



GENERAL PLAN

General Plan Update adopted January 17th, 2023

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None

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None

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None

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IMPLEMENTATION

None

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, South Weber and Union but when a post office was established the name was changed to the present day Riverdale.

The first recorded settler arrived in 1850. James Graham laid claim to and farmed all the land between Uintah and Wilson Lane. The pioneer settlers dug a canal diverting water from the Weber River near the eastern bend to irrigate the low lying land in Riverdale which they discovered was fertile, productive soil ideal for growing hay, potatoes, vegetables, fruits, berries, and sugar beets.

Riverdale was incorporated March 4, 1946, and is a fifth class city. Since that time Riverdale has transformed from a primarily agricultural community to a thriving residential and commercial center. See Figure 1 - Riverdale Region.

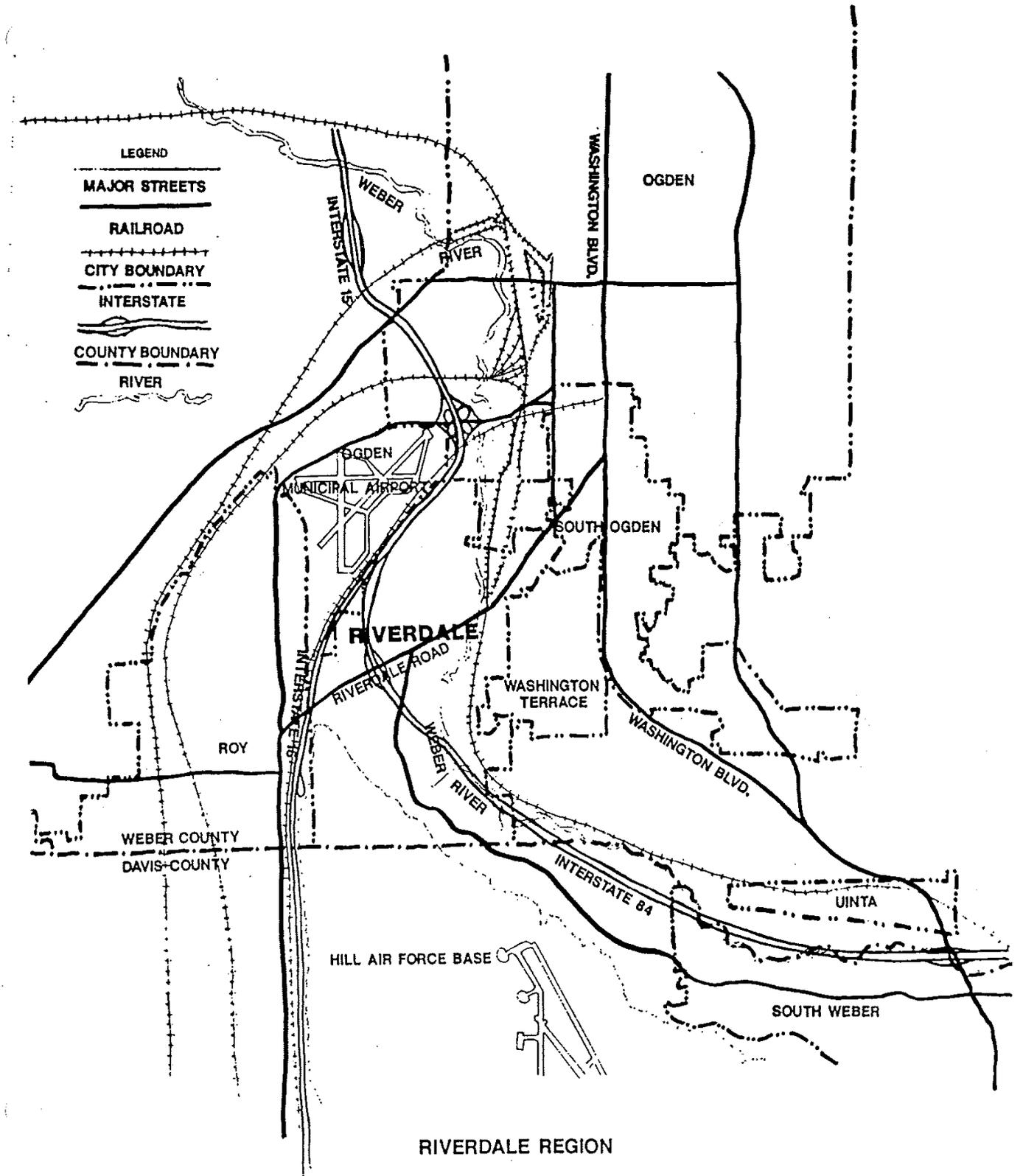
REGIONAL CONTEXT

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 crisscrossed by several man-made and natural barriers dividing the City into isolated areas including Riverdale Road that bisects the City and I-15 and I-84 which intersect on the North end.

The Weber River flows 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 southern end with flight paths extending over a large area of Riverdale.

Figure 1 Riverdale Region



SUITABILITY FOR DEVELOPMENT

BACKGROUND

Prehistorically 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% of the City land area has less than a 3% slope, and steep slopes lining only the eastern and southwestern borders. Elevations range from 4,650 feet above sea level on Riverdale's East Bench with a low point of 4,340 feet along the Weber River. Slopes increase rather quickly to 30% or greater along the Riverdale East Bench and HAFB 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.

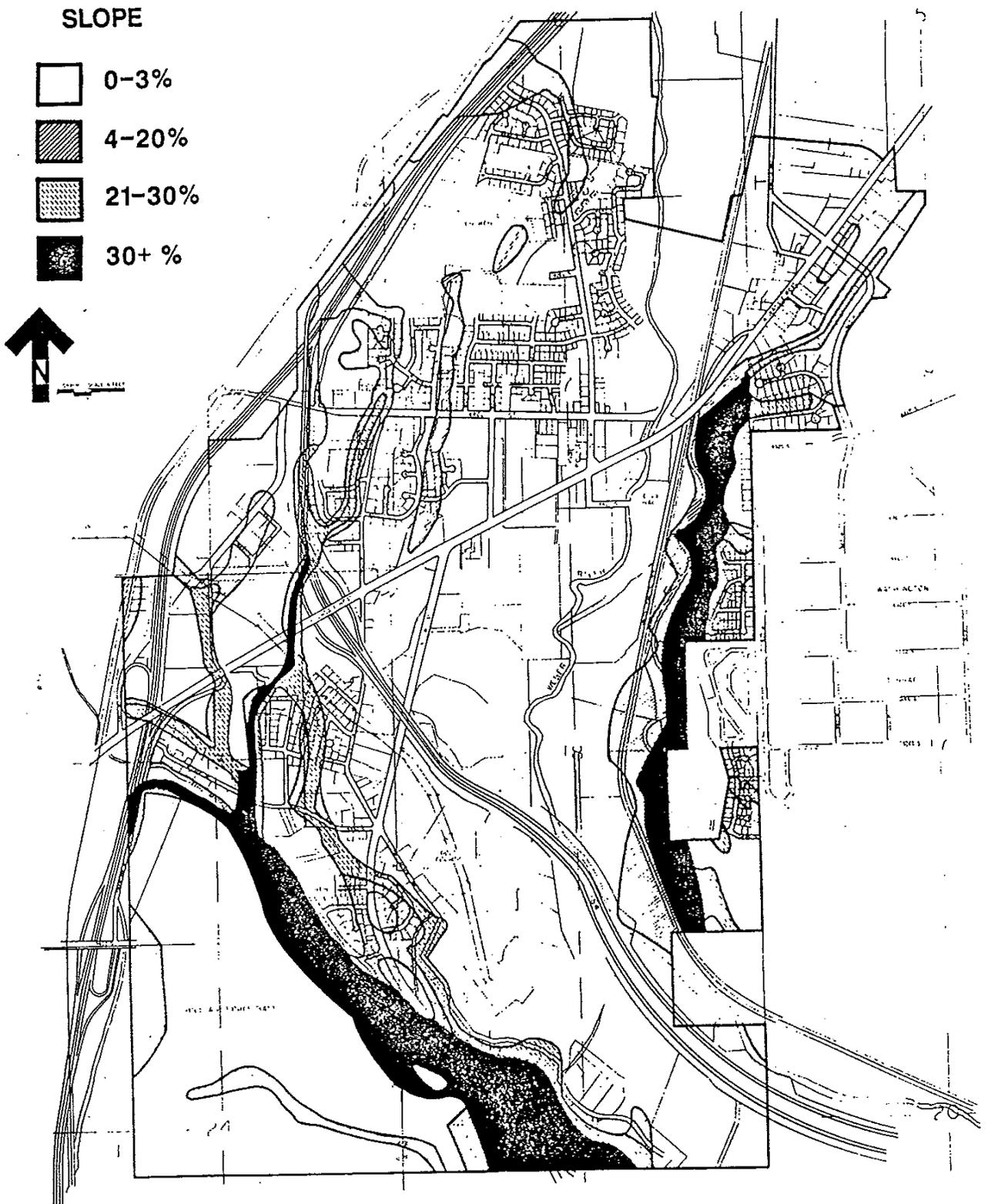
GEOLOGY AND LIQUEFACTION

As part of the Earthquake Hazard Reduction Program, the U.S. Geological Survey contracted with Utah State University and Soil Engineers Dames and Moore to evaluate the liquefaction potential of Weber County. In their study titled, "Liquefaction Potential for Weber County, Utah" defines liquefaction 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.

Figure 2 - SLOPE MAP



FAULTS

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

LAND SLIDES

The steep slopes along HAFB 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 help prevent personal injury and property damage that may be caused by landslides.

Mr. Lowe has identified and mapped a potential landslide study area for the Riverdale area. It is recommended that all development within this boundary first 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 where the rocks are anchored on a steep slope are eroded away by rainfall or storm water runoff. Loosened rocks are then dislodged by continued water flow 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 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). The study was conducted during the winter season when it is difficult to take an accurate wetland inventory because plant species are difficult to identify. 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:

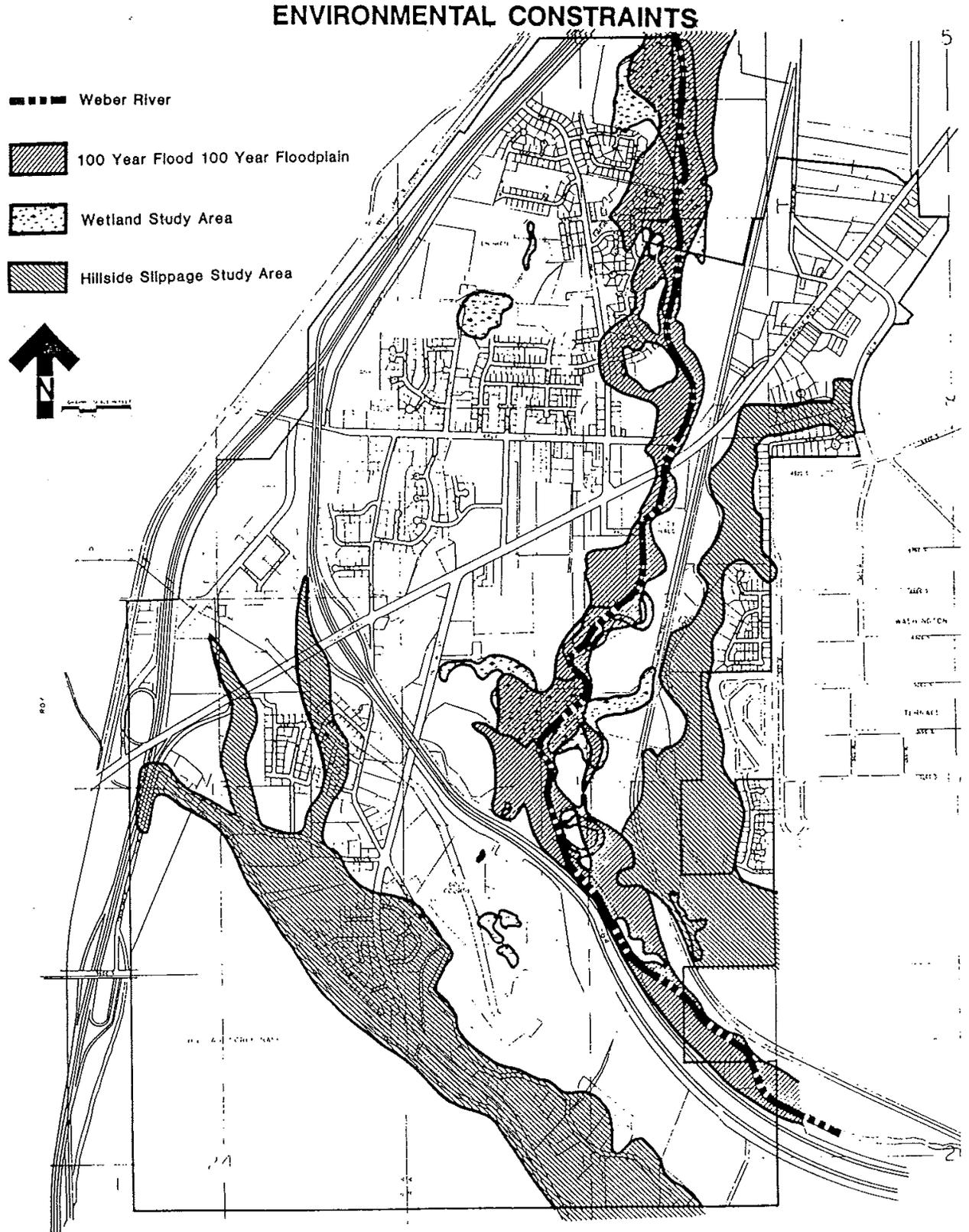
"those areas that are inundated by ground water or surface water at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

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 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 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 wetland areas increases the costs of construction and maintenance and potential property damage claims if basements are flooded. Good subdivision design can incorporate wetland to preserve open space, provide recreational opportunities and maintain wetland aesthetic values.

Figure 3 - ENVIRONMENTAL CONSTRAINTS



Preservation of the remaining wetlands is critical as development pressures continue to increase. Counties and cities can protect wetlands through zoning regulations, the development of ordinances to protect wetlands and maintain rights-of-way and outright purchase.

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 supplying critical water and a diverse vegetation for cover, feeding, breeding, nesting and resting; especially during migratory flights.

According to Mr. Paul this corridor is also an important habitat for Mule Deer and the south bluff of Golden Spike Park contains habitat vital to many species of fowls.

Riverdale fishery habitat rates fairly good during most parts of the year classified as a Class III cold water fishery supporting Brown Trout, Cutthroat Trout, Rainbow Trout, Mountain White Fish, Mountain and Utah Sucker, and Mottled Sculpin. 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 the city its name. Riverdale's trail along the river corridor has enhanced the area for wildlife and become an asset encouraging recreation and tourism which generates additional revenues for Riverdale.

Fisheries Biologist Kent Somers with the Division of Wildlife Resources says water quality is adequate for trout survival from the end of June through the fall. However, abnormally low stream flows resulting from water users upstream who do not comply with State regulations regarding what water levels should be maintained during the winter months. Spring floods greatly increase turbidity and undercut unstablized banks and poor water quality could create a severe problem with Riverdale fishery habitats and can also have a seriously detrimental impact 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 Brown Trout and Cutthroats.

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 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, Nitrous Oxide (NO₂), and Lead (Pb). According to air quality records, even with the heavy smog build up during times of atmospheric inversion, 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 HAFB and the Ogden Hinckley Airport, contribute only a small percentage (1.19%) to the pollutants in the air.

PROBLEMS

TSP is caused by particulates from industrial exhaust, wood burning stoves, road dust and from particulates blown in from 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.. Dust storms are something residents living in desert climates must endure. Stabilization of disturbed surfaces through revegetation and graveling greatly reduce air quality problems associated with construction work.

Carbon Monoxide is created by automobile exhaust, industrial exhaust, and wood burning stoves which burn fuel inefficiently. Hydrocarbons (H/C), Nitrous Oxides (NO_x), and CO chemically combine in the sunlight to produce Ozone. The Inspection/Maintenance Program (I/M) requiring automobiles along the Wasatch Front to meet strict emission standards have helped curb CO levels. Cleaner fuels, electric vehicles and reducing the use of wood burning stoves, or using cleaner burning stoves especially during times of high inversion can all help improve air quality.

Ozone is the primary component of smog and can decrease air quality on hot summer days when temperatures exceed 90 - 95 degrees.

Pb and NO₂ levels in the atmosphere are within safe levels and should continue to decline with cleaner burning fuels for automobiles and homes.

NOISE AND ACCIDENT POTENTIAL SURROUNDING HAFB

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 in connection with the Federal Aviation Administration (FAA) an Air Installation Compatible Use Zone (AICUZ) designed to be a planning tool for local communities and municipalities 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

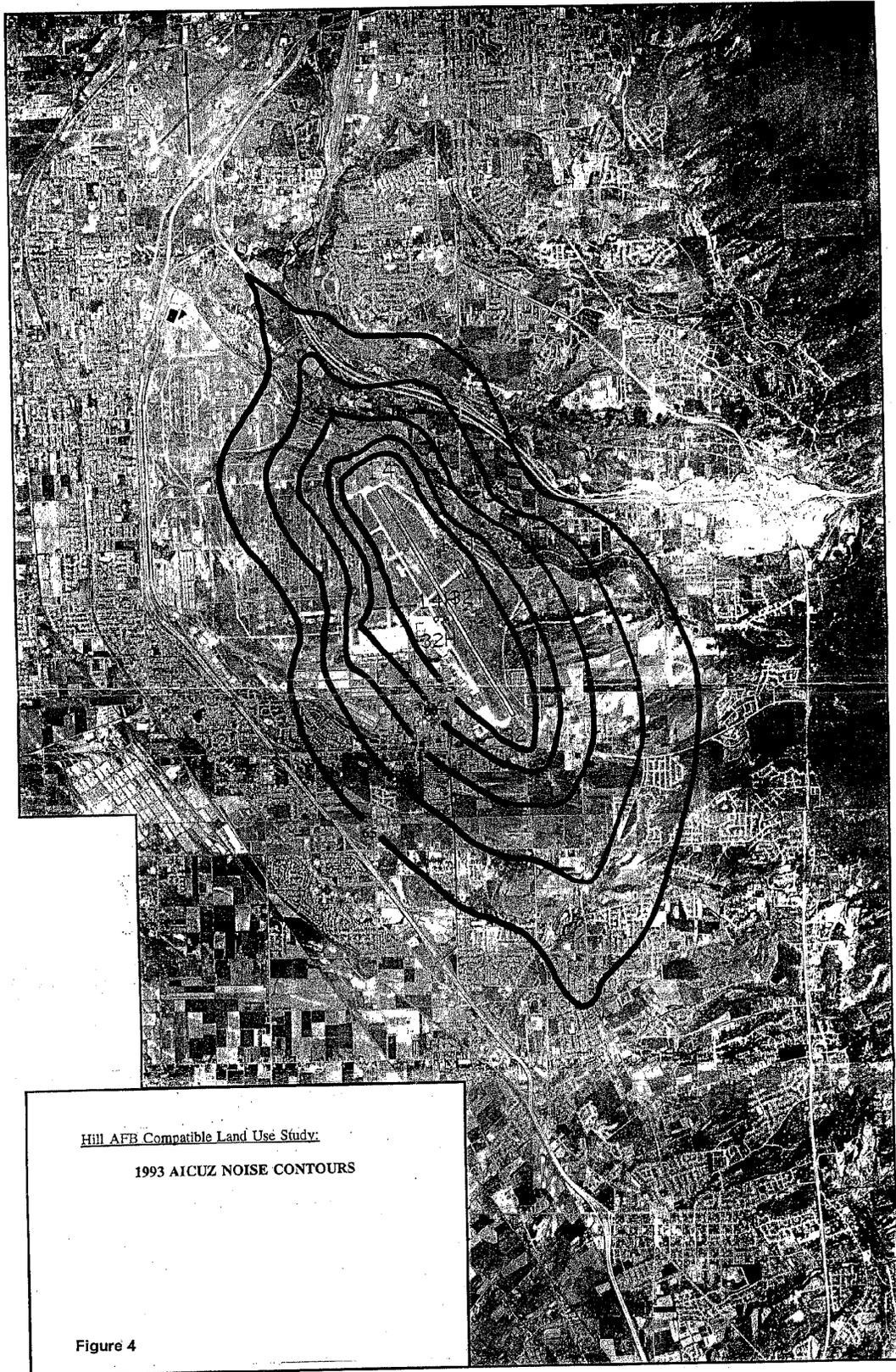


Table A - Land Use Compatibility Guidelines

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

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 Riverdale's location on the lower end of the valley 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 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 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 periods of relatively low flows sediments from Weber Canyon settle and build up until Spring flood flows come and wash sediments downstream causing aquatic life to die and in severe flood years the river to alter course leading to flooding problems along the 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 channelization activities create more problems than they solve when stream bank vegetation and bottom material are removed increasing turbidity and removing material fish feed on. A series of sediment screens or drop structures installed upstream could greatly reduce the need for extensive dredging.

Riverdale was named for the Weber River which flows through the City and is a valuable asset and attraction that should be enhanced. The main emphasis should be to protect the river as a system, not just portions which appear to be problematic with emphasis placed on protecting floodplains, fisheries, river bank vegetation, and water quality.

FLOODPLAIN

The Weber River with its floodplain flows from the extreme south east corner of Riverdale City along a northerly course. The river has been channelized and culverted along several reaches and it has filled in with sedimentary deposits creating reduced channel capacity over time. In times of increased urban runoff during storm events the channel cannot handle the flow and is forced to find other paths by spilling into floodplain areas. Diminished capacity and increased flows have created flooding problems along the entire length of the river. To minimize flood risks the Weber River has been dredged and in some places widened to handle higher flows in an effort to control future flooding problems. According to Jerry Newell of the U.S. Army Corps of Engineers in Salt Lake City dredging activities on Riverdale's portion of the Weber River has contributed 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. During periods of high stream flows the ground water table is at its peak nearing 0-30 inches below the surface in some places.

High ground water areas need to be identified prior to development so that special design considerations can be made to avoid problems with basements flooding 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.

SOILS

Evaluation of soil types and constraints are important factors when considering the type and density of development which 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
- Hill field-Marriott Complex, 30 to 60 percent slopes, eroded - HMG2
- Hill field-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 cobble 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 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

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.

BIBLIOGRAPHY

1. Hill Air Force Base. Air Installation Compatible Use Zone (AICUZ). Hill Air Force Base, Utah. April 1982.

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	

FIRE DEPARTMENT

BACKGROUND

The Riverdale Fire Department consists of nine full-time Firefighters, 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 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

Riverdale City has entered into auto-aid agreements for fire, emergency medical incidents and hazardous materials incidents with all jurisdictions in Weber and Morgan Counties and inter-local agreements with Davis County.

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.

Riverdale Fire has an average response time of 5 minutes to any area within Riverdale City. Riverdale Fire Department currently has an ISO rating of 5 and is currently working to improve its rating to better serve the Community.

CHALLENGES

Riverdale City Fire serves a large and diverse population because the city has developed into a regional shopping area. Riverdale City Fire provides service to the many commuters and commercial patrons and an average vehicle count of 48,000 to 52,000 each day is common. Riverdale City has a resident population of 8,523 as recorded by the 2010 census. The Wildland interface along the Weber River which flows through the city can present problems at times.

Riverdale City Fire 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. 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.

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 8,500 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, and (2) 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, 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, 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. 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".

GOALS AND OBJECTIVES

“The Mission of Riverdale City is to provide the highest possible level of municipal services to the Riverdale Community and to be fiscally responsible”.

GENERAL PLAN GOALS

ECONOMIC

- Continue to promote the city’s natural demographic advantages to complete and sustain a robust regional retail destination environment.
- Promote a variety of commercial, office and industrial development within the Community.
- Evaluate opportunities to diversify the economic base of the community.
- Encourage and support development conducive to employment that provides higher-scale wages.

HOUSING

- Residential growth will be managed to maintain neighborhood atmosphere.
- Encourage development of affordable housing for all economic levels.

TRANSPORTATION

- Provide a street network through Riverdale that can safely and efficiently allow access to current and future development.
- Encourage development of reliable and efficient mass transit for the residents of Riverdale and others passing through the City.
- Reduce traffic accidents in Riverdale.
- Encourage development of alternative transportation modes, such as bikeways and pedestrian paths.

URBAN DESIGN

- Develop community identity.
- Improve visual and functional quality of major corridors.
- Encourage city beautification projects.
- Develop city-wide sign regulations.

PHYSICAL

- Protect and preserve the natural environment of Riverdale.
- Development will accommodate limitations of floodplain and natural hazards to protect and promote citizens' health, safety and welfare.
- Protect water sources from pollution.
- Protect the Weber River water supply for cold water fisheries.

PUBLIC FACILITIES

- Develop parks, utilities, infrastructure and public buildings to meet current and future needs.

OBJECTIVE A. ACHIEVE BETTER, BALANCED DEVELOPMENT

Goal 1. Review and Update General Plan as Required

- Get community, City, and business involved.
- Clearly define areas of residential and commercial growth, including percentage of single and multi-family dwellings and overall community development.
- Protect and enhance appropriate open space / green space and sensitive lands.

Goal 2. Consistent Enforcement of Ordinances and General Plan

- Specify review profile: building and zoning.
- Develop information packet (guidelines) for developers.

Goal 3. Encourage Residential Construction

- Clearly define areas.
- Continue using Redevelopment Agency funds for housing as appropriate.

Goal 4. Continue Infrastructure Upgrade

- Plan for maximum development potential and design accordingly.

Goal 5. Upgrade Current Commercial and Residential Areas

- Review vacant building ordinance.
- Encourage draft landlord/tenant ordinance.
- Review use of Redevelopment Agency funds to upgrade residential areas.
- Involve Fire Department in safety of existing buildings.
- Periodically review land use recommendations to ensure they meet the goals of the General Plan.

