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July 28, 2010

# Notice of Public Hearing

Riverdale City gives notice that on Tuesday, August 10, 2010, during the regular Planning Commission meeting, which begins at 6:30 p.m., at the Riverdale City Civic Center, 4600 South Weber River Drive, Riverdale, Utah, the Riverdale Planning commission will hold a public hearing to receive and consider public comment concerning **amending Title 10, Section 21, Chapter 11, Improvements, (f) Curbs, Gutters and Sidewalks**. The proposed language [is attached](#). Public comment is invited

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

## **10-21-11: 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.
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 administrator.
3. The developer shall be responsible for the satisfactory performance of improvements dedicated to the city for a period of two (2) years 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.
- 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 service. 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.
- D. Streets On Property Of Other Public Agencies Or Utility Companies: Where it is proposed that streets be constructed on property controlled by a public agency or utility company, approval for the location, improvement and maintenance of such streets shall be obtained from the public agency or utility company and entered on the final plat in a form approved by the city attorney.
- E. Street Improvements: All streets shall be constructed by the subdivider in accordance with the standards and rules and regulations of the city engineer.
- F. Curbs, Gutters And Sidewalks: Curbs and gutters shall be installed on existing and proposed streets by the subdivider or contractor in all subdivisions. ~~except the rear of those lots which back on major streets and are not permitted access to such streets. Sidewalks shall be installed on existing and proposed streets by the building contractor as set forth above. After recommendation by the planning commission, the commission may waive sidewalk requirements on streets which exceed an average grade of ten percent (10%) between intersections, and in subdivisions where the average lot widths exceed one hundred twenty five feet (125') at the building setback line.~~
- G. Water Supply: A culinary water supply which must be approved by the city engineer and the state board of health shall be available to each lot in the subdivision and shall be provided in conformance with the standards and rules and regulations of the city.
- H. Fire Hydrants: Fire hydrants shall be installed by the subdivider at locations determined by the city engineer and fire service in all subdivisions in accordance with the standards, rules and regulations of the city.
- I. Sewage Disposal: Whether by individual disposal system or by public disposal facilities, sewage disposal shall be provided and approved by the city

Comment [RD1]: Delete language

engineer and public works administrator for each lot in the subdivision in accordance with the standards, rules and regulations of the city.

- J. Surface Water: The subdivider shall provide adequate methods of conveyance and disposal of storm water and surface water at his expense, the plans for which shall be prepared by a licensed engineer not in the employ of the city and which shall be approved by the planning commission after recommendation by the city engineer. If easements are required across abutting property to permit drainage of the subdivision, it shall be the responsibility of the subdivider to acquire such easements.
- K. Ditches And Canals: Open ditches or canals shall not be allowed within or adjoining a subdivision. It shall be the subdivider's responsibility to work with the irrigation, drainage or ditch companies and arrange for the covering, realigning or elimination of open ditches or canals. In cases where canals or ditches cross public roads or proposed public roads, specifications and grades for pipe or culvert must be approved by the city engineer.
- L. Safety Fences: The subdivider shall install a six foot (6') nonclimbable chainlink fence, or equivalent thereof, in conformance with all applicable standards, rules and regulations of the city, along all nonaccess streets, open reservoirs, bodies of water or railroad rights of way.
- M. Street Trees: Street trees may be provided at the option of the subdivider, but when so provided, the variety and location of such trees shall be recommended by the planning commission staff and approved by the planning commission.
- N. Monuments: Permanent monuments shall be accurately set and established at such points as are necessary to definitively establish all lines of the plat, except those outlining individual lots. Monuments shall be of a type approved by the city engineer. All subdivision plats shall be tied to a corner or monument of record or established land office survey corner.
- O. Streetlights: The city shall install streetlights at each intersection of the subdivision. The installation shall be under the direction of the public works director and shall conform to the standards set forth in the city street lighting policy. The expense for the cost of materials and installation shall be borne by the developer/subdivider.
- P. Administrative Rules, Regulations; Authority: The city council is authorized to prescribe by administrative rule or regulation filed for record with the city recorder forms and procedures to ensure the orderly, regular and efficient processing of applications for the approval of a proposed subdivision and the strict compliance with the requirements of this chapter.

Q. Fees Deposited; Inspections: The subdivider, upon submission of his plans, shall deposit with the city such fees as may be prescribed by resolution of the city council. The public works inspector shall be in charge of inspecting all improvements, and may request the assistance of the city engineer if the public works inspector deems it necessary. The subdivider shall, prior to beginning any improvements as set forth herein, enter into a written agreement with the city to pay any and all fees or assessments associated with the services provided by the city or which become necessary for the enforcement of this chapter, as said services are rendered. (Ord. 659, 6-6-2006)