



Public Hearing Notice Riverdale City - Planning Commission

The Riverdale City Planning Commission will hold a public hearing on Tuesday, August 25, 2015, beginning at 6:30PM, in the Council Chambers at the Riverdale City Civic Center, 4600 South Weber River Drive, to receive and consider public comment concerning amendments to Title 10 Chapters: 16 "Signs", 21 "Subdivisions", and 25 "Development in All Zones". The proposed language can be viewed below or at the Riverdale Civic Center. All interested parties are welcome to attend.

In compliance with the Americans with Disabilities Act, persons in need of special accommodation should contact the City Offices (801) 394-5541 at least 48 hours in advance of the meeting.

Certificate of Posting

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Riverdale City limits on this 12th day of August, 2015 at the Riverdale City Hall Noticing Board and on the City website at <http://www.riverdalecity.com/>. A copy was also provided to the Standard-examiner on August 12, 2015.

Jackie Manning
Riverdale City Recorder

10-16-3:

D. Political Or Campaign Signs:

1. Political or campaign signs are permitted in accordance with the following provisions; provided, that any such sign shall be erected not earlier than sixty (60) days prior to the election at which time the candidates or measure will be voted upon and shall be removed within ten (10) fifteen (15) days after such final election, campaign or event.

2. No political or campaign sign shall be placed within one hundred fifty feet (150') from a public polling place. "Polling place" shall mean the physical place in a community where multiple ballots and absentee ballots are cast. (Ord. 812, 8-21-2012)

3. No political or campaign sign may be placed in such a manner as to create a safety hazard or constitute a public nuisance of any kind or nature whatsoever. The community development director, public works director or police chief shall determine whether the placement of a political or campaign sign constitutes a safety hazard or public nuisance, and upon such determination shall remove said sign so that the safety hazard or public nuisance no longer exists. (Ord. 812, 8-21-2012; amd. Ord. 815, 9-25-2012)

4. Political signs cannot be placed on public property or on private property without the property owner's permission.

Title 10, Chapter 21 SUBDIVISIONS

10-21-1: GENERAL PROVISIONS:

10-21-2: DEFINITIONS:

10-21-3: SCOPE OF REGULATIONS:

10-21-4: APPLICATION FOR SUBDIVISION:

10-21-5: PRELIMINARY PLAN:

10-21-6: FINANCIAL GUARANTEES FOR IMPROVEMENTS:

10-21-7: FINAL PLAT:

10-21-8: CONSTRUCTION PLANS AND PROFILES:

10-21-9: DESIGN STANDARDS:

10-21-10: PARKS, SCHOOL SITES, OTHER PUBLIC PLACES:

10-21-11: IMPROVEMENTS:

10-21-12: SMALL SUBDIVISIONS; SPECIAL PROVISIONS:

10-21-13: ENFORCEMENT AND PERMITS:

10-21-14: PENALTY:

10-21-6: FINANCIAL GUARANTEES FOR IMPROVEMENTS:

Prior to the final plat being presented to the city council for approval, the subdivider/developer (or an individual with legal authority acting on behalf of the subdivider/developer) shall, at the discretion of the city, satisfy one of the following requirements:

- A. Escrow Deposit: Enter into a developer's agreement with the city and furnish satisfactory proof of an escrow deposit in favor of the city in an amount equal to the cost of the improvements required for the subdivision, plus ten percent (10%) of said costs, with said amounts to be released pursuant to the terms and conditions of the developer's agreement.
- B. Performance Bond: Enter into a developer's agreement with the city and furnish to the city a developer's performance bond in an amount equal to one hundred twenty-five percent (125%) of the cost of the improvements required for the subdivision, with said bond to be released pursuant to the terms and conditions of the developer's agreement. (1985 Code § 19-40-5.1)

10-21-11: IMPROVEMENTS:

- A. Time Of Construction: The improvements listed in this section shall not be installed prior to recording the final plat. No improvements shall be installed until their location and specifications are approved by the city engineer. Water and sewer mains and laterals and fire hydrants shall be installed prior to the installation of road base, curbs, gutters, and the surfacing of streets.
- B. Performance Guarantees:

1. Before final plat approval by the city council, the subdivider shall have satisfied the financing requirements of section [10-21-6](#) of this chapter. The required performance guarantees are to assure the actual construction of the following improvements within a period of two (2) years in a manner satisfactory to and in an amount specified by the city council. Improvements include part

or all of the following: streets, curbs, gutters, water supply systems, fire hydrants, sewer systems, surface water disposal systems, protection from hazards of canals and ditches, safety fences, street trees, monuments, or other improvements required by the city council. (Ord. 766, 9-7-2010)

2. Sidewalks shall be installed by the building contractor at the same time as the said contractor installs driveways and walkways on individual lots. Said installation of sidewalks shall be completed and in good repair at or before the time an application for occupancy is made to the community development director. (Ord. 854, 5-6-2014)

3. The developer shall be responsible for the satisfactory performance of improvements dedicated to the city for a period of one (1) year after inspection and final acceptance by the city. These improvements include, but are not limited to: streets, curbs, gutters, sidewalks, water main lines, fire hydrants, sewer mains and manholes, storm sewer mains and catch boxes, monuments, and street signs which are in a dedicated easement and are controlled solely by the city.

