



October 29, 2012

Notice of Public Hearing

Riverdale Planning Commission

Tuesday, November 13, 2012

Which begins at 6:30 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 on proposed amendments to RCC 10-21-3 SUBDIVISIONS. The proposed language is attached to this notice and can be viewed at below.

- 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 Riverdale City Recorder at 801-394-5541.

Chapter 21
SUBDIVISIONS

10-21-3: SCOPE OF REGULATIONS:

No person shall subdivide any tract of land which is located wholly or in part of the city except in compliance with this chapter. No person shall sell or exchange or offer to sell or exchange any parcel of land which is any part of a subdivision of a larger tract of land, nor offer for recording in the office of the County Recorder any deed conveying such parcel of land, or any interest therein, unless such subdivision has been created pursuant to and in accordance with the provisions of this chapter; provided, that this chapter shall not apply to any lot or lots forming a part of a subdivision created and recorded prior to the effective date of this chapter. (1985 Code § 19-40-3)

Prior to the review of any property plat amendment, subdivision of land or quit claim of property Riverdale City requires that any and all of the affected property or properties prior year (delinquent) taxes be paid.

Utah State Code addresses this as follows:

10-9a-603(3):

“(3) The municipality may withhold an otherwise valid plat approval until the owner of the land provides the legislative body with a tax clearance indicating that all taxes, interest, and penalties owing on the land have been paid.”