public comment concerning amending the Economic, Transportation, Public Facilities and Infrastructure, Parks and Recreation and Implementation sections of the General Plan. The proposed language can be viewed at www.riverdalecity.com. The meeting will begin at 6:30 p.m. at the Riverdale Civic Center, located at 4600 South Weber River Drive, Riverdale, Utah. Public comment is invited.

Pub.: June 4, 2013.

522947

ECONOMIC

Several surrounding communities benefit directly from Riverdale City's enviable revenue as a result of its large commercial sales base. A portion of Riverdale's sales tax is shared with communities that do not have a large regional commercial business district. Riverdale's economy could further be strengthened and protected by encouraging a variety of revenue sources and employment for its residents. Riverdale Road is the primary source of sales tax revenue for Riverdale City.

OBSERVATIONS OF RIVERDALE ROAD

1. Riverdale Road is a vital commercial corridor not only for Riverdale, but also for much of Weber County.
2. Riverdale Road and the Weber River are principal identities for Riverdale City.
3. Riverdale Road is an identity to the City and, with the new UDOT improvements creates a very positive statement and source of community pride. The installation of new bus shelters will further enhance the image and functionality of Riverdale Road.
4. The buildings along Riverdale Road are for the most part, structurally safe, visually appealing, and of new construction. The site of the old Redman Storage and Bailey's Furniture buildings address 1152 W. Riverdale Road is currently in need of redevelopment.

Riverdale Road is vital to the community and it is essential to preserve the aesthetic identity of this important thoroughfare to maintain a safe and pleasant economic corridor.

TRANSPORTATION

An effective and efficient transportation system is important in maintaining Riverdale's attractiveness to current and future residents and commercial development. Riverdale Road serves as an important commercial and revenue base for Riverdale and a major arterial for the Ogden region. Riverdale City and UDOT require that business points of ingress and egress be constructed in a safe and non-disruptive manner and Riverdale City also emphasizes the need for each business to design cross-access as part of site plans associated with interior traffic circulation at the site.

PUBLIC FACILITIES AND INFRASTRUCTURE

Adequate and proper public facilities and infrastructure are important to the welfare and safety of the residents in urban communities.

WATER

Riverdale Projected Water Use 1996 - 2025

Type of use	Demand in Year (acre-feet)						
	1996	2000	2005	2010	2015	2020	2025
Residential	1520	1993	2013	2043	2050	2060	2075
Industrial/Commercial	400	500	505	510	515	520	525
Public uses & System losses	190	225	227	230	235	240	245
Total Yearly Demand	2110	2718	2745	2783	2800	2820	2845

Maximum Well Production/Month from Riverdale Wells and Weber Basin in acre feet.

Well # 1	185
Well # 2	250
Weber Basin	<u>250</u>
Total	685

Based on these figures, the peak day production would be 22.8 acre feet (685 acre feet/30 days). Riverdale's peak day demand was 15.77 acre feet in July 2007. Therefore, we could have a 90% increase in current demand and should be able to meet that peak day demand. The annual peak production could be 6,039 acre feet with our wells running 24 hours per day and using all 819 acre feet of Weber Basin water if the city had enough water storage. Summer peak day demand is about four times the winter peak day demand.

SANITARY SEWER

Riverdale's sewer system was originally designed in 1957 to accommodate future growth as it was projected at that time. In 1957, city planners did not anticipate that some of the wetland areas of the City would ever be developed or that two interstate freeways would use some of the land originally slated for development. The size of Riverdale's sewer mains appear to be adequate in most areas. . As the existing commercial businesses grow and expand, the sanitary sewer volumes generated are subject to minor and possible major volume changes so pipeline capacities should be reviewed prior to development. A new sewer outfall line serving the north area of the City was recently constructed. Beyond some minor upgrades or repairs there will not be major improvements needed to meet current and future needs of Riverdale's sanitary sewer systems.

STORM SEWER

The map below shows the areas of the City that are not currently served by a storm sewer, nor could they connect to an existing one. In order to serve these areas, the developers would have to install new storm sewers, or retain all storm water, or some combination of the two options. All other undeveloped areas could either connect to an existing storm sewer or pipe storm water to the Weber River via an existing wetland.

