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# Notice of Public Hearing

Riverdale Planning Commission

Tuesday, December 28, 2010  
Which begins at 6:00 p.m.

Riverdale Civic Center  
4600 South Weber River Drive  
Riverdale, Utah

The Riverdale Planning Commission will hold a public hearing to receive and consider public comment concerning amending Title 10-1-3 General Plan/RDA Project Area Plan Compliance ordinance. The proposed language is [attached](#).

- The public is invited to attend all public meetings.
- In compliance with the Americans with Disabilities Act, persons who have need of special accommodations should contact the City Recorder at 394-5541.

**10-1-3: GENERAL PLAN / RDA PROJECT AREA PLAN COMPLIANCE:**

A. Required: No application for development of any kind or nature whatsoever, including, but not limited to, new development, restructure development or converted development, and/or subdivision, shall be allowed or permitted until a conceptual plan for such development and/or subdivision shall have been prepared by the petitioner and reviewed and approved by the planning commission and city council detailing which addresses in detail how the proposed development and/or subdivision meets and/or satisfies the development guidelines of the city's general plan, including narrative sections and the land use planning map, and any RDA Project Area Plan development requirements, if applicable. Any such conceptual plan may be submitted concurrently with a preliminary site plan at the discretion of the petitioner.

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B. ~~Petition For Amendment To General Plan:~~ In the event the petitioner for a development and/or subdivision cannot meet and/or satisfy the guidelines of the city's general plan and/or the requirements of an RDA Project Area Plan, the party presenting the conceptual plan may petition the planning commission for its determination to recommend an amendment to such plan(s). ~~the city's general plan.~~ Should the planning commission determine that an amendment to ~~the general plan~~ such plan(s) is warranted, then the statutory requirements for pursuing such an amendment ~~to the general plan~~ shall be followed by the planning commission, City Council and/or RDA Board of Directors. ~~and city council.~~

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C. Consideration For Amendments: Amendments to the general plan and/or the requirements of an RDA Project Area Plan, pursuant to this section, will only be considered upon a showing of undue hardship and/or adverse extenuating circumstances. For purposes of this section, undue hardship and/or adverse extenuating circumstances shall not include concepts such as economic factor, developments created in complete opposition to the general plan, marketing hardship in the proposed development, etc. (1985 Code § 19-1-2a)