Riverdale City

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

May 10, 2013

Notice of Public Hearing

Riverdale City Planning Commission

Tuesday, May 28, 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 Urban Design, Police Department, Fire Department and Goals 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 10, 2013

TO: Standard Examiner Legal Notices

PUBLIC NOTICE

Riverdale City gives notice that on Tuesday, May 28, 2013, the Riverdale City Planning Commission will hold a public hearing to receive and consider public comment concerning amending the Urban Design, Police Department, Fire Department and Goals 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 May 20, 2013.

PROOF OF PUBLICATION REQUIRED

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

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Riverdale City Recorder
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URBAN DESIGN

CITY IDENTITY

The relative physical attractiveness of a community can either contribute to or diminish its appeal for current and prospective residents. The North and South sides of 4400 south are considered the buffer between the residential uses and commercial uses; it has been recommended that decorative signs be placed in the round-abouts to creatively identify the nearby residential areas. Rock monument signs have been installed at the top of 300 West, on 4400 South and Cozy Dale, on Riverdale Road in front of the Larry Miller Dealership and on the corner of 1050 West and Riverdale Road. ~~Riverdale lacks indicators of City identity.~~

The City is split by a major arterial road, ~~highways~~ two freeway systems, the Weber River and railroad tracks. ~~with~~ The actual City limits; on Parker Drive, Freeway Park Drive and both ends of Riverdale Road that are part of incorporated Riverdale City should be identified as being city entrances. ~~unidentified.~~ There are other city entrance points that may be considered secondary and not needing identification, (example: 1700 west and 4800 south, South Weber Drive, and portions of incorporated Riverdale City in the Terrace).

~~A~~ Gateway projects could be a key element to City identity. Gateways identify city entrances and enhance the physical boundaries.

~~A~~ Gateways welcoming pedestrians and motorists ~~might~~ such as the rock monument signs with low maintenance landscaping that have been installed may be appropriate in the areas not yet identified as city gateways. ~~be in the form of small distinctive signs or something as elaborate as brick walls with decorative landscaping.~~

~~1. The Riverdale Planning Commission should develop a guideline of requirements for setback, open space and landscaping for future commercial, residential, and industrial development.~~

~~2. New development should be subject to ordinances specifying landscaping and other requirements before approval by the planning commission.~~

~~3~~ Existing sign ordinances should continue to be enforced to assist with the visual improvement along Riverdale Road. With the down turn in the economy businesses have been allowed some flexibility in temporary sign advertising, once the economy has fully recovered business need to be made aware of the requirements for allowable temporary signs.

~~4. There is a lack of boundary signs and other identification devices that distinguish Riverdale from neighboring towns. Distinctively designed signs will be created and placed to clearly mark the City limits and assist in identifying Riverdale as a unique community.~~

RIVERDALE ROAD

~~Riverdale Road, the main source of revenue for Riverdale City, could contribute to a positive community identity with improved visual quality.~~
~~Landscaping programs; including curb and gutter treatment, building setbacks, sidewalks, trees, and grass; would improve the appearance and public perception of Riverdale Road. Landscaping beautifies the City and creates a sense of comfort.~~

UDOT has estimated that Riverdale Road from I-84 to 1900 west should be completed in 2014. It should be a priority of Riverdale City that those businesses along the Riverdale Road corridor maintain their properties meaning; removal of nonconforming temporary signs and merchandise display and proper maintenance of the site and it's landscaping.

~~**SIGN REGULATION**~~

~~Signs and billboards lack consistency of scale, positioning and design. Sign control regulation could bring order, harmony and balance to the streetscape. Riverdale's sign regulations must be enforced~~.

INFRASTRUCTURE

Inadequate infrastructure in ~~many~~ a few Riverdale neighborhoods reduces safety and visual quality in those areas. ~~Many~~ Sidewalks that are overgrown by vegetation, cracked and broken, non-continuous or nonexistent should be maintained or installed to enhance pedestrian walk ability. Increased code enforcement has reduced the number of nuisance impaired sidewalks but neighborhood pride among property owners should be encouraged by city officials.