OBJECTIVES B. PROMOTE SAFE, EFFICIENT CORRIDORS

Goal 1. Revise Transportation Master Road Plan to Include Bike and Pedestrian Corridors

- Update street master plan to reflect recent changes to Riverdale Road, 1500 west, and Ritter Drive, to determine arterial and collector roads and preserve quiet local roads and residential areas.
- Define complete streets, bicycle, and pedestrian corridors to connect residential facilities, trails, parks, schools and retail centers.
- Coordinate with neighboring cities and UDOT to enhance the safety of bicycle and pedestrian corridors through signage, striping, and/or other improvements where needed, to protect pedestrians and cyclists.
- Conduct periodic surveys of Riverdale residents and create an ad hoc committee to get input on proposed changes.

Goal 2. Establish and Maintain Positive Work Relationship with Utah Department of Transportation, Wasatch Front Regional Council, County and Other Transportation Authorities

- Riverdale participation / representation on "Transcom" and "WACOG" committees.

- Establish interface with legislative representatives regarding concerns and issues.

Goal 3. Maintain Master Utility Plan

OBJECTIVE C. CREATE A HEALTHY, SERENE RECREATIONAL ENVIRONMENT

Goal 1. Protect, Maintain and Enhance Continued Development of Existing River Parkway
Consider Utilizing the Recommendations of the 2011 RiverRestoration.org Report

Goal 2. Create and Upgrade Parks, Ball Fields, Picnic Areas, Playground Areas and Nature Trails

Goal 3 Connect Parks, Recreational Facilities, Schools, and Retail Areas with Safe Comfortable Routes for Bicycles and Pedestrians, Including Complete Streets, Bicycle Lanes and Routes, Sidewalks, and Safer Pedestrian Crossings at Major Intersections, to Enhance the Livability of the Community

OBJECTIVE D. PROMOTE RESPONSIBLE FINANCIAL SECURITY

Goal 1. Maintain Low Property Taxes

Goal 2. Provide High Quality Service for Most Reasonable Cost

- Review fee structures.
- Review purchasing policy.

OBJECTIVE E. ENSURE A SAFE AND PEACEFUL COMMUNITY

POLICE

Goals 1. Encourage Public Safety Partnerships with the schools, businesses, residents and Communities that Care (CTC) to foster effective communications between all involved parties.

Goal 2. Continue funding for Crime Prevention Programs such as Crime Solvers, Neighborhood Watch, DARE, NOVA and other problem solving programs.

Goal 3. Expand the security of the trail pathways by expanded patrol efforts and video monitoring.

Goal 4. Tighter control and monitoring of businesses doing illegal activities which are non-conducive to the health and well being of the Riverdale Community.

FIRE

Goal 1. Provide Comprehensive Emergency Service to the Citizens of Riverdale City which includes but is not limited to: Fire Suppression, Fire Prevention, Fire Inspection for both home and commercial businesses, Technical Rescue, Swift Water Rescue, Emergency Medical Response, Ambulance Response and Transport, Hazardous Material spills and clean up, CERT Team organization and program oversight, and Emergency Management for any type of situation either natural or man-made

- Provide Comprehensive Fire Protection.
- Continue fire and safety awareness and education programs with elementary school

- under direction of Fire Chief as per request or during Fire Prevention Week.
- Create fire and safety awareness and education with the business community under the direction of the Fire Chief.
 - Provide training and funds for certification of inspectors.
 - Promote prudent enforcement of fire ordinance through awareness under direction of the Fire Chief.

EMERGENCY PREPAREDNESS

Goal 1. Support the Other Departments within Riverdale City with Training and Education for Emergency Situations

- Periodically update Riverdale's Emergency Preparedness Plan through coordination with Riverdale City's Public Works and Public Safety Departments in connection with CERT, UDOT, the railroad, USAF, Ogden Hinckley Airport and HAFB.

OBJECTIVE F. ENCOURAGE A UNITED, INVOLVED COMMUNITY

Goal 1. Continue Citizen and/or Business Committees

- Annual Old Glory Days Committee.
- Regular General Plan Review through the Planning Commission process.
- Youth City Council.
- Crime Solvers.
- Risk Management Committee.
- Veterans Committee.
- Senior Center Board of Directors.

Goal 2. Promote Public Awareness

- Monthly City Newsletter.
- City Website and appropriate social media.

GENERAL PLAN AMENDMENTS CHRONOLOGY:

RESOLUTIONS

RES 1994-39	ADOPTING AND ACCEPTING THE GENERAL PLAN AND LAND USE MAP FOR THE CITY OF RIVERDALE	Passed 12-7-94
RES 1996-60	ESTABLISHING A POLICY TO GOVERN THE RECEIPT AND CONSIDERATION OF LAND DEVELOPMENT AND REZONE APPLICATIONS WHILE AMENDMENTS TO THE CITY'S GENERAL PLAN ARE UNDER CONSIDERATION	Passed 12-18-96
RES 2007-46	A RESOLUTION PROVIDING FOR ADOPTION OF UPDATES AND CHANGES OF THE RIVERDALE CITY GENERAL PLAN COMMENTARY AND GENERAL PLAN MAP(S) AND PROVIDING FOR AN EFFECTIVE DATE (Area Four)	Passed 11-7-07
RES 2008-40	A RESOLUTION PROVIDING FOR ADOPTION OF UPDATES AND CHANGES OF THE RIVERDALE CITY GENERAL PLAN COMMENTARY AND GENERAL PLAN MAP(S) IN AREA SEVEN AND PROVIDING FOR AN EFFECTIVE DATE.	Passed 09-16-08
RES 2008-44	A RESOLUTION PROVIDING FOR ADOPTION OF UPDATES AND CHANGES OF THE RIVERDALE CITY GENERAL PLAN POLICE AND FIRE BACKGROUND COMMENTARY AND PROVIDING FOR AN EFFECTIVE DATE.	Passed 10-21-08
RES 2008-48	A RESOLUTION PROVIDING FOR ADOPTION OF UPDATES AND CHANGES OF THE RIVERDALE CITY GENERAL PLAN ALTERNATIVE LAND USES – AREA FIVE, AND PROVIDING FOR AN EFFECTIVE DATE.	Passed 12-02-08
RES 2008-49	A RESOLUTION PROVIDING FOR ADOPTION OF UPDATES AND CHANGES OF THE RIVERDALE CITY GENERAL PLAN TRANSPORTATION PLAN, AND PROVIDING FOR AN EFFECTIVE DATE.	Passed 12-02-08
RES 2010-35	A RESOLUTION PROVIDING FOR ADOPTION OF UPDATES AND CHANGES OF THE RIVERDALE CITY GENERAL PLAN CONCERNING THE SECTION ON IMPLEMENTATION AND PROVIDING FOR AN EFFECTIVE DATE.	Passed 09-07-10
RES 2010-40	A RESOLUTION PROVIDING FOR ADOPTION OF UPDATES AND CHANGES OF THE RIVERDALE CITY GENERAL PLAN AND GENERAL PLAN MAP(S) IN AREA TWO AND PROVIDING FOR AN EFFECTIVE DATE.	Passed 12-21-10
RES 2011-31	A RESOLUTION AMENDING THE GENERAL PLAN GOALS, PLANS AND OBJECTIVES.	Passed 11/15/11
RES 2013-8	A RESOLUTION PROVIDING FOR AN AMENDMENT TO THE GENERAL PLAN TRANSPORTATION SECTION AND PROVIDING FOR AN EFFECTIVE DATE	Passed 4/16/13
RES	A RESOLUTION PROVIDING FOR AMENDMENTS TO THE GENERAL PLAN; URBAN DESIGN, POLICE DEPARTMENT,	Passed

2013-20	FIRE DEPARTMENT AND POLICE GOALS SECTIONS AND PROVIDING FOR AN EFFECTIVE DATE	06/18/13
RES 2013-26	A RESOLUTION PROVIDING FOR AMENDMENTS TO THE GENERAL PLAN; ECONOMIC, TRANSPORTATION, PUBLIC FACILITIES AND INFRASTRUCTURE, PARKS AND RECREATION AND IMPLEMENTATION SECTIONS AND PROVIDING FOR AN EFFECTIVE DATE	Passed 07/02/13
2014-1	A RESOLUTION PROVIDING FOR AN AMENDMENT TO THE GENERAL PLAN INTRODUCTION AND PROVIDING FOR AN EFFECTIVE DATE	Passed 02/04/14
2014-24	A RESOLUTION PROVIDING FOR AMENDMENTS TO THE GENERAL PLAN; ALTERNATIVE LAND USES, AREAS 1 THROUGH 10 AND THE CONSENSUS LAND USE PLAN SECTIONS, WITH THEIR ACCOMPANYING MAPS AND PROVIDING FOR AN EFFECTIVE DATE	Passed 09/02/14

ORDINANCES

ORD 515	ADOPTING THE GENERAL PLAN AND GENERAL LAND USE PLAN MAP FOR THE CITY OF RIVERDALE.	Passed 4/30/97
ORD 526	PROVIDING FOR THE ESTABLISHMENT OF A TEMPORARY ZONING REGULATION, WHICH PROVIDES FOR THE IMPOSITION OF POLICIES AND STANDARDS APPLICABLE TO ALL DEVELOPMENT IN PLACE OF MANUFACTURING (M-1) ZONE DISTRICTS AND AGRICULTURAL (A-1), ZONE DISTRICTS LOCATED IN AREA NINE (9) OF THE RIVERDALE CITY GENERAL PLAN, DATED APRIL 30, 1997, AND SHOWN ON THE LAND USE MAP OF SAID GENERAL PLAN AS SPECIAL USE DISTRICT-OFFICE PARK IN THE CITY OF RIVERDALE FOR A PERIOD OF SIX (6) MONTHS, OR UNTIL THE COMPLETION AND IMPLEMENTATION OR ESTABLISHMENT OF OFFICE PARK ZONES AND DEVELOPMENT STANDARDS.	Passed 9/17/97
ORD 552	AMENDING TITLE 19, CHAPTER 1, BY ADDING A NEW SUBSECTION THERETO REGARDING COMPLIANCE WITH THE CITY'S GENERAL PLAN.	Passed 12/2/98
ORD 559	AMENDING THE CITY OF RIVERDALE'S GENERAL PLAN, DATED APRIL 30, 1997.	Passed 2/17/99
ORD 581	AMENDING THE GENERAL PLAN, TABLE K – LAND USE DISTRICT DEFINITIONS (HIGH & MEDIUM DENSITY), AMENDING AREAS 4 & 11 LAND USE MAPS	Passed 11- 01-00
ORD 588	AMENDING THE RIVERDALE CITY GENERAL PLAN, DATED APRIL 30, 1997	Passed 04- 25-01
ORD 793	AN ORDINANCE OF RIVERDALE CITY AMENDING TITLE 1, CHAPTER 1, SECTION 3, CHANGING THE WORDING IN SAID CHAPTER TO BETTER CLARIFY THE INTENT AND PURPOSE OF REQUIRING GENERAL PLAN COMPLIANCE ON ALL NEW DEVELOPMENTS, PROVIDE FOR SEVERABILITY AND AN	Passed 10/04/11

	EFFECTIVE DATE	
ORD 820	AN ORDINANCE OF RIVERDALE CITY AMENDING THE RIVERDALE CITY GENERAL PLAN, SPECIFICALLY THE HOUSING POLICIES AND THE ADDITION OF THE MODERATE INCOME HOUSING ELEMENT, TO BETTER CLARIFY THE INTENT AND PURPOSE OF THE GENERAL PLAN, PROVIDE FOR SEVERABILITY AND EFFECTIVE DATE	Passed 10/16/12

GOALS ACCOMPLISHED:

TOWN OF RIVERDALE INCORPORATED	03/04/46 WEBER COUNTY 07/09/56 STATE OF UTAH
WEBER RIVER PARKWAY MASTER PLAN SEAR BROWN REPORT	04/01
RIVERRESTORATION.ORG PARKWAY FLOOD DAMAGE REPAIRS REPORT	10/11
OLD GLORY DAYS ESTABLISHED	
CRIME SOLVERS CREATED	1994
RISK MANAGEMENT COMMITTEE CREATED	11/06/85
VETERANS COMMITTEE CREATED	04/2010
VETERANS MEMORIAL DEDICATED	11/2010
SENIOR CENTER BOARD OF DIRECTORS CREATED	2004
RECREATION COMPLEX BUILT	05/1999
RIVERDALE WEBER RIVER PARKWAY CREATED	1995
DARE PROGRAM ESTABLISHED	
BUSINESS CRIME PREVENTION AWARENESS PROGRAM ESTABLISHED	
GOLDEN SPIKE PARK BUILT	
RIVERDALE PARK DEEDED TO RIVERDALE CITY	02/21/52
SPLASH PAD/AMPHITHEATER/NEW RESTROOMS AT RIVERDALE PARK	05/2010
WASHINGTON TERRACE ROHMER PARK BUILT	
SENIOR CENTER BUILT	2005
PUBLIC WORKS BUILDING BUILT	10/1992
POLICE BUILDING BUILT	05/1994
POLICE BASEMENT FINISHED	10/2012
FIRE STATION BUILT	11/1999
AMBULANCE SERVICE STARTED	02/2009
CIVIC CENTER WITH COURTHOUSE BUILT	1985
MAP OF RDA AREAS CREATED	
RIVERDALE RDA HOUSING PROGRAM ESTABLISHED	12/1999
RIVERDALE ROAD WIDENED TO REDUCE ACCIDENTS	Phase 1 11/2008 Phase 2

	08/2010
300 WEST RECONSTRUCTION AND BEAUTIFICATION PROJECT	10/2006
1500 WEST EXPANSION	
4400 SOUTH RECONSTRUCTED AND WIDENED	05/1995
BIKE LANES ON 4400 SOUTH	10/2012
ROUNDAABOUT BUILT AT 4400 SOUTH AND PARKER DRIVE	07/2005
ROUNDAABOUT AT 4400 SOUTH AND 900 WEST	PROPOSED
ROUNDAABOUT BUILT AT 4400 S. AND 700 WEST	06/2012
ROUNDAABOUT BUILT AT 1500 WEST	07/2005
ROUNDAABOUT RIVER PARK DRIVE	06/2002
ROUNDAABOUT AT 5 WAY INTERSECTION OFF 1050 WEST	PROPOSED
INTRODUCTION OF MASS TRANSIT IN RIVERDALE	
CREATION OF BIKE/PEDESTRIAN AD HOC COMMITTEE	04/2012
CREATION OF EMERGENCY PREPAREDNESS PLAN	02/2002
CERT PROGRAM STARTED	05/2000
CREATION OF AN APPEAL AUTHORITY TO REPLACE THE BOARD OF ADJUSTMENTS	03/16/10 (Ord 757)
CREATION OF A RIVERDALE CITY WEBSITE	07/1999
INTRODUCTION OF SOCIAL MEDIA	
CREATION OF A MONTHLY NEWSLETTER	Bi-Monthly 08/1999 Monthly 04/2004
DEVELOPMENT OF CITY-WIDE SIGN REGULATIONS	2012
CREATION OF RIVERDALE STORM WATER MANAGEMENT PLAN TO PROTECT WATER SOURCES FROM POLLUTION	UPDATED 2010
CREATION OF CRIME FREE MULTI-FAMILY HOUSING PROGRAM	1999
CREATION OF FIRE INSPECTOR/CODE ENFORCEMENT POSITION	12/2011
CREATION OF MASTER ROAD TRANSPORTATION PLAN	2004
CREATION OF ANNUAL CITIZEN SURVEYS	09/2003
APPOINTMENT OF CITY REP TO UDOT BOARD	
APPOINTMENT OF CITY REP TO WRFC BOARD	
APPOINTMENT OF CITY REP TO MIDA BOARD	
CREATION OF BALL FIELDS, PICNIC AREAS, PLAYGROUNDS AND NATURE TRAILS	
CREATION OF NEIGHBORHOOD WATCH	
REGULAR PATROLS AND VIDEO MONITORING CAPABILITY ON RIVERDALE PATHWAYS	
RIVERDALE CITY PERSONNEL POLICIES HANDBOOK	ADOPTED 12/16/03 AMENDED 08/03/10
YOUTH CITY COUNCIL CREATED	02/1993
YOUTH CITY COUNCIL GOVERNMENT CHARTER ADOPTED	05/18/10
CURBSIDE RECYCLING SERVICE STARTED	10/2011

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 roundabouts 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.

The City is split by a major arterial road, two freeway systems, the Weber River and railroad tracks. 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. 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 Washington Terrace.)

Gateways identify city entrances and enhance the physical boundaries as a key element to Riverdale City's identity. Gateways welcoming pedestrians and motorists such as the rock monument signs with low maintenance landscaping that have been installed may be appropriate in the areas identified but not yet developed as city gateways.

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 businesses need to be made aware of the requirements for allowable temporary signs.

RIVERDALE ROAD

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

INFRASTRUCTURE

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

ECONOMIC

Several surrounding communities benefit directly from Riverdale City's sales tax revenue as a result of its large commercial base. A portion of Riverdale's sales tax is shared with communities that do not have a large regional commercial business district. 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.

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 are principal identities for Riverdale City.
3. Riverdale Road is an identity to the City and, with the new UDOT improvements 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.
4. The buildings along Riverdale Road are for the most part, structurally safe, visually appealing, and of new construction. The site of the old Redman Storage and Bailey's Furniture buildings at 1152 W. Riverdale Road is currently in need of redevelopment.

Riverdale Road is vital to the community and it is essential to preserve the aesthetic identity of this important thoroughfare to maintain a safe and pleasant economic corridor.

TRANSPORTATION

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 a major arterial for the Ogden region. Riverdale City and UDOT require that 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
Total Yearly Demand	2110	2718	2745	2783	2800	2820	2845

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

Well # 1	185
Well # 2	250
Weber Basin	250
Total	685

Based on these figures, the peak day production would be 22.8 acre feet (685 acre feet/30 days). Riverdale's peak day demand was 15.77 acre feet in July 2007. Therefore, we could have a 90% increase in current demand and should be able to meet that peak day demand. The annual peak production 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 the city had enough water storage. Summer peak day demand is about four times the winter peak day demand.

SANITARY SEWER

Riverdale's sewer system was originally designed in 1957 to accommodate future growth as it was projected at that time. In 1957, city planners did not anticipate that some of the wetland areas of the City would ever be developed or that two interstate freeways would use some of the land originally slated for development. The size of Riverdale's sewer mains appear to be adequate in most areas. . 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 pipe storm water to the Weber River via an existing wetland.

HOUSING POLICIES

Updated approved by City Council – 1-17-2023

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 encourages residential communities and those living in them to take pride in caring for their homes.

The population of Riverdale City has grown in the past 45 years.

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%
2000	7656	19.3%	196,533	24.1%
2010	8189	7.0%	222,849	13.4%
2020	8826	7.8%	255,284	14.6%
2025	9496 est.	7.6% est.	283,415 est.	11.0% est.

1. Housing is constructed to meet the minimum requirements of the adopted codes which include safeguards against natural and man-made environmental hazards.
2. Residential developments within the Hill AFB/APZ areas are regulated or restricted by an easement agreement with property owners within this area.
3. Future residential development will be designed so as to be compatible with existing neighborhoods and to preserve the peaceful character of Riverdale.
4. Commercial, industrial, and high-density housing shall be located in areas offering the least impact on existing residential areas and infrastructure.

Part of Riverdale's General Plan (adopted April 25, 2001 and updated on November 15, 2011, September 2, 2014, and most recently parts of the Plan on November 19, 2019) includes a Housing Development Plan for the city with a Housing Goals and Objectives section as a foundation for all affordable housing or supportive activities, goals, policies and potential programs.

MODERATE INCOME HOUSING ELEMENT

INTRODUCTION

The availability of moderate income housing has become a statewide concern. In 1996, the Utah State Legislature adopted 10-9-307 of the Utah Code dealing with "Plans for

Moderate Income Housing”. This section of the State Code requires that every municipality adopt a plan for moderate income housing within the community. The plan must address the following five issues:

- 1) An estimate of the existing supply of moderate income housing located within the municipality;
- 2) An estimate of the need for moderate income housing in the municipality for the next five years as revised biennially;
- 3) A survey of total residential land use;
- 4) An evaluation of how existing land uses and zones affect opportunities for moderate income housing; and
- 5) A description of the municipality’s program to encourage an adequate supply of moderate income housing.

The purpose of the Moderate Income Housing Element of the Riverdale City General Plan is to address these five issues and to establish the City’s goals and policies for moderate income housing.

Moderate income housing, as defined by the Utah State Code 10-9a-103 (34), is: “...housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80 percent of the median gross income for households of the same size in the county in which the city is located”. The 2020 median income level for Weber County for a household of four is approximately \$90,397 and in Riverdale it is approximately \$65,234 according to US Census Bureau data.¹ The Weber County median income level is recommended by the State to be used by Riverdale in determining whether or not housing is affordable.

Further, in 2022, the Utah State Legislature adopted House Bill 462 which significantly revised the Moderate Income Housing Element of the Utah Code. This revision now requires that designated cities and counties of a large enough population grouping are to include additional reporting content which is specifically:

- A description of each moderate income housing strategy selected by the municipality, from a menu listing of multiple options outlined in House Bill 462; and
- An implementation plan for those selected strategies with specific measures and benchmarks to explain the progress of each of the selected strategies.

1. RIVERDALE AFFORDABLE HOUSING POLICIES

Housing is one of the most basic needs of all people. All residents of Riverdale should have access to adequate housing regardless of income.

- Riverdale should encourage the development of residential areas of various densities and price ranges.

¹ U.S. Census Bureau. Table B19019: Median household income that past 12 months by household size. American Community Survey

- The city encourages a diversity of 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 fourplexes. These housing units total 1,307 dwellings, which represents 39 percent of the 3,369 total number of dwellings in the City. Additionally, there are currently (as of August 2022) 991 rental unit dwellings within Riverdale City.

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 U.S. Census Bureau, in 2020 the average sales price for a home was approximately \$249,100 in Weber County. In 2020 the home prices in Riverdale City averaged \$230,100.² Further, according to the Wasatch Front Multiple Region Listing Service (MLS) in 2022 the median sales price for a home in the Riverdale/Ogden area was \$507,500.³ Another interesting feature of Riverdale City is that the City as a whole is located in only one established Census block.

2. ESTIMATE OF EXISTING SUPPLY

In order to assist municipalities in estimating the existing supply of affordable housing units within each city, the State has provided analysis tools for estimating affordable housing units available in Riverdale City. Riverdale City used this data to estimate their existing supply, which involved an evaluation of the current census data, as well as, residential building permits issued between 2018 (the date of the last moderate income housing analysis) and June of 2022, including the number of single family and multifamily permits issued and their valuation.³ An analysis of residential building permits issued between 2018-June 2022 showed that the City issued the following number of residential permits for new housing:

2018-June 2022 Residential Permits

Single Family 99
 Condominium 0
 Twin Home 0
 Duplex 0
 Internal Accessory Dwelling Units (IADUs) 0
 Mobile Homes 56
 Apartment Units 42
 Total: 197⁴

Using the State’s criteria for median income housing and affordability, an analysis of the valuation of each permit was done. That analysis showed that of the 197 residential permits issued between 2018 and June 2022, approximately 28 percent would be

² U.S. Census Bureau. Table B25097: Mortgage status by median value (dollars). American Community Survey

³ Salt Lake Tribune, 2022, “Weber County”, <https://www.sltrib.com/homeprices/>

⁴ Riverdale City Planning and Zoning Department, 2022

considered affordable housing and up to 50 percent could potentially be considered affordable housing. Most of the noted mobile home units are due to the location of new mobile homes onto available lots within currently existing mobile home residential areas.

According to the Utah State Five-Year Housing Projection, Riverdale has a smaller number of rental units for households making 80 to 50 percent (approximately 230 units) and a small shortage of available rental units (approximate deficit of 45 plus units) for households making 30 percent of Metropolitan Statistical Area Median Income (MSAMI).⁵

3. ESTIMATE OF THE NEED FOR MODERATE INCOME HOUSING IN THE MUNICIPALITY FOR THE NEXT FIVE YEARS

The majority of the need for moderate income housing within Riverdale is to serve the city's own growth as well as provide housing for migrants/commuters working in Weber County and the neighboring cities of the Metropolitan Statistical Area (MSA). Riverdale's goal is to provide adequate housing for existing and incoming residents and more particularly their children as they grow up and move out of their parents' homes.

According to the 2020 U.S. American Community Survey data, Riverdale's population increased from 8,189 in 2010 to 8,826 in 2020 with an increase of 637 residents. If the city's current growth trend continues, the Utah State Five-Year Housing Projection estimates that new residents should be able to find moderate income housing options for the foreseeable future. It is estimated that population growth in Riverdale between the present time and 2040 will likely create moderate-income housing demand for individuals and families earning 80 percent, 50 percent, and 30 percent of the MSAMI.

Currently, Riverdale has affordable housing availability for moderate income families making 80 percent of the MSAMI with 39 percent of the city's housing potentially available to provide moderate income housing to create an adequate supply of units. Additional moderate income housing units may be required during the next five years as previously undeveloped areas of the city are developed and/or redeveloped. The net need for moderate income housing in the 80 to 50 percent categories is currently slightly less than available housing units. There has been a significant decrease in net housing need for families in the 30 percent category although there still exists a deficit of housing units needed in this demographic category.

