



**RIVERDALE CITY PLANNING COMMISSION AGENDA
CIVIC CENTER - 4600 S. WEBER RIVER DR.
TUESDAY – JUNE 28, 2016**

6:00 p.m. – Planning Commission Work Session Meeting (City Offices)

The purpose of the work session is to review maps, plans, paperwork, etc. No motions or decisions will be considered during this session, which is open to the public.

Planning Commission Work Session Items -Planning Commission Training *to be determined*

6:30 p.m. – Planning Commission Meeting (Council Chambers)

A. Welcome & Roll Call

B. Open Communications

(This is an opportunity to address the Planning Commission regarding your concerns or ideas. Please try to limit your comments to three minutes.)

C. Presentations and Reports

D. Consent Items

1. Consideration of Meeting Minutes from:

June 14, 2016 Work Session

June 14, 2016 Regular Meeting

E. Action Items

1. a. Public Hearing: to receive and consider public comment regarding proposed amendments to the Riverdale City Code, Title 9 Building Regulations, Title 4 Chapter 2 Public Health and Safety (Fire Code) and Title 10 Zoning and Subdivision Regulations (Multiple Chapters)

b. Consideration to forward recommendations regarding proposed amendments to the Riverdale City Code, Title 9 Building Regulations, Title 4 Chapter 2 Public Health and Safety (Fire Code) and Title 10 Zoning and Subdivision Regulations (Multiple Chapters)

Presenter: All action items will be presented by Mike Eggett, Community Development

F. Discretionary Items

G. Adjournment

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 24th day of June, 2016 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 June 24, 2016.

Jackie Manning
Riverdale City Recorder

**RIVERDALE CITY
PLANNING COMMISSION AGENDA
June 28, 2016**

AGENDA ITEM: D1

SUBJECT: Consideration of Meeting Minutes

PRESENTER: Jackie Manning, City Recorder

ACTION REQUESTED: Consideration of approval.

INFORMATION:

- a. [June 14, 2016 Planning Commission Work Session Minutes](#)
- b. [June 14, 2016 Planning Commission Regular Meeting Minutes](#)

[BACK TO AGENDA](#)

Minutes of the Regular Meeting of the Riverdale City Planning Commission held Tuesday, June 14, 2016, at 6:30 PM, at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present: Commissioners: Steve Hilton, Chairman
Kathy Eskelsen, Commissioner
Michael Roubinet, Commissioner
Lori Fleming, Commissioner
Robert Wingfield, Commissioner

City Employees: Mike Eggett, Community Development
Jackie Manning, City Recorder
Steve Brooks, City Attorney

Excused: David Gailey, Commissioner
Blair Jones, Vice-Chair

Visitors: Elizabeth Hunt Donna Walker
Cameron Scott Jana Scott
Thomas Hunt Tracy Stocking
K. Delyn Yeates

A. Welcome & Roll Call

Chairman Hilton welcomed everyone to the meeting and stated for the record that all members of the Planning Commissioner were present, with the exception of Commissioner Gailey and Commissioner Jones.

B. Open Communications

Chairman Hilton asked for any open communications and there were not any.

C. Presentations and Reports

1. Discussion regarding code amendments/updates to Title 9 and Title 10.

This item was for informational purposes only and was not formally discussed during the regular meeting.

Chairman Hilton turned the time over to Mr. Eggett who reported the following:

- Sports Authority is going out of business
- There may be a new business in the vacant Best Buy
- 550 West RDA Plan Continues
- City Council is exploring a CDA (Community Development Area) along 700 West

D. Consent Items

1. Consideration of meeting minutes from the Planning Commission Meeting held on May 24, 2016.

Chairman Hilton asked for changes or corrections to the Planning Commission meeting minutes for May 24, 2016 Work Session and Regular Meeting. There were no corrections requested.

2. Consideration to set a public hearing on June 28, 2016 to receive and consider public comment regarding code amendments to Title 9 "Building Regulations" and Title 10 "Zoning and Subdivision Regulations"

MOTION: Commissioner Wingfield moved to approve consent items.
Commissioner Fleming seconded the motion.

Chairman Hilton clarified the motion for consent items was to approve the meeting minutes and to give consent to set a public hearing for June 28, 2016.

CALL THE QUESTION: The motion passed unanimously in favor.

E. Action Items

1. Consideration of Final Site Plan recommendation to City Council for Maverik, Inc., 900 West Riverdale Road, Riverdale, Utah 84405

Mr. Eggett summarized an executive summary which explained:

69 Maverik, as represented by Elizabeth Hunt, has applied for a Preliminary Site Plan review of a Gas Station and
70 Convenience Store Site Plan located at approximately 900 West Riverdale Road in a Regional Commercial (C-3) zone.
71 This site plan is being proposed for development on property currently owned by H&P Investments. A public hearing is
72 not required to consider this Site Plan proposal. This Preliminary Site Plan was approved previously by the Planning
73 Commission on May 10, 2016 and is now before the Commission for Final review and potential recommendation
74 consideration. Following the presentation and discussion of the proposal, the Planning Commission may make a motion
75 recommending to the City Council approval of the Riverdale Maverik site plan proposal, recommending approval of the
76 proposed site plan with any requested modifications/amendments, or not recommending approval of the Riverdale
77 Maverik site plan. If a recommendation for approval was provided, then this matter could move forward to the City
78 Council for consideration of approving the Final Site Plan for Maverik.
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80 Title 10 Ordinance Guidelines (Code Reference)

81 This Final Site Plan review is regulated under City Code 10-25 "Development in All Zones", and is affected by City Codes
82 10-10A "Regional Commercial Zones (C-1, C-2, C-3)", 10-14 "Regulations Applicable to All Zones", 10-15 "Parking,
83 Loading Space; Vehicle Traffic and Access", and 10-16 "Sign Regulations".
84

85 The proposed development parcel is located on the southeast corner of 900 West and Riverdale Road on property
86 currently owned by H&P Investments. The property is in a C-3 zone and all uses listed in this zone (whether permitted or
87 conditional) would be available for development and use on this lot. Per the applicant, the desired uses are retail
88 convenience store and gas station.
89

90 Attached with this executive summary is a document entitled "Final Site Plan Review – Riverdale Maverik"; this is a
91 supplementary document addressing items on the Preliminary Site Plan application document. Also attached, following
92 this executive summary, are comments from the Public Works Director, the Fire Chief, the Police Chief, the City
93 Administrator, and contracted City Engineer. The Planning Commission should discuss any concerns raised by these
94 summaries.
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96 In addition to the Preliminary Site Plan documentation, a packet referencing the exterior building elevation design
97 have been provided. The attached building renderings, materials summary, and landscaping have been reviewed by the
98 City's Design Review Committee on April 29, 2016 wherein the Design Review Committee approved the submitted
99 landscaping, materials, and overall aesthetics of the proposed structure.
100

101 Signage for the site is regulated per City Code 10-16 (specifically section 8.(b.) for Commercial Districts); the
102 applicant should be directed to adhere to this Code when contemplating signage.
103

104 Staff would encourage the Planning Commission to review this matter and then discuss with the petitioner concerns
105 raised by staff and/or the Planning Commission. Staff would then recommend that the Planning Commission make a
106 motion recommending to the City Council approval of the Riverdale Maverik site plan proposal, recommending approval of
107 the proposed site plan with any requested modifications/amendments, or not recommending approval of the Riverdale
108 Maverik site plan. If preliminary approval was provided, then this matter could move forward to the City Council for
109 consideration of approving the Final Site Plan for Maverik.
110

111 Mr. Eggett discussed the staff comments as pertains to the ingress and egress areas along 900 West. Mr. Eggett
112 reminded the Planning Commissioners if they forward the approval of this item it should be subject to the outstanding
113 items.
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115 Elizabeth Hunt, Maverik Representative, stated they have received the comments and are working through
116 addressing each issue. She was confident all outstanding issues could be resolved by the Council Meeting. Thomas
117 Hunt, the engineer for Maverik, also felt confident these outstanding items could be addressed.
118

