



**RIVERTON CITY
PLANNING COMMISSION AGENDA
THURSDAY, MAY 8 2014**



NOTICE IS HEREBY GIVEN THAT THE RIVERTON CITY PLANNING COMMISSION WILL HOLD A PUBLIC MEETING AT **6:30 PM, THURSDAY, MAY 8, 2014** AT THE **RIVERTON CITY MUNICIPAL BUILDING, 12830 SOUTH 1700 WEST**, RIVERTON UTAH. ANY QUESTIONS, CALL 801-208-3141 OR 801-208-3130.



REASONABLE ACCOMMODATIONS FOR INDIVIDUALS WITH DISABILITIES AND/OR THE NEED FOR TRANSLATION SERVICES WILL BE PROVIDED UPON REQUEST. FOR ASSISTANCE, PLEASE CALL 801-208-3100.



1. PUBLIC HEARING

A. COMMERCIAL SITE PLAN / CONDITIONAL USE PERMIT, PL-13-8011

MASTER MUFFLER, 2284 WEST 12600 SOUTH, C-G ZONE, KEITH GRUNDMANN OF RIVERTON UNDER CAR PROPERTIES, LLC, APPLICANT.

B. REZONE, PL-14-4002, REZONE 1.03 ACRES LOCATED AT 4472 WEST MAEGAN NICOLE LANE FROM RR-22 (RESIDENTIAL 1/2 ACRE LOTS) TO R4-SD (RESIDENTIAL 10,000 SQUARE FOOT LOTS SPECIFIC DEVELOPMENT), MATT LEPIRE, APPLICANT

C. CONDITIONAL USE PERMIT, HOKULIA SHAVED ICE, 1977 W 12600 S (PRO STOP PARKING LOT), BRIAN DELEEUW, APPLICANT

2. DISCUSSION ITEMS (No public comment or questions will be taken on these items)

A. PROPOSED REZONE OF 19.34 ACRES LOCATED AT 12175 S 3600 W FROM RR-22 (RESIDENTIAL 1/2 ACRE LOTS) TO R-3-SD, REQUIRING A MIX OF 1/2 AND 1/3 ACRE LOTS

3. ADJOURNMENT

ITEM I.A

**RIVERTON CITY
MEMORANDUM**

TO: Planning Commission

FROM: Development Review Committee

DATE: May 8, 2014

SUBJECT: COMMERCIAL SITE PLAN / CONDITIONAL USE PERMIT, MASTER MUFFLER, 2284 WEST 12600 SOUTH, C-G ZONE, KEITH GRUNDMANN OF RIVERTON UNDER CAR PROPERTIES, LLC, APPLICANT

PL NO.: 13-8011 – Master Muffler Site Plan

PROPOSED MOTION:

I move that the Planning Commission recommend APPROVAL of the Master Muffler commercial final site plan, application number PL-13-8011, located at 2284 West 12600 South, with the following conditions:

1. Storm drainage systems and accommodation comply with Riverton City standards and ordinances, and with the recommendations of the Riverton City Engineering Division.
2. An interim storm drainage and erosion control plan and an access management plan be approved by the City prior to any construction or grading on the site.
3. The site and structures comply with any and all applicable Riverton City standards and ordinances, including the International Building and Fire Codes.
4. Lighting, both on the building and in the site shall be designed and installed to minimize impacts to the surrounding properties.
5. Obtain and maintain a UDOT access permit for access to 12600 South.
6. A stone or brick wainscot extend across the front of the building where the glass is shown extending to the ground, that vertical elements be added to the roof to break up the long expanse in the roof line, that color be added to the quoins at the front of the building to complement the stone at the base of the building.

BACKGROUND:

Riverton Undercar Properties LLC has submitted an application requesting site plan approval for property located at 2284 West 12600 South. The property is currently zoned C-G (Commercial Gateway) and automobile repair and related services are permitted within the zone as a conditional use. Property to the west is currently zoned RR-22 (Rural Residential ½ acre lots) and is utilized as single-family residential, however, the property is master planned for Business Park which accommodates the C-G zone. Property to the south is zoned R-4 (Residential 10,000 square foot lots) and property to the north is zoned RM-8 (Residential multi-family 8 units per acre). To the east property is zoned C-D (Commercial Downtown) and is occupied by a mortuary business.

The applicant is proposing to construct a 9,900 square foot Master Muffler automobile service center. The building is proposed to be constructed at the center of the parcel with parking areas

and landscaping surrounding the building. Access into the site will be gained from 12600 South, a UDOT controlled and maintained right-of-way.

Parking on an automobile repair facility such as this is as determined by the City Council upon recommendation from the Planning Commission. Currently there are thirty eight (38) proposed parking stalls to be constructed. The site is essentially maxed out in regards to additional parking areas without reducing the size of the building.