URBAN DESIGN
RIVERDALE CITY URBAN DESIGN PLAN

The purpose of the Urban Design Element is to establish a process of giving physical design direction to urban growth, conservation and change.

~~To be meaningful, it must define the~~ ~~u~~Urban design objectives for the City ~~and~~ should illustrate a process for making decisions regarding the City's future, character and image.

The urban design element ~~must~~ typically should determine how individual parts of the City interact to create its image.

The current ~~future~~ -image or identity of Riverdale City is the outcome of myriad public and private decisions and actions.

Defining Urban Design Policies and Goals will help developers and City officials recognize the issues that their developments must address.

~~The City is in the process of revising and adopting Urban Design goals and objectives for the General Plan under a separate concurrent project.~~

The following urban design strategies and recommendations have been coordinated with ~~those~~ recommended goals and objectives.

~~The City should consider adopting an Urban Design Plan and Design Criteria for the General Plan under a separate project.~~

The following are urban design strategies and recommendations. See Figure 19 for the Urban Design Plan.

Comment [EH1]: "This map needs to be revamped and positioned correctly on the page."
Community Development Director Randy Daily

One vitally important aspect of the Urban Design Element is the establishment of district ~~character, that~~character that highlights certain characteristics and features that distinguish each land use group, district or neighborhood from others, giving it a sense of identity and individualism that the citizens and community can identify with.

Successful urban design programs enable the community to add value to the land, enhance community identity and emphasize destination points and community nodes.

A second goal is to preserve, enhance and integrate natural open spaces into the urban fabric of Riverdale City.

Identify, preserve and develop open space and natural features to provide a diversity of uses and locations and focal points for the community.

The achievement of these urban design goals includes:

- In order to ilmprovinge the aesthetic quality of Riverdale City streets.,, Riverdale City requires a "park strip and other city property" tree planting application with a list of approved trees; also the planting of trees cannot interfere with the operation of fire hydrants or utility lines. develop and implement a tree ordinance that identifies the distance shade trees can be planted from intersections, fire hydrants, utility lines and driveways, and tree spacing.

- The ordinance should include consideration of existing tree preservation during construction of development sites, re-planting standards, and controls on subsequentmodificationsubsequent modification of required landscaping. The HILLSIDE Ordinance prohibits the removal of any vegetation on slopes until a "vegetation removal plan" is submitted, reviewed and approved by the city.

- Encourage the landscaping of streets in appropriate areas of the City by retaining existing native vegetation where possible, and by adding native plant materials as necessary.

- Require tree planting in traffic medians at entrances or gateways to the City and encourage the same at major entrances to communities and neighborhoods.

Encourage the planting of appropriate evergreen and deciduous trees to give the City tree cover year round and to emphasize an "alpine setting" and the City's relationship to the mountains.

- Establish a street tree maintenance program that specifies the City's responsibility for tree planting, tree removal, watering, pruning, and disease prevention and treatment.

- Riverdale Road as a major east-west corridor should be a gateway both at the north and south City limits.

- Establish "boulevard" landscape, ~~treescape~~streetscape and urban design element~~s~~ concepts that distinguish the character and use of the various districts of the City and to act as linear landmarks for orientation within the community.

- The establishment of development strategies with minimum impact on natural features such as geological formations, natural creeks, stream beds, wetlands areas.

- ~~Require~~ Continued emphasis ~~commercial~~on commercial, industrial, and residential multi-family and planned unit developments ~~to~~ in providing~~e~~ adequate, well-designed landscaping, streetscape, install approved irrigation systems, and to provide long term maintenance of landscaping and streetscape as part of the development review process.

- Create urban design elements and strategies for the identification of distinct neighborhoods and districts via the use of edge treatments, naming the neighborhoods and districts, differentiating through urban design elements, boundaries between uses to mitigate negative impacts, protect and enhance views and vistas to major landmarks. Lay a foundation of City, community, and neighborhood identity through the planting of trees, creating a viable "urban forest."

