

January 15, 2014

Notice of Public Hearing

Riverdale City Planning Commission

Tuesday, January 28, 2014
Which begins at 6:30 p.m.

Riverdale Civic Center
4600 South Weber River Drive
Riverdale, Utah

The Riverdale City Planning Commission will hold a public hearing to receive and consider public comment on proposed amendments to Introduction Section of the General Plan, RCC 10-2-2 Definitions, 10-10A-3 Special Regulations. The proposed language can be viewed at www.riverdalecity.com.

- 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.

January 15, 2014

TO: Standard Examiner Legal Notices

PUBLIC NOTICE

Riverdale City gives notice that on Tuesday, January 28, 2014, the Riverdale City Planning Commission will hold a public hearing to receive and consider public comment on proposed amendments to Introduction Section of the General Plan, RCC 10-2-2 Definitions, 10-10A-3 Special Regulations. 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 Saturday, January 18, 2014.

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

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AUTHORIZATION

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PUBLIC NOTICE

Riverdale City gives notice that on Tuesday, January 28, 2014, the Riverdale City Planning Commission will hold a public hearing to receive and consider public comment on proposed amendments to Introduction Section of the General Plan, RCC 10-2-2 Definitions, 10-10A-3 Special Regulations, 10-21 Subdivisions, 10-25-7 improvements. 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: January 18, 2014.

542005

BACKGROUND

HISTORY

Riverdale is situated immediately southwest of Ogden City. It was once called Stringtown because of its straggling character, the first houses being built mainly along a single road in a long string southwest of Ogden. It was also known as Jack Thompson's Settlement for John G. Thompson, an early settler. ~~Later it was called~~ South Weber and ~~still later it was known as~~ Union; but when a post office was established the name was changed to the present day Riverdale.

The first recorded settler ~~arrived in 1850, in this community was~~ James Graham. ~~He~~ laid claim to and farmed all the land between Uintah and Wilson Lane ~~and farmed as early as 1850~~. The pioneer settlers dug a canal, ~~taking diverting~~ water ~~out of from~~ the Weber River near the eastern bend ~~for the purpose of to~~ irrigating the ~~bottom lands low lying land in Riverdale which they discovered was fertile, productive soil ideal for growing.~~ ~~They found the soil very productive.~~ ~~By irrigating they raised good crops of~~ hay, potatoes, vegetables, fruits, berries, and sugar beets.

~~Riverdale has transformed from a primarily agricultural community to a thriving residential and commercial center.~~ Riverdale was incorporated March 4, 1946, and became a third class city on July 7, 1956. Since that time Riverdale has transformed from a primarily agricultural community to a thriving residential and commercial center. See Figure 1 - Riverdale Region.

REGIONAL CONTEXT

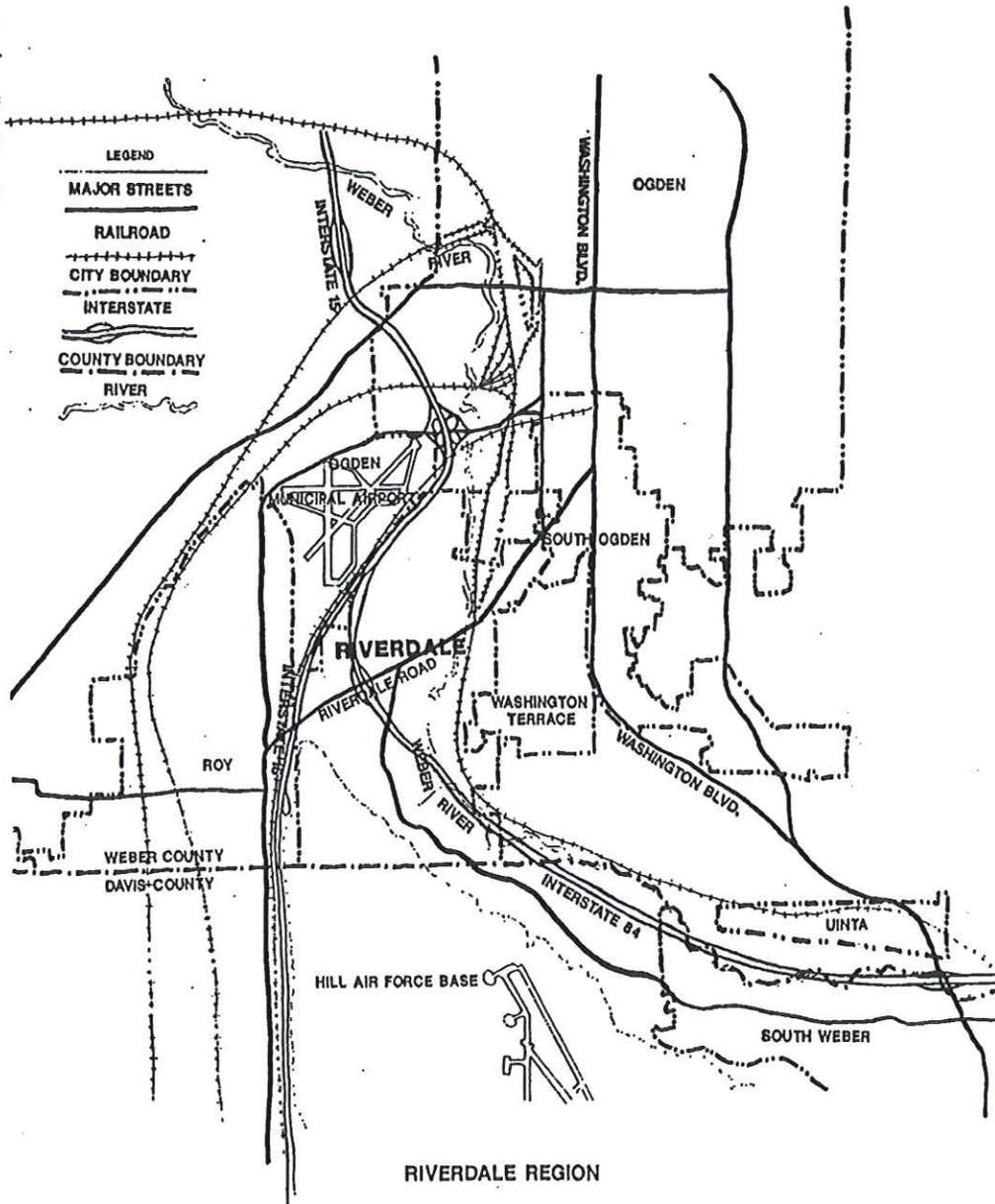
Riverdale City is situated at the extreme south end of Weber County, sharing its south boundary with Davis County, and its north boundary with the cities of Ogden and South Ogden. The City extends to the city of Roy on the west and the cities of South Ogden and Washington Terrace to the east.