Fencing on the site is required by ordinance. Along the northern property line an eight (8) foot solid masonry wall is required. Along the west property line where adjacent to single family residential an eight foot solid fence is also required, however, the ordinance does grant a waiver of this requirement for properties master planned for future commercial. In this case the property is master planned for Business Park, a designation that permits the C-G (Commercial Gateway) zone. Therefore the applicant is proposing to constructed 6' solid vinyl fencing along the western property line. Six foot solid vinyl fencing will also be constructed along the canal at the eastern edge of the property.

Building architecture has been a challenge on this project. The applicant is proposing to construct the building using pre-cast concrete panels similar to that used on a pre-cast concrete fence. These panels can be formed, molded and painted to resemble cultured stone. The panels can also have additional treatment done to resemble a stucco panel and then painted whatever color is desired. The Planning department visited the site where the concrete walls are constructed and verified that the panels can resemble a stucco finish. Therefore staff is satisfied that the utilization of pre formed concrete walls can satisfy the intent of the architectural standards of the C-G zone if painted and textured correctly. Since this issue has been resolved by staff, the applicant has resubmitted a building elevation that has clear ordinance compliance issues. Mainly those issues related to the glass store front extending to the ground on the southern façade of the building and the long, flat roof line with no vertical relief or variation. **Staff had previously resolved these issues in previous redline comments.** In fact, plans had been submitted that had clearly resolved these issues. Therefore, condition #6 is requiring that a stone or brick wainscot extend across the front of the building where the glass is shown extending to the ground, that vertical elements be added to the roof to break up the long expanse in the roof line, that color be added to the quoins at the front of the building to complement the stone at the base of the building.

Riverton City Planning, Engineering and Water divisions have reviewed and are recommending approval of the final site plan application with the conditions listed in the staff report. The Unified Fire Authority has also reviewed and approved the proposed site plan.

ATTACHMENTS:

The following items are attached for your review:

1. A copy of the Site Plan application
2. A copy of the Zoning Map
3. A copy of the Aerial Views
4. A copy of the Site Plan and Landscape Plans.
5. A copy of the building elevations



PL No. 13-8011
Date 10/29/2013

Application

Site Plan

A. Applicant's Name Riverton Under Car Properties LLC
Home Address 11296 So. Portobello Road
City So. Jordan State Ut. Zip 84095
Telephone # 801-363-6255 Mobile # 801-884 3813
E-mail Address MarieKung1@yahoo.com Fax # 801-363-6258

B. Primary Contact Person Keith Grundmann
Address 11296 So. Portobello Road
City So. Jordan State Ut. Zip 84095
Telephone # 801-363-6255 Mobile # 801-884 3813
E-mail Address MarieKung1@yahoo.com Fax # 801-363-6258

C. Project Information

- Name of Proposed Business Master Muffler
- Address 2284 W. 12600 So.
- Description of the Proposed Business Tires and mechanical work including exhaust & brakes
- Sidwell/Tax ID# 2728477010000 Total Acreage of the Site 1.11 acres
- Current Zoning of the Proposed Site Downtown Commercial
Zoning of Adjacent Parcels: North Park South Residential East Commercial West Residential
- Current Use of the Land Empty
- Number of Existing Structures None
- Describe the Proposed Use and Structures for the Site 1 Bldg Retail for tires + Mech work
- Did this Project Require a Rezone? Yes / No If Yes, PL# _____
- Did this Project Require a Conditional Use Permit? Yes / No If Yes, PL# _____

