



August 23, 2012

Notice of Public Hearing

Riverdale City Planning Commission

Tuesday September 11, 2012

Which begins at 6:30 p.m.

Riverdale Civic Center
4600 Weber River Drive
Riverdale, Utah

Riverdale City will hold a public hearing to receive and consider public comment on a proposed amendment to the Riverdale General Plan Housing Policies to add a Moderate Income Housing Element. The new proposed language is below. 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.

HOUSING POLICIES

INTRODUCTION

The attractiveness and desirability of neighborhoods as well as the design, location and the quality of the construction of residential units greatly influences the quality of life for a community's residents. Riverdale should encourage residential communities and units that will provide such a home for its citizens.

The population of Riverdale City has grown in the past 30 years.

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Table G - Population Growth

year	Riverdale City		Weber County	
	population	growth	population	growth
1980	6031		144,616	
1990	6419	6.4%	158,333	9.4%
1995	7207	12.3%	174,082	9.9%
2000	7656	6.2%	196,533	12.9%
2010	8426	10.1%	231,236	17.7%

1. Housing is constructed to meet the minimum requirement of the adopted codes which includes safeguards against natural and man-made environmental hazards.

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2. Residential developments within the Hill AFB/APZ areas are regulated or restricted by an easement agreement with property owners within this area.

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3. Future residential development will be designed so as to be compatible with existing neighborhoods and to preserve the peaceful character of Riverdale.

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4. Commercial, industrial, and high-density housing shall be located in areas offering the least impact on existing residential areas and infrastructure.

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4. Existing housing and building codes should be enforced to bring residential units into conformance. ¶

AFFORDABLE HOUSING POLICIES

Housing is one of the most basic needs of all people. All future and present residents of Riverdale should have access to adequate housing regardless of income, age, marital status, and ethnic background or health reasons.

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- Riverdale has encouraged the development of residential areas of various densities.

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- The City encourages diversity in housing types and cost ranges, including those that will permit persons of low and moderate incomes to locate in Riverdale City.

Riverdale has various alternative housing types. These existing units represent owner occupied mobile homes and trailers, as well as rental units including apartments, duplexes and four-plexes. These housing units total 1351 dwellings, which represents 41% of the 3286 total number of dwellings in the City.

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The cost of housing continues to rise due to the increasing cost of building materials, real estate and necessary public infrastructure such as roads, water, sewer and power. According to the Utah Census in 2010 the average sales price for a home was approximately \$168,300 in Weber County. In 2010 the home prices in Riverdale City averaged \$159,200.

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Table H - Housing Costs

year	Riverdale City		Weber County	
	house payment	rent	house payment	rent
1980	395	237	344	224
1990	661	326	650	286
<u>2009</u>	<u>914</u>	<u>621</u>	<u>1,284</u>	<u>628</u>

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According to the 2010 Utah Census numbers, Riverdale's average home ownership in 2010 was 75.3%, higher than Weber County's 72.6%. Riverdale City's housing objectives also include providing adequate moderate income housing for individuals who wish to work and live in the city so that families renting or seeking less expensive housing have an alternative to locating in outlying areas and commuting if employed in Riverdale City. This goal will also help the city prevent increased traffic congestion, the need for more roads, greater energy consumption and an increase in air pollution, while encouraging businesses to locate closer to their employee base.

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Table I - Housing Income

year	Riverdale City	Weber County
	household income	household income
1980	\$18,323	\$17,287
1990	\$31,075	\$30,125
<u>2009</u>	<u>\$52,125</u>	<u>\$54,086</u>

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The percentage of households renting has decreased from 32.5% in 1990 to 28% in 2009 but the City is still above Weber County's 25% and the state of Utah's 26% rental units.

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Table J - Percent Renting

year	Riverdale City percent renting	Weber County percent renting
1980	21.8%	29.6%
1990	32.5%	27.0%
2009	28.0%	25.0%

Riverdale City has more than the state required 40% of rental housing for our population with the inclusion of mobile and modular home rental spaces. With the rapid rise of the elderly segment of the City's population, affordable elderly housing is a growing need that Riverdale City proactively addressed by building a Senior Center with 20 housing units using RDA funds in 2005.