Riverdale City is criss-crossed by several man-made and natural barriers dividing the City into isolated areas. ~~including~~ Riverdale Road that bisects the City and ~~Riverdale is an intersecting point for two interstate highways, I-15 and I-84 which intersect on the South end.~~

The Weber River flows on along the eastern edge of Riverdale with the Union Pacific Railroad located just east of the river. The northern boundary of Hill Air Force Base (HAFB) extends into the City limits at the ~~City's~~ southern end ~~with~~. ~~HAFB extends south of Riverdale and is situated so the~~ flight paths extending ing over much a large area of Riverdale.

Figure 1 Riverdale Region

Comment [EH1]: "The Riverdale City boundary on this map needs to be updated a little bit along the western edge of the City limits." Comment Community Development Director Michael Eggett



SUITABILITY FOR DEVELOPMENT

BACKGROUND

Pre-historically the area which comprises Riverdale was beneath the waters of Lake Bonneville. The lake's alluvial deposits formed the valley in a classic alluvial fan which extends from the mouth of Weber Canyon. The Weber River has eroded the alluvial fan creating the valley where Riverdale has developed.

TOPOGRAPHY

The topography of the Riverdale area is generally gentle, ~~and~~ nearly 70% ~~is of the City land area has~~ less than a 3% slope, ~~with and~~ steep slopes lining ~~only~~ the eastern and southwestern borders. Elevations range from 4,650 feet above sea level on ~~the Riverdale's~~ East Bench ~~and decrease toward the north to with a low point of~~ 4,340 feet along the Weber River. Slopes increase rather quickly to 30% ~~or greater and more~~ along the Riverdale East Bench and Hill Air Force Base bench. Slopes in the northwest section of Riverdale are generally less than 20%. (See Slope Map, Figure 2).

Steep slopes of 30% or more are generally considered unbuildable in many areas of Utah because of a significant increase in landslides. Because minor landslides have occurred along 20% and steeper slopes in Riverdale, it is recommended that a professional soils engineer or geotechnical engineer be consulted prior to developing on slopes of 20% or greater.

GEOLOGY AND LIQUEFACTION

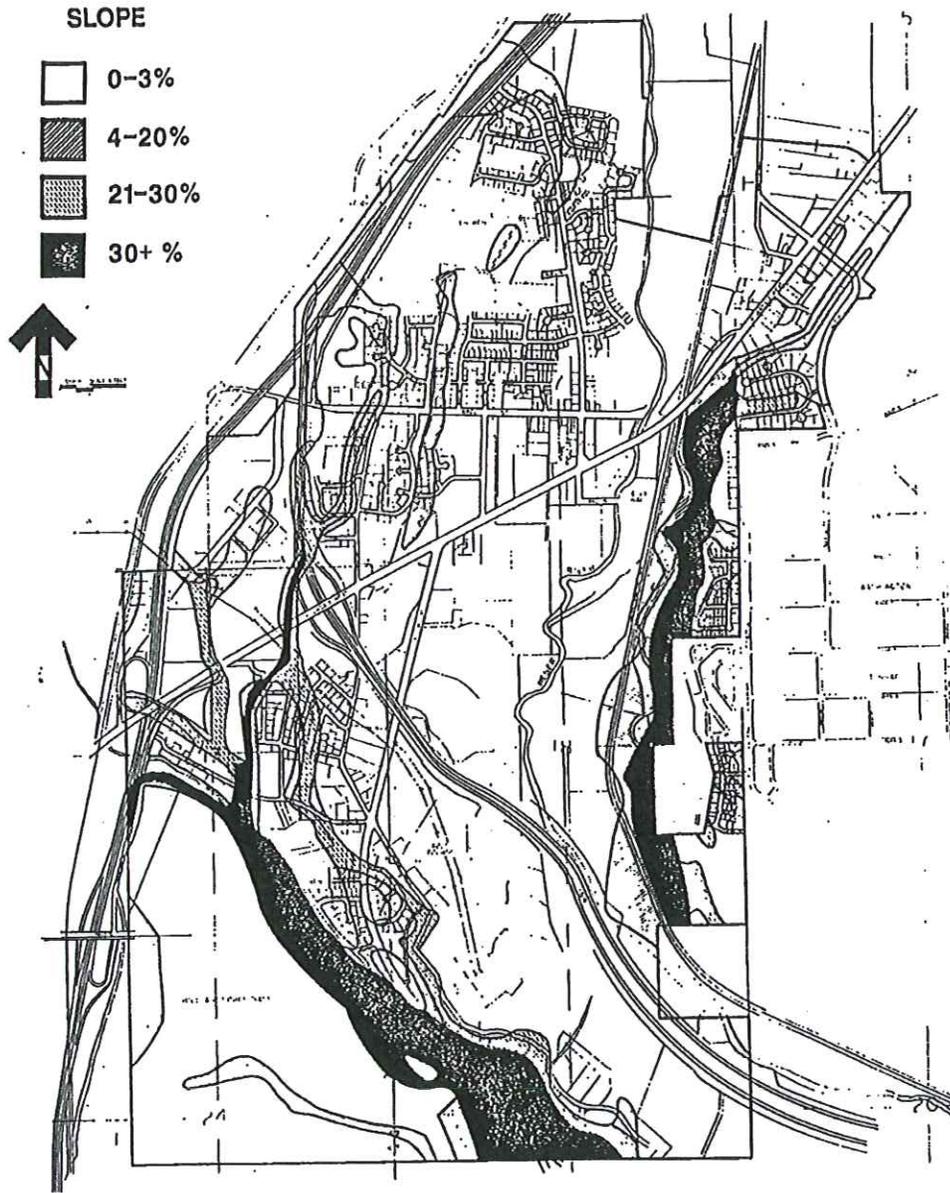
As part of the Earthquake Hazard Reduction Program, the U.S. Geological Survey ~~has~~ contracted with Utah State University and Soil Engineers Dames and Moore, ~~Soil Engineers~~, to evaluate the liquefaction potential of Weber County. In T~~heir~~s study ~~is~~ titled, "Liquefaction Potential for Weber County, Utah". ~~It is recommended that further reference should be sought from this publication in determining any high or moderate liquefaction potential in Riverdale. defines~~ Liquefaction ~~can be defined~~ as:

... the loss of soil cohesion caused by ground shaking which may cause major ground failure. Areas most susceptible are those where a high water table underlies a granular soil such as sand. The material changes state behaving for a short time as a dense fluid rather than a solid mass.

It is essential that adequate site investigations be performed by a qualified geologist and structural engineer on all critical public facilities and multi-story buildings to insure they are properly designed to reduce personal injury and property damage caused by liquefaction during an earthquake.

Comment [EH2]: Who will enforce this?

Figure 2 - SLOPE MAP



FAULTS

According to Mike Lowe, ~~former geologist with a previous Weber-Davis Counties geologist,~~ there are no major faults or fault lines within the city limits of Riverdale, but major faults do exist within the ~~region of the~~ Wasatch Front ~~Region~~. The Wasatch Fault, which trends north-south along the mountain front east of Riverdale, is of ~~most the highest~~ concern because of recent ~~ness of~~ movement ~~indicating the,~~ potential ~~to for~~ generating large earthquakes, ~~and~~ ~~in close~~ proximity to the Riverdale area. A major earthquake could occur ~~along the Wasatch Front~~ at anytime ~~and affect with a high probability of impacting~~ Riverdale.