119
120 **MOTION:** Commissioner Roubinet moved to recommend approval to the City Council for the
121 proposed Final Site Plan for Maverik, Inc., located approximately 900 West Riverdale
122 Road, Riverdale, Utah 84405, subject to city staff concerns and meeting the Riverdale City
123 Municipal Code. Commissioner Fleming seconded the motion.
124

125 There was no discussion regarding this motion.
126

127 **ROLL CALL VOTE:** The motion passed unanimously in favor.
128

129 **2. Consideration of Amended Site Plan recommendation to City Council for Riverdale Assisted Living Center,
130 1580 West Ritter Drive, Riverdale, Utah 84405**
131

132 Mr. Eggett summarized an executive summary which explained:
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Riverdale Living, LLC, as represented by Delyn and Josh Yeates, has applied for an Amended Site Plan review of the Riverdale Assisted Living Center at approximately 1580 West Ritter Drive in an Agricultural (A-1) zone. The original site plan was previously approved by the Riverdale City Council on September 20, 2011, then known as Aunt Nancy's Assisted Living Center, and was planned to be developed in two phases. Additionally, an agreement was made with the developers, at that time, that a rezone process to change the zoning to Low Impact Transition Overlay (LIT) Zone would occur once construction on the project has commenced. The project is being proposed for development on property currently owned by Taska Capital V LLC. A public hearing is not required to consider this Site Plan proposal. The Amended Site Plan is before the Planning Commission because the new developers would like to build the entire building at one time and not in phases; additionally some areas of the proposed building are now configured differently than previously approved by the City Council. Following the presentation and discussion of the proposal, the Planning Commission may make a motion recommending to the City Council approval of the Riverdale Assisted Living Center amended site plan proposal, recommending approval of the proposed amended site plan with any requested modifications/amendments, or not recommending approval of the Riverdale Assisted Living Center amended site plan. If a recommendation for approval was provided, then this matter could move forward to the City Council for consideration of approving the Amended Site Plan for the Riverdale Assisted Living Center.

Title 10 Ordinance Guidelines (Code Reference)

This Amended Site Plan review is regulated under City Code 10-25 "Development in All Zones", and is affected by City Codes 10-8 "Agricultural Zones (A-1, A-2)", 10-13D "Low-Impact Transition Overlay Zone (LIT)", "10-14 "Regulations Applicable to All Zones", 10-15 "Parking, Loading Space; Vehicle Traffic and Access", and 10-16 "Sign Regulations".

The proposed development parcel is located at the west end of Ritter Drive on property currently owned by Taska Capital V LLC. The property is in an A-1 zone and the desired use of this property per federal housing standards would allow this project to be developed on this site. Per the applicant, the desired use is assisted living care facility and ancillary services to the facility.

Attached with this executive summary is a document entitled "Amended Site Plan Review – Riverdale Assisted Living Center (old Aunt Nancy's)"; this is a supplementary document addressing items on the Site Plan application document. Also attached, following this executive summary, are comments from the Public Works Director, the Fire Chief, the Police Chief, and contracted City Engineer. The Planning Commission should discuss any concerns raised by these summaries.

In addition to the Amended Site Plan documentation, there is a current status letter from City Staff to Mr. Tracy Stocking dated February 18, 2016, the updated interior building design and layout, a proposed elevation drawing dated July 27, 2009, the proposed engineer's cost estimate, an updated Geotechnical Report letter from Y2 Geotechnical, P.C., and a proposed draft development agreement for the project.

Signage for the site is regulated per City Code 10-16 (specifically section 8.(A.) for Residential Districts); the applicant should be directed to adhere to this Code when contemplating signage.

Staff would encourage the Planning Commission to review this matter and then discuss with the petitioner concerns raised by staff and/or the Planning Commission. Staff would then recommend that the Planning Commission make a motion recommending to the City Council approval of the Riverdale Assisted Living Center amended site plan proposal, recommending approval of the proposed amended site plan with any requested modifications/amendments, or not recommending approval of the Riverdale Assisted Living Center amended site plan. If a recommendation for approval was provided, then this matter could move forward to the City Council for consideration of approving the Amended Site Plan for the Riverdale Assisted Living Center.

Mr. Eggett discussed the staff comments and outstanding items for this application. There was a brief discussion regarding the original site plan approval and development agreement pertaining to curb, gutter and sidewalk. Mr. Delyn Yeates explained his plan to extend the sidewalk.

Thomas Hunt, who is the engineer on this project as well, stated he is confident all outstanding issues will be addressed for this application as well. He briefly discussed the hydraulic design.

There was a brief discussion regarding Ritter Drive and the current closure. Mr. Yeates explained he is going to put forth a lot of money to bring a good development to Riverdale. He discussed the different developments he has overseen over the years through various cities and discussed his experience with traffic flow and ingress and egress as it pertains to a businesses success. He felt if the council decides not to open Ritter Drive it may be a detriment to his business.

There was a discussion regarding the new drawings for the assisted living facility it was confirmed that the elevation of the building did not change, but rather the square footage.

MOTION: Commissioner Fleming moved to recommend approval to the City Council for the amended site plan for the Riverdale Assisted Living Center, located approximately 1580 West Ritter Drive, Riverdale, Utah 84405, subject to the applicant addressing staff

concerns and the Riverdale City Municipal Code. Commissioner Eskelsen seconded the motion.

There was no discussion regarding this motion.

ROLL CALL VOTE: The motion passed unanimously in favor.

3. Consideration of Infill Lot Development/Final Residential Subdivision recommendation to City Council for A K Walker Subdivision, 850 West 4375 South, Riverdale, Utah 84405

Mr. Eggett summarized an executive summary which explained:

Cameron Scott has applied for a five-lot subdivision preliminary review and approval of the proposed A K Walker Subdivision located at approximately 850 West 4375 South in a Residential R-2 zone. Additionally, because the proposed lots are just short of the minimum width requirements and based on being surrounded by other similar residential projects with stubbed roads to the property, the proposed development fits the criteria for consideration as an Infill Lot Development and, therefore, subject to City Code 10-12 "Infill Lots". A public hearing is not required to consider this proposal. On May 24, 2016, the Planning Commission provided Preliminary approval of the subdivision subject to resolving all outstanding staff concerns noted in reports found within the packet. Following the presentation and discussion of the proposal, the Planning Commission may provide a recommendation for final approval of the proposed A K Walker Subdivision, a recommendation for final approval with additional comments and/or conditions, or not provide a recommendation for final approval of the proposed A K Walker Subdivision with the supporting findings of fact. Should the Planning Commission recommend final approval of the subdivision proposal, this project would then advance to the City Council for consideration of subdivision approval for this proposal.

Title 10 Ordinance Guidelines (Code Reference)

This Infill Lots/Preliminary Residential Subdivision Plan review is regulated under City Codes 10-12 "Infill Lots" and 10-21 "Subdivisions", and is affected by City Codes 10-9B "Single Family Residential Zones (R-1-10, R-1-8, R-1-6, R-1-4.5)", 10-14 "Regulations Applicable to All Zones", and 10-15 "Parking, Loading Space; Vehicle Traffic and Access".

The proposed subdivision is currently planned for the vacant and undeveloped Walker family lot, comprising 1.53 acres of property, which has historically been used as agricultural space primarily for horse grazing. The property is owned by the Al & Donna Walker Family Trust. At current time, there are two stubbed dead ends roads across from each other that terminate at this lot; these two stubs are proposed to be connected as part of this proposed subdivision project. The proposed lots are slightly smaller than the minimum requirement in order to accommodate four new residential lots on this property. Due to this proposed scenario, this lot, when subdivided, cannot meet the minimum lot requirements. Additionally, this lot currently is surrounded by residential use homes and properties that would be similar to the types of residential uses proposed for these subdivision lots. Further, there are lots in close proximity that do not meet minimum lot requirements for width within the same zoning designation. Due to the above noted three considerations, this subdivision proposal meets criteria found within the Infill Lots ordinance to allow this lot to be subdivided. According to the applicant, once the lots have been subdivided they would then be available for purchase in the real estate marketplace for residential dwelling use.

Attached with this executive summary is a document entitled "Infill Lot Development/Final Residential Subdivision Plan Review"; this is a supplementary document addressing items on the Preliminary Site Plan application, following preliminary review of the application. No major concerns were noted as part of the Planning and Zoning review. Also attached, following this executive summary, are comments from the contracted City Engineer, Public Works Department, City Administrator, Fire Department, and Police Department.