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There were 472 persons living below the poverty level in Riverdale City in 2009, which represents 5.6% of the population with 19.9% of that number children under 18 years old.

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The average Riverdale per capita money income in 2010 was \$21,768, just under Weber County at \$22,849 as people begin their careers in entry-level positions with modest incomes and typically reside in apartments or starter homes. These types of housing in Riverdale City, attracts youth and vitality to the community. Therefore one of the City's goals is to promote an adequate supply of housing to meet the needs of all economic segments of the community. To encourage more affordable housing opportunities, the City must continue to support the following programs:

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- Deleted: and commitment that young adults make
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- Private or public sector HUD housing development grants and Section 8 program rental subsidy certification for families, the elderly and handicapped households.
- The General Plan Use map provides for development densities that allow a variety of housing types, including townhouses, condominiums, manufactured homes and detached single-family homes. This range in housing types and densities is designated in order to help meet the need for affordable housing. The Riverdale core neighborhoods would be an ideal location for infill development compatible with existing homes. They would be close to developed infrastructure and existing goods and services.

SURVEY OF RESIDENTIAL ZONING

The City has fifteen zones that allow for residential uses. They are: Agricultural A-1 (40,000 sq. ft.) and A-2 (2 acres); Residential Estate RE-15 (15,000 sq. ft.) and RE-20 (20,000 sq. ft.); Single Family Residential R-1-10 (10,000 sq. ft.); R-1-8 (8,000 sq. ft.) R-1-6 (6,000 sq. ft.) and R-1-4.5 (4,500 sq. ft.); Residential Single Family R-2 (8,000 sq.

ft.) and Single Family and Rental Unit R-2 (10,000 sq. ft.); Multiple Family R-3 (moderate density), R-4 (moderate/high density) and R-5 (high density); Mobile Home Park RMH-1; Low Impact Transition Overlay LIT (specialized housing/apartments/assisted care); Mixed Use MU (housing/apartments in a commercial setting). Riverdale City also has an ordinance regulating Planned Residential Unit Developments PRUD with areas of the city that are designated for such type of development specified in the General Plan.

The Residential Zones of Riverdale City are formulated to provide a range of housing choices to meet the needs of Riverdale City residents, to offer a balance of housing types and densities, and to preserve and maintain the City's residential areas as safe and convenient places to live. These zones are intended for well-designed residential areas free from any activity that may weaken the residential strength and integrity of these areas. Typical uses include single family dwellings, two-family dwellings, multi-family dwellings, condominiums and townhouses. Also allowed are parks, open space and conservation areas, pedestrian pathways, trails and walkways, utility facilities and public service uses required to meet the needs of the citizens of the City and residents of each of the City's neighborhoods.

The larger land zones including the A-1 and A-2 zones are primarily for agricultural use; however residential uses are also included. The A-1 and A-2 zones may be designed to preserve lands suited for farming and ranching operations and may be in areas that are intended to protect land suited for farming and ranching operations and may be in areas the are intended to protect the land from adverse development, this protective measure is in place on properties along South Weber Drive as part of the Air Installation Compatible Use Zone AICUZ implemented by Hill Air Force Base and the State of Utah. Additionally these zones are intended to allow viable agricultural uses to remain on lands potentially suited for the eventual development for other uses, pending proper timing and the provision of the required services including all public utilities, streets, parks, schools and other facilities so that an orderly development pattern is encouraged.

The purpose of the Low Density Residential Zones (RE-15, RE-20, R-1-10, R-1-8, R-1-6 and R-2) is to provide for single family residential areas and single family dwelling units on larger individual lots.

