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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](http://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](http://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  
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## 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 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 ~~sy~~ 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.

## 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

Demand in Year (acre-feet)

Type of use	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
<b>Total Yearly Demand</b>	<b>2110</b>	<b>2718</b>	<b>2745</b>	<b>2783</b>	<b>2800</b>	<b>2820</b>	<b>2845</b>

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

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

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 ~~4four~~ 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.

## 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 ~~could~~ 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 ~~community~~ neighborhood. Parks and recreation programs ~~must~~ 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. ~~The~~ Parks and recreation programs also ~~must~~ should:

- be all encompassing, in that ~~they~~ it ~~serve~~ s 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 both 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 ~~young kids~~ children at Golden Spike Park.

### EXISTING FACILITIES

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.

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 ~~this facility Riverdale Park~~, including preschoolers. ~~Riverdale Park is blessed also greatly benefitted with 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 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, s~~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 ~~4th~~<sup>Fourth</sup> 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~~ [18](#) and ~~45.9%~~ [11.6 percent](#) of the population was ~~565~~ 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 suggested ~~sed~~ 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 19.

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 arealand 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 West and Freeway Park Drive is experiencing some traffic backing from time to time during peak traffic hours. UDOT will be reconfiguring the 1500 West 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 West 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 Comprehensive Plan the Riverdale City is lacking in the amount of land set aside for recreation and park use. The 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 the acreage deficiency even 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 West and River Park Drive 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.~~