PARKS AND RECREATION

INTRODUCTION

The parks and recreation program of any community is a major element to the quality of life and a primary contributor to how closely its citizens identify with their neighborhood. Parks and recreation programs could include a full range of opportunities from passive open space enjoyment like picnicking and strolling, to active recreational activities and highly organized competitive sports. Parks and recreation programs also should:

- ♦ be all encompassing, in that they serve all segments of the population,
- ♦ meet the recreational needs of all age groups including senior citizens,
- ♦ provide opportunity for non-traditional sports and recreation activities, and
- ♦ provide equal opportunity for boys and girls, men and women.

County recreation programs provide competitive leagues and playoffs for baseball, basketball and softball. The American Youth Soccer Organization provides organized soccer for children at Golden Spike Park.

EXISTING FACILITIES

Riverdale has two major parks, a passive park area at City Hall and one play ground for children. A public play ground, about .5 acre in size, is located at 4850 South 600 West. The private golf course at 5500 South Weber Drive is the only community facility of this type. City parks are used for soccer, baseball, family reunions and as a playground for children. The Riverdale Recreation Department has a modest annual budget for payroll and equipment acquisition. Currently, the department has a fulltime director and part-time employees. Under the current budget and operating procedures, the Riverdale Parks Department employees function as gardeners and maintenance crews. Regular maintenance programs tend to reduce vandalism and are valuable in limiting the City's liability for accidents due to unsafe conditions caused by damage to park facilities.

Riverdale Park located at 4250 S Parker Drive has 14.8 acres and serves the northwest portion of the City. Facilities consist of two tennis/pickleball courts, one outdoor basketball court, one baseball field, three playgrounds, one medium bowery, one large

bowery and three picnic pavilions. From Memorial Day to Labor Day the splash pad provides children with a welcome relief from the summer heat. During the warm months of the year many people eat lunch at Riverdale Park, including preschoolers in the shade of the trees.

Golden Spike Park has two entrances located at 1260 W 5050 S and 4975 S 1150 W and has 5.6 acres, including a valuable nature preserve. The park, which serves the southwest portion of the city, has a large bowery, volleyball court, playground, and two baseball fields.

City Hall Park located at 4600 S Weber River Drive provides picnic tables and open space along the Weber River school facilities are used in a limited capacity at Riverdale Elementary, Club Heights Elementary, Washington Terrace Elementary, Roosevelt Elementary and T. H. Bell Junior High School.

Riverdale's Senior Center address 4433 S. 900 W. provides housing as well as activities in Riverdale City Monday through Friday from 8 a.m. to 4 p.m. A full-time coordinator, three part-time employees and Senior Board of Directors oversee a luncheon held weekdays at Noon for Seniors 55 years and older at a cost of \$2.50 and activities, classes, projects and entertainment at the center. A Fourth of July community celebration called 'Old Glory Days' including parade and fireworks are held annually.

PARKS AND RECREATION NEEDS

Riverdale has a limited amount of land set aside for recreation and leisure. Natural open spaces provide for better definition of neighborhoods as well as recreational opportunities. According to the 2010 U.S. Census Riverdale's population is approximately 8,500 residents. In 2010, 27.9 percent of the population was under the age of 18 and 11.6 percent of the population was 65 and older. These numbers suggest close attention to the needs of youth and seniors should be considered. Structured and unstructured recreation and leisure opportunities and facilities could also be made available.

According to Planning the Neighborhood, an initiative of the American Public Health Association, there should be six to eight acres of park land per 1,000 persons. Riverdale has a population of 8,500 residents, suggesting 51 to 68 acres of city property should be in parks. Currently, Riverdale has about 21 acres of park land. The Committee also suggests that playgrounds be located within 1/4 to 1/2 miles away from each family household, and that larger community facilities should be within a 15 minute drive from every neighborhood. These criteria and others will provide objectives to guide the future of parks and recreation in Riverdale. See Figure 17.

