



July 28, 2010

Notice of Public Hearing

Riverdale City gives notice that on Tuesday, August 10, 2010, during the regular Planning Commission meeting, which begins at 6:30 p.m., at the Riverdale City Civic Center, 4600 South Weber River Drive, Riverdale, Utah, the Riverdale Planning commission will hold a public hearing to receive and consider public comment concerning **amending the General Plan, section Implementation.** The proposed language [is attached](#). Public comment is invited

- 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.

IMPLEMENTATION

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 must have a working knowledge of the General Plan and its role in City government and the decision making process. The General Plan must be updated periodically.

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

General

- Annual [review](#) with City Administrator, 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](#).

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Land Use

- Update and refine the requirements and procedures for Planned Residential Unit Development to closely match the goals and objectives of this zone, as defined in the General Plan process and to ensure higher quality site planning and land use.
- Modify the existing Light Industrial Zone to be more consistent with the type of development that is already occurring in that area, in terms of open space, setbacks, landscaping, and the types of uses allowed.

- Revise the zoning ordinance requirements and development criteria with respect to site landscaping and open space requirements.

Deleted: • Define the development criteria review process and the goals and objectives of the ¶ Special Use District Landmark Zone.

Original Area One ([West Bench – North](#))

- Involve existing property owners in the drafting of the revisions to the zoning ordinance. [The areas proposed as Special Use District-Landmark Development and the Business Park/Hotel Node is now part of the West Bench RDA.](#)

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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 is also part of the West Bench RDA.](#)

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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

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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 1987 Comprehensive Plan the city is lacking in the amount of land set aside for recreation and park use. This study suggests that we need an additional 12 acres of developed park area. This is based on a population of 6,568. With our current population at 8,400 this acreage deficiency is greater.
- Develop a strategic plan for adoption, master planning, and implementation of a Bikeways and Urban Trails 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

Transportation

- Form a Capital 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.

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Deleted: 6. Establish program to proactively market Weber River Office Park development and

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- Lead marketing effort¶
- Communicate advantages of Riverdale location and amenities¶
- Help develop marketing material and renderings of the type of development¶ desired by the city¶

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Landmark/Hotel node to potential developers. Possibly using a part time real estate

broker to:

- Lead marketing effort
- Communicate advantages of Riverdale location and amenities
- Help develop marketing material and renderings of the type of development desired by the city
- Serve as official contact person
- Work to assist present land owners in their marketing efforts
- Set up realtor tours

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