LAND SLIDES

The steep slopes along ~~Hill Air Force Base~~ and Riverdale East Benches are prime areas for landslides, falling rocks and debris flow. Landslides occur when a heavy soil (clay) overlying a lighter soil (sand and gravel) on a steep slope becomes saturated with water. When this happens the heavy saturated soil slips over the lighter soil. Whenever such soils occur on buildable slopes (30% or less), it is very important that an adequate site investigation be conducted by a qualified soils engineer to make sure buildings are properly located and designed to ~~insure help prevent against~~ personal injury and property damage ~~that may be~~ caused by landslides.

~~Courtesy of Mike Mr. Lowe, Weber County geologist,~~ ~~has identified and mapped~~ a potential landslide study area ~~has been identified and mapped~~ for the Riverdale area. It is recommended that all development within this boundary ~~be first determined be deemed~~ buildable by a qualified soils engineer. It is also recommended that a hillside ordinance be established that does not allow building on slopes greater than 30% unless otherwise determined buildable by a qualified soils engineer.

ROCK FALL AND DEBRIS FLOW

Falling rocks occur when the soil ~~in which where~~ the rocks are anchored on a steep slope ~~is~~ ~~are~~ eroded away by rainfall or ~~sheet flow~~ storm water runoff. Loosened rocks are then dislodged by continued ~~sheet water~~ flow, ~~dislodging other rocks as they rolling~~ down the hill until they come to a stop, often at the bottom of a hill or roadway. When rocks and other matter, (i.e. sticks, leaves, branches, trees, etc.) fall into a drainage channel and are pushed down a steep slope by storm water flows they then constitute what is known as a debris flow. Rock slides and debris flows are common on steep slopes, therefore care should be taken to avoid building in or below drainage channels or beneath rock outcroppings on steep slopes. It is recommended that ~~more~~ efficient drainage channels be developed to handle major storm runoff.

ENVIRONMENT

Riverdale has a temperate, semiarid climate characterized by four well defined seasons having warm, dry summers and cold, but usually not severe winters. The average temperature in Riverdale is in the low 50's (Fahrenheit). Summer highs reach in the 80's and

90's with winter maximum temperatures above freezing. The average annual precipitation total is nearly 17 inches.

WETLANDS

BACKGROUND

Several sites within the study area are classified as wetlands see -Riverdale Environmental Constraints Map (Figure 3) ~~designates several areas as Wetland Study Areas~~. ~~The~~is study was conducted during the winter season when it is difficult to conduct take an accurate wetland inventory because plant species are difficult to identify. ~~Therefore, a~~Areas likely to contain wetlands were identified by a wetlands biologist using 1:24,000 color aerial photography provided by the U.S. Army Corps of Engineers.

The 1977 Federal Clean Water Act, Section 404, defines wetlands as:

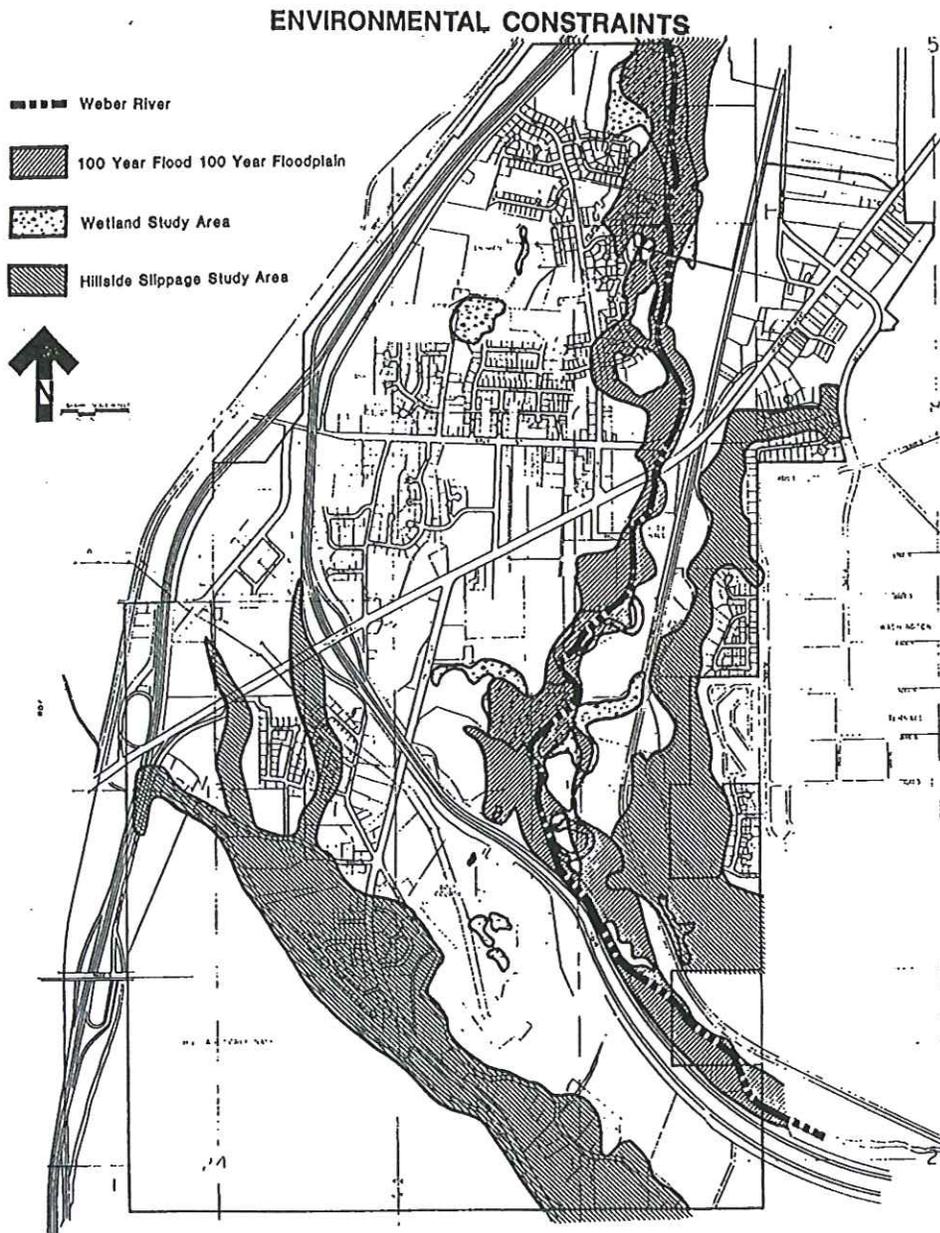
"those areas that are inundated by ground water or surface water at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

Generally wetlands within Riverdale are located adjacent to the Weber River and are a direct result of the river. Some isolated wetlands, however, occur throughout the community. These isolated wetlands are the result of high ground water manifested ed as springs, seeps, wet meadows, marshes, swamps, and ponds. Wetlands of the study area vary greatly in size, water regime, type of vegetation present and classification.