Recommendations to expand Riverdale's recreation program include:

- ♦ An additional major community park with three or four baseball/softball diamonds, a concession stand and bleachers.
- ♦ Cooperation between the School District properties, the City Parks and Recreational Program could be expanded so that the taxpayers get to use school grounds on weekends and during the summer vacation months in order to run multi-faceted programs. This would save the taxpayers from duplicating facilities, get more efficient use out of existing public facilities and help with the overall maintenance and operation of the schools as year round public facilities.
- ♦ The Weber River Parkway is a major unique asset which provides open space, passive recreation and visual enhancement of the community and existing area. The Riverdale Weber Parkway Trail has been developed to enhance and protect the Parkway area and to preserve Riverdale history with the addition of anodized aluminum historical markers. A disc golf course and dirt bike park along the south end of the trail are also popular with residents.
- ♦ An urban trail system of roads, sidewalks and bike lanes has also been created linking neighborhoods, parks and recreational facilities, the river trail system and the city's commercial district. The urban trail shown in Figure 20 provides access for vehicles, pedestrians, bicycles, roller bladers and skateboarders to various areas of the community.
- ♦ The City owned property adjacent to the City Hall/Public Works Complex could be developed as a major citywide recreational facility, with baseball/softball diamonds for community recreation program use.

ECONOMIC

~~Several surrounding communities benefit directly from~~ Riverdale ~~City's currently enjoys~~ an enviable revenue ~~from as a result of~~ its large commercial sales base. ~~A portion of Riverdale's sales tax is shared with communities that do not have~~ at the large regional commercial business districts. Riverdale's economy could further be strengthened and protected by encouraging a variety of revenue sources and employment for its residents.

~~Riverdale Road is the primary source of sales tax revenue for Riverdale City. The good commercial base provides Riverdale with an enviable revenue base.~~

Comment [EH1]: "Larry may want to provide the proper narrative for this section."
Community Development Director Randy Daily

OBSERVATIONS OF RIVERDALE ROAD

1. Riverdale Road is a vital commercial corridor not only for Riverdale, but also for much of Weber County.
 2. Riverdale Road and the Weber River is are the principal identities for Riverdale City.
 3. ~~While Riverdale Road is an active growing commercial center there are also concerns:~~
 - a. ~~The difficulty in identifying ingress/egress from one business to the next.~~
 - b. ~~Some confusion in sign conformity.~~
 - c. ~~No buffer or relief from the curb to the asphalt in some areas.~~
 - d. ~~Traffic dangers including vehicles and pedestrians.~~
 4. ~~Aesthetic quality needs improvement. Besides being unpleasant to the eye, the lack of aesthetic continuity creates visual confusion that lends itself to hazard potential.~~
 - 5.3. Riverdale Road is an the identity to the City and, with a few the new UDOT improvements, could be creates a very positive statement and source of community pride. The installation of new bus shelters will further enhance the image and functionality of Riverdale Road.
 - 6.4. The buildings along Riverdale Road are for the most part, structurally safe, sturdy visually appealing, and, for the most part, of new construction. ~~Exceptions are found in the extreme northeast area. The site of the old Redman Storage and Bailey's Furniture buildings address 1152 W. Riverdale Road is currently in need of redevelopment.~~
- Riverdale Road is vital to the community and ~~community identity.~~ It is essential to ~~develop~~ preserve the aesthetic identity of this important thoroughfare to maintain qualities ~~to eliminate the current hazards and~~ continue to maximize the potential for a safe and pleasant economic area corridor.

TRANSPORTATION

~~The provision of a~~An effective and efficient transportation system is important in maintaining Riverdale's attractiveness to current and future residents and commercial development. Riverdale Road serves as an important commercial and revenue base for Riverdale and ~~as~~ a major arterial for the Ogden region. Riverdale City and UDOT requires that should provide safe and non-disruptive business points of ingress and egress be constructed in a safe and non-disruptive manner and Riverdale City also emphasizes the need for each business to design cross-access as part of site plans associated with interior traffic circulation at the site.

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Based on these figures, the Ppeak Dday Pproduction would be 22.8 acre feet (685 acre feet/30 days). Our Riverdale's Ppeak Dday Ddemand was ~~41.93~~ 15.77 acre feet in July ~~1996~~ 2007. Therefore, we could have a 90% increase in current demand and should be able to meet that Ppeak Dday Ddemand. The annual Ppeak Pproduction could be 6,039 acre feet (with our wells running 24 hours per day and using all 819 acre feet of Weber Basin water) if only we the city had enough water storage. The sSummer Ppeak Dday demand is about ~~4~~four times the winter Ppeak Dday demand.