The purpose of the Medium Density Residential Zone (R-2 with rental unit and R-3) is to identify and encourage the development of a variety of medium housing density types and styles, including single family dwellings, two-family dwellings and four family dwellings. The purpose of the High Density Residential Zone (R-4 and R-5) is to provide an environment and opportunities for higher density residential uses, including single family detached and attached residential units, apartments. The city recently passed a Multiple Family Residential Overlay Zone MFROZ ordinance to regulate the development of condominiums and townhouses. The purpose of the Mixed Use (MU) Zone is to foster and provide an area of mixed, compatible residential, commercial and office uses in certain areas of the City. The purpose of the Low Impact Transition Overlay Zone LIT is to allow the presentation of uses that will not adversely impact

adjacent properties, specialized apartments such as senior housing may be considered in this zone.

In addition to these residential zones, the City also allows clustered residential developments under Planned Residential Unit Development and Cluster Subdivisions ordinances. The PRUD provisions function as overlay zones and allow design flexibility in the development of lands within the City. These clustering ordinances encourage the realization of several potential public benefits, one of them being to encourage the construction of affordable housing units within the City under conditions and requirements that will insure development of residential environments of sustained desirability and stability.

Zoning for multi-family housing: Multi-Family housing in Riverdale City is considered housing that is comprised of attached units such as apartments, condominiums and town houses. Riverdale City currently has seven, R-5, High Density residential complex developments (RCC 10-9F), five of which are rental apartment developments and two are owner occupied condominium developments. Additionally there is a senior apartment complex located in a Low-Impact Transition Zone that is considered high density.

There are two areas of the city that are zone R-4 which is a medium/high density zone (RCC10-9E). One area is occupied by apartments and the other area has a number of single family dwellings currently existing on the property with additional undeveloped vacant property making up the area.

The R-3 zoned areas (RCC 10-9C) are considered a medium density. There are currently two areas of the city that are zoned R-3, these areas contain four-plex dwelling units. There is also an area that has an existing four-plex that is in the process of a total interior renovation and will go through the rezone process to make it a legal conforming use. Additionally there are two, four unit town houses existing in a Mixed Use Zone.

The R-2 (RCC 10-9C) areas of the city allows and has existing attached Two Family dwellings, which consist of side-by-side duplex type dwellings or over/under apartment type dwellings. Approximately half of our low density residential areas are zoned R-2.

Provision of density bonuses: Riverdale City has adopted ordinances, RCC 10-13H: Multiple-Family Residential Overlay Zone (MFROZ), RCC 10-22: Planned Residential Unit Development (PRUD) and RCC 10-23: Cluster Subdivisions. These zones allow the implementation for increasing densities through clustering, lot area reduction, reduction of yard setbacks and by the flexibility of entering into a Development Agreement between the city and developer.

Allowance of inclusionary zoning: Riverdale City has implemented the concept of inclusionary zoning; it is something that naturally exists within our city. Approximately 45% of the city's residential areas are rental properties. This includes single family, apartments and manufactured (mobile) homes all of which are affordable to lower-income households.

Special infill and adaptive reuse ordinance: Riverdale City ordinance, RCC 10-12: INFILL LOTS allows for residential development on lots that would not otherwise qualify for development under existing ordinances. The provision for a residential development agreement allows the city the flexibility when dealing with infill properties that can safely be developed.

Flexible development standards and design allowances: Riverdale City just recently adopted a MULTIPLE-FAMILY RESIDENTIAL OVERLAY ZONE that allows individually owned townhomes or condominiums to be developed with flexible guidelines and future control regulations by means of a Development Agreement with the city. Also as part of RCC 10-22: PLANNED RESIDENTIAL UNIT DEVELOPMENT ordinance the city has the ability to negotiate and modify development aspects to allow flexibility and initiative in site and building design and location.

Other: Riverdale City's MIXED USE ZONE allows the development of residential uses, whether rental apartments or owner occupied to exist within commercially developed areas. We currently have a 70 acre parcel of land that is zoned Mixed Use and as stated above we have a townhome development in an existing Mixed Use zoned area.

EVALUATION OF ZONING'S AFFECT ON HOUSING OPPORTUNITIES

The Riverdale City Planning Commission and City Council holds one of the most important keys to providing housing opportunities for persons of moderate income with the power to determine zoning designations throughout Riverdale.