As urban development in Riverdale nears the saturation level, pressure to fill in the wetlands may increase. Once a wetland is filled in it is lost forever. Fortunately, many people recognize the benefits of wetlands as a scarce resource that can aid in flood protection, stream bank protection and stabilization, pollution control, wildlife habitat and hunting, recreation and aesthetics, environmental education, etc. Wetlands are now-being often viewed as a rare and unique part of the urban landscape. Section 404 of the Clean Water Act designates the U.S. Army Corps of Engineers as the lead agency in wetland protection, maintenance and research. Development on wetlands may require a permit from that agency.

Development in wetlands areas increases the costs of construction and maintenance and potential. ~~P~~ property damage claims due to leaky-if basements and are flooded ing is likely. Good subdivision design can incorporate wetland to preserve open space, provide recreational benefits opportunities and maintain wetland aesthetic values.

Figure 3 - ENVIRONMENTAL CONSTRAINTS



Preservation of the remaining wetlands is critical as development pressures continue to increase. ~~In addition to the Corps of Engineers protection, the State of Utah has considered development of a wetlands protection act to assume primary authority of protection from the Corps and to protect isolated, currently unprotected, wetlands. It may be several years before any action is taken in this regard.~~ Counties and cities can protect wetlands through zoning regulations, the development of ordinances to protect wetlands and maintain, rights-of-way, and outright purchase.

Comment [EH3]: Deletion proposed by Community Development Director Michael Eggett

FAUNA AND FLORA

BACKGROUND

Riverdale is unique in the State of Utah. Though a suburban residential area, it offers substantial habitat for wildlife including the Peregrine Falcon and Bald Eagle which are on the rare and endangered species lists. According to Wildlife Biologist Don Paul, Utah State Division ~~Of~~ Wildlife Resources in Ogden, this area has become a significant corridor for transient birds because of the habitat along the Weber River. The river corridor, with other creeks and canals, provides important habitat for many bird and mammal species by - It supply ~~ing~~es critical water, and equally important, a diverse vegetation for cover, feeding, breeding, nesting and resting; especially during migratory flights.

According to Mr. Paul ~~T~~his corridor is also an important range ~~habitat~~ for Mule Deer; both for year round residents and for those which come down from Weber Canyon in the winter. Many bird species have been sighted, including the Bald Eagle and the Peregrine Falcon. and Tthe south bluff of Golden Spike Park contains habitat "(a)s important ...as the river" vital to many species of fowls ~~birds~~, according to Mr. Paul.

Riverdale F fishery habitat rates fairly good during most parts of the year. ~~It is~~ classified as a Class III cold water fishery currently supporting Brown Trout, Cutthroat Trout, Rainbow Trout, Mountain White Fish, Mountain and Utah Sucker, and Mottled Sculpin.

Recently the habitat for fish has been improved in Riverdale with the addition of several rock outcroppings to create protected areas.

PROBLEMS

Commercial and residential Development eliminates critical wildlife habitat by clearing trees and brush. Riverdale has a unique opportunity to highlight the Weber River corridor a valuable resource which gave Riverdale the city its name. ~~The Weber River. A parkway Riverdale's trail~~ along the river corridor would has enhanced theis area for wildlife and become an asset ~~to~~ encouraging recreation and tourism which generates additional and revenues for Riverdale.

~~There are severe problems with the fisheries habitat.~~ Fisheries Biologist Kent Somers, with the Division of Wildlife Resources, ~~stated that says the~~ water quality is adequate for trout survival from the end of June through the F ~~fall months each year.~~ However, abnormally low stream flows and increased turbidity ~~resulting~~ from water users upstream water users who

~~do not complying with State regulations regarding manipulation of what water levels should be maintained during the winter months. Spring floods greatly increase turbidity by and undercutting unsta~~blized banks ~~and~~ ~~P~~poor water quality ~~could create a sever problem with Riverdale fishery habitats and causes can also have a seriously~~ detrimental impact to ~~on~~ fish populations. If the stream flow and turbidity problems could be solved, the State of Utah would like to develop the stretch of ~~the~~ Weber River flowing through Riverdale into a year round fishery capable of supporting ~~resident~~ Brown Trout and ~~some~~ Cutthroats.

~~If the proposed reopening of the old hydroelectric power plant at the south end of the Riverdale should take place, water needed for the operation will be taken from Weber River upstream from Riverdale. The entire stretch of river from the point the water is diverted, above Highway 89, to the return flume below the power plant could be completely dewatered, destroying important fishery habitat.~~

Comment [EH4]: Deletion proposed by Community Development Director Michael Eggett

AIR QUALITY

BACKGROUND

The quality of the air in Riverdale City is generally fair to good. The State of Utah maintains three air quality monitoring stations a short distance from the ~~c~~Community at: 2570 Grant Ave., Ogden; 5320 S. 2100 W., Roy; and 2955 S. Washington Blvd. in Weber County. These stations take readings of Total Suspended Solids (TSP), Carbon Monoxide (CO), Ozone (~~03~~), Nitrous Oxide (NO₂), and Lead (Pb). According to ~~air quality their~~ records, even with the heavy smog build up during times of atmospheric inversions, the ambient air quality readings rarely surpass the Federal Primary or even the Secondary air quality standards. ~~Primary Federal Standards are those the Environmental Protection Agency has determined to be detrimental to the health and welfare of people. Secondary standards are those determined to be detrimental to various components of the environment. The minor problems that exist are primarily with regard to TSP, CO, and ozone levels. Sulfur Dioxide (SO₂), Nitrogen Dioxide (NO₂), and Hydrocarbon (H/C) levels are not read at these stations because they are not considered to be a problem particular to the Riverdale area.~~ According to the 1985 Utah Air Emissions Inventory, published by the Utah State Department of Health, Bureau of Air Quality, air traffic, from such sources as Hill Air Force Base and the Ogden Hinckley Airport, contributes only ~~insignificantly a small percentage~~ (1.19%) to the pollutants in the air.

Comment [EH5]: "I do not know if this still correct or not. If these locations are no longer monitoring air quality, then this should be deleted entirely." Community Development Director Michael Eggett

~~Primary Federal Standards are those the Environmental Protection Agency has determined to be detrimental to the health and welfare of people. Secondary standards are those determined to be detrimental to various components of the environment. The minor problems that exist are primarily with regard to TSP, CO, and 03 levels.~~

Comment [EH6]: "This statistic and related date should be updated. Any ideas on where to find this information to update? If not, it probably doesn't hurt to leave it here but it is aged information." Community Development Director Michael Eggett

PROBLEMS

TSP is caused by particulates from industrial exhaust, wood burning stoves, ~~reground~~ road dust and from ~~dust particulates~~ blown in ~~from off~~ the desert during wind storms. Expensive scrubbers on industrial smoke stacks, new regulations concerning wood burning stoves and stabilization of dirt road surfaces (i.e. paving, graveling), can ~~greatly reduce TSP, be of~~

~~great benefit to this problem.~~ Dust storms are something residents living in desert climates must endure. ~~Careless construction activities can be a significant problem.~~ Stabilization of disturbed surfaces through revegetation and graveling greatly reduce the air quality problems from this activity associated with construction work.