Comment [EH2]: Number is deleted and spelled out because it is less than 10

SANITARY SEWER

Riverdale's sewer system was originally designed (in 1957) to accommodate all future growth (as it was projected at that time). In 1957, they city planners did not expect anticipate that some of the wetland areas of the City would ever be developed. On the other hand they did not know or that two interstate freeways would use up some of the land either originally slated for development. The size of our Riverdale's sewer mains appear to be adequate in all most areas, except the northern part of the City. As the existing commercial businesses grow and expand, the sanitary sewer volumes generated are subject to minor and possible major volume changes so pipeline capacities should be reviewed prior to development. A new sewer outfall line serving the north area of the City was recently constructed. Beyond some minor upgrades or repairs there will not be major improvements needed to meet current and future needs of Riverdale's sanitary sewer systems.

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County Recreation Programs provide competitive leagues and playoffs for baseball, basketball and softball. The American Youth Soccer Organization provides organized soccer for young kids-children at Golden Spike Park.

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Riverdale has two major parks, a passive park area at City Hall and one playlot for children. A public playlot, about .5 acre in size, is located at 4850 South 600 West. The private golf course at 5500 South Weber Drive is the only community facility of this type. The City parks are used for soccer, baseball, family reunions and as a playground for children. The Riverdale Recreation Department has a modest annual budget for payroll and equipment acquisition. Currently, the Department has a part-time Director and part-time employees. Under the current budget and operating procedures, the Riverdale Parks Department employees function as gardeners and maintenance crews. Regular maintenance programs tend to reduce vandalism and are valuable in limiting the City's liability for accidents due to unsafe conditions caused by damage to park facilities.

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Golden Spike Park has two entrances located at 1260 W 5050 S and 4975 S 1150 W and has 5.6 acres, including a valuable natural preserve. The park, which serves the southwest portion of the city, has a large bowery, volleyball court, playground, and a two baseball/soccer fields.

City Hall Park located at 4600 S Weber River Drive provides picnic tables and open space along the Weber River.

~~In addition,~~ School facilities are used in a limited capacity fashion at Riverdale Elementary, Club Heights Elementary, Washington Terrace Elementary, Roosevelt Elementary and T. H. Bell Junior High School.

~~Riverdale's Senior Center address 4433 S. 900 W. provides housing as well as Senior Citizens activities within Riverdale City Monday through Friday from 8 a.m. to 4 p.m. A full-time coordinator and part-time director and seven member Senior Board of Directors oversee are limited. There is a luncheon held weekdays at Noon for Seniors 55 years and older at a cost of \$2.50 and activities, classes, projects and entertainment at the center. once a year. The County provides senior citizen activities in Washington Terrace and Roy.~~

A 4thFourth of July community celebration called 'Old Glory Days' including parade and fireworks is held ~~each year~~ annually.

PARKS AND RECREATION NEEDS

Riverdale ~~is greatly lacking in the~~ has a limited amount of land set aside for recreation ~~and the amount of services provided for recreation~~ and leisure. Natural open spaces provide for better definition of neighborhoods as well as recreational opportunities. According to the 2010 U.S. Census Riverdale's population is, now at about 7,207 ~~approximately 8,500 residents~~ people, and is still growing. In ~~1990~~ 2010, 28.6% ~~27.9 percent~~ of the population was under the age of 18 and 15.9% ~~11.6 percent~~ of the population was 65 and older. These numbers of children in Riverdale suggests that close attention to their needs of youth and, as well as the needs of seniors citizens, should be considered. Structured and unstructured recreation and leisure opportunities and facilities ~~should~~ could also be made available.

According to Planning the Neighborhood, ~~by the an initiative of the~~ American Public Health Association, ~~Committee on the Hygiene of Housing, Public Administration Service,~~ there should be ~~6six to 8eight~~ acres ~~in-of~~ park land per 1,000 persons. Riverdale has a population of ~~6,000 to 7,000~~ ~~8,500 people~~ residents, suggesting ~~the amount of 3651 to 5668~~ acres ~~of city property should be~~ in parks-land. Currently, Riverdale has about 21 acres ~~in-of~~ park land. The Committee also suggests ~~ed~~ that playgrounds be located within 1/4 to 1/2 miles away from each family household, and that larger community facilities should be within a 15 minute drive from every neighborhood. These criteria and others will provide objectives ~~to-which~~ to guide the future of parks and recreation in Riverdale. See Figure 17.