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 fourplexes. There have been several studies presented to Riverdale City during previous years, by multifamily dwelling developers, indicating there is a market for apartment, condominium, and townhome type multifamily dwellings in the Weber County area. Currently in the city, single family dwelling rentals, mobile homes, apartment units, duplexes and fourplexes total 1,307 dwellings and represent 39 percent of the 3,369 total dwellings in the City as of 2020. In 2020, based on a breakdown of housing types and U.S. Census data, the statistics reflect that Riverdale City has a 6.2 percent rental vacancy rate and this would indicate that the City currently has a somewhat limited number of current

⁵ Department of Workforce Services, State of Utah. Five Year Housing Projection Calculator, 2021

multifamily dwelling units available.⁶

Table I - Housing Types

Year	Owner Occupied Homes	Rental Homes	Occupied Units Paying Rent	Homeowner Vacancy	Rental Vacancy
2010	2286	748	741	1.7%	5.8% ⁷
2014	2153	899	844	1.8%	12.9% ⁸
2016	2430	799	721	3.1%	15.7% ⁹
2020	2463	883	828	0.7%	6.2% ¹⁰

The cost of housing in Utah 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 2020 the average sales price for a home was approximately \$249,100 in Weber County. In 2020 the home prices in Riverdale City averaged \$230,100 and in 2022 were at \$507,500. The need for affordable housing throughout Weber County continues to grow but Riverdale City is nearly built out and has a limited amount of land still available for development. Larger single-family subdivisions should be developed in neighboring cities because Riverdale does not have much land available for this type of development. There are areas of the city that could be redeveloped into housing, but this requires the removal of existing homes on lots that could potentially accommodate multiple dwellings. There are also a very limited number of building lots in the city that may qualify as infill lots without removing existing dwellings.

Table J - Housing Costs

Year	Riverdale City		Weber County	
	House Payment	Rent	House Payment	Rent
1980	\$395	\$237	\$344	\$224
1990	\$661	\$326	\$650	\$286
2010	\$914	\$756	\$1,284	\$628 ¹¹
2016	\$968	\$765	\$1,046	\$795 ¹²
2020	\$1,309	\$965	\$1,437	\$958 ¹³

According to the 2020 American Community Survey numbers, Riverdale’s average owner-occupied home ownership was 73.1 percent, and the renter-occupied housing units was at 24.6 percent with a small percentage of vacant housing units at 2.3 percent. Riverdale City’s housing objectives include providing adequate moderate income housing for individuals who

⁶ U.S. Census Bureau. Table B25001: Total Housing units. and Table B25032: Tenure by units in structure. American Community Survey

^{7&8} U.S. Census Bureau. Selected Housing Characteristics American Community Survey 5-Year Estimates

^{9&10} U.S. Census Bureau. Table B25001: Total Housing units. and Table B25032: Tenure by units in structure. American Community Survey

¹¹ www.city-data.com Riverdale Utah Houses and Residents 2009 and the Utah Affordable Housing Model <http://www.huduser.org/datasets/50per.html> 2001-2012

^{12&13} U.S. Census Bureau. Table B25088: Median selected monthly owner costs (dollars) by mortgage status. and Table B25064: Median gross rent (dollars). American Community Survey.

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 help the city prevent: increased traffic congestion, the need for more roads, greater energy consumption and an increase in air pollution, all while encouraging businesses to locate closer to their employee base. Development of the West Bench RDA Project Area has the potential to create an estimated 500 plus new retail/service type jobs based on the 60 acres of land available for new development. The number and types of jobs created could necessitate additional affordable housing in Riverdale, some of which could conveniently be constructed within the boundaries of Riverdale City. Projected needed affordable housing units to support the West Bench Project Area are based on the 2019 census information which indicates approximately 6.5 percent of those who live in Riverdale work in Riverdale.¹⁴

Riverdale City leadership would like to see this percentage increase so that more residents have closer access to job opportunities within their local community. Using these figures, Riverdale estimates this project area could create a need for the potential addition of 100 moderate income housing units, which our present and projected vacancy rates would absorb. Over the next five years, the city is confident this vacancy rate and absorption is accurate and does not create a great need for the development of large amounts of additional moderate income affordable housing units.

Table K - Housing Income

	<u>Riverdale City</u>	<u>Weber County</u>
Year	Household Income	Household Income
1980	\$18,323	\$17,287
1990	\$31,075	\$30,125
2010	\$52,125	\$54,086
2016	\$53,665	\$59,660
2020	\$54,723	\$71,275 ¹⁵

The percentage of households renting in Riverdale had decreased from 32.5 percent in 1990 to 23.2 percent in 2010. However, in 2020, the percentage of households renting in Riverdale has increased slightly to 24.6 percent as compared to 23.1 percent for Weber County.

Riverdale City has more than the state required 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. Riverdale City is also supportive of the new growth in owner occupied, slab-on-grade, patio type single-family dwellings that have recently been built in Riverdale as these types of dwellings are easy to market and popular with Riverdale's growing senior population. Further, we anticipate more of this style of development in the future within Riverdale City.

¹⁴ "Inflow/Outflow Analysis" at <http://onthemap.ces.census.gov/>

¹⁵ U.S. Census Bureau Table B25119: Median household income past 12 months. American Community Survey

Table L - Percent Renting

Year	Riverdale City Percent Renting	Weber County Percent Renting
1980	21.8%	29.6%
1990	32.5%	27.0%
2010	23.2%	25.0%
2016	23.1%	25.5%
2020	24.6%	23.1% ¹⁶

There were 766 persons living below the poverty level in Riverdale City in 2020, which represents 8.7 percent of the population with 29.5 percent children under 18 years old.¹⁷ The average Riverdale per capita income in 2020 was \$26,471, just under Weber County at \$29,186.¹⁸ As people begin their careers in entry-level positions with modest incomes they typically reside in apartments or starter homes. These types of housing in Riverdale City attract youth and bring vitality to the community. Therefore, one of Riverdale’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, Riverdale must continue to support the following programs:

- Private or public sector U.S. Department of Housing and Urban Development (HUD) housing development grants and Section 8 program rental subsidy certification for families, the elderly, and handicapped households. All of Riverdale's large meter residential complexes and Senior Housing Facility and all new residential construction are Americans with Disabilities Act (ADA) compliant.
- The Land Use Master Plan 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 are an ideal location for infill development (where available) compatible with existing homes. They would be close to developed infrastructure and existing goods and services.
- 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 many potential public benefits, one of them being to encourage the construction of affordable housing units under conditions and requirements that will insure development of residential environments of sustained desirability and stability.

¹⁶ U.S. Census Bureau. Table B25001: Total Housing units. and Table B25032: Tenure by units in structure. American Community Survey

¹⁷ U.S. Census Bureau. Table B17020: Poverty status in the past 12 months by age. American Community Survey

¹⁸ U.S. Census Bureau. Quick Facts: Per capita income in past 12 months (in 2020 dollars), 2016-2020, Riverdale City, Utah

- Riverdale City currently has several PRUD developments currently with 185 single story on-grade patio homes. These developments typically have small lots and with this type of dwelling are geared more toward the senior population.
- Riverdale City encourages the availability of affordable housing alternatives for the disabled, elderly, single mothers, persons with AIDS, victims of domestic abuse, and the homeless. Riverdale City has never adopted ordinances that would prevent the development of moderate income housing for the above mentioned groups. Considered a regional retail hub, Riverdale is a small suburb with a population of approximately 8,800 residents adjacent to Ogden City and therefore subsidizes alternative housing in larger cities in Weber County because 80 percent of Riverdale’s population sales tax is redistributed to neighboring cities with larger populations. This redistribution of tax dollars helps to fund affordable housing for the disabled, elderly, single mothers, persons with AIDS, victims of domestic abuse and the homeless. Large facilities designed to house the homeless and those with AIDS are located approximately two miles from Riverdale in Ogden at The Ogden Rescue Mission and one mile from Riverdale at St. Anne’s Shelter/Lantern House. Housing for victims of domestic abuse is available three and a half miles from Riverdale at the Ogden YCC and the WSU Women’s Center provides housing resource assistance for single mothers with a dedicated resource center three miles east of Riverdale. Developmental and physically disable housing is available at Graham Court and OWCAP Disabilities Housing in Ogden both just two short miles from Riverdale and at Tri-County Independent Living which is three miles and Trinity Mission Wide Horizons located five miles from Riverdale.

4. SURVEY OF RESIDENTIAL ZONING¹⁹

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, and this Plan supports cluster development options and multiple family residential overlay (MFROZ) desires.

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

¹⁹ Riverdale City Code, https://codelibrary.amlegal.com/codes/riverdaleut/latest/riverdale_ut/0-0-0-4324 and https://codelibrary.amlegal.com/codes/riverdaleut/latest/riverdale_ut/0-0-0-4858

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, multifamily 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 allowed in these zones. 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 that 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 density housing 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 and apartments. The City also has passed a Multiple Family Residential Overlay Zone (MFROZ) ordinance to facilitate 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 (PRUD) 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 multifamily housing: Multifamily housing in Riverdale City is considered housing that is comprised of attached units such as apartments, condominiums, and

townhouses. Riverdale City currently has six, R-5 zoned, 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 three areas of the city that are zoned R-4, which is a medium/high density zone (RCC10-9E). One area is occupied by apartments, another area has a number of mobile home single-family dwellings currently existing on the property, and the last area has one existing business with additional undeveloped vacant property making up the area. A planned townhome apartment project is also planned for this property within the R-4 zone.

The R-3 zoned areas (RCC 10-9C) are considered a medium density. There are currently four areas of the city that are zoned R-3, three of these areas contain fourplex dwelling units and one of these areas would accommodate a fourplex structure.

The R-2 (RCC 10-9C) areas of the city allows and has mixed existing attached Two-Family dwellings, which consist of side-by-side duplex type dwellings or over/under apartment type dwellings, mixed in with a large number of single-family dwellings. A large amount of Riverdale City's low density residential unit areas are zoned R-2.

Additionally, there are two, four-unit townhouses existing in a Mixed Use (MU) Zone and a large parcel of Mixed Use (MU) Zoned property that is planned for future development into variable housing uses (e.g. apartments, townhomes, and single-family dwellings).

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 30 percent of the city's residential areas are rental properties. This includes single family dwellings, apartments, and manufactured (mobile) homes all of which are affordable to lower-income households. In addition, in multiple residential zones Riverdale City allows for the potential to convert a portion of existing dwelling units to accommodate Internal Accessory Dwelling Units (ADU's) use therein.

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 has 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 the 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. According to U.S. Census Data, Riverdale City's numbers of rentals including apartments, mobile homes, and other dwelling units that are at a rental rate for our population is at approximately 24.6 percent. It appears from the data received that Riverdale's zoning has established housing for moderate income families. According to HUD, families making 50 percent of the median income will typically be renters and may be affected by zoning, but may also be impacted by market conditions beyond the control of the city.²⁰ HUD also asserts that families making 30 percent of the median income often need federal or state government housing assistance and are beyond the scope of zoning influence.

5. 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 2020 the City has seen the population go from 7207 to just over 8800. Estimates of the City and WFRC have determined that the population forecast of Riverdale in the year 2042 will be up to between 13,000 and 17,000 residents.

Riverdale City has implemented a Redevelopment Agency (RDA) Loan Program that provides no-interest or low-interest loans of up to \$30,000 to homeowners 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 is seeing potential for a substantial increase in moderate income housing units as there are new proposals for apartments, townhomes, and/or condominium units being planned to be reviewed and considered by the Planning Commission and City Council. Currently, the City appears to be over the State moderate income housing recommendation 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 could update the General Plan and pursue the adoption of

²⁰ <http://portal.hud.gov/hudportal/HUD>

appropriate ordinances to encourage additional moderate income housing growth and 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 each meet twice a month and are noted for moving that process along quickly. Riverdale City also allows 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.

MODERATE INCOME HOUSING STRATEGIES AND IMPLEMENTATION PLANNING

As noted earlier in this moderate income housing plan element, in 2022 the Utah State Legislature passed and approved House Bill 462 with the requirement that designated cities and counties of a large enough population grouping are to include additional reporting content. Based on Riverdale City being located within the Weber County population grouping, House Bill 462 requires that Riverdale City participate in this moderate income affordable housing strategy analysis and implementation planning activity.

In following the guidance and requirements of House Bill 462, Riverdale City is expected to select a minimum of at least three strategies from a large menu of options proffered by House Bill 462. Riverdale City is currently utilizing eight of these proffered menu options, which is well beyond the minimum requirement established by House Bill 462. Riverdale City’s selected strategies are discussed briefly in more detail hereafter with a bit of additional information regarding current and future implementation plans associated with the selected strategies.

Moderate Income Housing Strategy #1: Rezone for densities necessary to facilitate the production of moderate income housing.

Over the last few years, Riverdale City has approved multiple rezone requests that allow for the development of smaller lot single-family homes and also multi-family homes development. Further in conversations with developers, Riverdale City leadership has been strongly encouraging the consideration of developing a percentage of home units within these rezoned project areas as moderate income affordable housing units to provide more affordable housing options to financially impacted groups within the City.

As it relates to the implementation policies and planning for rezoning to accommodate moderate income affordable housing growth, Riverdale City has most recently approved rezoning to the smallest sized zones that accommodate small lot single family homes (R-1-4.5 and R-1-6) and also rezoning to multi-family (R-4 and R-5) zoned areas to accommodate new multi-family housing opportunities within Riverdale. These efforts to rezone have been implemented as a first step to work with developers on establishing more moderate income affordable housing units in the near and long term future of Riverdale City. Development associated with rezoning of these areas will be tracked to better

identify how many new housing units are established in these rezoned areas and further to identify and attempt to quantify how many are set aside as moderate income affordable housing units to assist financially impacted demographic groups within the City.

Benchmarks for this strategy are linked to the following timeline:

- Rezoning of properties to higher density zoning has been completed in years 2020 and 2022 to accommodate new higher density and moderate income development opportunities in the rezoned areas;
- Anticipated City review of higher density and moderate income housing to go through subdivision review process in 2022-2023 years within the above noted rezone areas;
- Anticipated development of new higher density and moderate income housing expected to occur in 2023-2025 years within the above noted rezoned areas;
- Additional rezone requests of property that may accommodate and support opportunities for more moderate income housing may also be reviewed and considered by the City by or before the year 2027.

Moderate Income Housing Strategy #2: Demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing.

As noted earlier in this moderate income housing analysis, the Redevelopment Agency of Riverdale City has invested RDA funding into a Riverdale Senior Center that provides approximately 20 senior apartments with moderate income rental rates. This investment in real estate, infrastructure, and facility development was deemed to be a benefit to the community and those financially impacted seniors seeking low-impact housing at moderate income rental rates. More recently, the Redevelopment Agency of Riverdale has funded remodeling and additional improvements to benefit the senior residents as well as to provide other services to the senior community of Riverdale and Weber County. Further, Riverdale City has approved multiple Planned Residential Unit Developments (PRUDs) that often are developed as patio home style developments and tend to be more attractive to senior lifestyles with limited income opportunities.

Additionally, the Redevelopment Agency of Riverdale City (under direction of City leadership) has subsidized the installation of public infrastructure improvements and utilities upgrades within RDA areas that are intended to not only benefit commercial development but also residential development in the near future. City leadership anticipates and is requiring the development of some form of low to moderate income housing to be a component of multi-family housing unit development within one of these particular RDA areas and is further seeking more opportunities to assist in the rehabilitation of utilities and other activities to benefit existing multi-family housing development areas with the encouragement to have these developments consider more moderate income and affordable housing unit availability.

As it relates to the implementation planning and policies, Riverdale City will continue to track the establishment of new housing units within these RDA areas

and further encourage/require the development of moderate income and affordable housing units within these RDA areas. Further, Riverdale City and the RDA will continue to work with existing multi-family rental unit facilities to seek opportunities to establish more moderate income housing units in potential exchange for investment in adjacent rehabilitation or expansion of City utilities and facilities.

Benchmarks for this strategy are linked to the following timeline:

- The Riverdale Senior Center has been established for many prior years to now and continues to function with financial assistance from the Redevelopment Agency of Riverdale to benefit moderate income rental rate housing needs for the City's senior demographic—this is anticipated to continue into the year 2027 and the years thereafter;
- Anticipated discussion, City review, and development of property for moderate income housing units within the 550 West RDA area is expected to occur by or before the year 2027;
- Anticipated Redevelopment Agency infrastructure investment to benefit newly developed moderate income housing units and multi-family development within the 550 West RDA area expected to occur by or before the year 2027.

Moderate Income Housing Strategy #3: Zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers.

Riverdale City is benefitted by multiple major transit investment corridors, commercial centers, and employment centers that are scattered in multiple locations throughout the City. As a result, Riverdale City leadership is well aware of the fact that variations in housing options should be explored and made available to the local community and even more that there needs to be an improvement of more moderate income and affordable housing options in closer proximity to these locations. That being the case, in the more recent years and even currently this year, Riverdale City has approved rezoning from high density commercial zoning and moderate residential density zoning to multi-family (R-4 and R-5) density zoning areas that are adjacent or near to major transit investment corridors, commercial centers, and employment centers. Examples of such rezoning include rezoning of parcels at the corner of 4400 South and 700 West, rezoning of parcels along Riverdale Road and 700 West, and rezoning of parcels along 300 West and Pacific Avenue that will now accommodate new multi-family housing units. Further, future development areas that have previously been rezoned to and planned to accommodate multi-family housing units and moderate income housing units therein include: properties across the Weber River to the east of 900 West and River Park Drive (Mixed Use Zoning), along River Park Drive (to consider a future potential Mixed Use Zoning), and along 550 West within the 550 RDA area (to consider a future multi-family density rezoning).

The hope of and strong encouragement by City leadership is for these developments to accommodate a percentage of moderate income affordable housing options to those with limited income opportunities. Riverdale City

leadership is aware that more multi-family residential development adjacent and approximate to commercial and employment centers and boost and benefit the economic opportunities of those areas and benefit the residents of the community as a whole.

The implementation planning and policies will include, like other selected strategies, the tracking of new housing unit development and further efforts to work to identify and quantify new moderate income and affordable housing units developed within the future planned multi-family housing development areas. Additionally, as previously noted, Riverdale City will also consider and support rezoning requests that bolster new multi-family and affordable housing opportunities more specifically along major transit investment corridors, commercial centers, and local employment centers.

Benchmarks for this strategy are linked to the following timeline:

- Rezoning of properties to higher density zoning has been completed in prior years for a mixed-use zoned area adjacent to a large commercial center. More recently during the years 2020 and 2022 rezoning of properties has been approved to accommodate new higher density and moderate income development opportunities in other areas of the City that are adjacent to Riverdale Road and other employment/commerce centers of the City;
- Anticipated City review and consideration of higher density and moderate income housing development project adjacent to Riverdale Road to go through subdivision review process in 2022-2023 years;
- Anticipated City review and consideration of higher density and potential moderate income housing development project adjacent to employment and commerce center to go through subdivision review process in 2022-2023 years;
- Anticipated City review and consideration of a large acreage (70 acres) mixed-use style higher density and moderate income housing development project adjacent to large commercial center to go through subdivision review process in phases during the 2022-2027 years. This development is anticipated to have nearly 900 new residential units of varying sizes and use needs (small density up to high density residential units development);
- Anticipated development of multiple new higher density and moderate income housing expected to occur in 2023-2027 years within these rezoned areas that are adjacent to Riverdale Road, large commercial centers, and employment hubs;
- Additional rezone requests of property located along Riverdale Road and/or near employment/commerce centers may also be reviewed and considered by the City by or before the year 2027.

Moderate Income Housing Strategy #4: Preserve existing and new moderate income housing and subsidized units by utilizing a landlord incentive program, providing for deed restricted units through a grant program, or, notwithstanding Section 10-9a-535, establishing a housing loss mitigation fund.

Riverdale City has directed and authorized the Redevelopment Agency of Riverdale City to support and fund various housing rehabilitation and maintenance activities of existing housing units in older neighborhoods identified throughout the City. This RDA program is called the “RDA Residential Loan Program” and was

established to maintain and improve existing residential areas of the City through a property Purchase Assistance Program—to benefit new home buyers of older homes in the City that may need a bit of repair or improvement; and a Housing Rehabilitation Loan Program to provide no-interest or low-interest loans to homeowners who meet certain income guidelines and are qualifying at or below 80% HAMFI standards in order to qualify for the funding assistance.

The RDA of Riverdale provides this service to the residents of the community in order to maintain moderate income and affordable housing opportunities within the community to young, lower income, and/or elderly residents looking to purchase a home in Riverdale or currently living within the City. The City supports this program because it provides the additional benefit of maintaining property occupancy and stability in the neighborhoods that currently have a higher amount of moderate income housing units.

As it relates to the implementation planning and policies for this strategy, Riverdale City is able to monitor annual progress towards this goal through the review and evaluation of efforts of the Redevelopment Agency staff in administering these programs to applicants. Further, these programs require educational components to be provided to existing and future residents and Riverdale City makes effort to frequently provide information to the residents and the public about the availability of these programs. This information regarding the housing program subsidies is provided to Riverdale homeowners and other individuals who may be seeking to live in Riverdale City and qualify as needing moderate income and affordable housing assistance.

Benchmarks for this strategy are linked to the following timeline:

- This RDA Residential Loan Program has been established for many prior years to now and continues to function with financial assistance from the Redevelopment Agency of Riverdale to assist homeowners and future home buyers to rehabilitate moderate income housing units—this program is anticipated to continue functioning to the year 2027 and thereafter as a benefit to the Riverdale community;
- Anticipated review and reporting of qualifying loans issued to existing homeowners and future home buyers to occur at the end of years 2022 to 2027 to verify how the program is functioning in assisting with rehabilitation of moderate income housing units throughout the City.

Moderate Income Housing Strategy #5: Reduce, waive, or eliminate impact fees related to moderate income housing.

As noted earlier in this document, Riverdale City does not impose impact fees on any residential development projects (as well as commercial development projects). Having no impacts fees is a consistent administrative tradition that City leadership has been proud of over the many years and continues to support. This is viewed as a great benefit of developing residential projects in Riverdale City. That being said, it should be noted that there is a pass along Central Weber Sewer District fee that the City collects on behalf of the Sewer District during the building permit process.

This strategy of no impact fees provides cost savings to project developers who are desiring to build or redevelop more residential units within Riverdale City and encourages money to be set aside to fund the addition of moderate income and affordable housing units as part of residential development projects. Further, this benefit may allow for the development of a higher quality multi-family housing development project that is more attractive to a larger targeted demographic who is seeking housing within the Riverdale community. Having no impact fees has been and will continue to be a key component to the success of development within Riverdale City, as the City has no interest in assessing impact fees in the near and distant future.

The implementation planning and tracking for this strategy is accomplished by identifying how many new housing units, specifically multi-family housing units, are being newly developed or redeveloped in the City based on a understanding that no impact fees contributed to this new housing growth and/or redevelopment. Further, the City can then identify and work to quantify how many of these new residential housing units are being set aside by the project developers and owners as moderate income and affordable housing units.

Benchmarks for this strategy are linked to the following timeline:

- This waiving of impact fees has been established for many prior years to now and is anticipated to continue functioning as such well beyond the year 2027 to the benefit of the overall Riverdale community;
- Anticipated review and reporting of new moderate income housing units that have benefited from no impact fee assessment in the City and have been developed throughout the year, to be summarized at the end of each year starting with the year 2023 and moving forward thereafter to the year 2027 and beyond.

Moderate Income Housing Strategy #6: Demonstrate utilization of a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing.

As previously noted in “Moderate Income Housing Strategy #4”, Riverdale City has directed and authorized the Redevelopment Agency of Riverdale City to support and fund housing rehabilitation and maintenance activities of existing housing units in older neighborhoods throughout the City. This RDA program is identified and known as the “RDA Residential Loan Program” and is discussed in more detail in the “Moderate Income Housing Strategy #4” review commentary above. This program has two specific program options and expectations to qualify for program compensation assistance. The two program options are entitled the Purchase Assistance Program and the Housing Rehabilitation Loan Program, with an explanation of each program in more detail under “Housing Strategy #4” and also on the City RDA website.²¹ These funds are provided to this RDA loan program through specified housing funding set asides that are dedicated to housing development and retention of moderate income housing within the

²¹ RDA Residential Loan Program, <https://www.riverdalecity.com/rda-housing-loan-program.html>

entirety of City limits.

Additionally, as noted previously in “Moderate Income Housing Strategy #2” the Redevelopment Agency of Riverdale City has other newer RDA areas that have been established and are required to develop infrastructure, utilities, and identify other ways to dedicate RDA funding to benefit the development of new moderate income affordable housing stock within these specific RDA areas. The set aside funding for these RDA areas should support and strengthen development interest in adding new multi-family and moderate income housing facilities within the RDA areas that is anticipated to thereafter contribute to the success of the surrounding commercial development within these RDA areas.

As previously outlined in “Moderate Income Housing Strategy #2” and “Moderate Income Housing Strategy #4”, the implementation planning and policies Riverdale City should utilize for this strategy are to monitor annual progress towards the goal of developing new moderate income affordable housing by making sure that RDA funding is dedicated to infrastructure and utility development that benefit the development of new moderate income housing units within the City and through the review and evaluation of efforts of the RDA staff in administering the RDA housing programs to applicants. Redevelopment Agency staff will continue to verify that these activities are occurring as previously established and will work to quantify and qualify the amount of newly generated moderate income housing units, as well as, the retention of existing and improved moderate income housing units that benefit from the RDA Residential Loan Program options.

Benchmarks for this strategy are linked to the following timeline:

- This RDA Residential Loan Program has been established for many prior years now and continues to function with financial assistance from the Redevelopment Agency of Riverdale to assist homeowners and future home buyers to rehabilitate moderate income housing units—this program is anticipated to continue functioning to the year 2027 and thereafter as a benefit to the Riverdale community;
- Anticipated review and reporting of qualifying loans issued to existing homeowners and future home buyers to occur at the end of years 2022 to 2027 to verify how the program is functioning in assisting with rehabilitation of moderate income housing units throughout the City.
- The Riverdale Senior Center has been established for many prior years to now and continues to function with financial assistance from the Redevelopment Agency of Riverdale to benefit moderate income rental rate housing needs for the City’s senior demographic—this is anticipated to continue into the year 2027 and the years thereafter;
- Anticipated discussion, City review, and development of property for moderate income housing units within the 550 West RDA area is expected to occur by or before the year 2027;
- Anticipated Redevelopment Agency infrastructure investment to benefit newly developed moderate income housing units and multi-family development within the 550 West RDA area expected to occur by or before the year 2027.