Staff would encourage the Planning Commission to review this matter, including concerns outlined herein, and then discuss with the petitioner concerns raised by staff, in addition to any items of discussion and concern raised by the Planning Commission. Staff would then recommend that the Planning Commission act accordingly to make a motion to provide a recommendation for final approval of the proposed A K Walker Subdivision, a recommendation for final approval with additional comments and/or conditions, or not provide a recommendation for final approval of the proposed A K Walker Subdivision with the supporting findings of fact.

Mr. Eggett read an updated letter from the City Engineer expressing his approval. Mr. Eggett discussed staff comments and stated he felt comfortable recommending approval for this project. Mr. Eggett emphasized how the road connectivity for this project would benefit Riverdale City and provide additional access for the Public Works Department and Fire Department.

MOTION: Commissioner Wingfield moved to recommend approval to the City Council for the proposed of Infill Lot Development/Final Residential Subdivision recommendation to City Council for A K Walker Subdivision, located approximately 850 West 4375 South, subject to outstanding staff requirements and the Riverdale City Municipal Code. Riverdale, Utah 84405. Commissioner Roubinet seconded the motion.

269 There was no discussion regarding this motion.
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271 **ROLL CALL VOTE:** The motion passed unanimously in favor.
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273 **F. Discretionary Items**
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275 Chairman Hilton invited discussion. Commissioner Wingfield stated he was approached by a resident who felt there
276 was not sufficient handicap parking at the City Offices.
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278 **G. Adjournment**
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280 **MOTION:** There being no further business to discuss, Commissioner Fleming moved to adjourn the
281 meeting. Commissioner Eskelsen seconded the motion; all voted in favor.
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283 The meeting adjourned at 7:20 PM.
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290 _____
291 Steve Hilton
292 Planning Commission Chair

290 _____
291 Jackie Manning
292 City Recorder

293 Date Approved: **June 24, 2016**
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DRAFT

Minutes of the **Work Session** of the Riverdale City **Planning Commission** held Tuesday, June 14, 2016, at 6:05 PM, at the Civic Center in the Administrative Offices, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present:

Commissioners:	Steve Hilton, Chairman	
	Kathy Eskelsen, Commissioner	
	Michael Roubinet, Commissioner	
	Lori Fleming, Commissioner	
	Robert Wingfield, Commissioner	
	David Gailey, Commissioner	
Excused:	Blair Jones, Commissioner	
City Employees:	Mike Eggett, Community Development	
	Jackie Manning, City Recorder	
	Steve Brooks, City Attorney	
Others Present:	Cameron Scott	Jana Scott

Chairman Hilton welcomed the Planning Commission members to the Work Session and stated for the record that all were in attendance with the exception of Commissioner Jones.

Presentations and Reports:

1. Discussion regarding code amendments/updates to Title 9 and Title 10

Mr. Eggett discussed the proposed updates as seen in the packet. He stated no action will be needed today, but he is seeking direction for the changes. Some of the proposed updates are mandated by the State of Utah.

Consent Items:

Chairman Hilton asked for any changes or corrections to the meeting minutes for Regular and Work Session Planning Commission Meeting Minutes, for the May 24, 2016 meeting. There were no corrections.

Chairman Hilton invited discussion regarding consent item 2, consideration to set a public hearing on June 28, 2016 to receive and consider public comment regarding code amendments to Title 9 "Building Regulations" and Title 10 "Zoning and Subdivision Regulations". Mr. Eggett stated these updates for title 9 are required every 3 years per state regulations.

Mr. Eggett discussed parking as it pertains to schools within the community. He discussed the different standards for schools, elementary versus high school. He invited recommendations from the Planning Commissioners. Mr. Eggett explained the new standards would only be applied to schools built after the ordinance is adopted. Parking Comparatives were in the packet.

Mr. Eggett discussed rear set-backs for apartments abutting commercial developments. Mr. Eggett discussed the proposed expiration of site plan approval ordinance.

Action Items:

Chairman Hilton invited discussion regarding the first action item, Consideration of Final Site Plan recommendation to City Council for Maverik, Inc., 900 West Riverdale Road, Riverdale, Utah 84405.

Mr. Eggett summarized an executive summary. He discussed the outstanding items as outlined in the packet. He specifically highlighted the drainage system and access management issues with Utah Department of Transportation (UDOT). Mr. Eggett stated if the planning commission feels good about the application their motion should include contingent upon addressing outstanding items for staff. Mr. Eggett referred to a berming plan that is still needed from the applicant.

Chairman Hilton invited discussion regarding the second action item, Consideration of Amended Site Plan recommendation to City Council for Riverdale Assisted Living Center, 1580 West Ritter Drive, Riverdale, Utah 84405

Mr. Eggett summarized the executive summary in the packet. He discussed the history of the original approved development. Mr. Eggett explained all outstanding items are highlighted accordingly. Mr. Eggett discussed alignment issues with right of way and the lot development. Mr. Eggett discussed the new configuration of the amended site plan. Concerns regarding the potential of an original plat were noted.

Chairman Hilton invited discussion regarding the third action item, Consideration of Infill Lot Development/Final Residential Subdivision recommendation to City Council for A K Walker Subdivision, 850 West 4375 South, Riverdale, Utah 84405.

Mr. Eggett summarized the executive summary. The applicant has worked hard to address the outstanding issues. The City Engineer has submitted an additional letter not seen in the packet that indicates the City Engineer is in support of recommending approval. Mr. Eggett expressed he felt the public works directors issues were addressed as well.

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Discretionary Items:

Chairman Hilton invited discussion regarding discretionary items.

Adjourn:

Having no further business to discuss the Planning Commission adjourned at 6:29 PM to convene into their Regular Planning Commission Meeting located in the Council Chambers.

DRAFT

**RIVERDALE CITY
PLANNING COMMISSION AGENDA
June 28, 2016**

AGENDA ITEM: E1b

- SUBJECT:** Consideration to forward recommendations regarding proposed amendments to the Riverdale City Code, Title 9 Building Regulations, Title 4 Chapter 2 Public Health and Safety (Fire Code) and Title 10 Zoning and Subdivision Regulations (Multiple Chapters)
- PRESENTER:** Mike Eggett, Community Development
- ACTION REQUESTED:** Consideration of approval.
- INFORMATION:**
- a. [Executive Summary](#)
 - b. [Code Revisions](#)
 - c. [City Attorney Comments](#)
 - d. [Public Notice](#)

[BACK TO AGENDA](#)



Planning Commission Executive Summary

For the Commission meeting on: 6-28-2016

Petitioner: Riverdale City

Summary of Proposed Action

Recently, City Staff has been approached by interests, regarding various properties throughout the City and City ordinances that are impacting those properties. In addition, the State Legislature has passed a bill updating the building codes for the State and, as a result, the City needs to update these building codes. Finally, there have been some issues in the past relative to site plan approvals and final subdivision approvals relative to the timing of the project's vesting rights/viability. As a result of these three above-noted matters, a packet of information has been provided to discuss suggested code revisions relative to the above-noted matters. In order to consider amending the City Code, Utah State Law requires that we hold a public hearing regarding proposed changes to the City Code. Therefore, a public hearing has been set for tonight to consider these proposed Code changes, and advertised accordingly to the public per State Law.

Following the public hearing, the Planning Commission should discuss the proposed language amendments and then determine how to proceed. City Staff would recommend that the Planning Commission decide whether to recommend City Council approval of the proposed City Code changes, recommend City Council approval with suggested amendments or changes to the proposed language, or not recommend City Council approval of the proposed changes with the appropriate findings of fact to support the decision.

Title 10 Ordinance Guidelines (Code Reference)

Nondwelling parking standards are regulated under City Code 10-15 "Parking, Loading Space; Vehicle Traffic and Access", specifically section 3. Site development standards for higher density residential areas (i.e. apartment complexes) are regulated under City Code 10-9F "Multiple-Family Residential Zone (R-5)", specifically section 4. All building codes are found within Title 9 "Building Regulations". Fire code regulations are found within City Code 4-2 "Fire Code". Subdivision review and approval is regulated under City Code 10-21 "Subdivisions". Site plan review and approval is regulated under City Code 10-25 "Development in All Zones".