~~CO levels were a problem until 1985.~~ Carbon Monoxide is created by automobile exhaust, industrial exhaust, and wood burning stoves which burn fuel inefficiently. Hydrocarbons (H/C), Nitrous Oxides (NOx), and CO chemically combine in the sunlight to produce Ozone. ~~It is suspected, and hoped, that t~~The Inspection/Maintenance Program (I/M), requiring automobiles along the Wasatch Front to meet strict emission standards has helped curb CO levels. ~~this problem. Newer, Cleaner burning cars can continue to reduce the future CO levels. fuels, electric vehicles and r~~Reducing the use of wood burning stoves, or using cleaner burning stoves ~~could help,~~ especially during times of high inversion can all help improve air quality.

~~Ozone is the primary component of smog and can decrease air quality. O3, a more serious problem on hot summer days, is the primary component of smog. It is created by the sun light when temperatures exceed 90 - 95 degrees. Hydrocarbons (H/C), Nitrous Oxides (NOx), and Carbon Monoxide are chemically combined in the sunlight to produce Ozone. To reduce O3 levels all the other parameters must be reduced. The I/M Program is helping in this regard.~~

Pb and NO2 levels in the atmosphere are well within safe levels and should continue to decline with cleaner burning fuels for automobiles and homes, and using lead free gasoline. Sulfur Dioxide (SO2), Nitrogen Dioxide (NO2), and Hydrocarbon (H/C) levels are ~~not read at this station. However they are not considered to be a problem particular to the area.~~

NOISE AND ACCIDENT POTENTIAL SURROUNDING

~~HILL AIR FORCE BASE~~

BACKGROUND

Due to concern by the U.S. Air Force for the safety and well being of citizens residing near its facilities, it has developed, ~~along with in connection with~~ the Federal Aviation Administration (FAA), an Air Installation Compatible Use Zone (AICUZ) ~~concept which is~~ designed to be a planning tool for local communities and municipalities ~~in~~ dealing with problems unique to air base environments. (See Figure 4.)

Primarily AICUZ is an assessment by the Air Force and the FAA of the Day/Night Noise Levels (DNL), and Accident Potential Zones (APZ). APZs and DNLs are overlaid on a map shown on the Air Installation Compatible Use Zone Map (Figure 8) and form what are called Compatible Use Districts (CUD). Based on this data the Air Force and the FAA have developed guidelines for land uses which are compatible within these CUDs. These compatible land uses are listed in Tables A, B & C.

Figure 4 - 1993 AICUZ Noise Contours

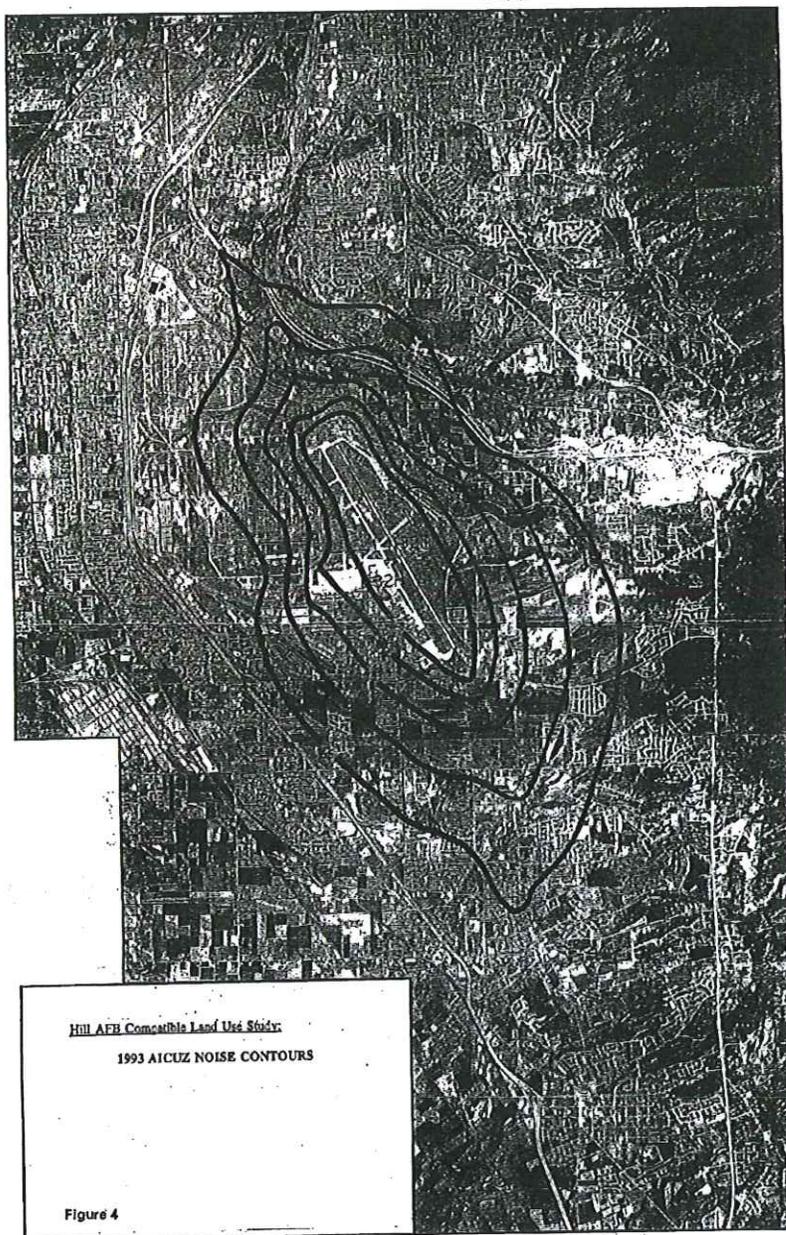


Table A - Land Use Compatibility Guidelines

Comment [EH7]: "Should this chart be updated? If so, with what newer chart or information?" Question Community Development Director Michael Eggett