4. The developer's engineer shall, as each improvement is installed, certify, in writing, that the installed improvements meet city standards and that said improvements have been completed as approved by the city. Said written certification shall be delivered to the city engineer, who shall make periodic on site inspections for plan review and to verify the certification of the developer's engineer. The developer's engineer shall provide evidence to the satisfaction of the city engineer that the installed improvements meet city standards before the developer shall be allowed to proceed with other improvements on the development, or to begin construction of buildings or structures in the subdivision.

5. In the event a utility easement or easements are provided to the city in connection with the installed improvements, the utility line shall be placed as close to the center of said easement as is reasonably possible. (Ord. 766, 9-7-2010)

C. Standards: Standards for design, construction, specifications and inspection of street improvements, curbs and gutters, sidewalks and drainage facilities shall be prepared by the city engineer, standards of design and procedure by the planning commission, standards for water distribution and sewage disposal facilities by the state board of health and city engineer, and similar standards for fire hydrants by the city engineer and fire department. Such standards and rules and regulations, and any amendments thereto, before becoming effective, shall be adopted or amended by the city council as a part of this chapter after recommendation by the planning commission and shall be available to the public. (Ord. 815, 9-25-2012)

Title 10, Chapter 25

DEVELOPMENT IN ALL ZONES

10-25-1: GENERAL PROVISIONS:

10-25-2: DEFINITIONS:

10-25-3: SCOPE OF CHAPTER:

10-25-4: PREAPPLICATION SKETCH PLAN:

10-25-5: PRELIMINARY PLAN REQUIRED:

10-25-6: DESIGN STANDARDS:

10-25-7: IMPROVEMENTS:

10-25-7: IMPROVEMENTS:

A. Time Of Construction: The improvements listed in this section shall be installed prior to final inspection and issuance of a certificate of occupancy except as provided in subsection B of this section. No improvements shall be installed until their design and specifications are reviewed by the city engineer for conformance with this chapter. Water and sewer mains and laterals and fire hydrants shall be installed prior to the installation of road base, curbs, gutters, sidewalks and the surfacing of streets.

B. Performance Bonds:

1. In lieu of actual completion of the improvements listed in this section and before final approval by the city council, the developer may deposit with the city a surety or cash bond to ensure the actual construction of said improvements within a period of two (2) years after final approval by the city council in a manner satisfactory to and in an amount specified by the council.

Improvements shall include part or all of the following: streets, curbs, gutters, sidewalks, water supply systems, fire hydrants, sewer systems, surface water disposal systems, protection from hazards of canals and ditches, safety fences, landscaping, monuments, street signs, or other improvements required by the city council and planning commission.

2. The developer shall be responsible for the satisfactory performance of improvements dedicated to the city for a period of one (1) year after inspection and final acceptance by the city. These improvements include, but are not limited to: streets, curbs, gutters, sidewalks, water main lines, fire hydrants, sewer mains and manholes, storm sewer mains and catch boxes, monuments, and street signs which are in a dedicated easement and are controlled solely by the city. (Ord. 701, 5-6-2008)

3. Prior to the final plat being presented to the City Council for approval, the subdivider/developer (or an individual with legal authority acting on behalf of the subdivider/developer) shall, at the discretion of the city, satisfy one of the following improvement performance requirements:

a. Escrow Deposit: Enter into a developer's agreement with the city and furnish satisfactory proof of an escrow deposit in favor of the city in an amount equal to the cost of the improvements required for the subdivision, plus ten percent (10%) of said costs, with said amounts to be released pursuant to the terms and conditions of the developer's agreement.

b. Performance Bond: Enter into a developer's agreement with the city and furnish to the city a developer's performance bond in an amount equal to one hundred twenty-five percent (125%) of the cost of the improvements required for the subdivision, with said bond to be released pursuant to the terms and conditions of the developer's agreement.

C. Standards: Standards for design, construction, specifications and inspection of street improvements, curbs and gutters, sidewalks and drainage facilities shall be prepared by the city engineer, standards of design and procedure by the planning commission, standards for water distribution and sewage disposal facilities by the state board of health and city engineer, and similar standards for fire hydrants by the city engineer and fire department. Such standards and rules and regulations, and any amendments thereto, before becoming effective, shall be adopted or amended by the city council as a part of this chapter after recommendation by the planning commission and shall be available to the public. (Ord. 815, 9-25-2012)