Moderate Income Housing Strategy #7: Develop a moderate income housing project for residents who are disabled or 55 years old or older.

Earlier in this document “Moderate Income Housing Strategy #2” briefly explained that the Redevelopment Agency of Riverdale City has invested RDA funding into a Riverdale Senior Center that provides 20 senior (55 years old or older) apartments to residents at moderate income rental rates. This facility is composed of 12 single-bedroom units and 8 two-bedroom units that are always occupied with senior aged renters. This senior apartment facility additionally provides access to activities, weekday lunches, occasional clinics and other RDA and City funded activities and administration to the benefit of the apartment residents, as well as, the overall senior community within Riverdale City and Weber County. Riverdale City takes pride in this facility and the housing and services provided to the elderly demographic within the local community.

This RDA investment in real estate, infrastructure, and facility development was deemed to be a benefit to the community and those financially impacted seniors seeking low-impact housing at moderate income rental rates. More recently, the Redevelopment Agency of Riverdale has funded remodeling and additional improvements to benefit the senior residents as well as to provide other services to the senior community of Riverdale and Weber County.

Additionally, as noted multiple times in this document, Riverdale City has approved multiple Planned Residential Unit Developments (PRUDs) that often are developed as patio home style developments and tend to be more attractive to senior lifestyles with limited income opportunities. At the current time, Riverdale City has 8 PRUD approved and developed residential areas throughout the community and one that has been approved but not developed presently. A large number of these PRUD residential housing units are currently occupied by senior aged (55 years old and older) residents living in Riverdale.

As it relates to the implementation planning and policies for this strategy, Riverdale City will continue to maintain and utilize the Riverdale Senior Center and internal apartments in order to provide continued housing, activities, and support services to the elderly demographic of the community who are often on fixed incomes and limited new income opportunities. Further the City will continue to track the establishment of new PRUD housing units throughout the City and will continue to work with new housing developers to seek inroads for new moderate income housing growth within these PRUD areas.

Benchmarks for this strategy are linked to the following timeline:

- The Riverdale Senior Center has been established for many prior years to now and continues to function with financial assistance from the Redevelopment Agency of Riverdale to benefit moderate income rental rate housing needs for the City’s senior demographic—this is anticipated to continue into the year 2027 and the years thereafter;
- Improvements continue to be made with the Riverdale Senior Center. The Redevelopment Agency will continue to monitor expenses utilized to maintain senior apartment units that are at moderate income rates and track annually the

progress made in maintaining these units at moderate income rental rates, as previously tracked, and will continue said reporting into years 2022 to 2025.

- Anticipated review and reporting of any potential new moderate income housing units that may have been established by future Planned Residential Unit Development (PRUD) that are developed to financially assist the needs of senior aged (55 years old and older) homeowners in these projects, to be summarized with the year 2023 and moving forward thereafter to the year 2027 and beyond.

Moderate Income Housing Strategy #8: Create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones.

As noted throughout this document, Riverdale City zoning code currently has an established Mixed Use (MU) zoning standards and criteria ordinance. The Mixed Use (MU) zoning has been applied in two distinct areas at the current time to allow for a variety of mixed uses (single family and multi-family residential, commercial, office, etc.) to be developed together in a specified geographical district within the City. Additionally, the City is open to considering the application of the Mixed Use (MU) Zone into other districts of the City that may benefit from this zoning application as it may enhance and connect to existing similar uses and districts in an area of the City (e.g. surrounding commercial and/or job centers). The Mixed Use (MU) Zone uses and standards are outlined in more detail in the Riverdale City Code.²²

At current time, there is a 70-acre area of land that is zoned Mixed Use (MU) and the City anticipates in the near future development of a high-level multi-family, townhomes, and single-family mixed use residential development that may bring in up to 900 new residential housing units to Riverdale City. This development alone will have huge implications on the housing stock within the City and will surely impact and we expect to provide new moderate income affordable housing unit availability to the Riverdale community. There have also been discussions with another property owner of developing a newer concept of work-live units on property near one of City's established commercial districts that would require rezoning to the Mixed Use (MU) Zone to accommodate these new residential-commercial combination units within the City. The City leadership seems to be supportive of this idea due to its proximity to an existing commercial district and relative location within the City.

The implementation planning and policies to support this strategy include: a willingness by the City leadership to consider amendments to the Mixed Use (MU) Zone to better attract more moderate income housing units development within the MU Zone, as well as, attract high-quality development with these potential amendments; City leadership willingness to consider development agreement strategies that allow for variations of the Mixed Use (MU) zoning codes so that unique visions within a Mixed Use (MU) Zone framework can be considered within a specified district of the City; and monitoring development of future projects

²² Riverdale City Code, https://codelibrary.amlegal.com/codes/riverdaleut/latest/riverdale_ut/0-0-0-5729

within the Mixed Use (MU) Zones to better understand development trends, quantify new housing growth within these areas, qualify the benefits and impacts to integrated commercial and job opportunities in these MU Zoned areas, and more specifically work to achieve significant new moderate income affordable dwelling development within these MU Zoned districts.

Benchmarks for this strategy are linked to the following timeline:

- Rezoning of properties to higher density zoning has been completed in prior years for a mixed-use zoned area adjacent to a large commercial center. More recently during the years 2020 and 2022 rezoning of properties has been approved to accommodate new higher density and moderate income development opportunities in other areas of the City that are adjacent to Riverdale Road and other employment/commerce centers of the City;
- Anticipated City review and consideration of a large acreage (70 acres) mixed-use style mixed density and moderate income housing development project adjacent to large commercial center to go through subdivision review process in phases during the 2022-2027 years. This development is anticipated to have nearly 900 new residential units of varying sizes and use needs (small density up to high density residential units development) that will function in a walkable micro-community within the City;
- Development Agreement between the City and developer of the large acreage (70 acres) mixed-use style housing development has recently been amended in the year 2022 and is anticipated to be further amended in the year 2023 with the expectation the developer will provide moderate income housing unit inclusion in the development project;
- Anticipated construction and development of multiple new single family residential units, moderate density residential units, and new higher density units with an amount of moderate income housing inclusion in the development project expected to occur in 2023-2027 years within the large acreage mixed-use zoned area that is adjacent to a large commercial center and employment hubs and in close proximity to Riverdale Road;
- Anticipated City review and consideration of rezone request for new Mixed Use (MU) Zone application on approximately 5-7 acres in close proximity to Riverdale Road and adjacent to a commerce center to allow for potential production of moderate income work-live housing consideration to through rezone review process in 2023-2024 years
- Anticipated City review and consideration of higher density and potential moderate income housing work-live development project in close proximity to Riverdale Road and adjacent commerce center to go through subdivision review process in 2023-2027 years;
- Anticipated future construction and development of the potential moderate income housing work-live dwelling units in walkable proximity to Riverdale Road and adjacent to commercial center expected to begin development during the years 2024-2027 years;
- Additional potential requests for Mixed Use (MU) rezone of property located along Riverdale Road and/or near employment/commerce centers may also be reviewed and considered by the City by or before the year 2027.

House Bill 462 requires that each jurisdiction work to bring these strategies to life over the next five years and report annually on progress made. Riverdale City will annually (or even

more frequently) monitor and review how progress is being made in implementing each of these strategies and, thereafter, report on this information to the State of Utah as directed by House Bill 462. The City will continue to apply these strategies in identifying and creating additional moderate income housing opportunities within the City; further specific measures and benchmarks, as available and identifiable, will be reported accordingly to State of Utah in order to verify progress made and achieved by Riverdale City as a result of these selected moderate income and affordable housing strategies.

RIVERDALE HOUSING GOALS AND OBJECTIVES

The Housing Development Plan with the moderate/affordable income housing element provides a vision statement as a foundation for all affordable housing and those supportive activities, goals, policies and 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.
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. Often review and 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 as directed by state statute.

10. Regularly review the HB 462 selected moderate income housing growth element strategies and verify that the selected strategies are working to establish new moderate income housing opportunities within the City. If a selected moderate income housing growth strategy is not working, then identify alternative strategy options that may be more beneficial to the City in creating new moderate income housing opportunities within the City.

ALTERNATIVE LAND USES

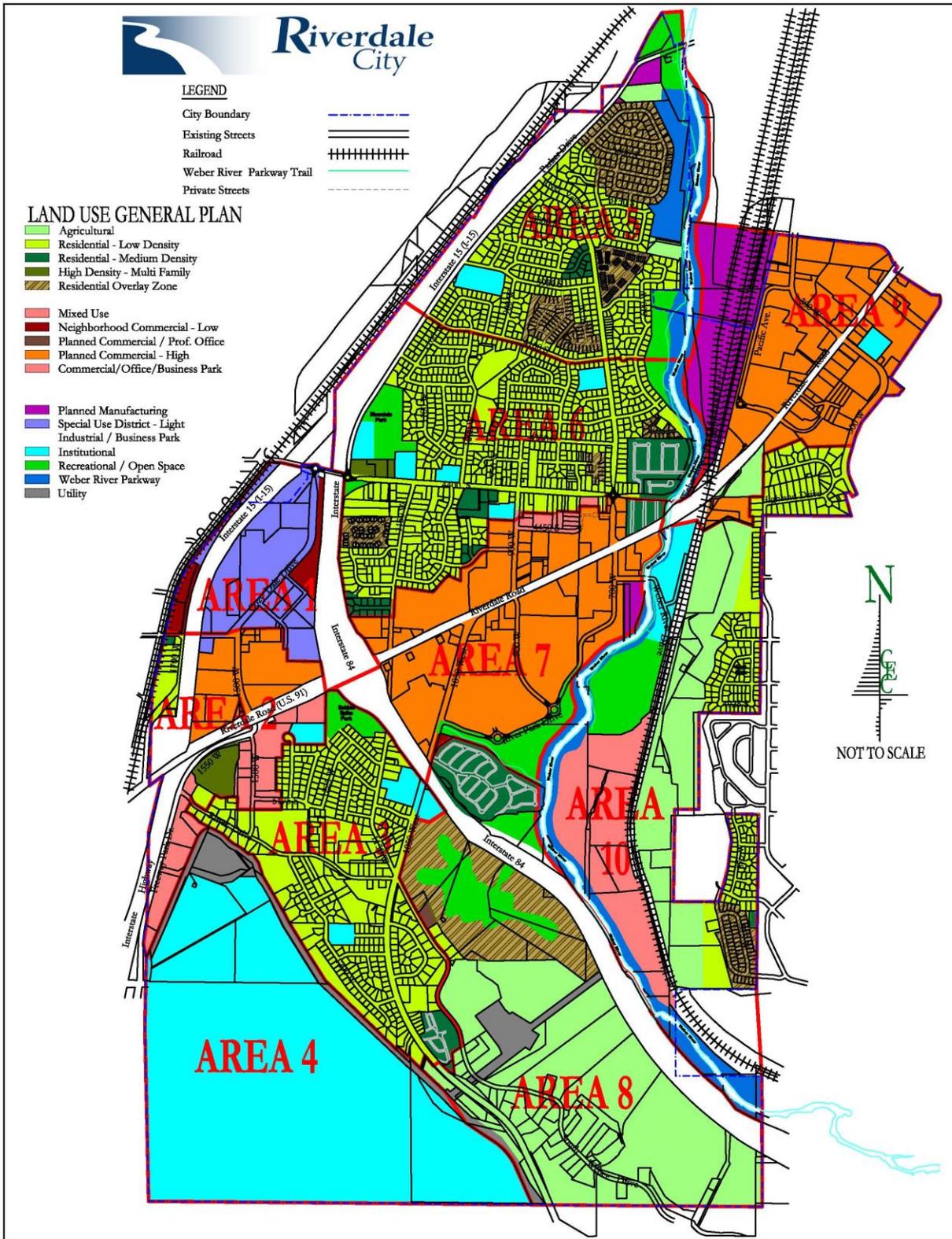
INTRODUCTION

The Mayor and City Council of Riverdale City have participated in the General Plan process regarding land uses. The following sources have been historically used for information and background purposes:

- Riverdale Master Development Plan 1972-2010
- Comprehensive Plan-Riverdale-University of Utah Planning Practicum-1987
- Riverdale City Strategic Plan 1995-2014
- Riverdale Municipal Ordinance Code, 2014
- Planning and Zoning Administration in Utah, Center for Public Policy and Administration, University of Utah, 3rd Edition
- Riverdale General Plan adopted April 30th, 1997 and updated on November 7th, 2007, September 16th, 2008, December 2nd, 2008, December 21st, 2010, and September 2nd, 2014.

Figure 6 is the existing Land Use Master Plan map for Riverdale City, as updated in 2014. The Land Use Master Plan has been updated to reflect recent zoning changes in the City. Most of the land uses remain as recommended by the Riverdale City General Plan dated April 30, 1997 and updated on November 7th, 2007, September 16th, 2008, December 2nd, 2008, December 21st, 2010, and September 2nd, 2014.

Figure 6 - Existing Land Use Master



ALTERNATE LAND USES

Based on extensive community input and review, the following land use areas and issues have been identified for future discussion purposes. Figure 6 is the existing City map with an indication of the areas identified for discussion and recommendations.

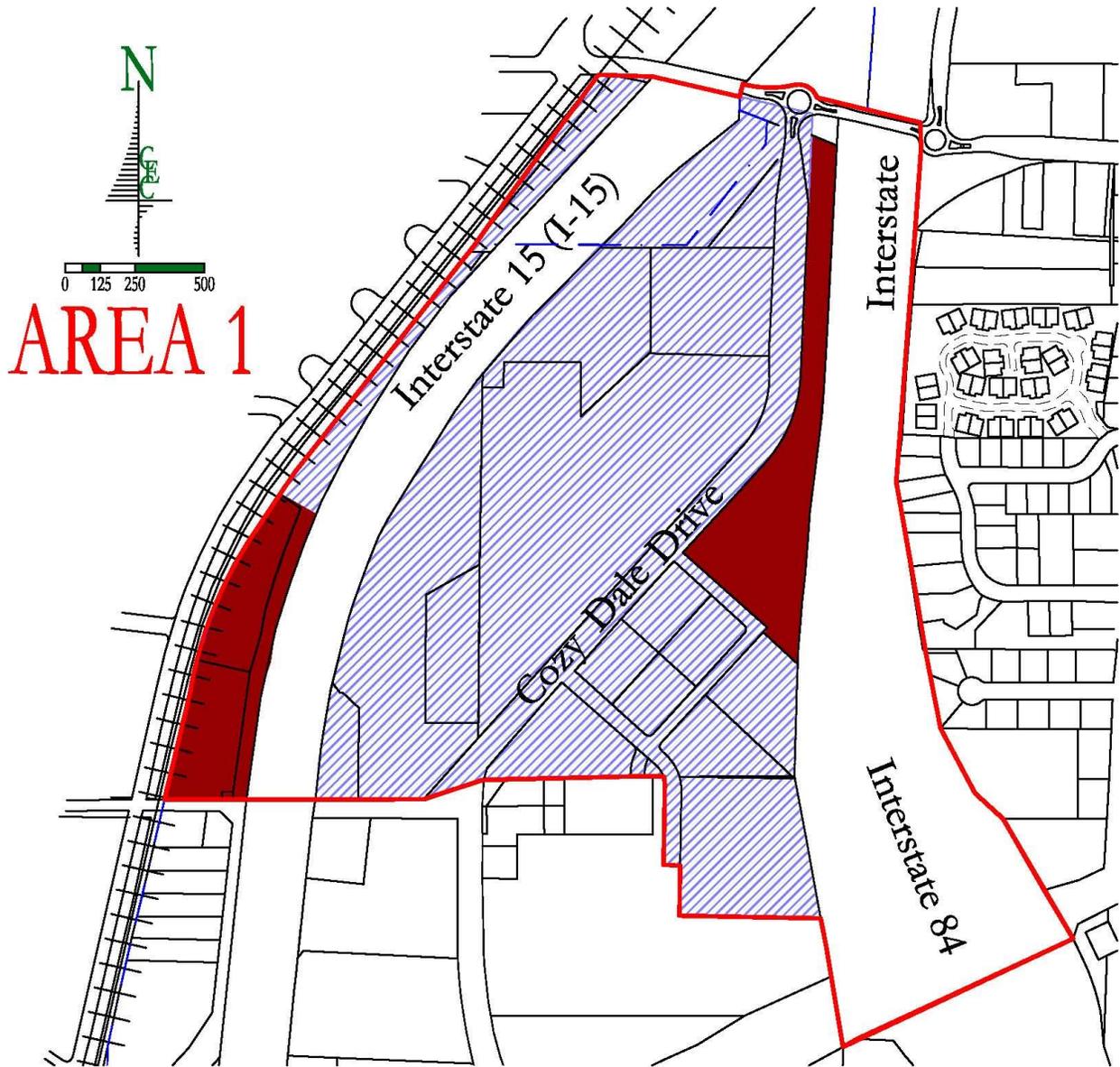
The following are analyses of specific problematic areas within the City.

AREA ONE

See Figure 7 for more regarding this area. The majority of Area One is presently zoned manufacturing, the recommendation for this area's future land use is light industrial/business park. Due to the fact that Big D construction has moved and America First Credit Union has purchased the property and is using it as their headquarters, it is recommended that the entire area be zoned Business Park at some point in the future. The difference being that the change of the zoning district to light industrial/business park would more accurately reflect the actual uses that are currently occurring in this area. For example, uses of business, office, research, high-tech businesses, financial institutions, credit card processing, and telemarketing types of uses, limited warehouse/distribution and assembly spaces area already allowed in this area as a result of the current zoning.

Even though the landscaping and site development requirements would be very similar to those developments that have already occurred, we believe this land use plan would protect and enhance the existing investment made by the businesses that are already located within the area. We also believe that it is a logical and excellent use that would have minimal traffic impact on the rest of the City and would enjoy close access to the I-15 and I-84 freeways. The small area at the northern end of this study area adjacent to I-15 should be annexed into the City as development occurs. Incidental retail could be located in the business/office buildings. The Business Park zoning will be more compatible with any of the proposed land uses to south in Area Two. Any development in this area should also maximize its potential traffic/visibility opportunities with both I-15 and I-84 freeways located adjacent to this area.

Figure 7 - Alternate Land Uses - Area 1



LAND USE GENERAL PLAN

- | | |
|---|--|
|  Agricultural |  Planned Manufacturing |
|  Residential - Low Density |  Special Use District - Light Industrial / Business Park |
|  Residential - Medium Density |  Institutional |
|  High Density - Multi Family |  Recreational / Open Space |
|  Residential Overlay Zone |  Weber River Parkway |
|  Mixed Use |  Utility |
|  Neighborhood Commercial - Low | |
|  Planned Commercial / Prof. Office | |
|  Planned Commercial - High | |
|  Commercial/Office/Business Park | |

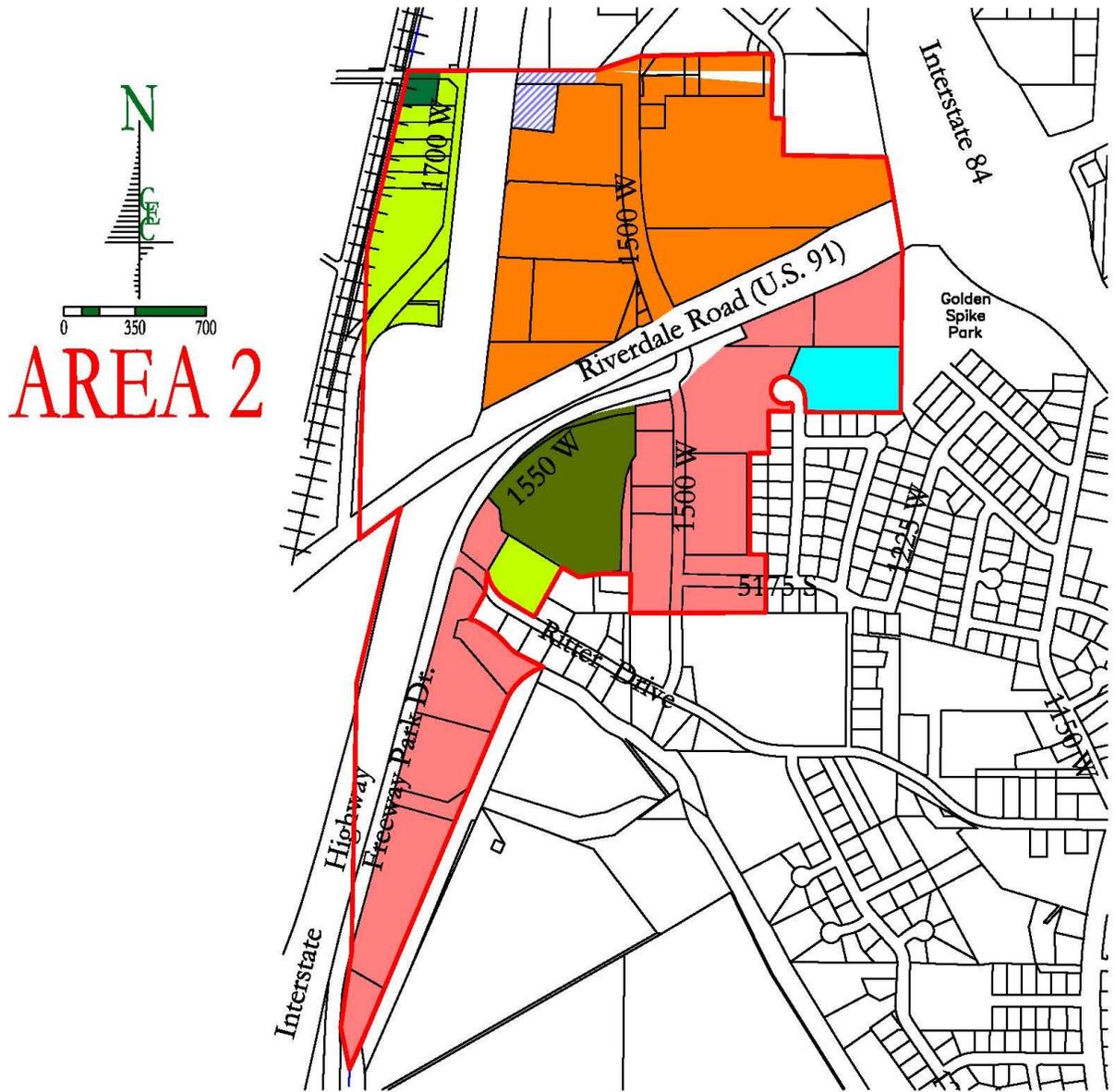
AREA TWO

See Figure 8 for more regarding this area. This area is uniquely located within the City because of its tier command of the panoramic views of the valley. Area Two faces directly toward one of the most stunning views in the city, which is the eastern boundary of Riverdale City and the bluff to Riverdale East Bench. This area is also an extremely prominent location for strategic development as the key to the entrance of the City from I-15 and I-84. Therefore, the recommended uses include: a major hotel, a retail/commercial center, and/or a corporate office use. The opportunities for all other similar uses, including a lesser housing component, are also great in this location.

The majority of this area is part of the West Bench RDA Project Area. The property owned by JLT Investments, the Ford properties, the Reeve Engineering property, the Keyes Insurance property, and the business offices south of Keyes are recommended to remain as either commercial/office or business park. There is also an approved site plan for the Riverdale Assisted Living Center facility to be located along Ritter Drive, which could have additional impact on this area and provide variable housing opportunities for aging populations. The development of the Larry H. Miller Auto complexes, Freeway Park Drive retail, the Tullis Business Park, and the Brook Haven Business Park have set a tone for this area to develop as a retail commercial and office site. There may be additional opportunities for other uses to be very successful at this location. The traffic generated by the majority of these developments is anticipated to be Riverdale Road and Freeway Park Drive oriented.

It is recommended that any development of this land in the future be sensitive to this location's unique geography in relation to I-15, I-84, Riverdale Road and Freeway Park Drive, in addition to its close proximity to the Ogden Airport site. It is also important to note that UDOT has completed Riverdale Road lane expansion which should be of direct benefit to the development of this West Bench area.

Figure 8 - Alternate Land Uses - Area 2



AREA 2

LAND USE GENERAL PLAN

- | | |
|---|--|
|  Agricultural |  Planned Manufacturing |
|  Residential - Low Density |  Special Use District - Light Industrial / Business Park |
|  Residential - Medium Density |  Institutional |
|  High Density - Multi Family |  Recreational / Open Space |
|  Residential Overlay Zone |  Weber River Parkway |
|  Mixed Use |  Utility |
|  Neighborhood Commercial - Low | |
|  Planned Commercial / Prof. Office | |
|  Planned Commercial - High | |
|  Commercial/Office/Business Park | |

AREA THREE

See Figure 9 for more regarding this area. This area consists of a large quantity of residential properties located on the south side of Riverdale Road and bounded on the south by the Hill Air Force Base bench and hillside areas. Golden Spike Park is located in this area as are the Good Foundations Academy and the Utah Military Academy School buildings.

Main routes of travel in this area include Ritter Drive, 1050 West, and South Weber Drive. There has also been some discussion of linking 1150 West to 5600 South in Roy sometime in the future as a planned transportation corridor option. Per previous General Plan recommendations, 5175 South has been extended and connected to the addition of 1500 West; 1500 West has also been connected to Ritter Drive. This connection now provides access for further residential development and provides better emergency vehicle access without adversely impacting the traffic in the neighborhoods.

The majority of this area has been developed for single-family residential use. It is probably a consensus opinion by most in the City that single family residential be developed on the undeveloped properties in this area. There has also been some discussion of potential senior living facilities, memory care facilities, etc. on properties located along the western end of Ritter Drive on the north side of the road. These facilities could provide alternative living options for aging populations within the community. There is also a small section of mobile home residential use located too on the far southeast end of this area. Any development of properties along the hillside should be sensitive to the additional engineering required in order to develop safely along these hillside development areas.