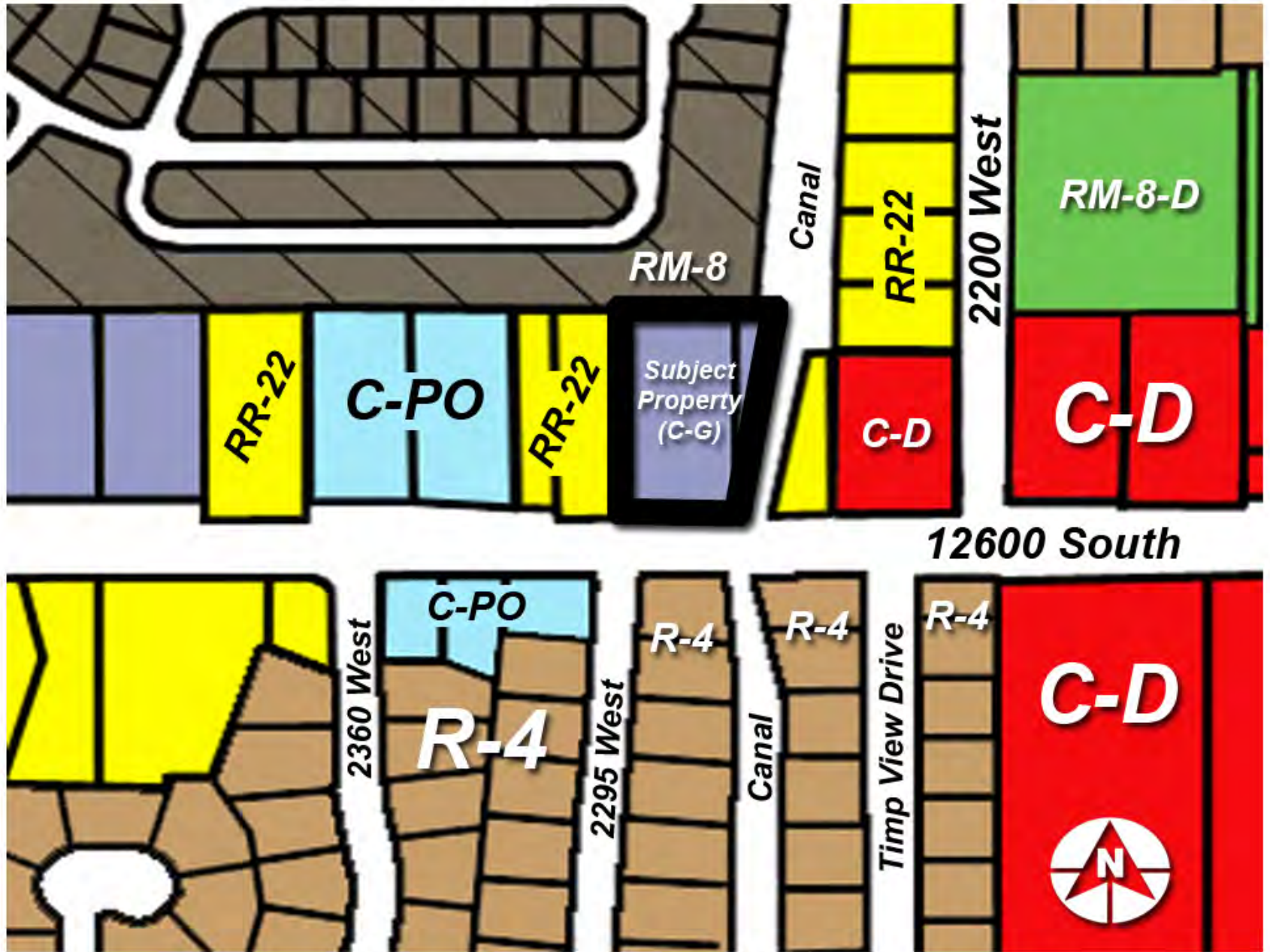
By signing this application, I acknowledge that I have read and understood the application, ordinances, checklists, etc. associated with this application, and that any and all required drawings, plans, and other submittals are included and complete. All drawings and plans, and the proposed development, must comply with the requirements of the Engineering Plan Review Checklist, Riverton City Standards and Specifications, and all applicable Riverton City ordinances and standards.

Barbara Grundmann
Applicant's Signature

Oct. 22 2013
Date

You will receive a letter following the Planning Commission and City Council meeting providing status of your application