Additionally, City Attorney Steve Brooks has provided his comments relative to the proposed City Code amendments and these comments have been included with this document for this discussion.

Following the public hearing and any follow-up discussion, City Staff would recommend that the Planning Commission decide whether to recommend City Council approval of the proposed City Code changes, recommend City Council approval with suggested amendments or changes to the proposed language, or not recommend City Council approval of the proposed changes with the appropriate findings of fact to support the decision.

General Plan Guidance (Section Reference)

Not applicable in this matter.

Legal Comments - City Attorney

Steve Brooks, Attorney

Administrative Comments - City Administrator

Rodger Worthen, City
Administrator

Proposed City Code Changes to Consider

ARTICLE F. MULTIPLE-FAMILY RESIDENTIAL ZONE (R-5)

10-9F-4: SITE DEVELOPMENT STANDARDS:

Minimum lot area:		
One-building dwelling:		
	Single-family	5,000 square feet plus 750 square feet for each additional dwelling
	Bachelor or bachelorette	Same as above plus 1,000 square feet for each occupant in excess of 4 in each dwelling unit
Group dwelling:		
	Multiple-family	5,000 square feet for first building plus 2,000 square feet for each additional building plus 750 square feet for each dwelling in excess of 1 in each building
	Bachelor or bachelorette	Same as above plus 1,000 square feet for each occupant in excess of 4 in each dwelling unit
Other main building:		
	Nursing home	7,500 square feet plus 500 square feet for each guest or patient in excess of 4
	Hospital, fraternal and beneficial society, mortuary, or wedding chapel	20,000 square feet
Minimum lot width		50 feet
Minimum yard setbacks:		
	Front:	20 feet except average of existing dwelling where 50 percent frontage is developed but not less than 15 feet
	Side:	

	Any dwelling, nursery school, office, clinic, fraternity, sorority, boarding house, or lodging house	6 feet with total of 2 side yards not less than 16 feet, plus 1 foot each side for each 2 feet the main building is over 35 feet high
	Other main building	20 feet each side, plus 1 foot each side for each 2 feet main building is over 35 feet high
	Accessory building	8 feet except 1 foot if located at least 6 feet from rear of main building, but not closer than 8 feet to dwelling on adjacent lot
	Zero side yards	In accordance with subsection 10-14-4J of this title
	Side; facing street on corner lot	15 feet except average when 50 percent frontage is developed but not less than 10 feet
	Rear:	
	Main building	30 feet <u>if rear property line is adjacent to a residential zone; 10 feet if rear property line is adjacent to a commercial zone</u>
	Accessory building	1 foot except 6 feet where an accessory building located on a corner lot rears on side yards of adjacent lots
		If a dwelling has an existing detached accessory building in the rear yard, and the property owner wants to add on to the dwelling (after fire department review); the new addition must be a minimum of 8 feet from the accessory building, and the new addition shall meet the minimum rear yard requirements. The opposing side yard must meet minimum side yard requirements and be open at all times to rear yard access
	Building height:	
	Minimum	1 story
	Maximum	None
	Lot coverage	No building or group of buildings with their accessory building shall cover more than 60 percent of the lot area

Open green space	At least 20 percent of the lot area
Special regulations	In no case shall the ratio of floor area in the main building to total lot area exceed 3:1

Chapter 15

PARKING, LOADING SPACE; VEHICLE TRAFFIC AND ACCESS

10-15-3: PARKING SPACE FOR NONDWELLING BUILDINGS:

For new buildings or for any enlargement or increase in seating capacity, floor area or guestrooms of any existing building, there shall be provided:

Apartment hotel	1 space per 2 sleeping units.
Auditor's office	1 space per staff member, plus 3 spaces for clients.
Auto repair shop	1 space per employee, plus 5 spaces for client use.
Bank	Not less than 30 spaces.
Barber	2 spaces per staff member.
Beautician shop	3 spaces per staff member.
Boarding house	3 spaces per 4 persons to whom rooms will be rented.
Business office	1 space per employee on highest shift.
Cafe	1 space per eating booth and table, plus 1 space per 3 stools.
Cafeteria	1 space per eating booth and table, plus 1 space per 3 stools.
Car wash	4 spaces per professional staff, plus 1 space per subordinate staff.
Chiropractor office	4 spaces per professional staff, plus 1 space per subordinate staff.
Church	1 space per 5 fixed seats.
Clinic	4 spaces per professional staff, plus 1 space per subordinate staff.

Club, private	At least 20 client spaces.
Dance hall	1 space per 200 square feet of floor space.
Daycare/preschool center	1 space per employee, plus 4 spaces for client use.
Dental office	4 spaces per professional staff, plus 1 per subordinate staff.
Drive-in food establishment	1 space per 100 square feet of floor space, but not less than 10 spaces.
Dry cleaner	1 space per employee, plus 5 spaces for client use.
Educational institution, <u>public and private</u>	2 spaces per 3 student capacity, plus 1 space per staff member. <u>Elementary and junior high schools (K-9 grades): 2 spaces per classroom and other teaching stations; High schools and trade schools: 4 spaces per classroom and other teaching stations; Colleges and Universities: 2 spaces per 3 student capacity, plus 1 space per staff member.</u>
Employment office	1 space per employee, plus 6 spaces for client use.
Finance office	1 space per staff member, plus 3 spaces for client use.
Fraternity	2 spaces per 4 persons whom the building is designed to accommodate.
Furniture store	1 space per 300 square feet of sales floor space in building.
Hospital	1 space per 2 bed capacity.
Hotel	1 space per 2 sleeping units.
Insurance office	1 space per staff member, plus 4 spaces for client use.
Laboratory	1 space per employee on highest shift.
Laundromat	1 space per 3 coin operated machines.
Legal office	1 space per professional staff, plus 4 spaces for client use.
Library	At least 30 spaces.
Liquor store	At least 20 spaces.

Lodging house	3 spaces per 4 persons to whom rooms will be rented.
Lounge	At least 20 client spaces.
Medical office	4 spaces per professional staff, plus 1 space per subordinate staff.
Mortuary	At least 30 spaces.
Motel	1 space per sleeping or living unit.
Museum	At least 30 spaces.
Nightclub	At least 20 client spaces.
Nursing home	1 space per 2 bed capacity.
Optometrist office	4 spaces per professional staff, plus 1 space per subordinate staff.
Photo studio	At least 6 spaces.
Post office	At least 20 client spaces.
Psychiatric office	4 spaces per professional staff, plus 1 space per subordinate staff.
Real estate office	1 space per employee, plus 4 spaces for client use.
Reception center	At least 30 spaces.
Recreation center	1 space per 200 square feet of recreation area.
Rental establishment	At least 4 client spaces.
Restaurant	1 space per eating booth or table.
Retail store	1 space per 200 square feet of sales floor space in building.
Retail store with drive-in window	1 space per 200 square feet of sales floor space in building, plus storage capacity of 4 cars per window on the property.
Sanatorium	1 space per 2 bed capacity.
Service repair shop, general	At least 4 client spaces.

Sorority	2 spaces per 4 persons whom the building is designed to accommodate.
Stadium	1 space per 5 fixed seats.
Tavern	At least 15 spaces.
Terminal, transportation	At least 30 spaces.
Theater	1 space per 5 fixed seats.
Travel agency	1 space per employee, plus 4 spaces for client use.
Upholstery shop	1 space per employee, plus 3 spaces for client use.
Used car lot	1 space per employee, plus 4 spaces for client use.
Warehouse	2 spaces per 3 employees.
Wedding chapel	At least 30 spaces.
Wholesale business	2 spaces per 3 employees, plus 3 spaces for client use.
For other uses not listed above	Where use is not listed above, the parking requirements shall be established by the planning commission based on a reasonable number of spaces for staff and customers and similar requirements of like businesses.