Figure 9 - Alternate Land Uses - Area 3



AREA 3

LAND USE GENERAL PLAN

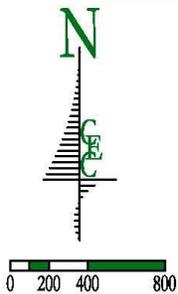
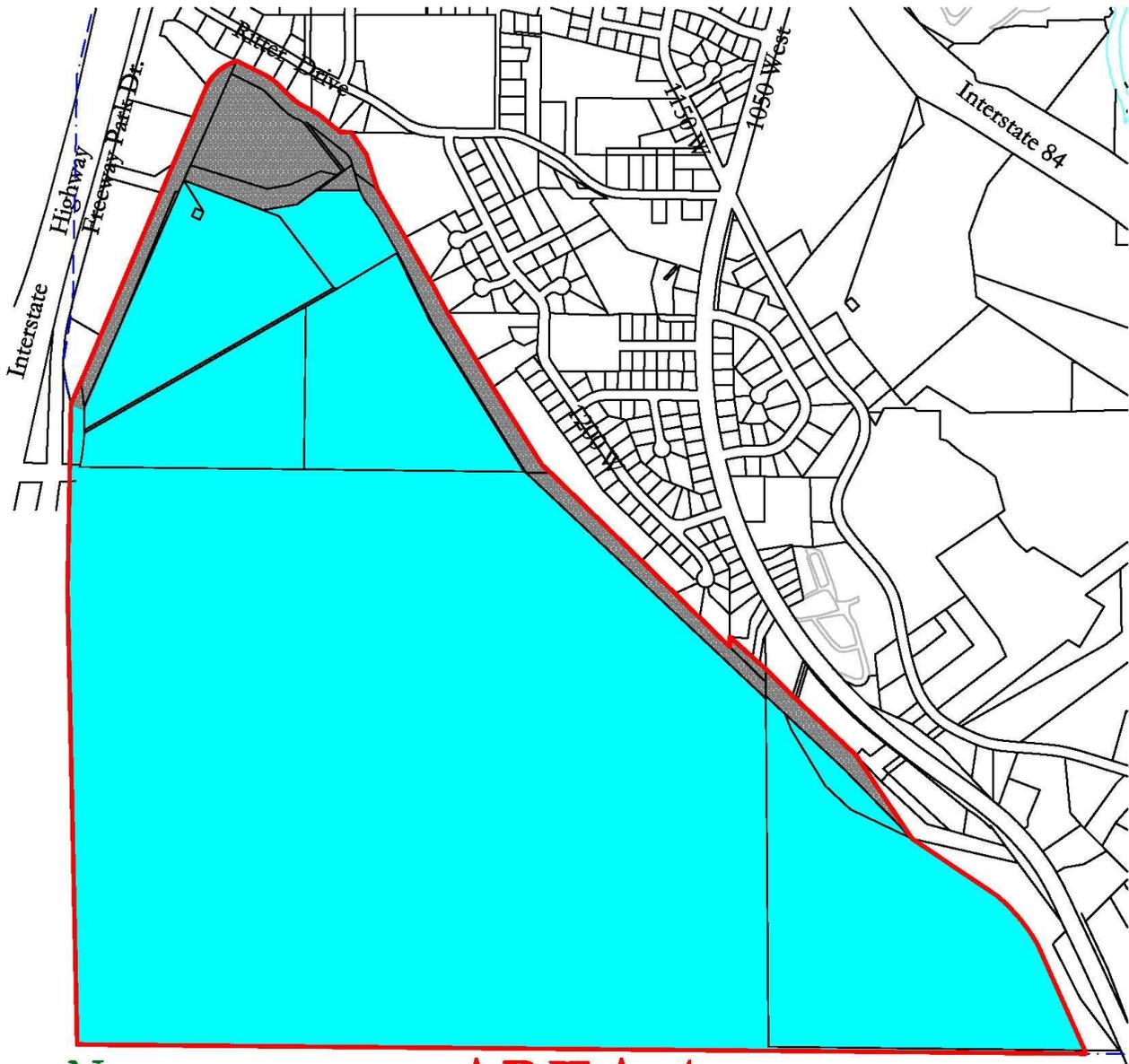
- | | |
|---|--|
|  Agricultural |  Planned Manufacturing |
|  Residential - Low Density |  Special Use District - Light Industrial / Business Park |
|  Residential - Medium Density |  Institutional |
|  High Density - Multi Family |  Recreational / Open Space |
|  Residential Overlay Zone |  Weber River Parkway |
|  Mixed Use |  Utility |
|  Neighborhood Commercial - Low | |
|  Planned Commercial / Prof. Office | |
|  Planned Commercial - High | |
|  Commercial/Office/Business Park | |

AREA FOUR

See Figure 10 for more regarding this area. This area consists of Hill Air Force Base properties, the Hill Air Force Base museum, and the Roy Water Conservancy District site. A large portion of the Hill Air Force Base properties has been master planned for development as part of the Falcon Hill development project. Falcon Hill is regulated and developed by internal processes and overseen by a Military Installation Development Authority (MIDA) board in association with Hill Air Force Base leadership. Riverdale City has agreed to provide services to Falcon Hill as part of this effort. The City should benefit from the development of this project area which is planned to provide new offices, commercial/retail, restaurants, hotels, and job-related opportunities to the community.

The I-15 corridor provides off and on-ramp access to 5600 South which has connection to Freeway Park Drive and the Hill Air Force Base North gate in this area. The 5600 South roadway is a connector to Roy City and other neighboring communities to the west. There has been some discussion of linking 5600 South through the Falcon Hill project area to 1150 West sometime in the future as a planned transportation corridor option.

Figure 10 - Alternate Land Uses - Area 4



AREA 4

LAND USE GENERAL PLAN

- | | | | |
|--|-----------------------------------|--|---|
| | Agricultural | | Planned Manufacturing |
| | Residential - Low Density | | Special Use District - Light Industrial / Business Park |
| | Residential - Medium Density | | Institutional |
| | High Density - Multi Family | | Recreational / Open Space |
| | Residential Overlay Zone | | Weber River Parkway |
| | Mixed Use | | Utility |
| | Neighborhood Commercial - Low | | |
| | Planned Commercial / Prof. Office | | |
| | Planned Commercial - High | | |
| | Commercial/Office/Business Park | | |

AREA FIVE

See Figure 11 for more regarding this area. This area is enclosed by I-15 and Parker Drive to the west, Parker Drive and Ogden City limits to the north, the Weber River to the east, and 4100 South to the south. Roadways within this area are expected to operate as local neighborhood and collector roads as already constructed and established.

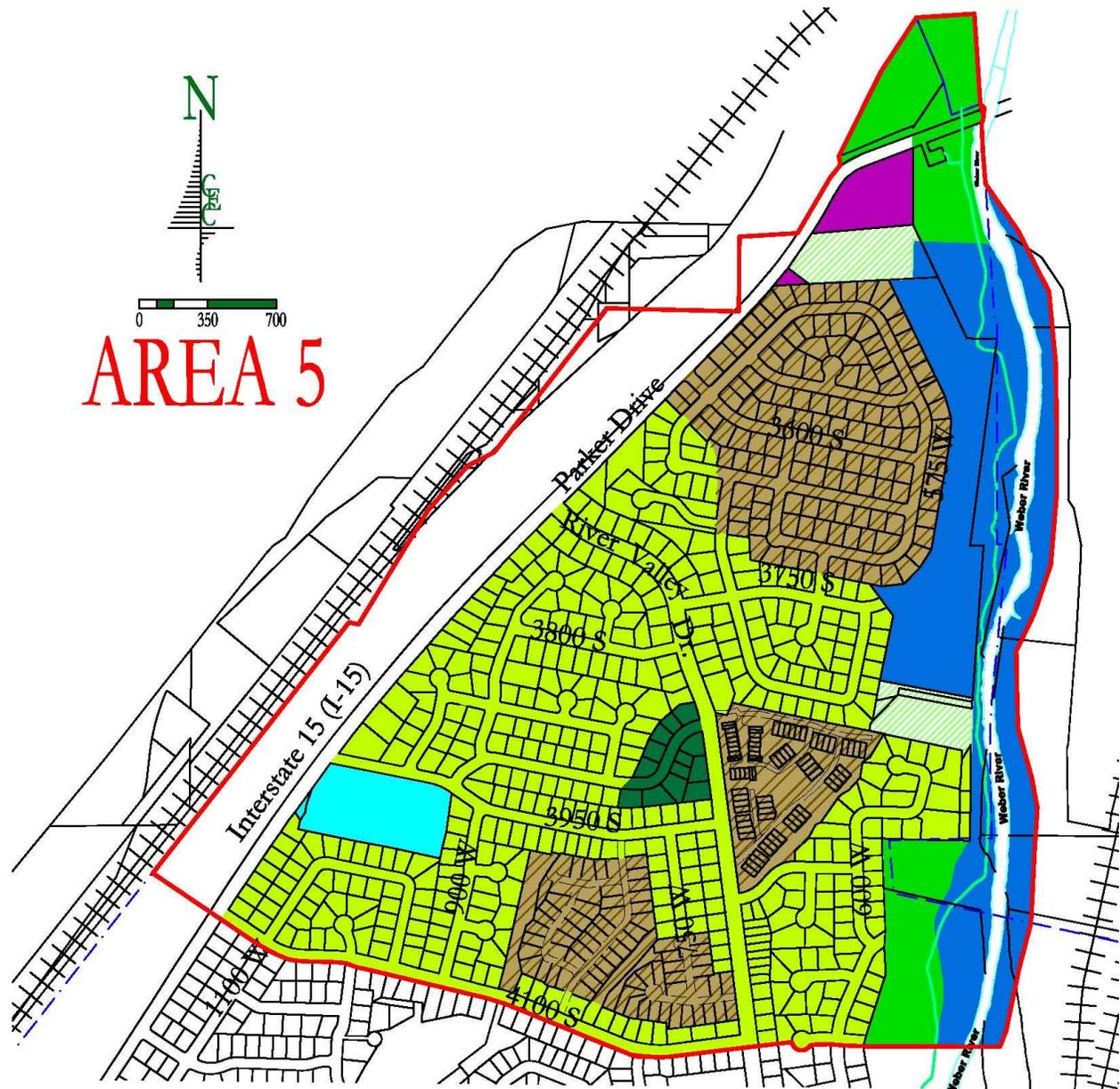
This area, is adjacent to the Weber River, and a portion of this area includes the Weber River Trail System and a main trailhead on the north for this trail system. This area also has the potential for a future trailhead expansion location at the main trailhead that would be of benefit for the City to develop in the future. There is a federally protected wetlands site located in this area along the Weber River.

The property to the south has been developed as low density residential with fourteen acres donated to Riverdale City for trail access and regulated open space. That allowed the Weber River Trail System to be completed along the river. Part of the property from the Ogden City boundary change allowed the completion of the trail system, a trailhead, under bridge trail connection, a parking lot and restroom facilities. The remaining property was brought in as Agricultural and was allowed to be developed as a personal storage facility as a result of a court judgment. This development is a legal non-conforming use in the A-1 zone and was planned, engineered, reviewed and approved to alleviate potential impacts to the adjacent properties. There is also a legal non-conforming use currently existing on an A-1 zoned property operating as a production/shipping business facility.

A larger property in this area is zoned A-1 and may be developed as low density residential. When development occurs, utilities are available and perhaps only slab on grade structures would be allowed. Development in such a manner with the adjacent Weber River Trail System and other open space amenities could in fact result in a continuation of quality residential development. Portions of this area are in the flood plain. The adjacent freeway to the west with continual increasing volume of traffic creates higher levels of sound. A sound wall has been installed to help mitigate this issue.

There are also two Residential Overlay Zone areas within this area. One, designed with townhome style condominiums, is located along 700 West and 4050 South. The other, developed as single story patio-home style units, is located along 850 West between 4100 South and 3950 South.

Figure 11 - Alternate Land Uses - Area 5



LAND USE GENERAL PLAN

- | | |
|---|--|
|  Agricultural |  Planned Manufacturing |
|  Residential - Low Density |  Special Use District - Light Industrial / Business Park |
|  Residential - Medium Density |  Institutional |
|  High Density - Multi Family |  Recreational / Open Space |
|  Residential Overlay Zone |  Weber River Parkway |
|  Mixed Use |  Utility |
|  Neighborhood Commercial - Low | |
|  Planned Commercial / Prof. Office | |
|  Planned Commercial - High | |
|  Commercial/Office/Business Park | |

AREA SIX

See Figure 12 for more regarding this area. This area is bounded by I-15 and I-84 on the west, 4100 South on the north, the Weber River on the east, and low density residential areas located between 4400 South and Riverdale Road on the south end of this area. There is a federally protected wetlands site in this area along the Weber River and also south of 4150 South located between 1000 West and 950 West.

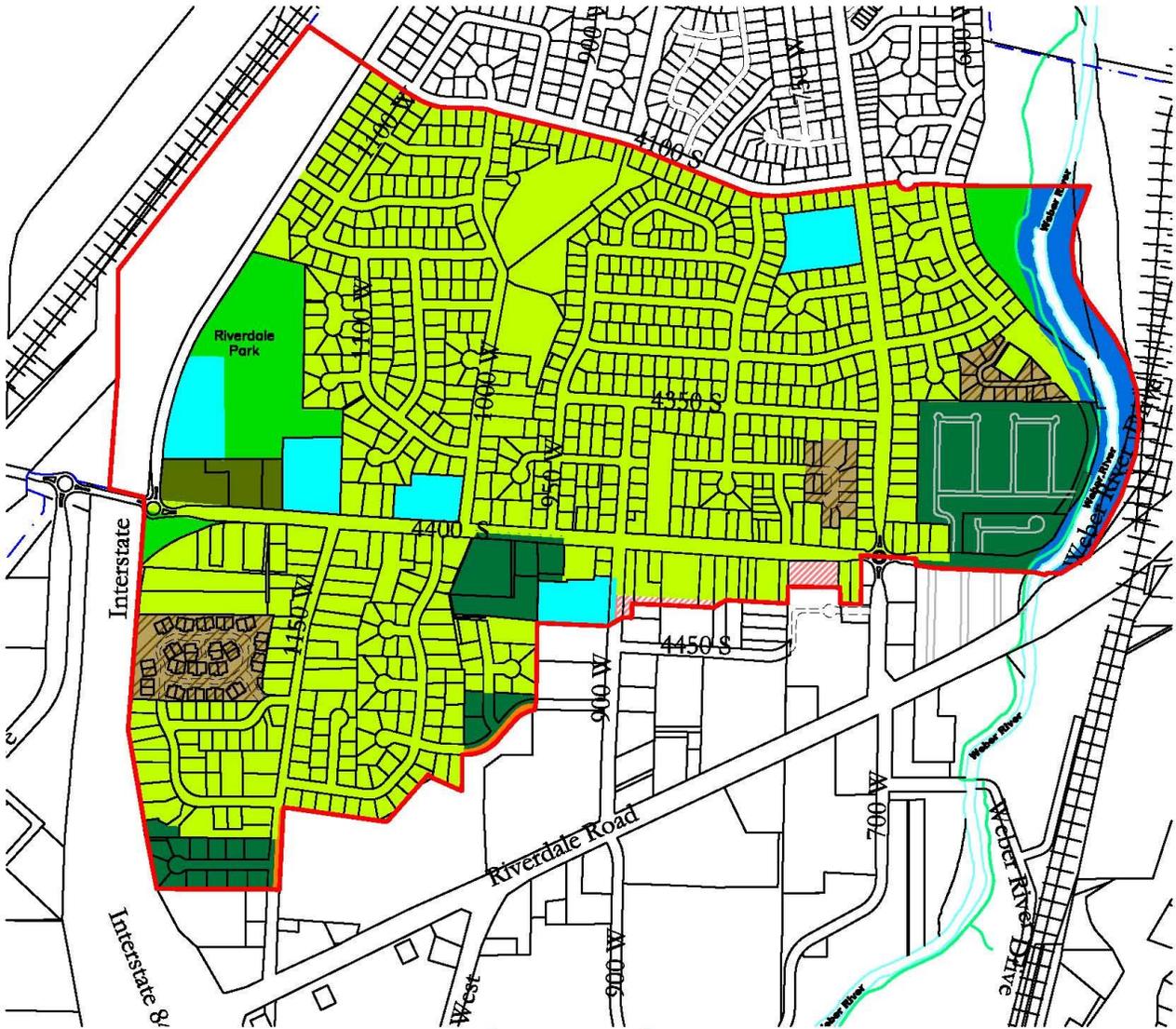
The Weber River Trail system is located in this area as well. It is recommended that the open space along the Weber River be kept as a natural habitat/open space (not a park) as the Hundred Year Floodplain becomes part of the Weber River Parkway. No access from the neighborhood or parking shall be provided, except as otherwise established by the City. The Riverdale Park is also located in this area adjacent to the Fire Station and the Community Center. This park should continue to be maintained and enhanced, as appropriate, to the benefit of the Riverdale citizens and community.

This area is planned for continued use as a residential area, the majority of which is low density residential. Starting on the area adjacent to 4400 South, the desire is for the existing modular home park to remain as an affordable housing option. If the park is upgraded, it ought to meet higher standards for open space and amenities. In the future, it may make sense to allow condominium ownership of the sites for any modular home park. It is recommended that north of 4400 South continue as single family detached residential use. There are also two Residential Overlay Zone sites in this area, as well as two assisted living care facilities/elderly care apartment complexes. On 900 West the addition of the Senior Center and apartments creates a transition point from commercial to residential use.

This area is highly transitional, due to its proximity to the Planned Commercial High uses in Area Seven to the south. Due to the transitional nature of this area, planning efforts should be sensitive to the needs and impacts on residents in the southern section of Area Six. Specifically, the property on the south side of 4400 South, between 1025 West and 700 West, is an extremely strategic land use area for Riverdale City. It is very important in terms of stabilizing and enhancing the neighborhood development to the north since it represents the transitional area between traditional residential neighborhoods and intense development along Riverdale Road. The area between 700 West and 900 West, property fronting 4400 South (the north portion of the parcels), should remain Residential. Properties fronting 4450 South (the south portion of the parcels) are designated as Mixed Use, with the line of demarcation between residential and commercial extending to the west side of 900 West where residential would front 4400 South, and commercial to the south fronting 900 West. The demarcation line runs between 4400 South and 4450 South, from 700 West approximately along 442.50' West at 130' from 4400 South to that point continuing to 900 West along 227' from 4400 South. The area north of this line would remain residential. The area south of this demarcation line running to 4450 South may be a mixed use. The H & P properties are currently zoned commercial on the south side of the demarcation line and two lots on the north side of the line are zoned mixed use residential where two (2) separate four (4) unit owner occupied townhouses currently sit. The RDA Board approved the use of residential only in this mixed use zone in keeping with the desire of continued residential uses on both sides of 4400 South. The land use map reflects the

current planned uses for this location. The Mixed Use zone is designed to permit only those businesses which would not have a noise impact on surrounding residential areas, would not accept deliveries at late hours; would not incur heavy vehicle traffic (such as fast food restaurants, low impact retail, etc.), and would have limited hours of operation. The mixed use zone protects existing residential while allowing property owners on 4450 South choices on developing their property as residential, residential/commercial mix or commercial.

Figure 12 - Alternate Land Uses - Area 6



AREA 6

LAND USE GENERAL PLAN

- | | | | |
|---|-----------------------------------|--|---|
|  | Agricultural |  | Planned Manufacturing |
|  | Residential - Low Density |  | Special Use District - Light Industrial / Business Park |
|  | Residential - Medium Density |  | Institutional |
|  | High Density - Multi Family |  | Recreational / Open Space |
|  | Residential Overlay Zone |  | Weber River Parkway |
|  | Mixed Use |  | Utility |
|  | Neighborhood Commercial - Low | | |
|  | Planned Commercial / Prof. Office | | |
|  | Planned Commercial - High | | |
|  | Commercial/Office/Business Park | | |

AREA SEVEN

See Figure 13 for more regarding this area. This area is bounded by I-84 on the west, transitional areas of low density residential uses and senior living apartments to the north in Area Six, the Weber River and its trail system to the east, and a mobile home park site to the south adjacent to I-84 and the Schneider's Riverside Golf Course.

There is a transitional section of this area to the north and planning efforts should be in this northern location should be sensitive to the needs and impacts on residential areas located in the south of Area Six. The property on the south side of 4400 South, between 1025 West and 700 West is an extremely strategic land use area for Riverdale City. It is very important in terms of stabilizing and enhancing the neighborhood development to the north since it represents the transitional area between traditional residential neighborhoods and intense development along Riverdale Road. The area between 700 West and 900 West, property fronting 4400 South (the north portion of the parcels), should remain Residential. Properties fronting 4450 South (the south portion of the parcels) are designated as Mixed Use, with the line of demarcation between residential and commercial extending to the west side of 900 West, where residential would front 4400 South, and commercial to the south fronting 900 West. The demarcation line runs between 4400 South and 4450 South, from 700 West approximately 442.50' West at 130' from 4400 South to that point continuing to 900 West at 227' from 4400 South. The area north of this line would remain residential. The area south of this demarcation line running to 4450 South may be a mixed use. The H & P properties are currently zoned commercial on the south side of the demarcation line and two lots on the north side of the line are zoned mixed use residential where two (2) separate four (4) unit owner occupied townhouses currently sit. The land use map reflects current planned uses for this location. Additionally, a single-family residential patio home development project has been developed in this area at 785 West 4450 South. This residential development is located in a Planned Unit Residential Development overlay district and the residences are subject to a homeowner's association. The Mixed Use zone is designed to permit only those businesses which would not have a noise impact on surrounding residential areas, would not accept deliveries at late hours; would not incur heavy vehicle traffic (such as fast food restaurants, low impact retail, etc.), and would have limited hours of operation. The mixed use zone protects existing residential while allowing property owners on 4450 South choices on developing their property as residential, residential/commercial mix or commercial.

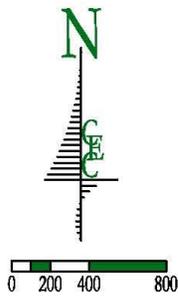
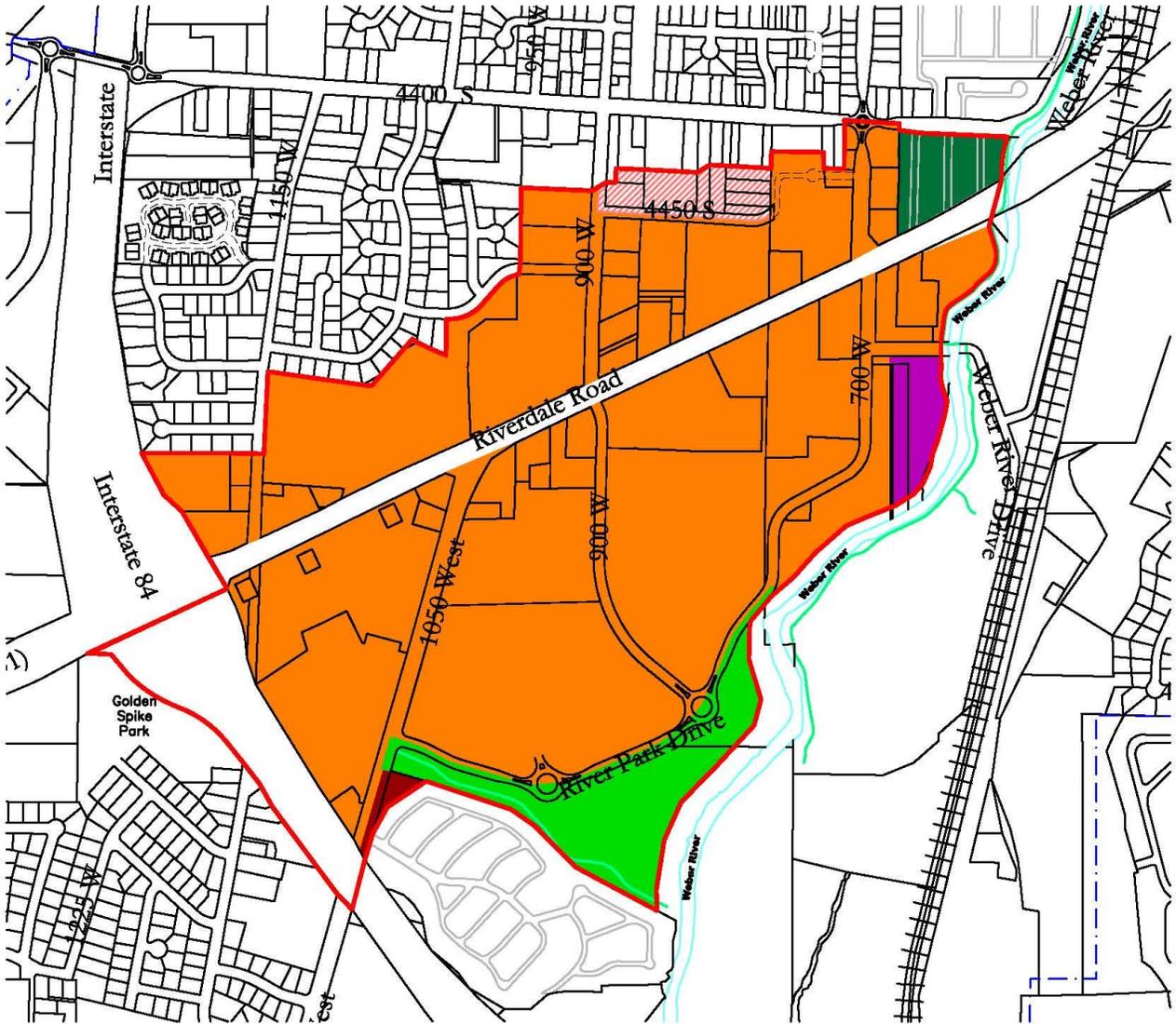
There is an existing gas station/convenience store on the east side of 700 West and Riverdale Road and a small retail/office shopping plaza on the west side of 700 West that is in the Planned Commercial High land use category. There is also a section of residential medium density in the northeast of this area, along 4400 South and near 700 West, which has potential to be converted to a planned commercial use in the future. A future transition in housing options on the modular home park in this area (at approximately 650 West 4400 South) may also make sense in order to accommodate potential alternative multi-housing options at the modular home park location. There is also a parcel along 4600 South, owned by Crabtree Auto, which is reflected as Planned Manufacturing and, for the time being, should remain as such. Additionally, there is an abundance of Planned Commercial High land use category properties in this area that should continue to be planned for this

use in the future. These properties are crucial to the continued financial operations of the City and its resources. Fostering and maintaining positive relationships with businesses are property owners in this area is key to the City's continued success.