~~The needs communicated in Recommendations to expand Riverdale's~~the recreation program ~~are as follows~~include:

- ~~There is a An need for~~ additional major community park ~~facilities that would provide with~~ three or four baseball/softball diamonds, ~~with a~~ concession stand and bleachers.
- ~~A senior citizens center with meeting rooms and multi-purpose activity rooms is needed.~~
- ~~Riverdale City needs a major recreation facility that could include one full court basketball facility, which then could be divided up into three volleyball courts also. Volleyball is a growing sport in this community as well as throughout the State for both boys and girls.~~
- ~~More adult programs are needed, more exercise opportunities.~~
- ~~There are no lights on any of the facilities now for adult use in the evenings. Considerations must be given to make sure that there are minimal negative impacts in surrounding neighborhoods with respect to noise and light levels.~~
- Cooperation between the School District properties, the City Parks and Recreational Program ~~needs to-could~~ be expanded so that the taxpayers get to use school grounds on weekends and during the summer vacation months in order to run multi-faceted programs. This would save the taxpayers from duplicating facilities, get more efficient use out of existing public facilities and help with the overall maintenance and operation of the schools as year round public facilities.
- The Weber River Parkway is a major unique asset which ~~can~~ provides open space, passive recreation and visual enhancement of the community and existing area. ~~Pedestrian walkways need to be~~The Riverdale Weber Parkway Trail has been developed to enhance and protect the Parkway area ~~and to preserve Riverdale history with the addition of anodized aluminum historical markers. A disc golf course and dirt bike park along the south end of the trail are also popular with residents.~~

Comment [EH3]: Accomplished when Senior Center built

Comment [EH4]: Accomplished when Recreation Center built

Comment [EH5]: Implemented January 2013

The target corridor would be the 100-Year Floodplain. See FEMA 100-Year Floodplain Map, Figure 18.

Comment [EH6]: Map proposed for deletion

- An urban trails system ~~of roads, sidewalks and bike lanes is needed~~ has also been created linking neighborhoods, communities, districts and the parks and recreational facilities, the river trail system and the city's commercial district. ~~This would urban trail shown in Figure 20 provides better access in terms of for~~ ~~vehicles~~ ~~ular,~~ pedestrians, bicycles, ~~and even~~ roller bladers and skateboarders access to the various ~~elements~~ ~~areas~~ of the community. ~~This access will provide greater opportunity for the community to bind together.~~
- It is recommended that the triangular piece of land adjacent to the Riverdale Park on the west be developed as a joint community recreation center and senior citizen center.
- ~~It is recommended that t~~The City owned property adjacent to the City Hall/Public Works Complex ~~sh~~ could be developed as a major citywide recreational facility, with ~~the possible location there~~ establishment of baseball/softball diamonds; ~~for~~ adult community recreation program ~~use~~s, and possibly an alternate site for the senior citizens center, and a community recreation center.

Comment [EH7]: Accomplished

IMPLEMENTATION

~~Updated 9-7-2010 When adopted by Council~~

In order for the General Plan to be an effective land management and planning policy tool, it must be implemented in meaningful steps based on the resources available to the City and the community over time. Also, to be able to maximize its effectiveness, all elected officials, City staff, and ~~volunteer boards~~ the Planning Commission must have a working knowledge of the General Plan and its role in City government and the decision making process. The General Plan ~~must~~ should be updated periodically.

The following are the initial recommended action items for the implementation of the General Plan:

General

- Annual review with City Administrator, Community Development Director, Recorder, City Council, City staff and Planning Commission to go over the General Plan, zoning and transportation issues of the City during a segment of the August Strategic Planning meeting.