- ~~Develop an urban trail system that connects and provides access to Weber River Parkway.~~

- ~~Establish~~ Continue to enhance gateways into Riverdale City with established image branding.~~.~~ The ~~Major interchanges with~~ I-15 and I-84 interchanges ~~shall be developed as~~ being gateways into Riverdale City could be identifying areas.~~.~~

- The frontage along I-15 within the City limits should be landscaped and developed in such a manner that provides a suitable "front door image" for Riverdale City, in terms of landscaping, land uses, and building massing.

- Emphasize the residential character of neighborhoods.

- The other major arterials recommended for "boulevard" landscaping of the right-of-way are 700 West, 1050 West, 1150 West, Parker Drive, and 1500 West/Cozy Dale Drive, serving the ~~proposed~~existing and future ~~light industrial park~~ commercial and business park developments. Street ~~M~~medians are not proposed.

□- ~~Integrate~~Recommend the continuation of the city wide branding program that allows for flexibility of business development while providing design requirements for sign and building architecture. ~~the Signage Program that enhances the image and environmental character of the City.~~

Continue the city owned gateway identification, monuments sign placement concept. Recommend working with UDOT to improve and beautify State owned properties that are entrances to Riverdale City.

Provide ample opportunities for business to advertise products and service without having a detrimental effect on the community.

Make sure that government sponsored signage sets a positive example. Consider sign design and location as an integral part of all development.

□ Regulate the size ~~and location~~ of billboards that may be converted to digital electronic and animated so they do not detract from the City's positive environment.

□ ~~Develop~~ Continue the review process for site design, landscaping, screening, and exterior sign standards which will enhance the City's appearance and be reasonably affordable and flexible to landowners.

□ ~~Adopt a more rigorous landscape design ordinance~~ Encourage the city wide use of attractive xeriscape planting and decorative hardscape materials.~~.~~

□ ~~Create and~~ Continue to explore new methods to ~~enhance~~ enhance the ~~a~~ desired City image and identity.

□ ~~Develop~~ Continue to enforce Building Code requirements and guidelines for the protection of ridges and slopes that are building code and Hillside ordinance regulated. ~~and~~ Encourage property owners of view corridors, ~~of the~~ and natural landmarks to consider development that preserves those areas for the enjoyment of future generations.~~and geography of the area~~ ~~Do not allow building on the crest of the ridges; require a setback. Do not allow indiscriminate cut and grading of the natural slopes consider a 6 foot high cut on a hillside as maximum if it is behind a structure.~~

□ ~~Develop~~ Continue to improve the ~~Weber River Parkway~~ city wide trail systems with amenities that enhance the existing improved trail.~~as major open space and recreation corridors for Riverdale City.~~

~~□ Strict enforcement of sign regulations in order to restrict the installation of additional off-premise billboards. The signage provisions should also address the eventual removal of existing billboards.~~

□ Underground utility installation ~~will be~~ is encouraged in all areas where feasible. ~~A careful well-crafted ordinance regulating location and mitigating the negative effects of communication towers, etc., shall be developed.~~

□ The City should ~~aggressively~~ pursue the implementation of a beautification committee ~~program which emphasizes~~ with the purpose of providing public awareness and positive input in private property ~~the~~ cleanup, ~~and~~ landscaping and property ~~of~~maintenance ~~-~~of the residential and ~~existing homes and~~ business~~es~~ areas of the city.~~.~~

~~□ The development of highly visible land formations south, east and west portions of the valley should be controlled to assure retention of the highly scenic vistas. This can be accomplished by the adoption of hillside protection regulations and the use of a planned unit development zoning district in such areas.~~

□ Future development activities should be designed to reflect Riverdale's unique character. ~~The City should adopt provisions for assuring adequate landscaping; screening; sign/advertising control; utility installation; and provisions which allocate the costs of improvements to developers.~~

~~□ The establishment of development strategies with minimum impact on natural features such as The Weber River Floodplain, abandoned irrigation canals, natural creeks,stream beds, wetlands areas.~~