On the south side of this area there is a section of property located along Weber River Drive that is designated as Recreational/Open Space and is now planned to be developed as a regional park by the City. Multiple other land use proposals have been considered for this property, but have had difficulties in changing the use of the property due to the City's historical desire to see the land developed for an Office Park use or similar retail/commercial use. Initial concepts for this land included a mixture of commercial development, office park development and open-space development, which could be developed pursuant to a City approved overlay zone and development agreement. However, in the summer of 2014 the City leadership had the opportunity to acquire this property from the landholder. This purchase of the property, if completed, will allow the City to have the option of establishing a major regional city park at this location and this would likely be of great benefit to the residents of the community. The City is in need of a new site for a large park as the current Riverdale Park is running out of capacity for any additional development and may be encroached upon in the future by the Weber School District in order to meet the expansion needs of the Riverdale Elementary School.

Riverdale Road, 1050 West, 700 West, 900 West, and Weber River Drive are all major roadways in this area. UDOT has completed a major reconstruction of Riverdale Road in recent years and also has oversight over 1050 West construction and use. Weber River Drive, 700 West, and 900 West are all City roads and should be maintained and enhanced to the benefit of this area for continued operational functionality.

Figure 13 - Alternate Land Uses - Area 7



AREA 7

LAND USE GENERAL PLAN

- | | |
|---|---|
|  Agricultural |  Planned Manufacturing |
|  Residential - Low Density |  Special Use District - Light |
|  Residential - Medium Density |  Industrial / Business Park |
|  High Density - Multi Family |  Institutional |
|  Residential Overlay Zone |  Recreational / Open Space |
|  Mixed Use |  Weber River Parkway |
|  Neighborhood Commercial - Low |  Utility |
|  Planned Commercial / Prof. Office | |
|  Planned Commercial - High | |
|  Commercial/Office/Business Park | |

AREA EIGHT

See Figure 14 for more regarding this area. Area Eight is bounded by 1050 West, portions of South Weber Drive, and Hill Air Force Base on the west, a mobile home park site to the north (that is adjacent to I-84), the Weber River to the east along I-84, and the border with South Weber City to the south.

The mobile home property to north has had some operational concerns during the more recent years and should be watched closely for continued land use and residential concerns. There may be an opportunity in the future to review this location and determine other residential/commercial land use options at this location.

The Motor-Vu Drive-In Theaters continues to operate in this area along 1050 West. Should the drive-in theater no longer be a desirable operation for the property owner, then it is believed that the most logical use would be that of single family detached dwellings to stabilize and enhance the existing neighborhoods to the west and south of the drive-in theater. At the current time, I-84 is a good divider between the commercial uses and the residential neighborhoods.

The Schneider's Riverside Golf Course is located in this area south of the drive-in theater. There may be another unique development opportunity associated with the golf course. There is potential to "add value" to a residential development by combining the drive-in site with the adjacent golf course site to develop housing clustered around an executive golf course. This could provide some unique housing development in Riverdale and may allow the project to reach higher price levels than if the drive-in site were a typical subdivision. Figure illustrates how this proposed land use may be applied around the golf course as a Residential Overlay Zone. The golf course/housing land use is shown on the Master Land Use plan to encourage discussion regarding this type of development. In no case will elimination of the golf course be encouraged. If the mixed use concept were not to develop, then it is recommended that the drive-in theater property become Residential Low Density housing and the golf course remain Recreational/Open Space use.

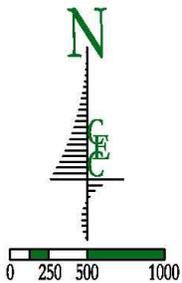
The area south of the golf course, along South Weber Drive, is presently zoned Agriculture and remains as such on the Master Land Use Plan because approximately one third of the area is in the Hill Air Force Base runway Accident Potential Zone (APZ). The Federal government has purchased development rights in this area and buildings are not allowed to be developed in the APZ area.

Previously the area had only one access via South Weber Drive and this narrow road goes through an existing residential area to the north. There is a connection to I-84 via Adams Ave to the South in South Weber City. Proximity to I-84 via Adams Ave may provide a different orientation for the Agricultural use area and could potentially be developed as a Residential Overlay Zone. The purpose of such a proposal would be to encourage innovative development, such as clustering or small lot development. Cluster development could preserve the open space character of the area if the underlying density were to remain 1 D.U. per acre.

It has historically been determined that the majority of the South Weber Drive area remain planned for Agricultural use as previously constituted in earlier versions of this plan.

Major roadways in Area Eight include I-84, South Weber Drive, and 1150 West. There has been some discussion of linking 5600 South through the Falcon Hill project area to 1150 West sometime in the future as a planned transportation corridor option through this area.

Figure 14 - Alternate Land Uses - Area 8



AREA 8

LAND USE GENERAL PLAN

- | | |
|---|--|
|  Agricultural |  Planned Manufacturing |
|  Residential - Low Density |  Special Use District - Light Industrial / Business Park |
|  Residential - Medium Density |  Institutional |
|  High Density - Multi Family |  Recreational / Open Space |
|  Residential Overlay Zone |  Weber River Parkway |
|  Mixed Use |  Utility |
|  Neighborhood Commercial - Low | |
|  Planned Commercial / Prof. Office | |
|  Planned Commercial - High | |
|  Commercial/Office/Business Park | |

AREA NINE

See Figure 15 for more regarding this area. Area Nine is bounded by the Weber River to the west, the city boundaries of Ogden City and South Ogden City to the north, the city boundaries of South Ogden City and Washington Terrace to the east, and a low density residential use to the south that is located on a bluff overlooking this area.

A great planned use for this area is Planned Commercial High, as is reflected by recently developed commercial/retail centers in this area. The high traffic through the area and the addition of the traffic signal at 550 West have accommodated new retail destination commercial growth in this area. This area is also part of the 550 West RDA and the Riverdale Road RDA. A small portion of the 550 West RDA area may accommodate new opportunities for additional housing development in the future of this RDA area. Additionally, other housing development opportunities may be available along the northwest end of 300 West just south of the Newgate Mall parking lot. A portion of this area on the south end includes the Classic Waterslides commercial use. Commercial/retail growth in this area should continue to be fostered in order to maintain continued commercial/retail success in this area.

Major roadways in this area include Riverdale Road, 550 West, 300 West, and Pacific Avenue. Additionally, the Union Pacific Railroad operates, maintains, and regulates the use of the railroad system that runs through this area and into Area Ten. It is recommended that there be some planning sensitivity relative to the impacts of the rail lines adjacent to the commercial/retail areas in this district. As part of this Master Land Use Plan, there is a portion of land west of the railroad tracks that has been identified in previous Plans as Planned Manufacturing use, and the intent of this Plan is to continue support of this concept.

On the east side of this area there are some significant concerns in terms of topography. Application of the City's Hillside Protection Overlay zone standards would be most appropriate in order to protect approved uses along the hillside and bluff sites in this area. It is recommended to review possible alternative uses and to implement Hillside Protection/No Build areas, where appropriate, in order to protect the interests of property owners and residents in the area and adjacent to this area.

HILLSIDE PROTECTION EFFORTS

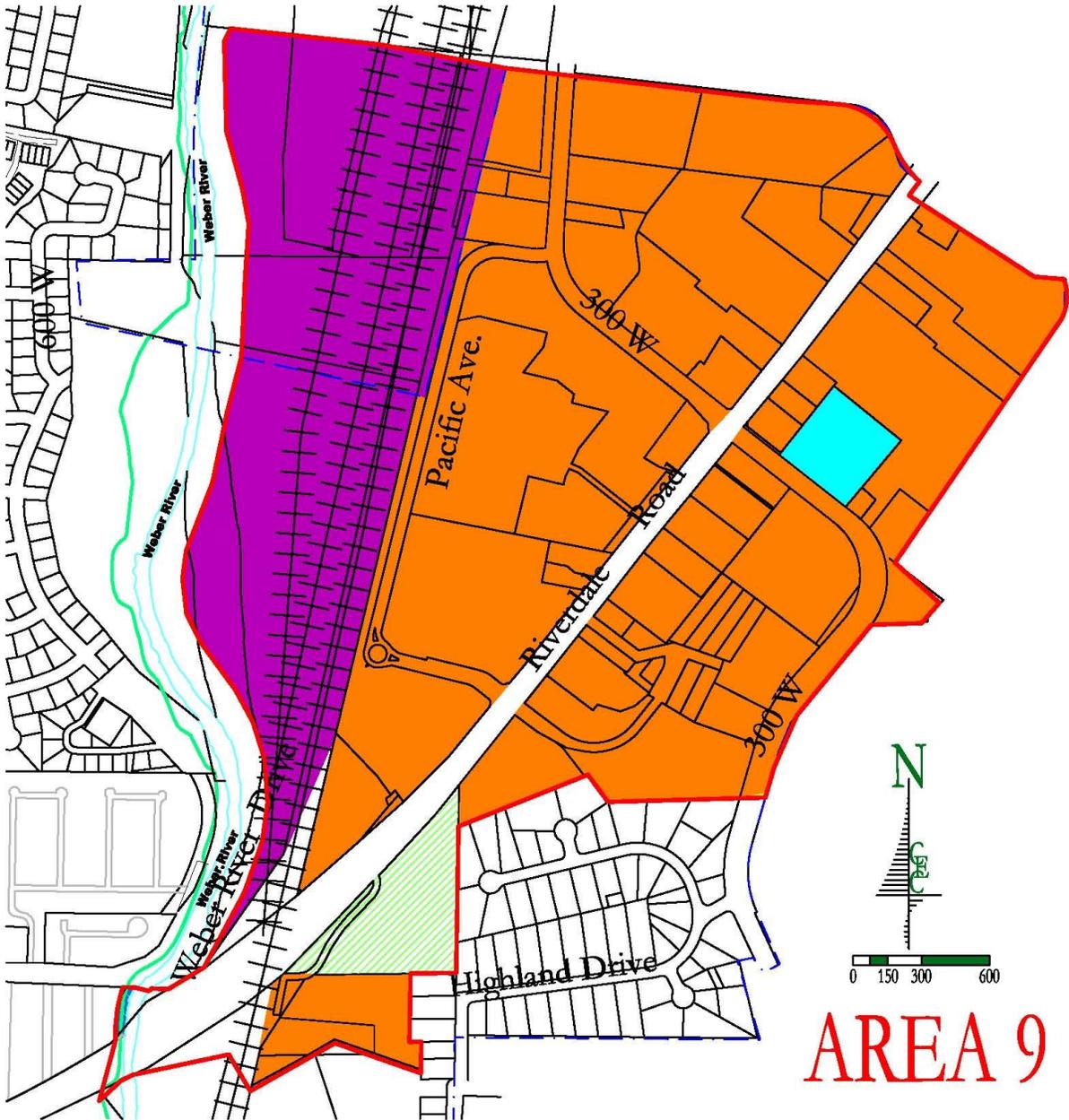
The recommended Hillside Protection is enforced on parcels located adjacent to and north of the Discount Tire/Ruby River Development. The bluffs on the east edge of this area and Area Ten should follow the provisions as recommended below:

- The provisions are designed to accomplish the following:
 1. Encourage the location, design and development of building sites to provide maximum safety, and human enjoyment while adapting the development to the natural terrain;

2. Provide for safe circulation of vehicular and pedestrian traffic to public and private areas minimizing the scarring and erosion effects of cutting, filling and grading related to construction on slopes;
 3. Prohibit activities and uses, which would result in degradation of fragile soils and steep slopes;
 4. Encourage preservation of open space to preserve the natural terrain;
 5. Minimize flooding by protecting streams, drainage channels, absorption areas and flood plains from substantial alteration of the natural.
- The Hillside Protection/No-Build Area shall be an overlay recorded on the Weber County Land Parcel Plat.
 - Outdoor lighting must be so organized and constructed so as to minimize the view of such lights more than 300' away.
 - Waste Disposal – Development will provide infrastructure to connect to the City sewer regardless of the distance of the structure from the existing line. (Septic tanks will not be allowed.)
 - Provided other drainage satisfactory to the City Engineer and the Planning Commission.
 - Erosion – No structure shall be located so as to cause an increase in erosion.
 - Development shall comply with the current Riverdale City Hillside Ordinance.
 - Building sites for accessory buildings or structures such as tennis courts, swimming pools, outbuildings, etc. shall be approved by the City Council upon recommendation of the Planning Commission.
 - Soils Report – The soils report shall be prepared by a qualified soils engineer.
 - Grading and Drainage Plan
A grading and drainage plan shall be prepared by a professional engineer registered in the state. The plan must be sufficient to determine erosion control measures necessary to prevent soil loss during construction and after project completion.
 - Vegetation Plan
The Vegetation plan and report shall be prepared by a person or firm qualified by training and experience to have expert knowledge of the subject and shall include at least the following:
 1. A survey of existing trees, large shrubs, and ground covers.
 2. A plan of the proposed re-vegetation of the site, detailing existing vegetation to be preserved, new vegetation to be planted, and any modifications to existing vegetation.
 3. A plan for the preservation of existing vegetation during construction activity

4. A vegetation maintenance program, including initial and continuing maintenance necessary.
 5. A written statement by the person or firm preparing the vegetation plan and report, identifying any vegetation problems, and further stating an opinion as to the ability of the proposed plan to mitigate or eliminate such problems as to prevent hazard to life or property; adverse effects on the safety, use and stability of a public way or drainage channel; and adverse impact on the natural environment.
- Other reports and plans as deemed necessary by the Planning Commission may be required. The Planning Commission may require second source verification.
 - Site buildings in a manner that preserves significant views
 1. Buildings should be designed to fit their sites and to leave natural massing and features of the landscape intact. Treat each building as an integral part of the site rather than an isolated object at odds with its surroundings.
 2. To the maximum extent feasible, views both to the site and to features beyond, as seen from public rights-of-way, trails, and other public lands, shall be maintained. To the maximum extent feasible, new construction shall not dominate or obscure the views of others.
 - Site buildings in a manner that preserves significant trees and vegetation.
 - Cluster buildings and parking, and coordinate neighboring developments.
 - Locate parking facilities to minimize their visual impact.
 - It is desirable to place utility lines underground.
 - Design buildings so they solidly meet the ground plan.
 - Preserve existing trees and vegetation
 - Landscape to retain harmony between the various elements of a landscape and to preserve its original character.

Figure 15 - Alternate Land Uses - Area 9



AREA 9

LAND USE GENERAL PLAN

- | | |
|---|---|
|  Agricultural |  Planned Manufacturing |
|  Residential - Low Density |  Special Use District - Light Industrial / Business Park |
|  Residential - Medium Density |  Institutional |
|  High Density - Multi Family |  Recreational / Open Space |
|  Residential Overlay Zone |  Weber River Parkway |
|  Mixed Use |  Utility |
|  Neighborhood Commercial - Low | |
|  Planned Commercial / Prof. Office | |
|  Planned Commercial - High | |
|  Commercial/Office/Business Park | |

AREA TEN

See Figure 16 for more regarding this area. Area Ten is bounded by the Weber River to the west, Riverdale Road, Classic Waterslides, and commercial/retail sites to the north, the city boundary of Washington Terrace to the east, and I-84 to the south.

On the east side of this area there are some significant concerns in terms of topography. Application of the City's Hillside Protection Overlay zone standards would be most appropriate in order to protect approved uses along the hillside and bluff sites in this area. It is recommended to review possible alternative uses and to implement Hillside Protection/No Build areas, where appropriate, in order to protect the interests of property owners and residents in the area and adjacent to this area. See the Area Nine description for more information regarding the "Hillside Protection Efforts".

A large portion of this area consists of Residential Low Density uses located on top of the hillside/bluff sites to the east in this area. These Residential Low Density locations are directly connected to Washington Terrace roads, residents, and the Terrace community. There is also a Residential Overlay Zone location to the southeast end of this area and located on the top of the bluff. The City should employ a fair amount of sensitivity to the geographical separation that exists between residents living in this area and other residential areas in the City. The City does have a small recreational facility located within one of these residential sites known as East Park (located between 4825 South and 4900 South on the bluff). This is a locally used park and should be maintained for continued use by residents in this area of the City.

The rest of properties to the west and below the hillside/bluff is currently planned for Agricultural, Institutional, Recreational/Open Space, and Mixed Use. The Riverdale City Offices, Police Department, and Public Works Department are located in this area. Additionally, there is a natural park location adjacent to the City facilities and to the south of the City campus that includes a BMX bike area, picnic facilities, the Weber River Trail system that connects to a bridge across the Weber River into South Weber City, and other informal natural recreational uses. There are some significant natural wetlands sites in this area and these areas could be preserved in the future for natural habitat preservation and protection areas.

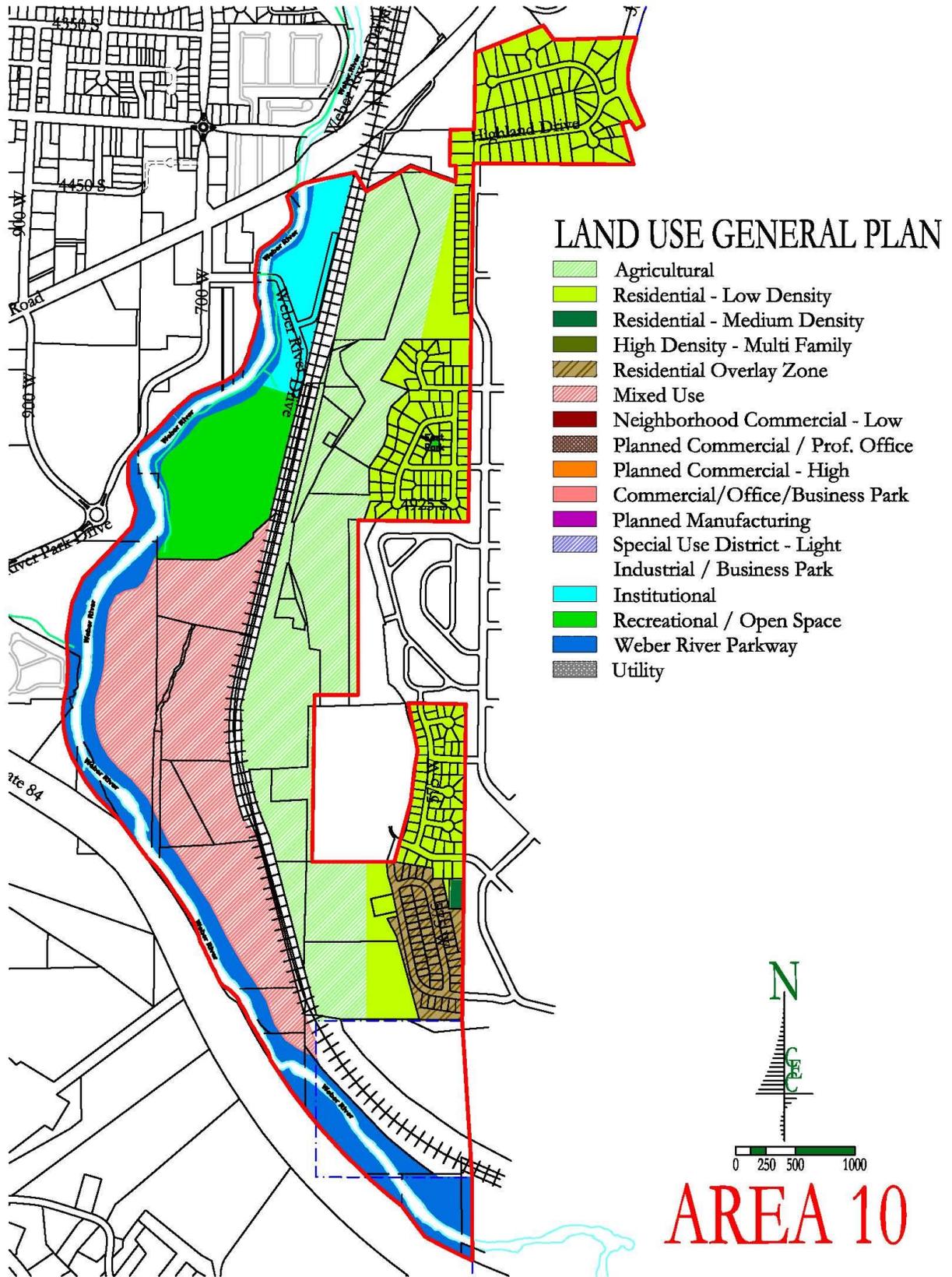
There has been a great amount of discussion in previous years to consider the development of a major recreational facility/park in this location. An active recreational park facility like this could include baseball fields, soccer fields, enhanced picnic areas and so forth as a part of this proposed city complex.

The Mixed Use property to the south has recently been acquired by a new property development and land management group. The current property owners have desires to maintain this property on the Master Land Use Plan as a mixed use location; however, the new property owners have discussed the option of variable housing development opportunities in this area in the form of mutli-family, townhomes, and single-family residential options. There has been a great deal of discussion from the City leadership to look at all potential development options for this mixed use development area. The biggest

challenge to the development of this area will be the need to develop a new bridge access from 900 West over the Weber River connecting to a future road connection on the east side of the river.

Major roadways in this area include 300 South, 500 West, 4600 South, and a future potential roadway connection to the south of the City Offices that would connect via a newly constructed bridge to the eastmost round-a-bout along Weber River Drive. Additionally, the Union Pacific Railroad operates, maintains, and regulates the use of the railroad system that runs through this area and north into Area Nine. It is recommended that there be some planning sensitivity relative to the impacts of the rail lines adjacent to any planned development in this area. These railroad tracks significantly bisect this area and clearly separate planned uses as a result.

Figure 16 - Alternate Land Uses - Area 10



CONSENSUS LAND USE PLAN

Refer to Figure 17 - Land Use Master Plan. This plan is to be the guiding policy document and strategy for the long term management of the growth and quality life for the City of Riverdale. Though it is a flexible document and is established to respond to new opportunities and challenges that will face the community in the future, it should not be changed without much deliberation, thought, and community participation/input. There has been a great deal of consideration regarding the past history of the community, its present circumstances and the desire of the people of the community to establish this Master Land Use Plan.

The General Plan, as a whole, must be the guiding document that aids staff, elected officials, City volunteer boards, community groups and organizations in the decision making process with respect to land use issues, growth management, capital improvement priorities, City budgets, and the revision of codes and ordinances.

Any proposed changes in zoning districts should reference the Land Use Master Plan. Critical areas facing developmental pressures contrary to community goals and objectives should be heavily scrutinized in order to discourage land speculation. Areas where the City wants to encourage certain types of development should be rezoned when possible in order to attract new land use interests by landowners and developers. Other less critical areas could be rezoned at a later, more opportunistic and appropriate time.

New zoning districts should be explored, where appropriate, in order to encourage and achieve quality developments consistent with the goals and objectives of the community. All community assets must be protected when they are considered of great benefit to the City. The implementation section of the General Plan outlines the City priorities and proposed action plans for the implementation of the General Plan and the Land Use Master Plan.