It appears from the data received that Riverdale's zoning has allowed for a surplus in housing for moderate income families. Families making 50% of the median income, who will typically be renters, may be affected by zoning, but may also be impacted by market conditions beyond the control of the City. Families making 30% of the median income will need federal or state government housing assistance and are beyond the scope of zoning influence. It has been determined that Riverdale City's numbers of rentals including; apartments, mobile homes and other dwelling unit that a rental rate for our population is at approximately 40%.

RIVERDALE'S PROGRAM TO ENCOURAGE MODERATE INCOME HOUSING

The Moderate Income Housing Element was originally adopted as part of the Riverdale City General Plan in April of 2001. From 1995 to 2010 the city has seen the population go from 7207 to just over 8400. Riverdale City and Wasatch Front Regional Council have determined that the population forecast of Riverdale in the year 2040 will be 11,070. Riverdale City has implemented a Redevelopment Agency (RDA) Loan Program that provides no-interest or low-interest loans of up to \$30,000 to home owners that qualify. Riverdale will continue to support the supply of affordable housing in both rental and owner occupied for people at low and moderate income levels that meet the needs of a population which varies in household size and age. The City anticipates that current zone

and land use regulations will continue to provide a more than adequate supply of moderate income housing in the future. At this time the city does not see the potential for a substantial increase in residential housing units as there are no proposals for apartments, town homes or condominium units being considered by the City Council or Planning Commission and the city is currently over the 40% recommended by the state based on our population and median income levels. If a previously undeveloped area of the city were to be developed in the future and at that time it was determined there is a greater need for moderate income housing, city officials would update the General Plan and pursue the adoption of appropriate ordinances to encourage moderate income housing development.

Allowances for impact fee waivers and “fast tracking of the approval process: Most developers and contractors are pleasantly surprised to discover that Riverdale City has no impact fees and our permit and development fees are some of the lowest in the State. As far as “fast tracking” the approval process, our Planning Commission and Council meet each meet twice a month and we are noted for moving that process along quickly. We also allow for “fast tracking” in the building process which allows contractors to submit and proceed with the construction of design segments of a plan while continuing preparation of the entire building plan.

VISION STATEMENT

The Housing Development Plan with the moderate/affordable income housing element provides a vision statement as a foundation for all housing affordable or supportive, activities, goals, policies and potential programs. The vision statement includes the following:

1. **Continue to revitalize neighborhoods** and enhance the vitality of the region by improving the quality of the housing stock through rehabilitation of existing dwellings through Riverdale’s RDA program.
2. **Sustain affordable housing** (rental and owner occupied) for people at very low, low, and moderate income levels that meet the needs of a population which varies in household size and age.
3. Increase the level of **rental assistance** for very low and low income and special need populations.
4. Promote additional funding sources from the public, non-profit and private sectors in order to create necessary housing for the region.
5. **Ensure an adequate supply of safe, accessible, sanitary, and aesthetically pleasing moderate income housing integrated throughout the City in various locations, and consistent with the needs of all segments of the population.**

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6. Sustain a mix of lot sizes and housing types in existing developments so that moderate income housing is properly integrated and not concentrated in one development or area.
7. Encourage requirements to keep moderate income housing consistent with other residential development within the City, such as landscaping, quality building materials, and varied architectural styles.
8. Consider the adoption of a rehabilitation code to address improvement of older residential buildings/units to encourage stability and revitalization of older residential areas.
9. Update the Moderate Income Housing Element and Affordable Housing Model to determine the housing needs for all groups, to quantify specific housing needs, and to identify solutions to housing problems every two years as required by state statute.

August 23, 2012

TO: Standard Examiner Legal Notices

PUBLIC NOTICE

Riverdale City gives notice that on Tuesday, September 11, 2012, the Riverdale City Planning Commission will hold a public hearing to receive and consider public comment concerning amending the Riverdale General Plan Housing Policies to add a Moderate Income Housing Element. 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 September 1, 2012.

PROOF OF PUBLICATION REQUIRED

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

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Phone: 801-394-5541 ext 1232
eherrick@rc.utah.gov