Land Use

- ~~Update and refine~~ The requirements and procedures for the development of Planned Residential Unit Developments have been updated and refined to closely match the goals and objectives of this zone the Ceity. This type of residential development now requires that all street, water, sewer and storm sewer infrastructures be constructed to Ceity standards for dedication to the Ceity., ~~as defined in the General Plan process and to ensure higher quality site planning and land use.~~
- Modify The existing Light Industrial Zone that is located in the West Bench RDA Project area of the Ceity is for the most part primarily owned by America First Credit Union. An ordinance for the "Light Industrial/Business Park" was drafted and proposed in 2007 but the ordinance was never adopted. ~~to be more consistent with~~ Because of the type of development that is already occurring in that this area, in terms of open space, setbacks, landscaping, and the types of uses allowed, it was determined that an ordinance was not necessary at that time.
- ~~Revise the zoning ordinance requirements and development criteria with respect to site landscaping and open space requirements.~~

Original Area One (West Bench – North)

- ~~Involve existing property owners in the drafting of the revisions to the zoning ordinance.~~ This arealnd that is part of the West Bench RDA (not including any credit union property) is now a funded with a \$9 million Project Area Budget for the West Bench Redevelopment Project AreaRDA. There was aA study review of this area that was performed by The Economic Development Team (but the Herridge), this sStudy has not been adopted to be implemented or to become part of this Riverdale's General

~~Plan. The This areas is proposed as a Special Use District – Landmark Development and the Business Park/Hotel Node, is now part of the West Bench RDA.~~

Original Area Two (West Bench – South)

- ~~• Traffic issues and problems will be deferred until concrete development proposals are presented to the City for review. Until traffic issues are resolved, the City must be very careful in allowing any development that would harm the neighborhood or aggravate the traffic safety issues. This area-land is also part of the West Bench RDA Project area.~~

~~With the development of the new Larry Miller Dealership which does not generate peak hour traffic and the completion of road connections in this area, the intersection of 1500 wWest and Freeway Park Drive is experiencing some traffic backing from time to time during peak traffic hours. UDOT will be reconfiguring the 1500 wWest and Riverdale Road intersection in 2014 which will help with traffic flow in this area. The I-15 Riverdale Road off-ramp will also be reconfigured to allow traffic to turn west at a signaled intersection. This may to help alleviate congestion at the intersection of 1500 wWest and Freeway Park Drive intersection.~~

Original Area Three (West Bench – North)

- ~~• The City must be very careful to not allow premature development of too low density or that does not take full advantage of this location and its assets. Revise minimum development criteria and incentive programs for development of this site. Check allowable building height for Ogden Airport and Hill Air Force Base over flight zones. This area could possibly be part of a future EDA.~~

Parks and Recreation

- ~~• Based on the a 1987 Ccomprehensive Pplan the Riverdale Ceity is lacking in the amount of land set aside for recreation and park use. Theis study suggests that we Riverdale needs an additional 12 acres of developed park area. This is based on a population of 6,568. With our Riverdale's current 2010 population at 8,400 was 8,523 making theis acreage deficiency evenis greater.~~
- ~~• Develop a strategic plan for adoption, master planning, and implementation of a Bikeways and Urban Trails including the Weber River trail system, walking trails in the Riverdale and Golden Spike parks, sidewalk projects on Parker Drive and the fisherman's access directly south of River Park Drive -are completed and plans to complete sidewalks on 700 wWest and River Park dDrive are in the works for completion in 2013. and Amenities Plan.~~

Urban Design / City Image

- Develop a role and program that involves the Community as an integral part of communication between elected officials, boards, and the citizenry of Riverdale City.
- Develop a Street Tree Program.

- Review all development criteria for both residential and nonresidential uses so that it enhances the image of the community and buffers conflicts between adjacent uses.

- Logo/Brand process. The following is the city approved logo:



- Form a Capitol Budget Improvements Program (CIP) for prioritizing of:

the improvements of 3500 South Parker Drive, the traffic improvements to 3900 South and Carter Drive connection, the addition of a bikeway and Street Tree Planting Program on 4400 South from 700 West to 1150 West, the improvement of the intersection at 1050 West South, Weber Drive, Ritter Drive and 1150 West, and the improvements of Ritter Drive and the I-15 Freeway Frontage road intersection.

Action Items

1. Hillside Protection Overlay Zone.
2. Future development of elderly housing/care facilities that has minimal impact on adjacent residential.
3. Landmark development.
4. West Bench RDA project area.

**RIVERDALE CITY
PLANNING COMMISSION AGENDA
June 11, 2013**

AGENDA ITEM: F1

SUBJECT: Discretionary Items

PETITIONER: Elected, Appointed, and Staff

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

[BACK TO AGENDA](#)