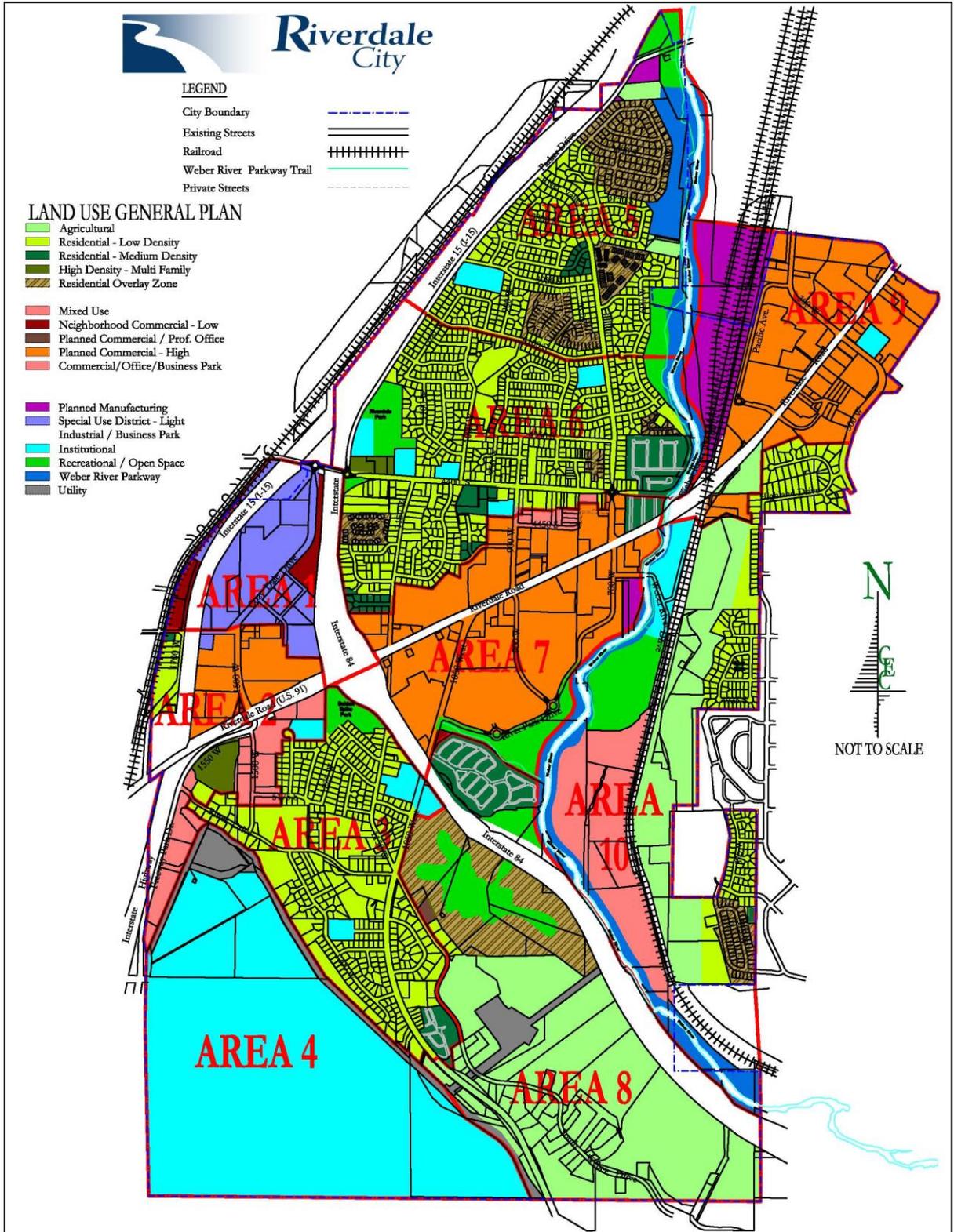
Table M - Land Use District Definitions

COM-R	Commercial - Retail regional - large scale retail development oriented toward attracting a regional trade area. Located with great vehicular access, visibility and parking facilities.
COM-N	Neighborhood Commercial - neighborhood oriented commercial such as butcher, bakery, coffee, deli, specialty grocer, green grocer etc., that is oriented to the surrounding neighborhood and is residential in scale of development and roof line. The parking is located behind the retail development and encourages pedestrian and bike access.
HDR	High Density Multi-Family Housing - rental or owner occupied attached housing usually apartment or condominium type of development.
I	Institutional Uses - public or quasi-public uses including schools, cemeteries, churches, civic facilities, medical facilities, etc.
ID-BUS	Light Industrial/Business Park - development similar to the existing America First facilities are to be protected and encouraged. No outdoor storage. Business, telemarketing, financial processing and office uses that may require clean non-polluting light industrial, assembly and electronic manufacturing, etc. Only uses with modest truck traffic requirements. Landscape requirements, site planning review and restriction of building types (e.g. no prefabricated metal buildings) would be part of approval process
ID	Light Industrial - manufacturing, compounding, processing, assembling, packaging, or testing of goods or equipment or research activities entirely within an enclosed structure, with no outside storage, serviced by a modest volume of small trucks or vans and imposing a negligible impact upon the surrounding environment by noise, vibration, smoke, dust or pollutants.
LDR	Low Density Residential - single family subdivisions.
LIC	Low Impact Commercial - retail sales, office, and service establishments that have limited access to and from major arterials. Limited access is defined as driveways no less than 200 feet apart (150 feet in special cases). Where the district is adjacent to residential uses, activities must be entirely within an enclosed structure, with no outside storage, serviced by a modest volume of small trucks or vans and imposing a negligible impact upon the surrounding environment by noise, vibration, smoke, dust or pollutants. Hours of operation shall be limited to 6:30 A.M. until 10:00 P.M. Special light tight, decorative

walls and landscaping must buffer the residential uses. No structure shall be greater than two stories (35 feet).

- MDR** **Medium Density Residential** - owner occupied attached or small lot housing usually in a Planned Unit type of development with at least one enclosed parking space. Second car and guest parking may be open or under a carport.
- OFF-PARK** **Office Park** - office uses and incidental retail and service support business. The nature of the office park development is development consistent with that of City Hall in the way it is landscaped, undulated and integrated with its natural surroundings. Objectives for the development would be to preserve as much of the natural forest and vegetation, wetlands, river front and character of the area as possible. The "foot print" of buildings and parking areas would be as small as possible. Therefore higher structures (4-6 stories) and structured or underground parking would be encouraged. A low ratio of developed area to open space would be required. There would be a strict conditional use approval process. It has even been suggested that, in addition to traditional open lawns and tree plantings, a transition toward xeriscape landscape design techniques be added to provide an orderly visual transition to the natural habitat.
- P** **Parks** - developed recreation facilities
- OS** **Open Space** - open space, protected natural habitat with limited or no development allowed.
- PRUD** **Planned Residential Unit Development** - an owner occupied, attached or small lot residential development guided by a total design plan in which one or more of the zoning or subdivision regulations, other than use regulations, may be waived or varied to allow flexibility and creativity in site and building design and location, in accordance with general guidelines that allow and encourage sensitive and efficient development of unique lots with steep topography, high ground water, wetlands, unique natural habitat, etc. The present zoning ordinance needs to be updated to better reflect the quality in design and site planning desired.
- SFD** **Single Family Detached Housing** - with the possibility of secondary rental unit as a conditional use with apartment license required.
- U** **Utility** - public or private utility use.

Figure 17 Land Use Master Plan



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 neighborhood. Parks and recreation programs 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. Parks and recreation programs also should:

- be all encompassing, in that they serve 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 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 children at Golden Spike Park.

EXISTING FACILITIES

Riverdale has two major parks, a passive park area at City Hall and one play ground for children. A small public park, 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. 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 fulltime 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 Riverdale Park, including preschoolers 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 nature preserve. The park, which serves the southwest portion of the city, has a large bowery, volleyball court, playground, and two baseball fields.

City Hall Park located at 4600 S Weber River Drive provides picnic tables and open space along the Weber River. School facilities are used in a limited capacity at Riverdale Elementary, Club Heights Elementary, Washington Terrace Elementary, Roosevelt Elementary and T. H. Bell Junior High School.

Riverdale's Senior Center at 4433 S. 900 W. provides housing as well as activities in Riverdale City Monday through Friday from 8 a.m. to 4 p.m. A full-time coordinator, three part-time employees and Senior Board of Directors oversee 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.

A Fourth of July community celebration called 'Old Glory Days' including parade and fireworks are held annually.

PARKS AND RECREATION NEEDS

Riverdale has a limited amount of land set aside 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 approximately 8,500 residents. In 2010, 27.9 percent of the population was under the age of 18 and 11.6 percent of the population was 65 and older. These numbers suggest close attention to the needs of youth and seniors should be considered. Structured and unstructured recreation and leisure opportunities and facilities could also be made available.

According to Planning the Neighborhood, an initiative of the American Public Health Association, there should be six to eight acres of park land per 1,000 persons. Riverdale has a population of 8,500 residents, suggesting 51 to 68 acres of city property should be in parks. Currently, Riverdale has about 21 acres of park land. The Committee also suggests 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 guide the future of parks and recreation in Riverdale. See Figure 17.

Recommendations to expand Riverdale's recreation program include:

- ♦ An additional major community park with three or four sports fields with amenities.
- ♦ Cooperation between the School District properties, the City Parks and Recreational Program 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 provides open space, passive recreation and visual enhancement of the community and existing area. 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 and visitors that shop and dine in Riverdale after enjoying the city's recreational amenities.

- An urban trail system of roads, sidewalks and bike lanes has also been created linking neighborhoods, parks and recreational facilities, the river trail system and the city's commercial district. The urban trail shown in Figure 20 provides access for vehicles, pedestrians, bicycles, roller bladers and skateboarders to various areas of the community.
- The City owned property adjacent to the City Hall/Public Works Complex could be developed as a major citywide recreational facility, with sports fields for community recreation program use.

Figure 18 - Parks and Recreation

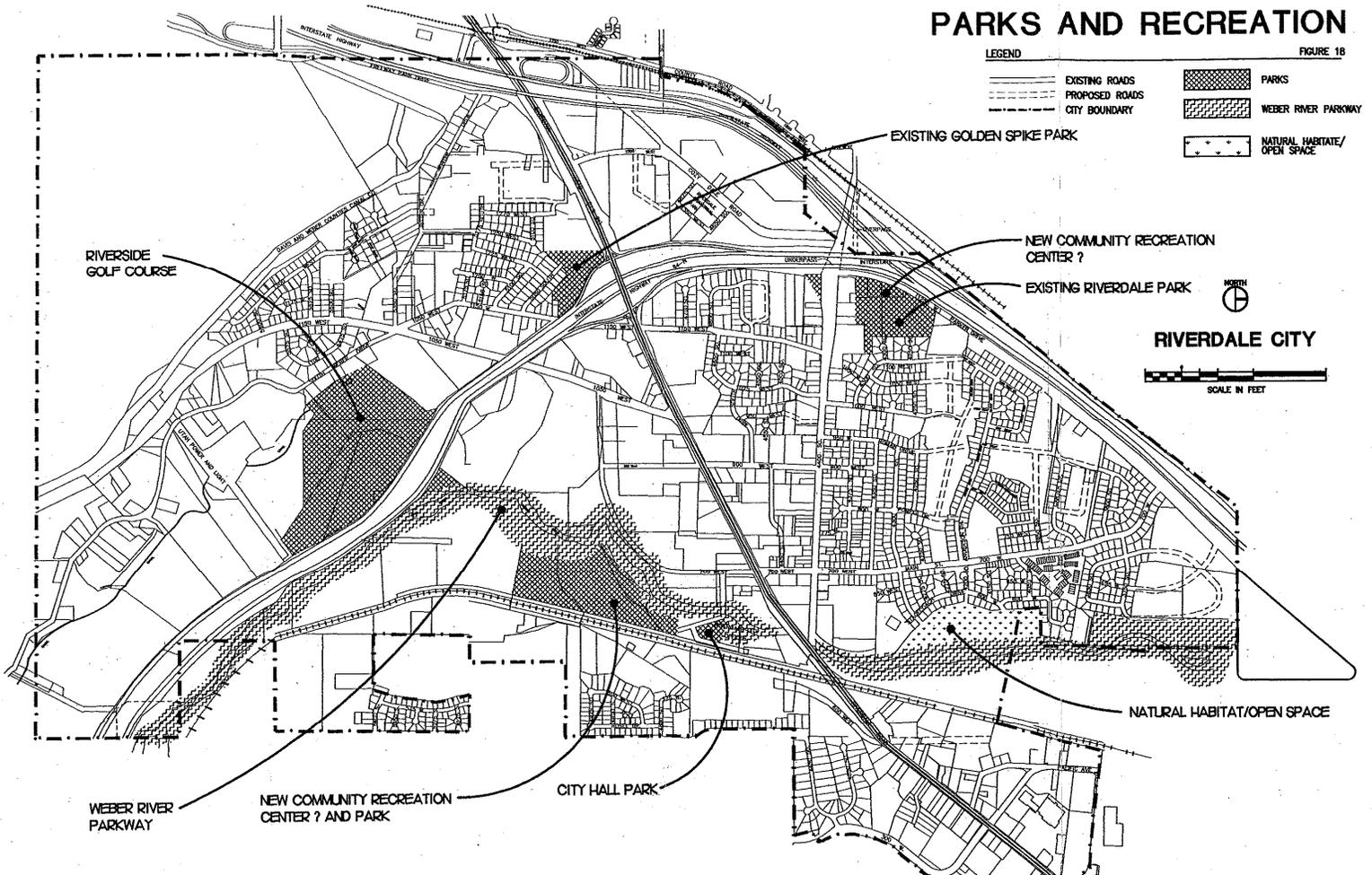
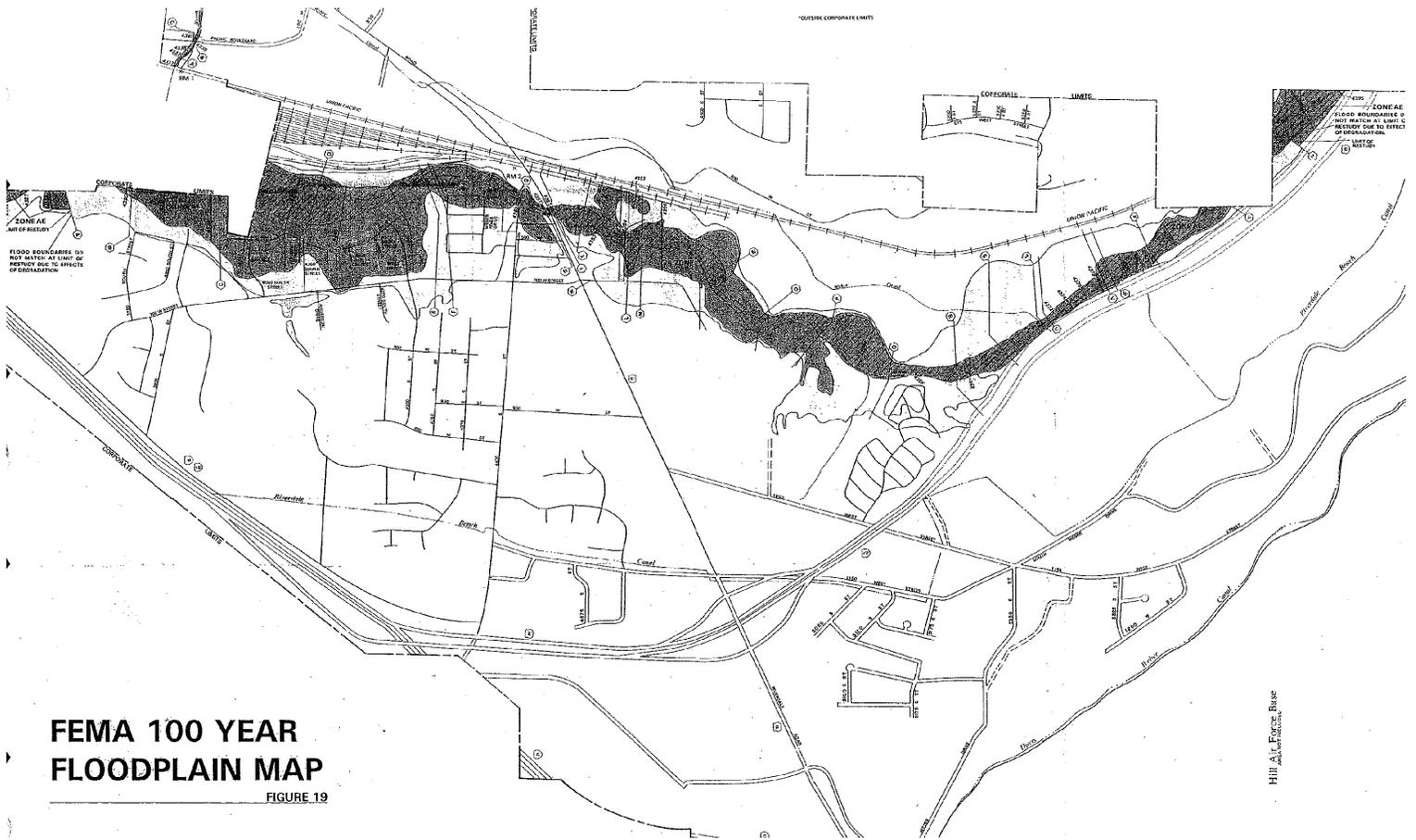


Figure 19 - FEMA 100 Year Floodplain Map



**FEMA 100 YEAR
FLOODPLAIN MAP**

FIGURE 19

Hill A.P. Force Base
www.hill.af.mil

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.

Urban design objectives for the City should illustrate a process for making decisions regarding the City's future, character and image.

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

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

See Figure 19 for the Urban Design Plan.

One vitally important aspect of the Urban Design Element is the establishment of district 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:

- Improving 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.
- The ordinance should include consideration of existing tree preservation during

construction of development sites, re-planting standards, and controls on subsequent modification of required landscaping. Riverdale's Hillside Ordinance prohibits the removal of any vegetation on slopes until a "vegetation removal plan" is submitted, reviewed and approved by the city.

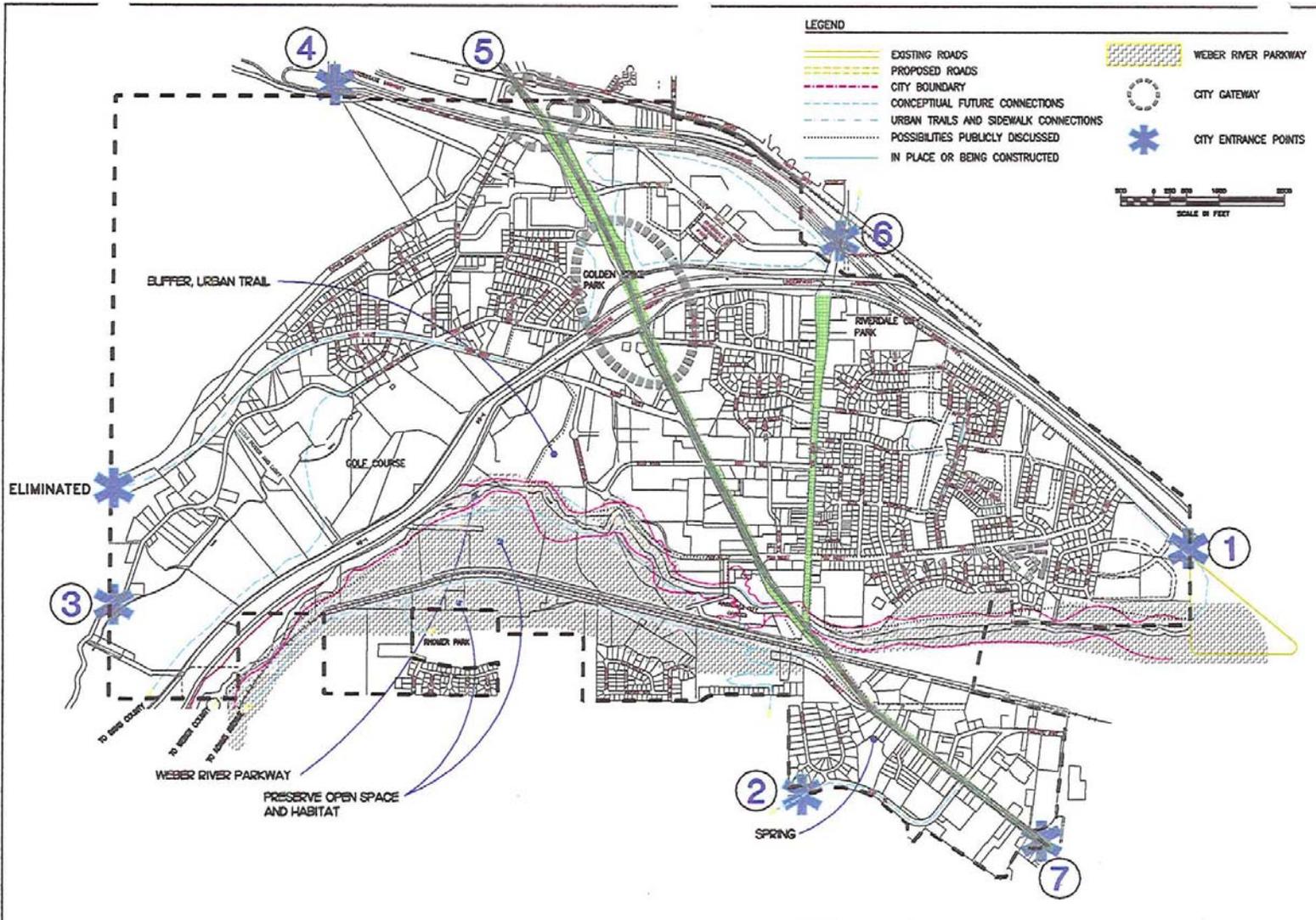
- Encourage the landscaping of streets in appropriate areas of the City by retaining existing native vegetation where possible, and by adding native plant materials as necessary.
- Require tree planting in traffic medians at entrances or gateways to the City and encourage the same at major entrances 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, streetscape and urban design element 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.
- Continued emphasis on commercial, industrial, and residential multi-family and planned unit developments in providing 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."

- Continue to enhance gateways into Riverdale City with established image branding. The I-15 and I-84 interchanges 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 existing and future commercial and business park developments. Street medians are not proposed.
- Recognize quality landscaping of both commercial and the residential properties through City Beautification Awards.
- 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.
- 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 of billboards that may be converted to digital electronic and animated so they do not detract from the City's positive environment.
- 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.
- Encourage the city wide use of attractive xeriscape planting and decorative hardscape materials.
- Continue to explore new methods to enhance the desired City image and identity.
- Continue to enforce Building Code requirements and guidelines for the protection of ridges and slopes that are building code and Hillside ordinance regulated.

Encourage property owners of view corridors, and natural landmarks to consider development that preserves those areas for the enjoyment of future generations.

- Continue to improve the city wide trail systems with amenities that enhance the existing improved trail.
- Underground utility installation is encouraged in all areas where feasible.
- The City should pursue the implementation of a beautification committee with the purpose of providing public awareness and positive input in private property cleanup, landscaping and property maintenance of the residential and business areas of the city.
- Future development activities should be designed to reflect Riverdale's unique character.
- Continue to emphasize the residential character of the uses along 4400 South so the road remains primarily residential in character and that it is a strong reinforcing line between commercial encroachments of Riverdale Road.

Figure 20 - Urban Design Plan



TRANSPORTATION

Updated 11-19-2019

INTRODUCTION

The City of Riverdale is located at the joining point of two major freeways and is in the unique position of being greatly impacted by the area's roadway system. No other city of its size in the State of Utah has the wide range of roadway systems that Riverdale has. Along with I-15 and I-84, US 91 also known as SR 26 (Riverdale Road) also bisects the City. The City also has collector and residential streets of varying sizes that serve the City. The existing roadway system is well established with improvements to Riverdale Road. Currently there are no plans for new city owned roads that are expected to be constructed in the City, with the exception of any new roads established through future subdivision development. The Governing Body and city staff from time to time evaluate design standards for each road and based on those standards consider options including, but not limited to, medians, landscaping, and any other appropriate design concepts.

There are four basic types of roadways, each of which currently can be found in the City of Riverdale. **Interstates I-84 and I-15** intersect in Riverdale and divide the City into three separate areas. Within Riverdale, improvements have been made for direct access to and from the two freeways. First, at I-84 and Riverdale Road, the new bridge and ramp access that is by means of the newly designed Single Point Urban Interchange (SPUI), and second, at I-15 and Riverdale Road, expanded access has been reconstructed as part of the 2014 UDOT road improvement project.

Riverdale Road (US-91/SR 26) is the City's **major arterial**. Major arterials are streets that bring traffic to and from the freeway system as well as serve major traffic movements within the metropolitan area.

The next class of roadways is **collector streets**. The segment of 4400 South from 700 West to Cozy Dale Drive (1500 west) is a collector roadway. In addition, 1050 West, 1150 West, Cozy Dale Drive, 700 West, and Parker Drive are collector roadways in Riverdale. The transportation plan shows all roadways and their classifications. These collectors do not serve as roads for long through trips and, therefore, generally are not continuous for any great length. The principal difference between a collector and a major arterial typically is the width of the right-of-way, number of lanes, length of trip and volume of traffic it accommodates.

Local streets are those streets whose function is to provide access to immediate adjacent land uses. They make up the large percentage of the total street mileage of the City, but carry a small portion of the vehicle-miles of travel. Even though 700 West from 4400 South to Parker Drive is listed as a collector road, its primary function is to accommodate local traffic. Local residential streets, in most cases, will carry daily traffic volumes of 2,000 or less.

Riverdale City is continuously striving to improve the existing street system to be safer for area residents whether they are on foot, bicycles, or in a car. The goal of any

analysis is to study the critical locations within the City and to recommend low cost methods for improving the safety and operation of the City's street system.

Further, Riverdale City, in association with efforts from the Wasatch Front Regional Council (WFRC), is striving to adopt policies and plans as the part of the Wasatch Choices 2050 vision to incorporate multimodal (vehicle, bus, bike, foot, etc.) access throughout the Riverdale community and in connection to neighboring municipalities and other governmental entities. Riverdale City is engaged in long-range planning efforts with WFRC to identify transportation challenges and work on long-range improvements and solutions to address these identified challenges. Riverdale City is strongly encouraged to review the WFRC Choices 2050 program when working through transportation options for development and budget processes as the City makes decisions regarding future growth opportunities and challenges.

Currently, Riverdale City does not have many major transit investment corridors in the City, besides the consideration of current UTA bus service routes throughout the City. **Major transit investment corridors** have been established by the Utah State Legislature as public transit service that uses or occupies: (a) public transit rail right-of-way; (b) dedicated road right-of-way for the use of public transit, such as bus rapid transit; or (c) fixed-route bus corridors subject to an interlocal agreement or contract between a municipality or county and a public transit district as defined in State Code or an eligible political subdivision as defined in State Code.

Transit

The Utah Transit Authority provides bus service along Riverdale Road and 4400 South.

Route number 470 serves the area in both directions along Riverdale Road on approximately one-half hour headways. The northbound route continues to the downtown Ogden Transit Center. Southbound vehicles wend their way through several cities to the downtown Salt Lake area.

Route Number 456 is an express from the Ogden Transit Center to and from Salt Lake's west side office area on approximately one-half hour headways.

Route 640 runs from west Davis County to and from Weber State University via 4400 South on approximately one-half hour headways.

Riverdale City continues to work closely with UTA in moving ahead to improve bus stop locations with shelters. Most bus stops in Riverdale City do have equipped shelters at each UTA bus stop. Currently, Riverdale hopes to see three additional and final key bus stops equipped with shelters in the near future as continued efforts are made to work with property owners and UTA leadership to accomplish this goal.