~~□ Establish gateways into Riverdale City. Major interchanges shall be developed as gateways into Riverdale City, i.e., I-84 at Riverdale Road and Riverdale Road at I-15, City entrance points should be developed at 4400 South at I-15, Freeway Park Drive, 300 West, Riverdale Road, South Weber Drive and Parker Drive at the City limits.~~

□ Continue to ~~E~~emphasize the residential character of the uses along 4400 South so~~. It is proposed that~~ 4400 South remains primarily residential in character and that it be a strong reinforcing line between commercial encroachment of Riverdale Road. ~~It is a collector street with a growing amount of traffic, we propose the following improvements:~~

~~1. It is proposed that a uniform street tree planting program be developed to create a definitive edge to the residential neighborhoods, to provide traffic calming techniques to the roadway, to improve the street aesthetically, and to identify a major traffic corridor in Riverdale City with a distinct character. See Figure 20.~~

~~2. It is proposed that 4400 South become a major urban trails corridor with bike and pedestrian paths in addition to a traffic corridor using the excess right of way on the north side of 4400 South as a major connector to the Weber River Parkway. Please refer to the transportation in the report for the various options for the cross section of the roadway.~~

~~□ Eliminate the austerity of some existing and all future blank walls of large retail structures with special tree planting requirements, change of building arrangements or the requirement of "display windows" and or architectural articulation of the large blank walls.~~

~~□ Naming the neighborhoods and promoting interaction with the Community~~

~~Council and ways of increasing and enhancing identification and pride in theCity and its neighborhoods.~~

POLICE DEPARTMENT

The Riverdale Police Department is unique from most other police departments in that the ratio of police officers to the residential population is skewed.

Riverdale has over 3 million square feet of retail space with annual sales of over 750 million retail dollars. This creates a day time population of between 50,000 to 70,000 and a night time residential population of slightly over 8,54~~4~~00 residents. Yet, the businesses have to be protected at night just as much as the residents do. This requires a larger than normal officer to resident ratio which exists in the neighboring jurisdictions. Riverdale currently has 19 sworn officers, (1) full time animal control~~/ordinance enforcement officer~~, and (2~~3~~) full time secretarial staff.

The police department has encouraged higher education with many officers seeking and receiving bachelor degrees. The department has stayed current in state-of-the-art communications systems such as on-board computers, and 800 MHz radios (both handheld and in-car systems). Each patrol unit is equipped with a digital camera system that feeds into a wireless central network system that can withstand the scrutiny of the courts. Officers are highly trained and are using the latest in apprehension technologies such as ASP batons, ~~bean bag~~flexible baton rounds, Tasers, and (4) different firearms.

The police department currently is involved in a county-wide Narcotics Strike Force, Homicide Task Force, Gang Task Force, and SWAT units. Riverdale also has a K9 program, bicycle patrol, motorcycle patrol, ATV trail patrol, and a traffic division.

The police department is very active in Community Oriented Policing Services (COPS) such as Crime Free Multi Housing, ~~DARE~~NOVA, Crime Solvers, Communities That Care and Neighborhood Watch.

Officers that work for Riverdale are very professional in their attitudes and abilities and their goal is to make Riverdale the safest place to live and work in Utah.

A program implemented a few years ago is the Neighborhood Watch Program. The program requires that each patrol officer be assigned a precinct. Each year the officer is required to knock on individual doors and hold a block party in his or her precinct. Block parties consist of a barbecue with hamburgers and hot dogs furnished and cooked by police officers and with residents furnishing potluck side dishes and desserts. Those residents living in the officer's precinct have the opportunity to know the officer on a personal level. ~~and that t~~The assigned precinct officer handles problems with the help of residents in their individual precincts.

The Riverdale Police Department's mission statement is "Be kind and exceed all expectations".

FIRE DEPARTMENT

BACKGROUND

The Riverdale Fire Department consists of ~~four~~ nine full-time Firefighters, ~~and twenty five~~ 15 part-time firefighters and a full-time Fire Chief. All Firefighters are Utah State Certified Firefighter I & II, Emergency Medical Technicians Certified to the ~~Intermediate~~ Advanced Level.