When a property or properties are part of a business/retail center development that has a reciprocal agreement that pertains to parking and cross access, the city may consider the entire development's parking availability rather than calculating the parking requirement for individual business uses. Parking/land that is not part of the individual businesses' property may be included as meeting the parking requirement if there is a reciprocal agreement for parking within the business center. (Ord. 778, 1-4-2011; amd. Ord. 802, 4-3-2012)

TITLE 10, Chapter 25 and TITLE 10, Chapter 21

10-25-5: PRELIMINARY PLAN REQUIRED:

- A. Submission: Each person who proposes to develop land in the city shall prepare a preliminary plan of such development and shall submit eight (8) prints thereof to the planning commission and show compliance with the requirements of the site plan standards checklist which shall be obtained from the community development director. Preliminary plans must be received by the community development director seven (7) days prior to the scheduled planning commission meeting in order to allow sufficient review time.
- B. Planning Commission Action: The planning commission may approve or reject the preliminary plan, or grant approval on conditions stated. Approval of the preliminary plan by the planning

commission shall not constitute final acceptance of the development by the planning commission. One copy of the approved preliminary plan, signed by the chairman of the planning commission, shall be retained in the office of the planning commission. One signed copy shall be given to the developer. Receipt of this signed copy shall be authorization for the developer to proceed with the preparation of plans and specifications and with the preparation of the final plan. Prior to the construction of any improvements or the submission of any bond, the developer shall furnish to the city engineer all plans, information and data necessary for review of said improvements for conformance with this chapter. These plans shall be reviewed by the city engineer and shall be accepted if he determines them to be in accordance with the requirements of this chapter. No construction of buildings or additions shall begin until after a favorable recommendation of the final plan by the planning commission and approval by the city council. Amendments to the site plan shall be favorably recommended by the planning commission and approved by the city council. (Ord. 701, 5-6-2008)

C. Time Limit Of Preliminary Site Plan Approval: Approval of the preliminary site plan by the planning commission shall be valid for a maximum period of ~~twelve (12) months~~ one (1) year, unless, upon application of the developer, the planning commission grants an extension. After compliance with the requirements of the planning commission, city engineer, fire marshal, police chief, public works director and community development director, a final site plan shall be prepared and submitted to the planning commission for recommendation to the city council for final approval. The final site plan shall be in conformance with city ordinances and design standards and if applicable, a development agreement. (Ord. 815, 9-25-2012)

D. Expiration of Final Site Plan Approval; Extension of Final Site Plan Approval:

1. Failure to obtain a building permit within one (1) year of the Final Site Plan approval, by the City Council, of any site plan shall terminate and cancel the prior site plan approval given, and any vested rights thereunder will be lost, whereupon the Planning Commission may require that a new site plan be submitted and approval obtained pursuant to this section. Once the application has expired, in order to reintroduce the proposed site plan development, the owner or developer must submit a new application with all applicable fees.

2. A written request may be submitted to the Planning Commission prior to expiration of the Final Site Plan approval for an extension of up to six (6) months. The Planning Commission can grant such an extension where good cause can be shown.

10-21-7: FINAL PLAT:

A. Planning Staff Committee Review: Prior to the submission of the final plat to the planning commission for review, the subdivider/developer's engineer shall submit the proposed final plat, with any changes and modifications as directed at the preliminary review by the planning commission, along with a letter of certification that all lots meet the requirements of this title to the city planning staff committee. The planning staff committee shall, after reviewing the proposed final plat and confirming that all the above fees and financing guarantees have been satisfied, shall present the final plat to the planning commission for appropriate action.

B. Preparation Of Plat: After compliance with the provisions of subsection A of this section, and sections [10-21-5](#) and [10-21-6](#) of this chapter, a final plat of the subdivision covering all or part of an approved preliminary plat shall be prepared by a licensed surveyor not in the employ of the city in conformance with the design standards of section [10-21-9](#) of this chapter and submitted within one year from the date of preliminary plan approval unless the time is extended by the planning

commission; otherwise, such approval shall be deemed to have been withdrawn. Two (2) black and white prints of the final plat shall be submitted to the planning commission at least seven (7) days prior to the date of the planning commission meeting at which time such plat is to be considered.

C. Drawing: The final plat shall consist of a sheet of approved tracing linen, to the outside or trim line dimensions of nineteen inches by thirty inches (19" x 30") and the border line of the plat shall be drawn in heavy lines leaving a space of at least one-half inch ($1/2$ ") margin on all four (4) sides. The plat shall be so drawn that the top of the drawing faces either north or west, whichever accommodates the drawing best. All lines, dimensions and markings shall be made on the tracing linen with approved waterproof black India drawing ink. The plat shall be made to a scale large enough to clearly show all details, in any case not smaller than one hundred feet to the inch (1" = 100'), and workmanship on the finished drawing shall be neat, clean-cut and readable. The plat shall be signed by all parties listed in subsection C5 of this section, who are duly authorized and required to sign and shall contain the following information:

1. A subdivision name, approved by the County Recorder, and the general location of the subdivision, in bold letters at the top of the sheet.
2. A north point and scale of the drawing, and the date.
3. Accurately drawn boundaries, showing the proper bearing and dimensions of all boundary lines of the subdivision, properly tied to public survey monuments. These lines should be slightly heavier than street and lot lines.
4. The names, widths, lengths, bearings and curve data on center lines of proposed streets, alleys and easements; also the boundaries, bearings and dimensions of all portions within the subdivision as intended to be dedicated to the use of the public; the lines, dimensions, bearings and numbers of all lots, blocks and parts reserved for any reason within the subdivision. All lots and blocks are to be numbered consecutively under a definite system approved by the planning commission. All proposed streets shall be named or numbered in accordance with and in conformity with the adopted street naming and numbering system of the city and Weber County¹.
5. The standard forms approved by the planning commission lettered for the following:
 - a. Description of land to be included in the subdivision.
 - b. Registered professional engineer and/or land surveyor's "certificate of survey".
 - c. Owner's dedication.
 - d. Notary public's acknowledgment.
 - e. Planning commission's certificate of approval.
 - f. City engineer's certificate of approval.
 - g. City council certificate of acceptance attested by the city recorder.
6. A three inch by three inch (3" x 3") space in the lower right-hand corner of the drawing for recording information.
7. After approving and signing the final plat, the planning commission shall submit the plat for approval to the city engineer, who shall collect a checking fee from the subdivider, and shall

check the engineering requirements of the drawing. After approval and signature by the city engineer, the plat shall be submitted to the city council for approval and certificate of acceptance. The final plat, bearing all official approvals as above required, shall be returned to the subdivider for recording at the expense of the subdivider. No subdivision shall be recorded in the office of the County Recorder and no lot included in such subdivision shall be sold or exchanged and no offer shall be made to sell or exchange any such lot unless and until the plat is so approved and accepted. (1985 Code § 19-40-6)

D. Expiration of Final Subdivision Plat Approval; Extension of Final Subdivision Plat Approval:

1. After the Final Subdivision Plat has been recorded in the Office of the Weber County Recorder, the applicant(s) may apply for building permits consistent with the approved and recorded Final Subdivision Plat and consistent with the City requirements for a building permit. The approval of a Final Subdivision application shall be effective for a period of one (1) year from the date the Final Subdivision application is approved by the City Council, at the end of which time the Final Subdivision Plat shall have been recorded in the Office of the Weber County Recorder.

2. If the approved Final Subdivision Plat is not recorded within the one (1) year period of date of approval, and the Planning Commission has not extended the approval of the Final Subdivision Plat, the Final Subdivision approval shall be void and any vested rights thereunder will be lost, whereupon the Planning Commission may require that a new subdivision plat be submitted and approval obtained pursuant to this section. A written request may be submitted to the Planning Commission prior to expiration of the Final Subdivision Plat for an extension of up to six (6) months. The Planning Commission can grant such an extension where good cause can be shown. Once the application has expired, in order to reintroduce the proposed subdivision development, the applicant(s) must submit a new application with all applicable fees.