Bikeways/Pedestrian Sidewalks

In order to more effectively accommodate bicycle and pedestrian transportation the Riverdale City Council has formed a Bicycle and Pedestrian Ad Hoc Committee and tasked the committee with recommending possible improvements to certain areas of the city that may be considered safe routes for bicycle traffic. The committee has identified 4400 South as a strategic bicycle route for Riverdale City and certain improvements have been completed including: striping of bike lanes and installing signs identifying that the use of the existing roadway will now be shared by the biking community. These improvements extend from Parker Drive and continue east to the new 700 West round-about where they will be continued to connect with bike lanes on River Park Drive. Additionally, Roy City has been frequently contacted pertaining to the need for proposed future improvements along 4400 South. This should include street, curb, gutter and sidewalk improvements. It has been recommended that the Roy City street design include a dedicated bicycle lane and appropriate signs designating this as such for the safety of those who use this roadway. A couple of years ago, Riverdale City, Weber County, and UDOT entered into an effort to establish a new bike/pedestrian bridgeway over I-15 and also a widened underpass along 4400 South under I-84. The construction of these facilities have been completed along with some additional accommodation and widening added for shared bike access along this section of 4400 South. These facilities have improved the safety and access along this section of 4400 South.

The Bike/Pedestrian Ad Hoc Committee also recommended that 700 West/River Park Drive be completed with appropriate bicycle lanes and sign improvements along this entire route from Parker Drive continuing south to 1050 West. Many of these bicycle lanes and sign improvements have been installed along this route since the time of that recommendation from the Committee.

A few areas of the city were also identified where pedestrian sidewalk connections are recommended to be completed. Most of the pedestrian sidewalk connections identified have been completed with the exception of the following: An undeveloped section of Parker Drive at approximately 3496 South currently owned by the Purin family.

The Ogden Area Transportation Study (OATS) has implemented a series of bike routes throughout the entire urbanized area. Riverdale's bikeway system should connect internal destinations such as parks and schools while connecting to the larger area-wide bikeway system. Additionally, Riverdale City has entered into a Tri-City multi-modal transportation connectivity study with Washington Terrace City and South Ogden City to identify where key transportation linkages can be planned for and established to create better east to west connectivity between the cities and additional north to south connectivity, where appropriate and necessary.

It is recommended that in any future consideration of bicycle infrastructure the city consider traffic volumes, the planned roadway cross-section as well as the condition of streets being considered to install the highest feasible class of bicycle infrastructure. Bikeway classifications are defined as follows:

Class I A class I bikeway is a path designed for cyclists, pedestrians and in some cases, equestrians. They are located in areas where it is possible to prohibit motor vehicle traffic.

Class II A class II bikeway is a defined portion of an existing roadway designed for the exclusive use of bicycles. Separation is achieved by either painted lane or “bicycle use only” pavement markings or by grade separation from the roadway or pedestrian walkway.

Class III A class III bikeway is a signed cycling route utilizing existing roadways where cyclists would share the road with other types of traffic. This type of bikeway does not provide cyclists with increased road privileges; rather, it informs motorists of the cycling route and warns them to watch for bicyclists.

The following streets are recommended for development as bikeways in the City of Riverdale:

<u>Street</u>	<u>From</u>	<u>To</u>	<u>Classification</u>
Parker Drive	N. City Limits	4400 South	Class I (east side)
4400 South	Parker Drive	700 West	Class I
4400 South	700 West	Weber River Pkwy	Class III
Weber River. Dr.	City Hall	700 West	Class II
4600 South	700 West	Bridge	Class II
1050 West	700 West	So. Weber Dr.	Class II/III
So. Weber Dr.	1050 West	City Limits	Class III
1050-1150 W	1050 West	5050 South	Class III
5050 South	1150 West	Golden Spike Park	Class III

Pedestrian Ways and Sidewalks

Pedestrian walkways provide a more relaxed method of moving short distances throughout an urbanized area. All new roadways within the City are required to provide sidewalks for pedestrians. Residential and collector roadways should have sidewalks adjacent to the roadway as a portion of the roadway cross-section. Commercial collector roadways and parkways should provide sidewalks that are separated from the roadway by some distance. Each of the Class I bikeways should also be designed to serve pedestrian movements.

EXISTING CONDITIONS

Traffic throughout the area is increasing at a rate of approximately five percent each year. Data provided by UDOT is shown in Table N below.

Table N
City of Riverdale 2015-2017
Average Daily Traffic at Various Locations

Route	Location	2015	2016	2017
Riverdale Rd. (SR 26)	SR 126 Roy	21,000	22,000	23,000
	I-15 via Riverdale Road	45,000	47,000	48,000
	I-84 via Riverdale Road	46,000	48,000	49,000
1050 West and South Weber Drive (SR 60)	SR 60	34,000	35,000	36,000
	SR 26 Riverdale Road	14,000	15,000	15,000
	SR 168 1150 West	1,300	1,300	1,400
	Weber/Davis Co. Line and East from Riverdale	2,000	2,100	2,800
	475 East (South Weber) Jct. SR 89	1,600	1,700	1,700
4400 South (SR 3316)	SR 126 1900 West in Roy	10,000	11,000	7,100
	Airport Road	9,000	9,500	9,700
	900 West	12,000	13,000	13,000
1900 West (SR 126) and Freeway Park Drive (SR 3315)	SR 97 5600 South in Roy	39,000	41,000	42,000
	SR 26 Riverdale Road	24,000	26,000	26,000
	SR 3315 Freeway Park	9,100	9,500	9,800

Major Roadway Plan

The major street plan is an illustration of the information discussed in this document. See Figure 21, Major Street Plan.

Riverdale Road

Riverdale Road (US-91/SR 26) runs in a northeast to southwest direction through the entire width of the City and bisects Riverdale into two pieces. Virtually a portion of

every trip made each day by residents is impacted by Riverdale Road. Commercial uses abound along the entire length making Riverdale City a Regional Destination Retail Hub. Riverdale Road's importance to the City cannot be over emphasized. In 2015 UDOT completed work along Riverdale Road that included extending the widening to 1900 West in Roy and reconstructing the interchange at I-15 to allow northbound exiting traffic to turn left into Roy, and to allow eastbound traffic on Riverdale Road to turn left into the on-ramp onto southbound I-15. Improved pedestrian facilities were also provided to access from Riverdale into Roy on sidewalks and/or marked signed crosswalks.

900 West Between River Park Drive and the Weber River

Riverdale City has zoned approximately 70 acres of property on the east side of the Weber River and directly south of the city offices to the Mixed Use (MU) designation. This property is owned by Eagles Landing Apartments LLC and will require an extension of 900 West through the Riverdale City property with a bridge spanning the Weber River in order to access this property for any future development of this property. The property owner has shown interest in developing mixed used residential on this property and will be required to construct appropriate new city roadways to accommodate the proposed housing growth.

5600 South Between Freeway Park Drive and I-84

5600 South Street should be considered to be extended east across or around the north end of Hill Air Force Base to I-84. There may be an opportunity for a future interchange that could tie into a future street coming from the north on yet to be developed ground between the railroad tracks and the Weber River.

1200 West at Existing Dead End at About 5180 South

In the future, this temporary dead end could permanently end with a cul-de-sac or possibly extend south and east to 1150 West.

Ritter Drive

Ritter Drive is in the process of a road construction widening and curb, gutter, and sidewalk improvement process. With the expansion of Ritter Drive, this may facilitate new discussion and a consideration of utilizing full two-way traffic on this road between 1050 West and Freeway Park Drive.

4800 South Between I-15 and 1500 West

4800 South connects with what is left of 1550 West which then connects with 1500 West at an odd angle. 4800 South should extend directly to 1500 west, forming a future "T" intersection. This road could possibly be vacated when the area fully develops.

5400 South at Existing Dead End at About 1300 West

In the future, this temporary dead end could permanently end with a cul-de-sac. It is not likely that the street could extend to Ritter Drive due to the grades.

550 West Between the Existing Temporary Dead End and 300 West

When development comes to this area, it is possible that 550 West could be extended as far north as 300 West and/or back to Riverdale Road. It may also make a transition from a city street into a private access or parking area. Riverdale City has paved this from the improved end of 550 West to temporarily tie into 500 West. When this area develops this temporary section of paved road may permanently be improved to city standards or may be vacated in lieu of new development.

950 West Between 4400 South and 4600 South

950 West temporarily dead ends at about 4500 South. The street may be extended or end with cul-de-sac with future development.

Each of the locations was studied to determine whether a roadway geometrics problem exists that can be rectified. It was found that most of the locations could be improved with minor adjustments that would make the safety and operation of the location significantly better than the existing conditions. The following section discusses the existing condition and recommends methods of improvement to the existing conditions.

INDIVIDUAL LOCATION ANALYSIS

3600 South Parker Drive

Parker Drive is the east frontage roadway of I-15 running from 4400 South north to 31st Street. It currently is a medium volume roadway that is used as an alternate access to the area by local residents. It is recommended that Parker Drive be potentially widened to a three lane section to allow for a turn lane into and out of the extension of 3600 South. When Parker Drive is reconstructed in the future, consideration should be given to its widening to meet City standards for a collector roadway. The additional width will facilitate turning, parking and passing of other vehicles for roadway users. Figure 22 illustrates the existing and proposed design for the new intersection.

Parker Drive North of 3950

Parker Drive should be widened to match the width of the road that is 500 feet to the north.

4400 South from 700 to 1100 West

4400 South is a significant roadway in the City of Riverdale. Running east and west from the west city limits to the river and railroad tracks, it provides good access to many different areas of the City of Riverdale. In addition to automobiles, both bicyclists and pedestrians use 4400 South as a portion of their travel. The cross-section of 4400 South right-of-way widens east of 1100 West from eighty to approximately one hundred feet. 4400 South has been improved with bike lanes connecting 700 West to the South to River Park Drive.

4300 South and 600 West Intersection

The intersection of 4300 South and 600 West is a unique intersection in that it is a four-leg intersection with one of the legs being a stub street and the other going into a private development and trail access. Figure 23 illustrates the existing condition. There

are low traffic volumes and a very low accident history for this type of intersection in a residential area. No change is recommended in the traffic control at this time. A stop control should be considered if the dead end roadway is extended in the future.

4050 South and 600 West

The intersection of 600 West with 4050 South is designed as a “T” intersection in a residential area. Development is complete on all the legs of the intersection. Figure 24 is an illustration of this intersection. A yield sign controls the north leg which is a residential cul-de-sac and is the lowest traffic volume entering the intersection. Sight distance is good for traffic approaching from all directions. While it is odd to control only one direction of the crossbar of a “T” intersection, the intersection is currently functioning in a safe manner. No change is recommended at this time.

Figure 21 - Major Street Plan

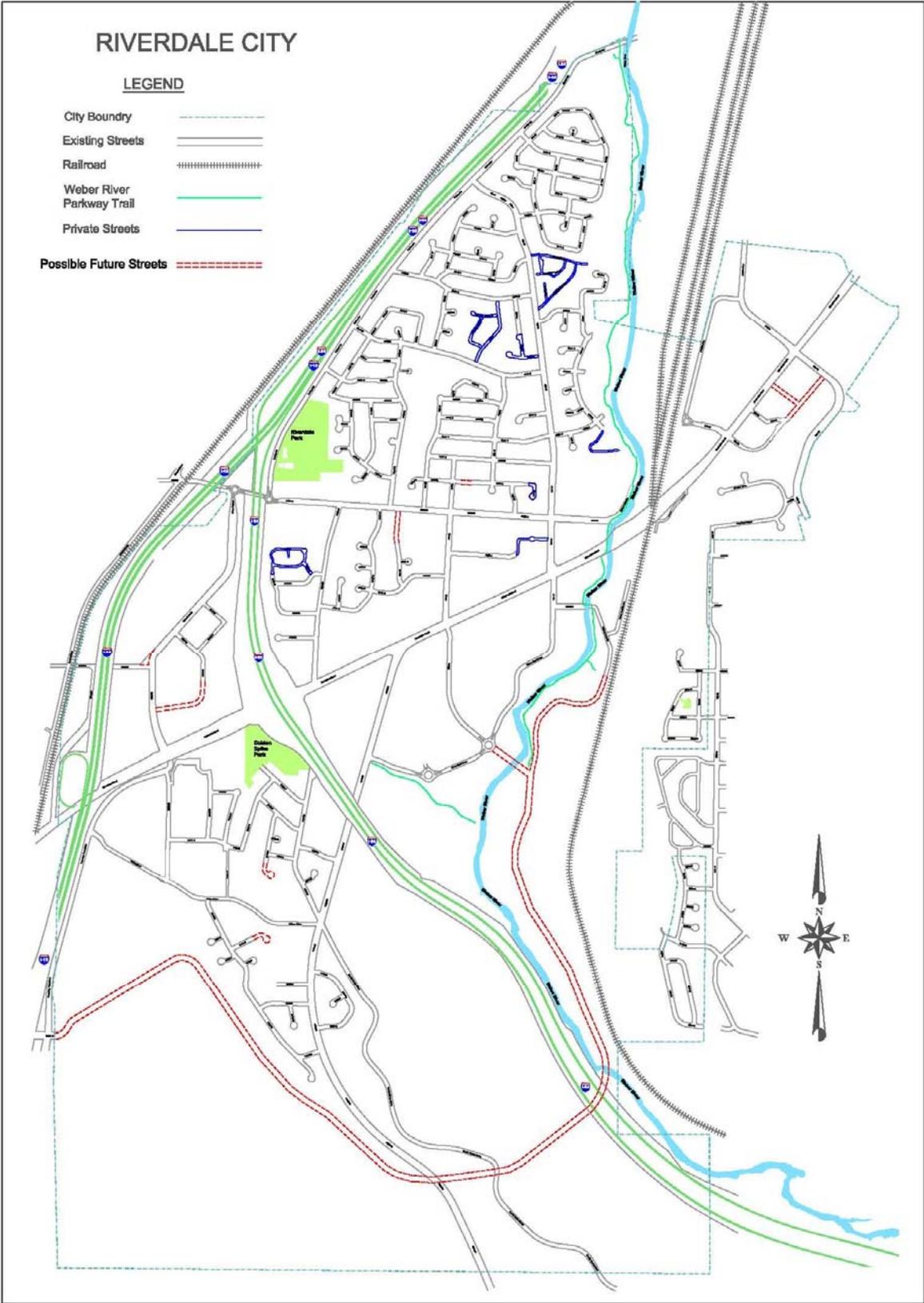


Figure 22 - 3600 South +/- Parker Drive

Existing Conditions

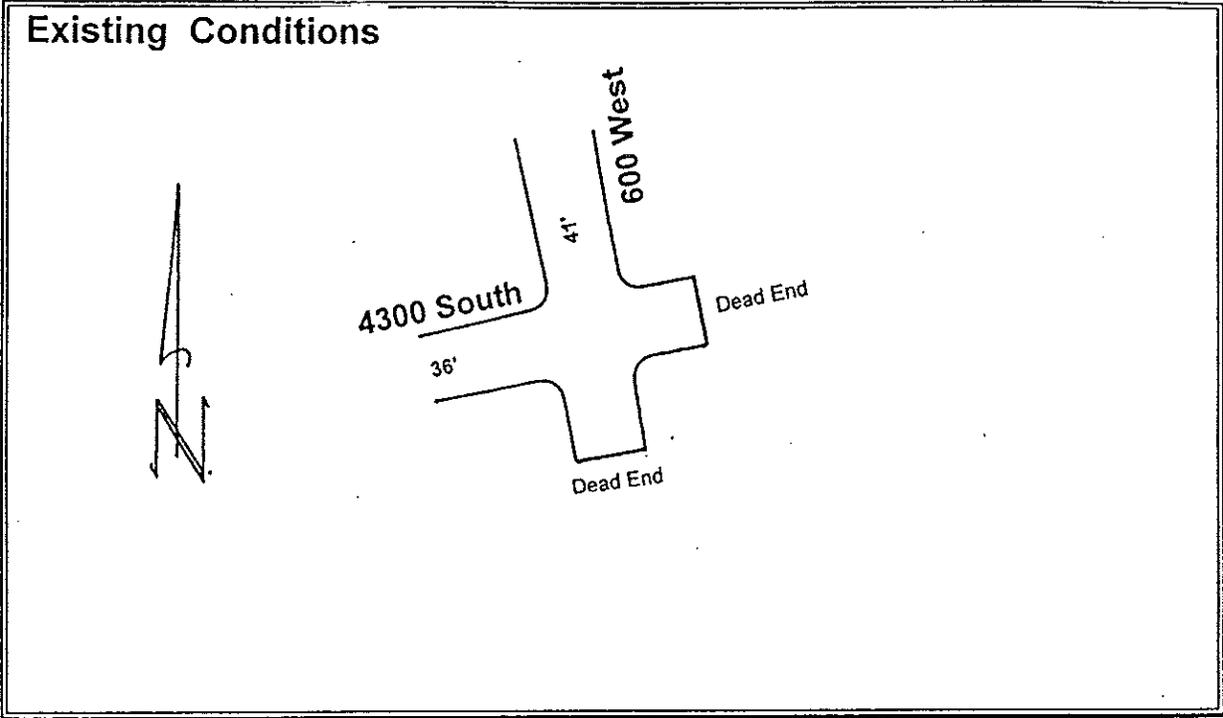


Proposed Design



Figure 23 - 4300 South and 600 West Intersection Figure 23 - 4050 South and 600 West Intersection

4300 South and 600 West Intersection

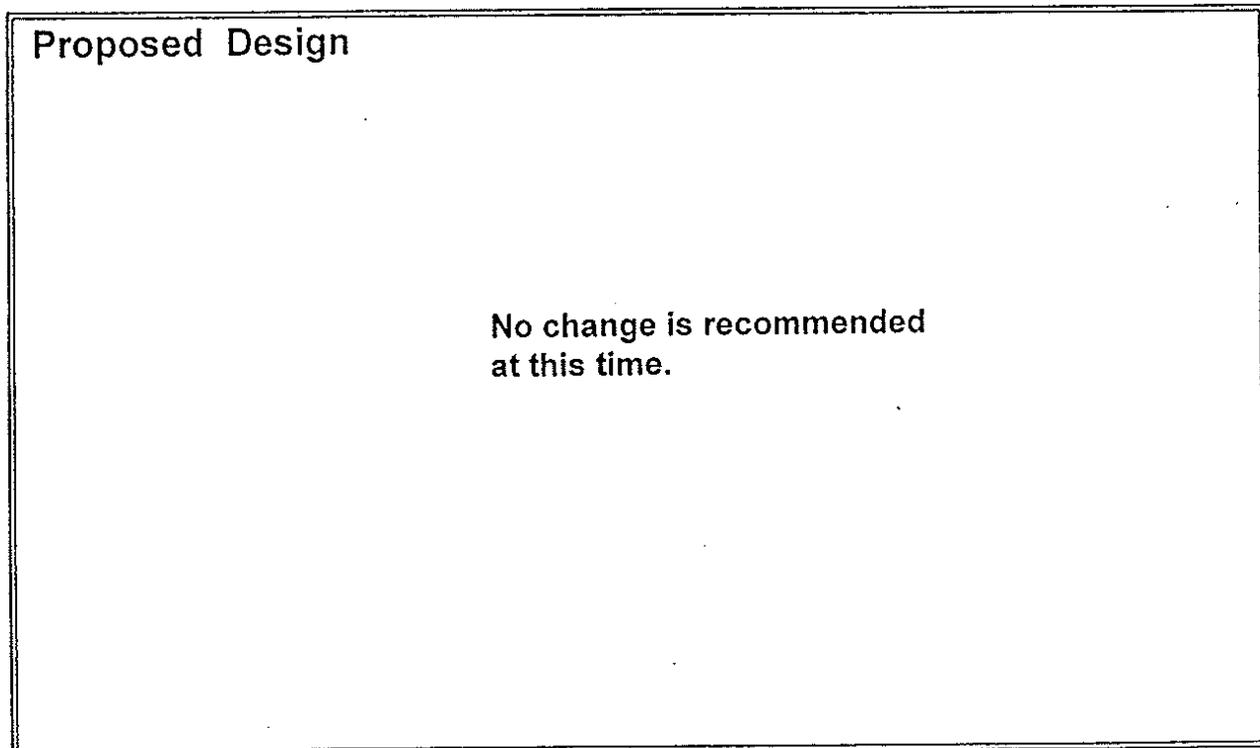
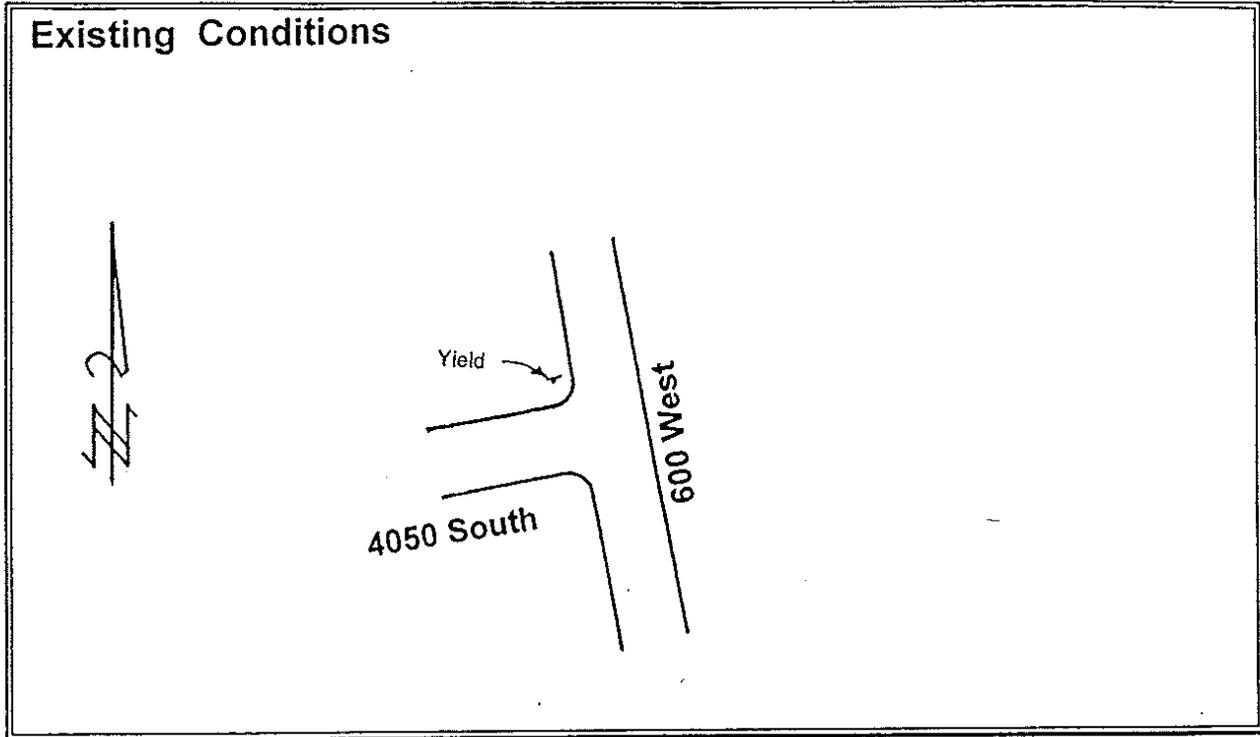


Proposed Design

No change is recommended at this time. A stop control should be added when either dead end roadway is extended.

Figure 24 – 4050 South and 600 West Intersection

4050 South and 600 West Intersection



1050 West, South Weber Drive, Ritter Drive and 1150 West Intersection

The intersection of 1050 West, 1150 West, Ritter Drive and South Weber Drive is a five-legged intersection. 1050 West carries high volumes of traffic and, with the closing of Ritter Drive from Freeway Park Drive and allowing only “one way” traffic, the amount of traffic heading east on Ritter Drive has been reduced. South Weber Drive is a UDOT road and has significant traffic volume. The segment of 1150 West going south to Hill Air Force Base is next, with 1150 West to the north having much small traffic volumes. It is recommended that this intersection be redesigned so that Ritter Drive, 1050 West, 1150 West, and South Weber Drive enter into a roundabout designed configuration. This configuration will allow for safer and more efficient vehicular movement through this “five points” location. Additionally, this roundabout design should provide safer and more appropriate facilities for bicycle and pedestrian movement through this “five points” location. Funding for this project has been secured in association with grant efforts provided to the City by WFRC. The approved roundabout project construction should commence in the next few years.

1500 West to tie into Riverdale Road

The intersection of 1500 West with the I-15 Frontage Road is slightly offset from the intersection with Riverdale Road. This intersection was slightly re-configured as part of the UDOT Riverdale Road project in 2014-2015.

Policy Development

This Transportation Section has been developed such that each area contains specific recommendations for improvements. The plan has been developed to serve as a guideline to improve the safety of all users of the roadway systems within the City of Riverdale. The adoption of this plan does not mean that each specific recommendation will be implemented as shown, but that the individual recommendations will serve as a guide in developing plans for overall improvement.

Specific policies recommended for adoption should include the development of a bikeway system for the City of Riverdale that connects all City business and recreational areas. The routing should avoid Riverdale Road and other high volume traffic areas as much as can be made possible and is practicable.

IMPLEMENTATION

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 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 should be updated periodically.

The following are the 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

- 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 the City. This type of residential development now requires that all street, water, sewer and storm sewer infrastructures be constructed to City standards for dedication to the City.

- The existing Light Industrial Zone that is located in the West Bench RDA Project area of the City is 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. Because of the type of development that is already occurring in 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.

Original Area One (West Bench – North)

- The land that is part of the West Bench (not including any credit union property) is now funded with a \$9 million Project Area Budget for the West Bench Redevelopment Project Area. A review of this area was performed by The Economic Development Team but the Herridge Study has not been adopted to be implemented or to become part of Riverdale’s General Plan. This area is proposed as a Business Park/Hotel Node.

Original Area Two (West Bench – South)

- This land is also part of the West Bench RDA Project area.

With the development of the new Larry Miller Dealership and the completion of road connections in this area, the intersection of 1500 West and Freeway Park Drive experiences some traffic backing 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 to help alleviate congestion at the intersection of 1500 West and Freeway Park Drive.

Parks and Recreation

- Based on a 1987 comprehensive plan, Riverdale City is lacking in the amount of land set aside for recreation and park use. The study suggests that Riverdale needs an additional 12 acres of developed park area based on a population of 6,568. Riverdale's 2010 population was 8,523 making the acreage deficiency even greater.
- 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.

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.
- The following is the city approved logo:



APPENDIX