MASTER MUFFLER COMMERCIAL SITE PLAN

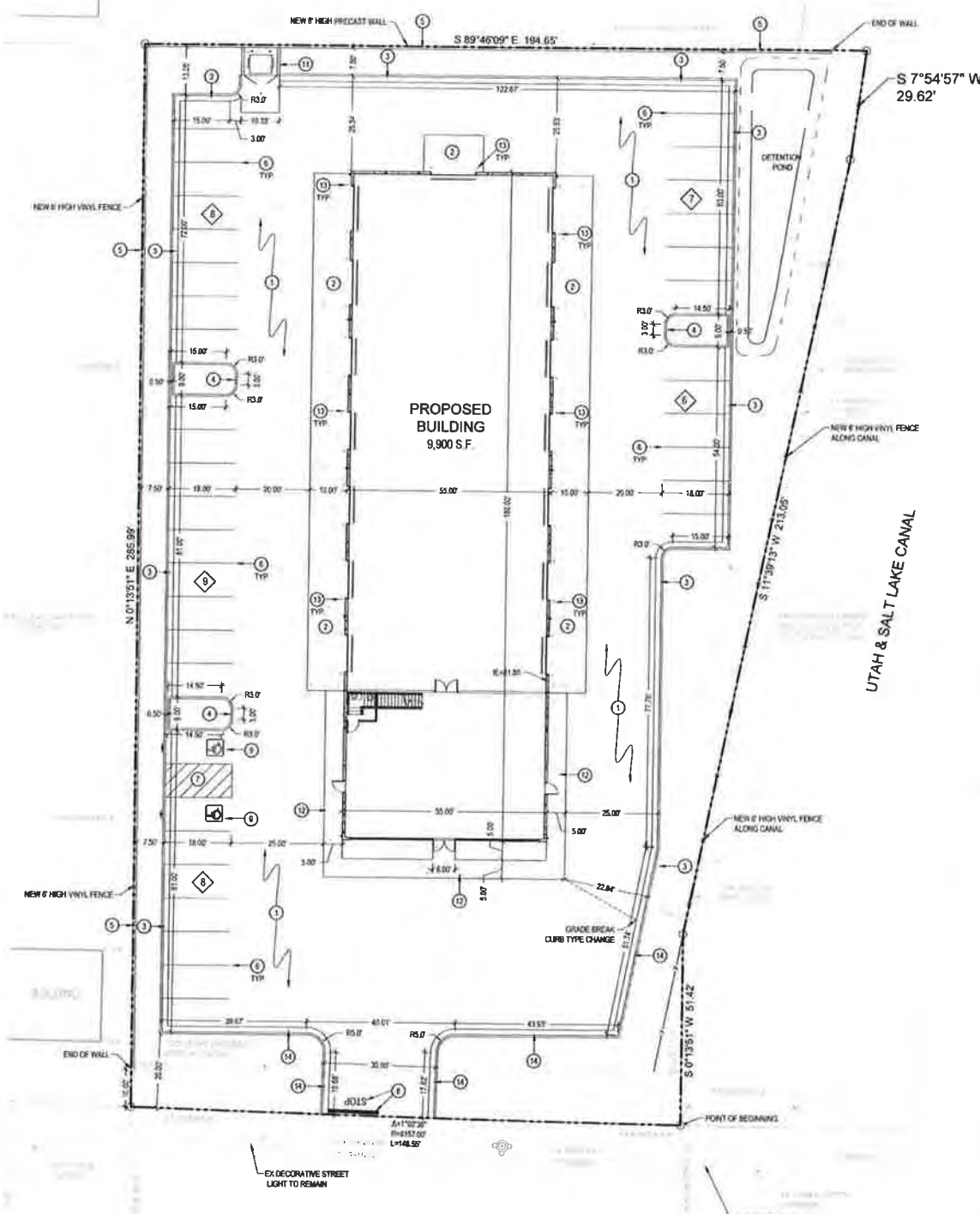


ZONING MAP

MASTER MUFFLER COMMERCIAL SITE PLAN



AERIAL VIEW

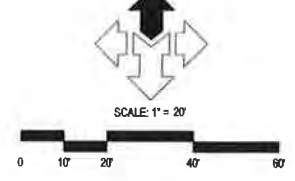


2295 WEST STREET

12600 SOUTH STREET (SR 71)
PROJECT NO.: HPP-STP-0071 (12) 0

PROPERTY OWNER INFORMATION
27-28-477-017
TERRY SORENSON DMD PC
12600 S 2700 W
RIVERTON, UTAH

NORTH



DESCRIPTION	AREA	%
HARDSCAPE	27,212 SQFT	56%
LANDSCAPE	11,157 SQFT	23%
BUILDINGS	9,900 SQFT	20%
TOTAL	48,319 SQFT	100%

GENERAL NOTES:

SEE LANDSCAPE PLANS FOR IRRIGATION AND PLANTING
ALL WORK TO COMPLY WITH RIVERTON CITY STANDARDS AND SPECIFICATIONS
ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS

KEYED NOTES:

- PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS.
- 1 STANDARD DUTY ASPHALT PAVEMENT WITH GRANULAR BASE PER DETAIL 'D', SHEET CS-01
 - 2 CONCRETE PAVEMENT WITH GRANULAR BASE PER DETAIL 'D', SHEET CS-01
 - 3 2" CONCRETE CURB AND GUTTER, SEE DETAIL 'D', SHEET CS-01
 - 4 CONCRETE CURB WALL, SEE DETAIL 'D', SHEET CS-01
 - 5 8" HIGH CMELL PRECAST CONCRETE WALL WITH 1/2" PILLARS 12" O.C.
 - 6 4" WIDE SOLID YELLOW PARKING STALL STRIPE LINES
 - 7 4" WIDE SOLID YELLOW PEDESTRIAN STRIPE LINES
 - 8 PAINTED 12" WIDE SOLID WHITE STOP BAR AND WORD "STOP", SEE DETAIL 'Y' SHEET CS-01
 - 9 PAINTED ADA SYMBOL, SEE DETAIL 'C2' AND 'C3', SHEET CS-01
 - 10 ADA PARKING SIGN, SEE DETAIL 'D', SHEET CS-01
 - 11 NEW 6" HIGH MASONRY QUARTER ENCLOSURE TO MATCH COLOR AND APPEARANCE OF BUILDING GATES WALL BE SOLID VINYL, SEE WALL DETAIL, SHEET CS-01
 - 12 NEW SIDEWALK FLUSH WITH ADJACENT ASPHALT, SEE DETAIL 'D', SHEET CS-01 2% MAX CROSS SLOPE
 - 13 GUARD POST, SEE DETAIL 'C1' SHEET CS-01
 - 14 RELEASE TYPE 24" CURB AND GUTTER, SEE DETAIL 'D', SHEET CS-01