Title 9, Chapter 1 BUILDING CODE AND REGULATIONS

9-1-1: BUILDING CODES ADOPTED:

Those certain documents, two (2) copies of which are on file in the office of the community development director, being marked and designated as the international building code, 2012-2015 edition (including appendix J); international residential code, 2012-2015 edition (including appendix E); international energy conservation code, 2012-2015 edition; international fuel gas code, 2012-2015 edition; international existing building code, 2012-2015 edition (including all appendices); NFPA 225 Model Manufactured Home Installation Standard, 2005 edition; international property maintenance code, 2006 edition; and uniform code for the abatement of dangerous buildings, 1997 edition; are hereby adopted as the building codes of the city for regulating the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use, height, area and maintenance of all buildings and structures in the city; providing for issuance of permits and collection of fees therefor; providing penalties for violation of such codes, declaring and establishing fire zones, and each and all of the regulations, provisions, penalties, conditions and terms of said codes published by the International Conference Of Building Officials, on file in the

office of the community development director, are hereby referred to, adopted, and made a part of this chapter as if fully set out in this chapter; provided, however, that the penalty for any violation of the above cited codes is a class B misdemeanor, punishable as is provided in section [1-4-1](#) of this code. (Ord. 854, 5-6-2014)

Chapter 2 ELECTRICAL CODE

9-2-1: ELECTRICAL CODE ADOPTED:

The national electrical code (NEC), ~~2011~~2014, including the appendices thereto, establishing rules and regulations for the conduct of business or trade of electricians and the installation, alteration or repair of electric systems and other matters relating thereto, which has been printed as a code in book form, and copies of which have been filed for use and examination by the public in the office of the community development director (also available on the NFPA website), and the whole thereof, is hereby referred to, adopted and made a part of this chapter as if fully set out herein. (Ord. 854, 5-6-2014)

Chapter 3 PLUMBING CODE

9-3-1: PLUMBING CODE ADOPTED:

The international plumbing code, ~~2012~~2015 edition, including the appendices thereto, establishing rules and regulations for the conduct of the business or trade of plumbing and the installation, alteration, or repair of plumbing and drainage systems and other matters relating thereto, which has been printed as a code in book form, and two (2) copies of which have been filed for use and examination by the public in the office of the community development director and the whole thereof, is hereby referred to, adopted, and made a part of this chapter as if fully set out herein. (Ord. 854, 5-6-2014)

Chapter 4 MECHANICAL CODE

9-4-1: MECHANICAL CODE ADOPTED:

The international mechanical code, ~~2012~~2015 edition, including the appendices thereto, establishing rules and regulations for the purpose of providing minimum standards to safeguard life or limb, health, property and public welfare by regulating and controlling the design, construction, installation, quality of materials, location, operation and maintenance or use of heating, ventilating, cooling, refrigeration systems, incinerators and other miscellaneous heat producing appliances within this city, two (2) copies of which are on file in the office of the community development director, is hereby adopted as the mechanical code of this city the same as if set out fully in this chapter. The provisions of this code shall apply to the erection, installation, alteration, repair, relocation, replacement,

addition to, use or maintenance of any heating, ventilating, cooling, refrigeration systems, incinerators or other miscellaneous heat producing appliances within this city. (Ord. 854, 5-6-2014)

Chapter 2 FIRE CODE

4-2-1: FIRE CODE ADOPTED:

A certain document, ~~three (3)~~two (2) copies of which are on file in the office of the community development director, being marked and designated as the international fire code, ~~2012-2015~~ edition, including appendix chapters, as published by the International Code Council, be and is hereby adopted as the code of Riverdale City for regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings or premises in Riverdale City and providing for the issuance of permits for hazardous uses or operations; and each and all of the regulations, provisions, conditions and terms of such international fire code, published by the International Code Council, on file in the office of the community development director, are hereby referred to, adopted and made a part hereof as if fully set out in this chapter; provided, however, that any person who violates this code shall be guilty of a class B misdemeanor and upon conviction such person shall be punished as provided in section 1-4-1 of this code. (Ord. 854, 5-6-2014)

See notations

Proposed City Code Changes to Consider

ARTICLE F. MULTIPLE-FAMILY RESIDENTIAL ZONE (R-5)

10-9F-4: SITE DEVELOPMENT STANDARDS:

Minimum lot area:		
One-building dwelling:		
	Single-family	5,000 square feet plus 750 square feet for each additional dwelling
	Bachelor or bachelorette	Same as above plus 1,000 square feet for each occupant in excess of 4 in each dwelling unit
Group dwelling:		
	Multiple-family	5,000 square feet for first building plus 2,000 square feet for each additional building plus 750 square feet for each dwelling in excess of 1 in each building
	Bachelor or bachelorette	Same as above plus 1,000 square feet for each occupant in excess of 4 in each dwelling unit
Other main building:		
	Nursing home	7,500 square feet plus 500 square feet for each guest or patient in excess of 4
	Hospital, fraternal and beneficial society, mortuary, or wedding chapel	20,000 square feet
Minimum lot width		50 feet
Minimum yard setbacks:		
	Front:	20 feet except average of existing dwelling where 50 percent frontage is developed but not less than 15 feet
	Side:	

	Any dwelling, nursery school, office, clinic, fraternity, sorority, boarding house, or lodging house	6 feet with total of 2 side yards not less than 16 feet, plus 1 foot each side for each 2 feet the main building is over 35 feet high
	Other main building	20 feet each side, plus 1 foot each side for each 2 feet main building is over 35 feet high
	Accessory building	8 feet except 1 foot if located at least 6 feet from rear of main building, but not closer than 8 feet to dwelling on adjacent lot
	Zero side yards	In accordance with subsection 10-14-4J of this title
	Side; facing street on corner lot	15 feet except average when 50 percent frontage is developed but not less than 10 feet
	Rear:	
	Main building	30 feet <u>if rear property line is adjacent to a residential zone; 10 feet if rear property line is adjacent to a commercial zone, as long as rear property line is not adjacent to a residential zone,</u> repetitive??
	Accessory building	1 foot except 6 feet where an accessory building located on a corner lot rears on side yards of adjacent lots
		If a dwelling has an existing detached accessory building in the rear yard, and the property owner wants to add on to the dwelling (after fire department review); the new addition must be a minimum of 8 feet from the accessory building, and the new addition shall meet the minimum rear yard requirements. The opposing side yard must meet minimum side yard requirements and be open at all times to rear yard access
	Building height:	
	Minimum	1 story
	Maximum	None

Is Fire Dept. ok w/ this? Do they need more than 10 ft.?

Lot coverage	No building or group of buildings with their accessory building shall cover more than 60 percent of the lot area
Open green space	At least 20 percent of the lot area
Special regulations	In no case shall the ratio of floor area in the main building to total lot area exceed 3:1

Chapter 15

PARKING, LOADING SPACE; VEHICLE TRAFFIC AND ACCESS

10-15-3: PARKING SPACE FOR NONDWELLING BUILDINGS:

For new buildings or for any enlargement or increase in seating capacity, floor area or guestrooms of any existing building, there shall be provided:

Apartment hotel	1 space per 2 sleeping units.
Auditor's office	1 space per staff member, plus 3 spaces for clients.
Auto repair shop	1 space per employee, plus 5 spaces for client use.
Bank	Not less than 30 spaces.
Barber	2 spaces per staff member.
Beautician shop	3 spaces per staff member.
Boarding house	3 spaces per 4 persons to whom rooms will be rented.
Business office	1 space per employee on highest shift.
Cafe	1 space per eating booth and table, plus 1 space per 3 stools.
Cafeteria	1 space per eating booth and table, plus 1 space per 3 stools.
Car wash	4 spaces per professional staff, plus 1 space per subordinate staff.
Chiropractor office	4 spaces per professional staff, plus 1 space per subordinate staff.
Church	1 space per 5 fixed seats.