LAND USE CATEGORY	COMPATIBLE USE DISTRICTS						
	3	4	5	10	11	12	13
	APZ I LDN 75-80	APZ I LDN 70-75	APZ I LDN 65-70	APZ I LDN 70-75	APZ I LDN 65-70	LDN 70-75	LDN 65-70
RESIDENTIAL							
Single Family	N	N	N	30 ^{1,2}	25 ^{1,2}	30 ²	25 ²
Two Family	N	N	N	N	N	30 ²	25 ²
Multi-family Dwelling	N	N	N	N	N	30 ²	25 ²
Residential Hotels	N	N	N	N	N	30 ²	25 ²
Mobile Home Parks/Courts	N	N	N	N	N	30 ²	25 ²
Other Residential	N	N	N	N	N	30 ²	25 ²
INDUSTRIAL/MANUFACTURING³							
Food and Kindred Products	N	N	N	Y ⁶	Y	Y ⁶	Y
Textile Mill Products	N	N	N	N	N	Y ⁶	Y
Apparel	N	N	N	N	N	Y ⁶	Y
Lumber & Wood Products	Y ⁵	Y ⁶	Y	Y ⁶	Y	Y ⁶	Y
Furniture & Fixtures	Y ⁵	Y ⁶	Y	Y ⁶	Y	Y ⁶	Y
Paper & Allied Products	Y ⁵	Y ⁶	Y	Y ⁶	Y	Y ⁶	Y
Printing and Publishing	Y ⁵	Y ⁶	Y	Y ⁶	Y	Y ⁶	Y
Chemicals & Allied Products	Y ^{3,5}	Y ^{3,6}	Y ³	Y ^{3,6}	Y ³	Y ⁶	Y
Petroleum Refining & Related Industries	N	N	N	N	N	Y ⁶	Y
Rubber & Misc. Plastic	Y ⁵	Y ⁶	Y	Y ⁶	Y	Y ⁶	Y
Stone, Clay & Glass Products	Y ⁵	Y ⁶	Y	Y ⁶	Y	Y ⁶	Y
Primary Metal Industries	Y ⁵	Y ⁶	Y	Y ⁶	Y	Y ⁶	Y
Fabricated metal Products	Y ⁵	Y ⁶	Y	Y ⁶	Y	Y ⁶	Y
Professional, Scientific & Controlling Instruments	N	N	N	N	N	25	Y
Miscellaneous Manufacturing	Y ⁵	Y ⁶	Y	Y ⁶	Y	Y ⁶	Y

This table is a guide. Adaptations to fit local conditions and more precise land use category designations are required based on the criteria of the AICUZ study.

Source: Hill Air Force Base, Air Installation Compatible Use Zone Report, Hill Air Force Base, Utah, Amended April 1982.

Table B - Land Use Compatibility Guidelines

LAND USE CATEGORY	COMPATIBLE USE DISTRICTS						
	3	4	5	10	11	12	13
	APZ I LDN 75-80	APZ I LDN 70-75	APZ I LDN 65-70	APZ I LDN 70-75	APZ I LDN 65-70	LDN 70-75	LDN 65-70
PUBLIC & QUASI PUBLIC SERVICES							
Government Services	N	N	N	25 ⁸	Y ⁸	25	Y
Educational Services	N	N	N	N	N	30	25
Cultural Activities Including Churches	N	N	N	N	N	30	25
Medical & Other Health Services ⁹	N	N	N	N	N	30	25
Cemeteries	Y ^{5,10}	Y ^{6,10}	Y ¹⁰	Y ^{6,10}	Y ¹⁰	Y ⁶	Y
Non Profit Organizations	N	N	N	N	N	30	25
Other Public & Quasi Public Services	N	N	N	30	25	30	25
OUTDOOR RECREATION							
Playgrounds, Neighborhood Parks	N	N	N	Y	Y	Y	Y
Community & Regional Parks	N	Y ¹¹	Y ¹¹	Y	Y ¹¹	Y ¹¹	Y
Nature Exhibits	N	N	Y	N	Y	N	Y
Spectator Sports Inc. Arenas	N	N	N	N	N	N	Y
Golf Course ¹² , Riding Stables ¹³	Y ¹⁴	Y ¹⁵	Y	Y ¹⁵	Y	Y ¹⁵	Y
Water Based Recreational Areas	Y ¹⁴	Y ¹⁵	Y	Y ¹⁵	Y	Y ¹⁵	Y
Resort & Group Camps	N	N	N	N	N	Y	Y
Auditoriums, Concert Halls	N	N	N	N	N	N	Y
Outdoor Amphitheaters, Music Shells	N	N	N	N	N	N	N
Other Outdoor Recreation	N	Y ¹¹	Y ¹¹	Y	Y	Y	Y
RESOURCE PRODUCTION, EXTRACTION & OPEN SPACE							
Agriculture (Except Livestock)	Y ¹⁷	Y ¹⁸	Y ¹⁹	Y ¹⁸	Y ¹⁹	Y ¹⁸	Y ¹⁹
Livestock Farming, Animal Breeding	Y ¹⁷	Y ¹⁸	Y ¹⁹	Y ¹⁸	Y ¹⁹	Y ¹⁸	Y ¹⁹
Forestry Activities	Y ¹⁷	Y ¹⁸	Y ¹⁹	Y ¹⁸	Y ¹⁹	Y ¹⁸	Y ¹⁹
Fishing Activities & Related Srvs.	Y ¹¹	Y ¹¹	Y ¹¹	Y	Y	Y	Y
Mining Activities	Y	Y	Y	Y	Y	Y	Y
Permanent Open Space	Y	Y	Y	Y	Y	Y	Y
Water Areas	Y ¹¹	Y	Y				

This table is a guide. Adaptations to fit local conditions and more precise land use category designations are required based on the criteria of the AICUZ study.

Source: Hill Air Force Base, Air Installation Compatible Use Zone Report, Hill Air Force Base, Utah, Amended April 1982.

Table C - Land Use Compatibility Guidelines

LAND USE CATEGORY	COMPATIBLE USE DISTRICTS						
	3	4	5	10	11	12	13
	APZ I LDN 75-80	APZ I LDN 70-75	APZ I LDN 65-70	APZ I LDN 70-75	APZ I LDN 65-70	LDN 70-75	LDN 65-70
TRANSPORTATION, COMMUNICATIONS & UTILITIES							
Railroad, Rapid Rail Transit	Y	Y	Y	Y	Y	Y	Y
Highway & Street R.O.W.	Y	Y	Y	Y	Y	Y	Y
Auto Parking	Y	Y	Y	Y	Y	Y	Y
Communications (noise sensitive)	30	25	Y	25	Y	25	Y
Utilities	Y	Y	Y	Y	Y	Y	Y
Other Transportation, Communications & Utilities	Y	Y	Y	Y	Y	Y	Y
COMMERCIAL/RETAIL TRADE							
Wholesale Trade	Y ⁵	Y ⁶	Y	Y ⁶	Y	Y ⁶	Y
Building Materials - Retail	Y ⁵	Y ⁶	Y	Y ⁶	Y	Y ⁶	Y
General merchandise – Retail	N	N	N	25	Y	25	Y
Food – Retail	N	N	N	25	Y	25	Y
Automotive, Marine	30	25	Y	25	Y	25	Y
Apparel & Accessories – Retail	N	N	N	25	Y	25	Y
Eating & Drinking Places	N	N	N	N	N	25	Y
Furniture, Home Furnishings – Retail	30	25	Y	25	Y	25	Y
Other Retail Trade	N	N	N	25	Y	25	Y
PERSONAL & BUSINESS SERVICES⁸							
Finance, Insurance & Real Estate ⁸	N	N	N	25	Y	25	Y
Personal Services	N	N	N	25	Y ¹	25	Y
Business Services	N	N	N	25	Y	25	Y
Repair Services	Y ⁵	Y ⁶	Y	Y ⁶	Y	Y ⁶	Y
Contract Construction Services	N	N	N	25	Y	25	Y
Indoor Recreation Services	N	N	N	25	Y	25	Y
Other Services	N	N	N	25	Y	25	Y

This table is a guide. Adaptations to fit local conditions and more precise land use category designations are required based on the criteria of the AICUZ study.