LEGAL DESCRIPTION:

BEGINNING AT A POINT ON THE NORTH R.O. W. LINE OF 12600 SOUTH STREET SAID POINT BEING LOCATED NORTH 89°46'09" WEST 284.88 FEET ALONG THE SECTION LINE AND NORTH 41.85 FEET FROM THE SOUTHEAST CORNER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 8 WEST, SALT LAKE BASIN AND MERIDIAN AND RUNNING THENCE NORTHWESTERLY 148.58 FEET ALONG THE ARC OF A 8157 FOOT RADIUS CURVE TO THE LEFT CENTER BEARS N 89°46'09" E AND CHORD BEING N 89°52'21" W 148.58 FEET, WITH A CENTRAL ANGLE OF 81°40'34" ALONG THE NORTH R.O. W. LINE OF 12600 STREET; THENCE NORTH 25.84 FEET TO A POINT ON THE SOUTH LINE OF COUNTRY VIEW CONDOMINIUMS PHASE B AS FOUND ON FILE AT THE SALT LAKE COUNTY RECORDERS OFFICE; THENCE SOUTH 89°40'32" EAST 194.54 FEET ALONG SAID SOUTH LINE TO A POINT ON THE WEST LINE OF THE UTAH AND SALT LAKE CANAL; THENCE S 0°41'00" W 28.75 FEET ALONG SAID WEST LINE; THENCE S 11°25'22" W 213.05 ALONG SAID WEST LINE OF CANAL; THENCE SOUTH 51.43 FEET TO THE POINT OF BEGINNING. CONTAINS 48,319 S.F. OR 1.11 ACRES

PARCEL NUMBER 27-28-477-017



VICINITY MAP
FEB 12 2014

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.

Call Before You Dig
1-800-662-4111

NOTICE!
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES SHOWN OR NOT SHOWN ON THE PLANS

STILL THORUM ARCHITECTURE
557 WEST 600 SOUTH, SUITE 800
SALT LAKE CITY, UTAH 84101
T 801.463.1500
F 801.907.7374
www.stillthorum.com