Clinic	4 spaces per professional staff, plus 1 space per subordinate staff.
Club, private	At least 20 client spaces.
Dance hall	1 space per 200 square feet of floor space.
Daycare/preschool center	1 space per employee, plus 4 spaces for client use.
Dental office	4 spaces per professional staff, plus 1 per subordinate staff.
Drive-in food establishment	1 space per 100 square feet of floor space, but not less than 10 spaces.
Dry cleaner	1 space per employee, plus 5 spaces for client use.
Educational institution, <u>public and private</u>	<u>2 spaces per 3 student capacity, plus 1 space per staff member. Elementary and junior high schools (K-9 grades): 2 spaces per classroom and other teaching stations; High schools and trade schools: 4 spaces per classroom and other teaching stations; Colleges and Universities: 2 spaces per 3 student capacity, plus 1 space per staff member.</u>
Employment office	1 space per employee, plus 6 spaces for client use.
Finance office	1 space per staff member, plus 3 spaces for client use.
Fraternity	2 spaces per 4 persons whom the building is designed to accommodate.
Furniture store	1 space per 300 square feet of sales floor space in building.
Hospital	1 space per 2 bed capacity.
Hotel	1 space per 2 sleeping units.
Insurance office	1 space per staff member, plus 4 spaces for client use.
Laboratory	1 space per employee on highest shift.
Laundromat	1 space per 3 coin operated machines.
Legal office	1 space per professional staff, plus 4 spaces for client use.

Looks good assuming these are standard numbers for these types of schools.

Library	At least 30 spaces.
Liquor store	At least 20 spaces.
Lodging house	3 spaces per 4 persons to whom rooms will be rented.
Lounge	At least 20 client spaces.
Medical office	4 spaces per professional staff, plus 1 space per subordinate staff.
Mortuary	At least 30 spaces.
Motel	1 space per sleeping or living unit.
Museum	At least 30 spaces.
Nightclub	At least 20 client spaces.
Nursing home	1 space per 2 bed capacity.
Optometrist office	4 spaces per professional staff, plus 1 space per subordinate staff.
Photo studio	At least 6 spaces.
Post office	At least 20 client spaces.
Psychiatric office	4 spaces per professional staff, plus 1 space per subordinate staff.
Real estate office	1 space per employee, plus 4 spaces for client use.
Reception center	At least 30 spaces.
Recreation center	1 space per 200 square feet of recreation area.
Rental establishment	At least 4 client spaces.
Restaurant	1 space per eating booth or table.
Retail store	1 space per 200 square feet of sales floor space in building.
Retail store with drive-in window	1 space per 200 square feet of sales floor space in building, plus storage capacity of 4 cars per window on the property.
Sanatorium	1 space per 2 bed capacity.

Service repair shop, general	At least 4 client spaces.
Sorority	2 spaces per 4 persons whom the building is designed to accommodate.
Stadium	1 space per 5 fixed seats.
Tavern	At least 15 spaces.
Terminal, transportation	At least 30 spaces.
Theater	1 space per 5 fixed seats.
Travel agency	1 space per employee, plus 4 spaces for client use.
Upholstery shop	1 space per employee, plus 3 spaces for client use.
Used car lot	1 space per employee, plus 4 spaces for client use.
Warehouse	2 spaces per 3 employees.
Wedding chapel	At least 30 spaces.
Wholesale business	2 spaces per 3 employees, plus 3 spaces for client use.
For other uses not listed above	Where use is not listed above, the parking requirements shall be established by the planning commission based on a reasonable number of spaces for staff and customers and similar requirements of like businesses.

When a property or properties are part of a business/retail center development that has a reciprocal agreement that pertains to parking and cross access, the city may consider the entire development's parking availability rather than calculating the parking requirement for individual business uses. Parking/land that is not part of the individual businesses' property may be included as meeting the parking requirement if there is a reciprocal agreement for parking within the business center. (Ord. 778, 1-4-2011; amd. Ord. 802, 4-3-2012)

TITLE 10, Chapter 25 and TITLE 10, Chapter 21

10-25-5: PRELIMINARY PLAN REQUIRED:

- A. Submission: Each person who proposes to develop land in the city shall prepare a preliminary plan of such development and shall submit eight (8) prints thereof to the planning commission and show compliance with the requirements of the site plan standards checklist which shall be obtained from the community development director. Preliminary plans must be received by the community development director seven (7) days prior to the scheduled planning commission meeting in order to allow sufficient review time.

B. Planning Commission Action: The planning commission may approve or reject the preliminary plan, or grant approval on conditions stated. Approval of the preliminary plan by the planning commission shall not constitute final acceptance of the development by the planning commission. One copy of the approved preliminary plan, signed by the chairman of the planning commission, shall be retained in the office of the planning commission. One signed copy shall be given to the developer. Receipt of this signed copy shall be authorization for the developer to proceed with the preparation of plans and specifications and with the preparation of the final plan. Prior to the construction of any improvements or the submission of any bond, the developer shall furnish to the city engineer all plans, information and data necessary for review of said improvements for conformance with this chapter. These plans shall be reviewed by the city engineer and shall be accepted if he determines them to be in accordance with the requirements of this chapter. No construction of buildings or additions shall begin until after a favorable recommendation of the final plan by the planning commission and approval by the city council. Amendments to the site plan shall be favorably recommended by the planning commission and approved by the city council. (Ord. 701, 5-6-2008)

C. Time Limit Of Preliminary Site Plan Approval: Approval of the preliminary site plan by the planning commission shall be valid for a maximum period of ~~twelve (12) months~~ one (1) year, unless, upon application of the developer, the planning commission grants an extension. After compliance with the requirements of the planning commission, city engineer, fire marshal, police chief, public works director and community development director, a final site plan shall be prepared and submitted to the planning commission for recommendation to the city council for final approval. The final site plan shall be in conformance with city ordinances and design standards and if applicable, a development agreement. (Ord. 815, 9-25-2012)

D. Expiration of Final Site Plan Approval; Extension of Final Site Plan Approval:

1. Failure to obtain a building permit within one (1) year of the Final Site Plan approval of any site plan shall terminate and cancel the prior site plan approval given, and any vested rights thereunder will be lost, whereupon the Planning Commission may require that a new site plan be submitted and approval obtained pursuant to this section. Once the application has expired, in order to reintroduce the proposed site plan development, the owner or developer must submit a new application with all applicable fees.

2. A written request may be submitted to the Planning Commission prior to expiration of the Final Site Plan approval for an extension of up to six (6) months. The Planning Commission can grant such an extension where good cause can be shown.

From the Planning Commission, ...
(add by whom)

10-21-7: FINAL PLAT:

A. Planning Staff Committee Review: Prior to the submission of the final plat to the planning commission for review, the subdivider/developer's engineer shall submit the proposed final plat, with any changes and modifications as directed at the preliminary review by the planning commission, along with a letter of certification that all lots meet the requirements of this title to the city planning staff committee. The planning staff committee shall, after reviewing the proposed final plat and confirming that all the above fees and financing guarantees have been satisfied, shall present the final plat to the planning commission for appropriate action.

B. Preparation Of Plat: After compliance with the provisions of subsection A of this section, and sections 10-21-5 and 10-21-6 of this chapter, a final plat of the subdivision covering all or part of an approved preliminary plat shall be prepared by a licensed surveyor not in the employ of the city in

conformance with the design standards of section [10-21-9](#) of this chapter and submitted within one year from the date of preliminary plan approval unless the time is extended by the planning commission; otherwise, such approval shall be deemed to have been withdrawn. Two (2) black and white prints of the final plat shall be submitted to the planning commission at least seven (7) days prior to the date of the planning commission meeting at which time such plat is to be considered.

C. Drawing: The final plat shall consist of a sheet of approved tracing linen, to the outside or trim line dimensions of nineteen inches by thirty inches (19" x 30") and the border line of the plat shall be drawn in heavy lines leaving a space of at least one-half inch ($1/2$ ") margin on all four (4) sides. The plat shall be so drawn that the top of the drawing faces either north or west, whichever accommodates the drawing best. All lines, dimensions and markings shall be made on the tracing linen with approved waterproof black India drawing ink. The plat shall be made to a scale large enough to clearly show all details, in any case not smaller than one hundred feet to the inch (1" = 100'), and workmanship on the finished drawing shall be neat, clean-cut and readable. The plat shall be signed by all parties listed in subsection C5 of this section, who are duly authorized and required to sign and shall contain the following information:

1. A subdivision name, approved by the County Recorder, and the general location of the subdivision, in bold letters at the top of the sheet.
2. A north point and scale of the drawing, and the date.
3. Accurately drawn boundaries, showing the proper bearing and dimensions of all boundary lines of the subdivision, properly tied to public survey monuments. These lines should be slightly heavier than street and lot lines.
4. The names, widths, lengths, bearings and curve data on center lines of proposed streets, alleys and easements; also the boundaries, bearings and dimensions of all portions within the subdivision as intended to be dedicated to the use of the public; the lines, dimensions, bearings and numbers of all lots, blocks and parts reserved for any reason within the subdivision. All lots and blocks are to be numbered consecutively under a definite system approved by the planning commission. All proposed streets shall be named or numbered in accordance with and in conformity with the adopted street naming and numbering system of the city and Weber County¹.
5. The standard forms approved by the planning commission lettered for the following:
 - a. Description of land to be included in the subdivision.
 - b. Registered professional engineer and/or land surveyor's "certificate of survey".
 - c. Owner's dedication.
 - d. Notary public's acknowledgment.
 - e. Planning commission's certificate of approval.
 - f. City engineer's certificate of approval.
 - g. City council certificate of acceptance attested by the city recorder.
6. A three inch by three inch (3" x 3") space in the lower right-hand corner of the drawing for recording information.