Source: Hill Air Force Base, Air Installation Compatible Use Zone Report, Hill Air Force Base, Utah, Amended April 1982.

NOTES

- N (NO)** The land use and related structures are not compatible and should be prohibited.
- Y (YES)** The land use and related structures are compatible without restriction and should be considered.
- YX (YES WITH RESTRICTIONS)** The land use and related structures are generally compatible; however, some special factors should be considered.
- 30 or 25** The land use is generally compatible; however, a Noise Level Reduction (NLR) of 30 or 25 must be incorporated into the design and construction of the structure.
- 30X or 25X** The land use is generally compatible with NLR; however, such NLR does not necessarily solve noise difficulties and additional evaluation is warranted.
- 1 Because of accident hazard potential, the residential density in these CUDs should be limited to the maximum extent possible. It is recommended that residential density not exceed one dwelling unit per acre. Such use should be permitted only following a demonstration of need to utilize this area for residential purposes.
 - 2 Although it is recognized that local conditions may require residential uses in these CUDs this use is strongly discouraged in CUDs 10 8 12 and discouraged in CUDs 11 8 13. The absence of viable alternative development options should be shown. Prior to approvals, an evaluation should be conducted, indicating a demonstrated community need exists for residential use of the CUDs. Where the community determines that residential uses must be allowed NLRs of at least 30 (CUDs 10 & 12) and 25 11 8 13) should be incorporated into building codes and/or individual approvals. Additional consideration should be given to modify the NLR levels based on peak noise levels. Such criteria will not eliminate outdoor environment noise problems and, as a result, site planning and design could include measures to minimize this impact particularly where the noise is from ground level sources.
 - 3 Because these uses vary considerably by locality and within a general category, particular care should be taken to evaluate and modify guidelines to fit local conditions. Among factors to be considered: Labor intensity; structural coverage; explosive, inflammable characteristics; size of establishment; people density; peak period (including shoppers/visitors) concentrations.
 - 4 A NLR of 30 must be incorporated into the design and construction of portions of these buildings where the public is received, office areas or where the normal noise level is now.
 - 5 A NLR of 25 must be incorporated into the design and construction of portions of these buildings where the public is received, office areas or where the normal noise level is now.
 - 6 No passenger terminals, and no major ground transmission lines in APZ I.

- 7 Low intensity office uses only (limited scale of concentration of such uses), meeting places, auditoriums, etc. not recommended.
- 8 Excludes hospitals.
- 9 Excludes chapels.
- 10 Facilities must be low intensity.
- 11 Clubhouse not recommended.
- 12 Concentrated rings with large classes not recommended.
- 13 A NLR of 30 must be incorporated into buildings for this site.
- 14 A NLR of 25 must be incorporated into buildings for this site.
- 15 Residential structures not permitted.
- 16 Residential buildings require a NLR of 30.
- 17 Residential buildings require a NLR of 25.

WATER QUALITY

The water quality of the Weber River is rated very high for being so far down in Riverdale's location on the lower end of the valley. The Weber River flowing through Riverdale and is rated as a Class 3A– Cold Water Fishery. According to the State of Utah, Waste Water Disposal Regulations, published by the Utah Water Pollution Control Board, May 18, 1965, Class 3A streams are "protected for cold water species of game fish and other cold water aquatic life, including the necessary aquatic organisms in their food chain."

According to Dr. Mike Minor of the Weber River Basin Water Quality Laboratories, during the period from June through the fall months, the water quality is good and the State of Utah, Division of Wildlife Resources, is able to stock the stream with trout from June through the Fall months. During this periods of relatively low flows, sediments from Weber Canyon settle and build up until. Spring flood flows come and these wash sediments are "blown-out" downstream causing aquatic life to die and in severe flood years the river to alter course leading to, causing flooding problems along the its entire stretch. In the winter time, upstream water users, not in compliance with State regulations concerning proper water use, cause extreme fluctuations in the river's water level and turbidity, seriously damaging the quality of the water for aquatic organisms. Irrigation return flows containing fertilizer, pesticides, and salts further add to river water deterioration.

According to Dr. Minor Dredging and rechannelization activities create more problems than they solve when. Sstream bank vegetation is removed, further destabilizing the system; and bottom material are removed increasing turbidity and removing material upon which fish feed on. A series of sediment catchments screens or drop structures installed upstream could greatly reduce the need for extensive dredging.

Riverdale was named because of for the Weber River which flows through the City and is a valuable. The Weber River could become Riverdale's main asset and attraction that should be protected and enhanced. The main emphasis should be to protect the river as a system, not just portions which appear to be causing a problematic with at the moment. Emphasis should be placed on protecting floodplains, fisheries, and river bank vegetation, together with and water quality.

FLOODPLAIN

The Weber River with its floodplain flows from the extreme south east corner of the Riverdale City along a northerly course through the study area. The river has been channelized and culverted along several reaches. Over various periods of time and it has filled in with sedimentary deposits creating reduced channel capacity over time. Add to this In times of increased urban runoff dumped into this drainage during storm events and the result is the channel cannot handle the flow and is forced to find other paths by spilling into. These alternate paths are called floodplain areas. The diminished capacity and increased flows have created flooding problems throughout along the entire length of the river. To minimize flood risks the Weber River has been dredged and in some places widened to handle increased higher flows in an effort to. This measure should control most of the future flooding problems along this river for the foreseeable future. However,

According to Jerry Newell of the U.S. Army Corps of Engineers, in Salt Lake City, dredging activities on the Riverdale's portion of the Weber River flowing through the study area have contributed greatly to the river's instability and erosion by leaving stream banks bare and unprotected by natural vegetation.

GROUND WATER

High water table areas are often associated with low areas adjacent to rivers, streams, old river channels, or atop an impermeable layer of soil somewhere beneath the surface of the ground. Ground water in portions of Riverdale is often very near the surface of the ground. During periods of high stream flows the ground water table is also at its peak nearing 0-30 inches below the surface in some places.

~~High water table areas are often associated with low areas adjacent to rivers, streams, old river meander channels, or atop an impermeable layer of soil somewhere beneath the surface of the ground.~~

High ground water areas need to be identified prior to development so that special design considerations can be made to avoid problems with leaking basements, flooding, subsiding foundations, and septic tank and drain field percolation, especially in areas of high to very high soil permeability. Areas where high ground water tables are most likely to pose problems are shown on Figure 5 Soils and Soil Constraints Map, Figure 5.

SOILS

Evaluation of soil types and constraints are important factors when considering the type and density of development which should may be allowed in an area. Soil limitations were determined by examining the characteristics and qualities of each soil type such as: permeability; depth to water table; shrink-swell potential; erosion potential; texture; kind and amount of clay; content of alkali; bearing capacity; and percent slope.