We currently staff our fire station with four firefighters 24/7; this includes one full-time Captain, two full-time firefighters and one part-time firefighter. Our minimum acceptable staffing level is three firefighters. Sick leave, vacations and administrative leaves are covered by part-time firefighters.

The Riverdale Fire Department is equipped with the most modern and up to date fire apparatus and personal protection equipment available. All equipment meets OSHA, NIOSH and NFPA standards and codes.

The current location of Station 41 is: 4334 S. Parker Drive. This location has good access to the residential and commercial areas of Riverdale City, as well as access to the Weber River and the two Interstates which pass through Riverdale City.

ADVANTAGES

~~The~~ Riverdale City has entered into auto-aid agreements for f~~F~~ire, ~~and~~ e~~E~~mergency m~~M~~edical incidents and hazardous materials incidents with all jurisdictions in Weber and Morgan Counties and inter-local agreements with Davis County as needed.

~~Riverdale is the main station for~~ Riverdale Fire Station 41 houses the Heavy Rescue Unit and the Regional Urban Search and Rescue team for the Northern Region including Weber, Morgan, Box Elder, Cache, Davis, and Rich Counties. This team consists of trained Firefighters from Riverdale Fire, Roy Fire, Ogden Fire and Weber Fire District. They are trained to the current level required by FEMA and Utah State regulations. They are available for deployment to any area within the continental United States during a declared disaster.

~~We have~~Riverdale Fire has an average response time of ~~2~~ 5 minutes to any area within Riverdale City. Riverdale Fire Department currently has an ISO rating of 5 and is currently working to lower its rating to better serve the Community ~~in which we are located~~.

CHALLENGES

Riverdale City Fire serves ~~has~~ a large and diverse population because the city has ~~we have~~ developed into a regional shopping area. Riverdale City Fire ~~continues to cover a pass through~~ provides service to the many commuters and commercial patrons and an average vehicle count of 48,000 to 52,000 each day is very common.
~~clientele vehicle count of 50,000 to 70,000 each day and~~ Riverdale City has a resident population of 8,~~400~~523 as recorded by the 2010 census. ~~at night.~~

The Wildland interface along the Weber River which flows through the city can present problems at times.

Riverdale City Fire ~~has to~~ trains to provide service for a variety of emergency situations. The types of situations the firefighters respond to are : structure fires, vehicle fires, grass and wildland fires, medical emergencies, mass casualty incidents, hazardous materials incidents. Firefighters will also respond to flooding events and water rescues. ~~cover any type of call from a mass causality incident, large Commercial Structure Fire to a small sick person type incident, residential structure fire. We have a large wildland interface problem along the Weber River; we continue to be aggressive to mitigate this problem with training and proactive clean up in certain areas of Riverdale City.~~

A difficult issue for the Fire Department is manpower with only four fulltime firefighters on duty per day, managing the requirement of a dynamic population has become at times problematic. ~~We currently staff our fire station with four firefighters this includes one full-timeCaptain and three part-timefirefighters. It has become increasingly difficult to fill all required positions because day time shifts conflict with many of our part-timers full-timeemployment. This problem is not unique to Riverdale Fire; it affects fire departments nationwide. Many departments have gone to strictly full-timestaffing, and we continue striving to maintain our current combination department.~~

OBJECTIVE E. ENSURE A SAFE AND PEACEFUL COMMUNITY
POLICE

~~Goal 1~~ **Goals:**

1. Encourage Public Safety Partnerships with the schools, businesses, and residents to foster effective communications between all involved parties.
2. Continue funding for Crime Prevention Programs such as Crime Solvers, Neighborhood Watch, ~~Dare~~NOVA, and other problem solving programs.
3. Expand the security of the trail pathways by expanded patrol efforts and video monitoring.
4. Tighter control and monitoring of businesses doing illegal activities which are no~~t~~n-conducive to the health and well being of the Riverdale Community. ~~to ensure that all businesses in Riverdale conduct their activities in an honest and legal manner that will be beneficial to the city and its citizens in accordance with local laws and ordinances.~~