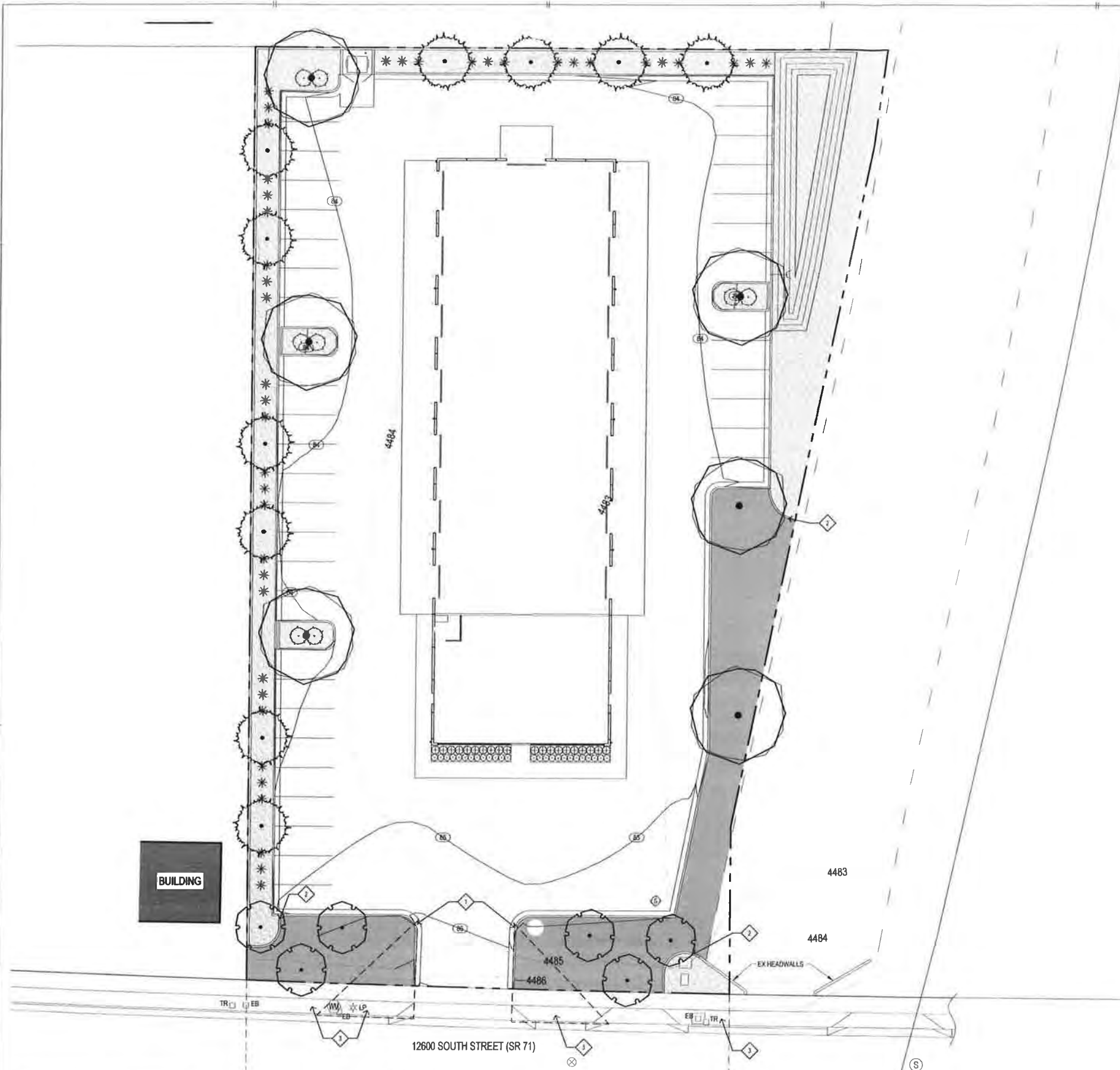
NOT FOR CONSTRUCTION

MASTER MUFFLER
2284 W 12600 SOUTH
RIVERTON, UTAH

PROJECT: DRAWN BY: MES
DATE: 1.5.2014
PHASE:

SITE PLAN

C1.01



PLANTING LEGEND

SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE	NOTE
TREES					
	6	IMPERIAL HONEY LOCUST	<i>Gleditsia triacanthos inermis</i> 'Imperial'	1-1/2" - 2" Caliper	See Detail ELS.01
	6	MUSASHINO ZELKOVA	<i>Zelkova serrata</i> 'Musashino'	1-1/2" - 2" Caliper	See Detail ELS.01
	10	VANDERWOLF PYRAMID PINE	<i>Pinus biceps</i> glauca 'Vanderwolf's Pyramid'	7' - 9' Height	See Detail FLS.01
SHRUBS					
	8	BLUE CHIP JUMPER	<i>Juniperus horizontalis</i> 'Blue Chip'	5 Gallon	See Details ABBLS.01
	20	CRIMSON RUBY BARBERRY	<i>Berberis thunbergii atropurpurea</i> 'Crimson Ruby'	5 Gallon	See Details ABBLS.01
PERENNIALS & GRASSES					
	28	STELLA D'ORO DAYLILY	<i>Hemerocallis</i> 'Stella d'Oro'	1 Gallon	See Detail CLS.01
	42	KARL FOERSTER GRASS	<i>Calamagrostis canadensis</i> 'Karl Foerster'	1 Gallon	See Detail CLS.01
DECORATIVE STONE & BOULDERS					
	6,835 s.f.	COBBLE, 3/4" - 8" DIAMETER "SOUTHTOWN" FROM NEPHI SANDSTONE (435) 623-2332 OR APPROVED EQUAL INSTALLED A MINIMUM 4" DEEP.	Install over Dewitts Pro 5 weed barrier fabric. Rock shall be washed and free of dirt and other foreign debris.		See Detail HLS.01
LAWN					
	4,255 s.f.	LAWN SOD, "IMPERIAL BLUE" FROM CHANSHARE FARMS (866) 800-EASY OR APPROVED EQUAL.			See Detail JLS.01
MULCH					
	250 s.f.	STONE MULCH, 3/4"-1-1/2" DIAMETER "SOUTHTOWN" FROM NEPHI SANDSTONE (435) 623-2332 OR APPROVED EQUAL INSTALLED A MINIMUM 3" DEEP.	Install over Dewitts Pro 5 weed barrier fabric. Bark mulch shall be free of dirt, rock and other foreign debris.		See Detail HLS.01

PLANTING NOTES

- ALL QUANTITIES ARE SHOWN AS AN AD ONLY. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR FOR ALL QUANTITY CALCULATIONS BASED ON THE PLANTING PLAN.
- PLANT COMMON NAMES ARE SHOWN AS AN REFERENCE ONLY. USE COMPLETE BOTANICAL NAMES WHEN PURCHASING ALL PLANT MATERIAL.