Riverdale City has 21 different soil types (See Figure 5):

- Cobbly alluvial land - Ca
- Draper Loam - DaB
- Francis Loamy Fine Sand, 0 to 3 percent slopes - FcB
- Francis Loamy Fine Sand, 3 to 6 percent slopes - FcC
- Hillfield-Marriott Complex, 30 to 60 percent slopes, eroded - HMG2
- Hillfield-Timpanogos-Parleys complex, 20 to 30 percent slopes, eroded - HTF2
- Kilburn sandy loam, 0 to 1 percent slopes - KbA
- Kilburn sandy loam, 3 to 6 percent slopes - KbC
- Kilburn gravely sandy loam, deep over clean sands, 0 to 3 percent slopes - KmA
- Kilburn gravely sandy loam, deep over clean sands, 3 to 10 percent slopes - KmC
- Marriott cobbly sandy loam, 10 to 30 percent slopes, eroded - McE2
- Martini fine sandy loam, 0 to 1 percent slopes - MrA
- Steed fine sandy loam, 0 to 1 percent slopes - SbA
- Steed fine sandy loam, 0 to 1 percent slopes, channeled - ScA
- Steed gravely fine sandy loam, 0 to 2 percent slopes - SdA
- Steed gravely fine sandy loam, 0 to 2 percent slopes, channeled - SeA
- Sunset loam, 0 to 1 percent slopes - SkA

Sunset loam, 1 to 3 percent slopes - SkB
Sunset loam, gravely substratum, 0 to 1 percent slopes - SnA
Timpanogos loam, 0 to 1 percent slopes – TbA

These soils have been classified into three main groupings: suitable; moderately suitable; and unsuitable for development (See Tables D, E & F). The classifications were based on the number of overlapping constraints each soil type exhibited. Zero to one constraint rated a soil as suitable for development. Two or three overlapping constraints rated a soil as moderately suitable while four or more ~~rated a soil led to a soil rating of~~ severe and least suitable for development. Soils which have potential for hillside slippage are rated as exclusion areas where constraints generally cannot be mitigated and no development should be allowed without extensive engineering analysis to determine the soil's stability. The majority of the soils in the study area have been identified as suitable for development with a few areas which are classified as moderately suitable, unsuitable or exclusion areas. The rating of moderate to severe indicates special studies should be conducted by a qualified professional soils engineer to determine the soil's limitations prior to the land being developed.

FOOTNOTES

2.

1. U.S. Department of the Army, Corps of Engineers, Preliminary Guide to Wetlands of the West Coast States, Environmental Laboratory, U.S. Army Engineer Waterways Experiment Station, Vicksburg, Miss., April, 1978, p. 7.

2. Utah State Department of Health, Division of Environmental Health, Bureau of Air Quality, 1985 Utah Air Emission Inventory, Salt Lake City, Utah, 1985.

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2. U.S. Department of the Army, Corps of Engineers. Preliminary Guide to Wetlands of the West Coast States. Environmental Laboratory, U.S. Army Engineer Waterways Experiment Station. Vicksburg, Miss. April, 1978. p. 7.

3. Utah State Department of Health, Division of Environmental Health, Bureau of Air Quality. 1985 Utah Air Emission Inventory. Salt Lake City, Utah. 1985.

TABLE D, E- SOIL TYPES

TABLE D – SOIL TYPES

CONSTRAINTS:	Co	DaB	FcB	FcC	HMG2	HTF2	HTG2	KbA
0" – 30" WATER TABLE DEPTH	X	X						
HIGH SHRINK SWELL POTENTIAL								
HIGH OR VERY HIGH EROSION HAZARD					X	X	X	
STRONG SALT OR ALKALI								
RAPID OR VERY RAPID PERMEABILITY	X		X	X				X
SLOW, VERY SLOW OR IMPERMEABLE					X			
HIGH WATER RUNOFF POTENTIAL	X				X	X	X	
SUSCEPTIBLE TO HILLSIDE SLIPPAGE					EX	EX		
NUMBER OF OVERLAPPING CONSTRAINTS	3	1	1	1	EX	EX	2	1

TABLE E – SOIL TYPES

CONSTRAINTS:	KbC	KmA	KmC	McE2	MrA	SbA	ScA	SdA
0" – 30" WATER TABLE DEPTH								
HIGH SHRINK SWELL POTENTIAL								
HIGH OR VERY HIGH EROSION HAZARD								
STRONG SALT OR ALKALI								
RAPID OR VERY RAPID PERMEABILITY	X	X	X	X	X	X		
SLOW, VERY SLOW OR IMPERMEABLE								
HIGH WATER RUNOFF POTENTIAL				X				
SUSCEPTIBLE TO HILLSIDE SLIPPAGE			EX	EX				
NUMBER OF OVERLAPPING CONSTRAINTS	1	1	EX	EX	1	1	0	0

TABLE F - SOIL TYPES

TABLE F – SOIL TYPES

CONSTRAINTS:	SeA	SkA	SkB	SnA	TbA
0" – 30" WATER TABLE DEPTH					
HIGH SHRINK SWELL POTENTIAL					
HIGH OR VERY HIGH EROSION HAZARD					
STRONG SALT OR ALKALI					
RAPID OR VERY RAPID PERMEABILITY					
SLOW, VERY SLOW OR IMPERMEABLE					
HIGH WATER RUNOFF POTENTIAL					
SUSCEPTIBLE TO HILLSIDE SLIPPAGE					
NUMBER OF OVERLAPPING CONSTRAINTS	0	0	0	0	

10-2-2: DEFINITIONS:

FAMILY:

- A. One or more persons related by blood, marriage, adoption, or legal guardianship, including foster children, living together as a single housekeeping unit in a dwelling unit; or
- B. A group of not more than ~~three (3)~~ four (4) persons not related by blood, marriage, adoption, or legal guardianship living together as a single housekeeping unit in a dwelling unit; or
- C. Two (2) unrelated persons and their children living together as a single housekeeping unit in a dwelling unit.

The term "family" shall not be construed to mean a club, group home, transitional victim home, substance abuse home, transitional home (all types), a lodge or a fraternity/sorority house.

Reasoning for Proposed Change

Utah State Code "10-9a-505.5 Limit on single family designation" states the following:

10-9a-505.5. Limit on single family designation.

- (1) As used in this section, "single-family limit" means the number of unrelated individuals allowed to occupy each residential unit that is recognized by a land use authority in a zone permitting occupancy by a single family.
- (2) A municipality may not adopt a single-family limit that is less than:
 - (a) three, if the municipality has within its boundary:
 - (i) a state university; or
 - (ii) a private university with a student population of at least 20,000; or
 - (b) four, for each other municipality.

Amended by Chapter 172, 2012 General Session

10-10A-3: SPECIAL REGULATIONS:

F. Limit Based On Population: Payday loan/check cashing/**consumer loans**/title loans/pawnshops/gold buyers, no more than one of each for every four thousand (4,000) residents (payday loan, check cashing **and consumer loans** are classified as being the same). Retail jewelry stores that do manufacturing repair and buying metal and stones are exempt from this section.