
November 10, 2010

Notice of Public Hearing

Riverdale City gives notice that on Tuesday, December 14, 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 – Alternative Land uses – Area Two Commentary. 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.

GENERAL PLAN AREA TWO

This area is possibly the most problematic in the City. The majority of this area is part of the West Bench RDA Project Area. It is probably a consensus opinion that single family residential be developed on the Coleman property, between Ritter and 5175 South remain. The area, from TCI's new facility to Riverdale Road, has the potential to The property owned by Scott Priest, Hayward property, Keyes Insurance, and the business offices south of Keyes are recommended to remain be developed as either commercial/office or business park. The removal of the Cinedome, Roberts Photography, Meyer house, and the development of the Larry H Miller Auto complex has set a tone for this corner being a retail commercial area. These uses would be similar to TCI's use, in which major importance is the vehicular access to and around the site and whether or not there should be any connection between the residential area and this area. The photography studio is in an existing low impact commercial area that is a good buffer use. The adjacent area between the residential and the non-residential uses is suggested to be planned commercial/professional office for financial, real estate and institutional uses.

The vacant plateau immediately to the east is recommended by the Master Land Use Plan to be single family residential. This plateau has a good commanding view which is relatively isolated and buffered from non-residential uses, but suffers from poor access that would lend itself to planned unit development or town homes. It has been suggested that the plateau area might be suitable to the expansion of the Golden Spike Park, but the primary grade difference between the two areas would cause the park to essentially function as two separate parks. We believe that there are more suitable areas to provide recreational opportunities than the plateau site. Therefore Residential Overlay Zone, is recommended for residential or townhouse development, in order to more efficiently use the area. See Figure 8. Careful consideration should be given to whether or not this area should have access to the non-residential area to the west.

The photo studio parcel is also recommended to be zoned ROZ.

Figure 8 indicates the extension of 5175 South and the addition of 1500 West a new road from Ritter Dr. to 5175 South Riverdale Road. After careful analysis by Sear Brown, the City's traffic engineering consultant, the recommendation was to provide access for further residential development and to provide better emergency vehicle access without adversely impacting the traffic in the neighborhoods. The traffic generated by the Commercial / Office Park and the Larry H. Miller development is anticipated to be Riverdale Road oriented.

It is recommended that the Hillside Protection Overlay Zone be placed on the hillside to better address the special issues of steep terrain.

PROPOSED FIGURE 8