7. After approving and signing the final plat, the planning commission shall submit the plat for approval to the city engineer, who shall collect a checking fee from the subdivider, and shall check the engineering requirements of the drawing. After approval and signature by the city engineer, the plat shall be submitted to the city council for approval and certificate of acceptance. The final plat, bearing all official approvals as above required, shall be returned to the subdivider for recording at the expense of the subdivider. No subdivision shall be recorded in the office of the County Recorder and no lot included in such subdivision shall be sold or exchanged and no offer shall be made to sell or exchange any such lot unless and until the plat is so approved and accepted. (1985 Code § 19-40-6)

D. Expiration of Final Subdivision Plat Approval; Extension of Final Subdivision Plat Approval:

1. After the Final Subdivision Plat has been recorded in the Office of the Weber County Recorder, the applicant(s) may apply for building permits consistent with the approved and recorded Final Subdivision Plat and consistent with the City requirements for a building permit. The approval of a Final Subdivision application shall be effective for a period of one (1) year from the date the Final Subdivision application is approved by the City Council, at the end of which time the Final Subdivision Plat shall have been recorded in the Office of the Weber County Recorder.

2. If the approved Final Subdivision Plat is not recorded within the one (1) year period of date of approval, and the Planning Commission has not extended the approval of the Final Subdivision Plat, the Final Subdivision approval shall be void and any vested rights thereunder will be lost, whereupon the Planning Commission may require that a new subdivision plat be submitted and approval obtained pursuant to this section. A written request may be submitted to the Planning Commission prior to expiration of the Final Subdivision Plat for an extension of up to six (6) months. The Planning Commission can grant such an extension where good cause can be shown. Once the application has expired, in order to reintroduce the proposed subdivision development, the applicant(s) must submit a new application with all applicable fees.

Title 9, Chapter 1

BUILDING CODE AND REGULATIONS

9-1-1: BUILDING CODES ADOPTED:

Those certain documents, two (2) copies of which are on file in the office of the community development director, being marked and designated as the international building code, 2012-2015 edition (including appendix J); international residential code, 2012-2015 edition (including appendix E); international energy conservation code, 2012-2015 edition; international fuel gas code, 2012-2015 edition; international existing building code, 2012-2015 edition (including all appendices); NFPA 225 Model Manufactured Home Installation Standard, 2005 edition; international property maintenance code, 2006 edition; and uniform code for the abatement of dangerous buildings, 1997 edition; are hereby adopted as the building codes of the city for regulating the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use, height, area and maintenance of all buildings and structures in the city; providing for issuance of permits and collection of fees therefor; providing penalties for violation of such codes, declaring and

establishing fire zones, and each and all of the regulations, provisions, penalties, conditions and terms of said codes published by the International Conference Of Building Officials, on file in the office of the community development director, are hereby referred to, adopted, and made a part of this chapter as if fully set out in this chapter; provided, however, that the penalty for any violation of the above cited codes is a class B misdemeanor, punishable as is provided in section [1-4-1](#) of this code. (Ord. 854, 5-6-2014)

Chapter 2 ELECTRICAL CODE

9-2-1: ELECTRICAL CODE ADOPTED:

The national electrical code (NEC), [2011-2014](#), including the appendices thereto, establishing rules and regulations for the conduct of business or trade of electricians and the installation, alteration or repair of electric systems and other matters relating thereto, which has been printed as a code in book form, and copies of which have been filed for use and examination by the public in the office of the community development director (also available on the NFPA website), and the whole thereof, is hereby referred to, adopted and made a part of this chapter as if fully set out herein. (Ord. 854, 5-6-2014)

Chapter 3 PLUMBING CODE

9-3-1: PLUMBING CODE ADOPTED:

The international plumbing code, [2012-2015](#) edition, including the appendices thereto, establishing rules and regulations for the conduct of the business or trade of plumbing and the installation, alteration, or repair of plumbing and drainage systems and other matters relating thereto, which has been printed as a code in book form, and two (2) copies of which have been filed for use and examination by the public in the office of the community development director and the whole thereof, is hereby referred to, adopted, and made a part of this chapter as if fully set out herein. (Ord. 854, 5-6-2014)

Chapter 4 MECHANICAL CODE

9-4-1: MECHANICAL CODE ADOPTED:

The international mechanical code, [2012-2015](#) edition, including the appendices thereto, establishing rules and regulations for the purpose of providing minimum standards to safeguard life or limb, health, property and public welfare by regulating and controlling the design, construction, installation, quality of materials, location, operation and maintenance or use of heating, ventilating, cooling, refrigeration systems, incinerators and other miscellaneous heat producing appliances within this city, two (2) copies of which are on file in the office of the community development director, is hereby

adopted as the mechanical code of this city the same as if set out fully in this chapter. The provisions of this code shall apply to the erection, installation, alteration, repair, relocation, replacement, addition to, use or maintenance of any heating, ventilating, cooling, refrigeration systems, incinerators or other miscellaneous heat producing appliances within this city. (Ord. 854, 5-6-2014)

Chapter 2 FIRE CODE

4-2-1: FIRE CODE ADOPTED:

A certain document, ~~three (3)~~two (2) copies of which are on file in the office of the community development director, being marked and designated as the international fire code, ~~2012-2015~~ edition, including appendix chapters, as published by the International Code Council, be and is hereby adopted as the code of Riverdale City for regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings or premises in Riverdale City and providing for the issuance of permits for hazardous uses or operations; and each and all of the regulations, provisions, conditions and terms of such international fire code, published by the International Code Council, on file in the office of the community development director, are hereby referred to, adopted and made a part hereof as if fully set out in this chapter; provided, however, that any person who violates this code shall be guilty of a class B misdemeanor and upon conviction such person shall be punished as provided in section 1-4-1 of this code. (Ord. 854, 5-6-2014)



Administrative Offices
4600 So. Weber River Drive
Riverdale, Utah 84405

June 8, 2016

Notice of Public Hearing For Riverdale Planning Commission

Tuesday, June 28, 2016

Riverdale City gives notice that on Tuesday, **June 28, 2016**, during the regular Planning Commission Meeting, which begins at 6:30PM, located at the Riverdale City Civic Center, 4600 South Weber River Drive, Riverdale, Utah, the Planning Commission will hold a public hearing to receive and consider public comment regarding proposed amendments to the Riverdale City Code, Title 9 Building Regulations, Title 4 Chapter 2 Public Health and Safety (Fire Code) and Title 10 Zoning and Subdivision Regulations (Multiple Chapters).

The public is invited to review and inspect all information available concerning such proposal(s) at the Riverdale City Offices during regular office hours of 8:00 a.m. to 5:00 p.m. Monday through Friday any time prior to the hearing. The public or any interested parties may present written or oral testimony to the Riverdale City Planning Commission concerning the proposed action at the aforesaid designated times and place.

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 was posted on this 17th day of June, 2016 at the following places: the Riverdale City Hall Noticing Board and the Public Notice Website: <http://www.utah.gov/pmn/index.html>. This notice is scheduled to appear in the Standard Examiner on Sunday June 19, 2016. A copy of this notice will be available on the City Website on June 17, 2016.

Jackie Manning
Riverdale City Recorder