REFERENCE NOTES

- 1 SITE TRIANGLE, 30' x 30' - NO IMPROVEMENTS OVER 3' IN HEIGHT
- 2 CONCRETE MONSTRIP, 6" WIDE - SEE DETAIL MLS.01
- 3 EXISTING ROCK MULCH WITHIN PARK STRIP TO REMAIN

LANDSCAPE DATA

GENERAL SITE INFORMATION	REQUIRED	PROVIDED
ZONED AS		C-G
TOTAL SITE AREA		1.11 ACRES (48,466 S.F.)
TOTAL LANDSCAPE AREA		11,308 S.F.
OVERALL SITE:		
PERCENT OF SITE TO BE LANDSCAPE	20% MIN = 9,693 S.F.	23% = 11,308 S.F.
TREES	20 PER ACRE = 22	22
DECIDUOUS/EVERGREEN TREE MIX	80/40	56/45
LAWN	70% MAX. = 33,926 S.F.	38% = 4,255 S.F.
PARKING LOT LANDSCAPE		
LANDSCAPE ISLAND WIDTH	5' MIN.	6' MIN.
PARKING LOT SHADE	20% MIN.	20% PLUS
FRONT YARD LANDSCAPE:		
STREET TREES	1 PER 25 L.F. = 6	6
LANDSCAPE AREA	10' MIN. WIDTH	10' MIN.
SIDE YARDS LANDSCAPE (NON-COMPATIBLE):		
LANDSCAPE AREA	7' MIN. WIDTH	7'
WALL	6' HIGH	6' HIGH

Call DJ
BEFORE YOU
1-800-662-4111

NOTICE
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"

FEB 12 2014

STILL THORUM ARCHITECTURE
537 WEST 600 SOUTH, SUITE 800
SALT LAKE CITY, UTAH 84101
T 801.463.1500
F 801.907.7374
www.stillthorum.com



NOT FOR CONSTRUCTION

STATE OF UTAH
01/16/14
SCOTT A. SCHOONOVER
349751
LANDSCAPE ARCHITECT

MASTER MUFFLER
12600 SOUTH 2250 WEST
RIVERTON, UTAH 12600

PROJECT DRAWN BY: SSBE
CHECKED BY: JS
DATE: 1.5.2014
PHASE:

PLANTING PLAN
L1.01



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P.O. Box 2347
Sandy, UT 84091
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(801) 576-1595
www.owellprecast.com

PROJECT:

MASTER MUFFLER BLDG.

2284 W. 12600 S. RIVERTON
Utah

DRAWN BY: MC
CHECKED BY: JY



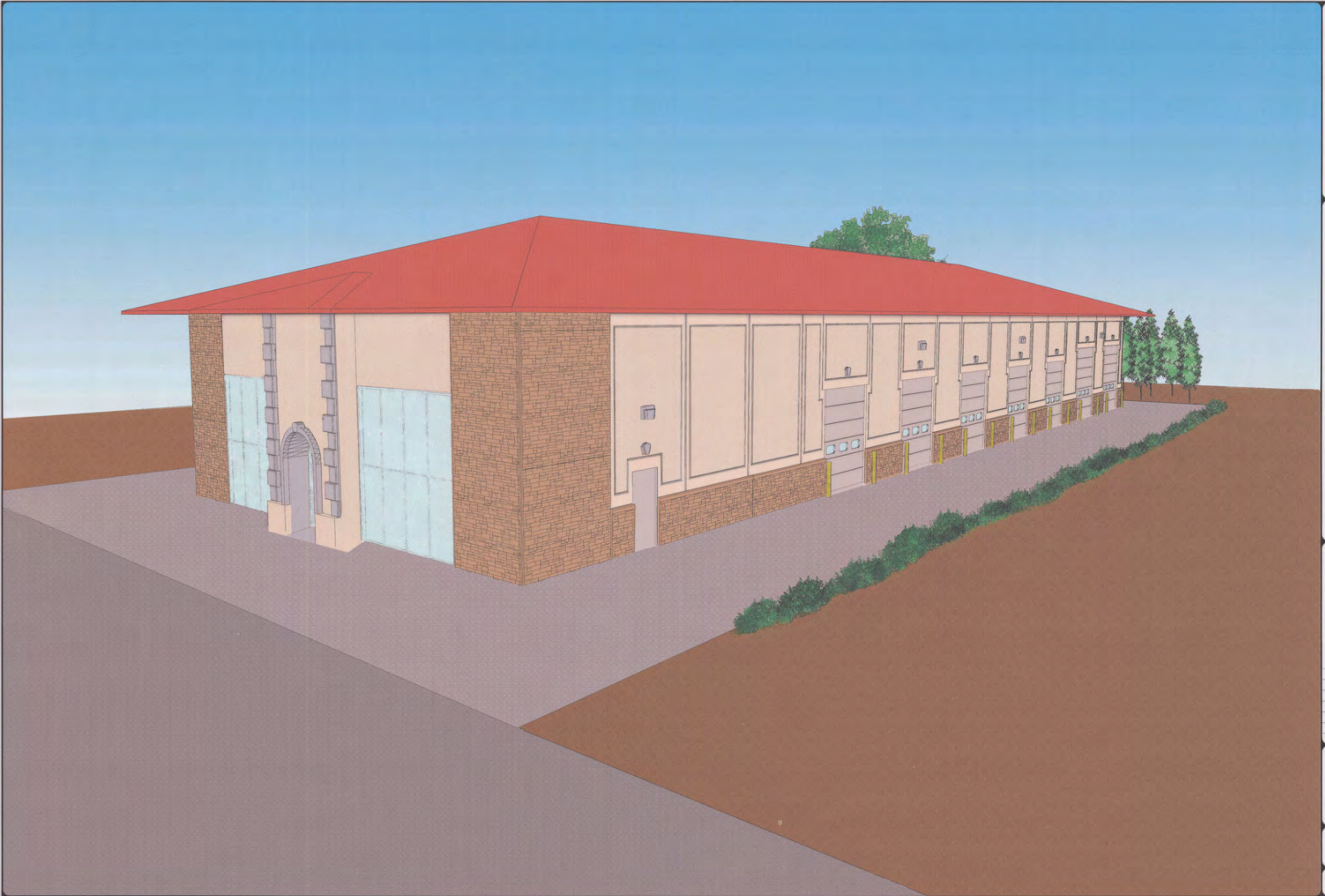
ISSUE DATES:

NO.	DATE	DESCRIPTION

DRAWING SCALE:

PROJECT #:

13-1-354



ITEM I.B

**RIVERTON CITY
MEMORANDUM**

TO: Planning Commission

FROM: Planning Department

DATE: May 8, 2014

SUBJECT: REZONE, REZONE 1.03 ACRES LOCATED AT 4472 WEST MAEGAN NICOLE LANE FROM RR-22 (RESIDENTIAL 1/2 ACRE LOTS) TO R4-SD (RESIDENTIAL 10,000 SQUARE FOOT LOTS SPECIFIC DEVELOPMENT), MATT LEPIRE, APPLICANT

PL NO.: 14-4002 – LEPIRE REZONE

This application is a public hearing and legislative action item.

In rendering a decision the Planning Commission is serving a legislative function, decisions are based on reasonably debatable evidence.

PROPOSED MOTION(S)

I move that the Planning Commission recommend APPROVAL/DENIAL of application # PL 14-4002 amending the General Plan designation to Medium Density Residential and rezoning 1.03 acres located at 4472 West Maegan Nicole Lane from RR-22 (Rural Residential ½ acre lots) to R-4-SD (Residential, 10,000 sf min lot site with Specific Development Designation), with the following SD designation;

- The minimum lot width shall be 60 feet.

BACKGROUND

Matt Lepire has made application for general plan amendment and rezone of property located at 4472 West Maegan Nicole Lane. The property is 1.03 acres in size, and is zoned RR-22. The surrounding properties are all also zoned RR-22. The adjacent property to the west is a meetinghouse for The Church of Jesus Christ of Latter-Day Saints, and the adjacent properties to the north and east are currently vacant. The property to the south, across Maegan Nicole Lane, has an existing home. Staff had originally approached the Commission about addressing the entire general plan area as part of this application but were not able to get noticing for the larger study area completed in time for forward this applicants application on this agenda. Therefore, this item is for the 1.03 acres only.

Then applicant is requesting a rezone from RR-22 to R-4, allowing 10,000 square foot minimum lot sizes. The City recently approved the Brighton Homes development, which is just across Sunday Drive to the east of this property. In that project, the City approved an SD zone which allowed for smaller and more narrow lots on the interior of the project. The overall density was capped at 4 units per acre. The applicant on this property is looking to divide the acre into four ¼ acre parcels, but lacks the width to meet the eighty (80) foot width requirement of the R-4 zone. The applicant has applied for an SD designation that would allow for the more narrow sixty (60) foot wide lots, similar to the Brighton Homes project.

This application includes several parts. The proposed General Plan amendment to Medium Density Residential is consistent with the recent amendment to the property to east of Sunday Drive, and allows for a maximum density of four (4) units per acre. The rezone application is a request for R-4, to allow for quarter-acre lots, and also a request for an SD designation to allow a more narrow lot width. The Planning Commission may approve, deny, or approve with modifications a rezone application. In this case, that means one consideration may be to approve the R-4 zone but not the proposed SD designation. This would permit quarter-acre lots, but not the more narrow lot widths.

Zoning Ordinance Compliance Checklist	
Meets Criteria	Part 12-200-10 Amendments
Yes	<p>1. The proposed amendment will place all property similarly situated into the same zoning classification or in complementary classifications.</p> <p style="padding-left: 40px;">The surrounding properties directly adjacent to this one are zoned for residential development. With the mitigation requirements that are in place for non-animal rights properties, the proposed zone can be considered complimentary.</p>
?	<p>2. All uses permitted under the proposed zoning amendment are in the general public interest and not merely in the interest of an individual or small group.</p> <p style="padding-left: 40px;">The lot widths allowed within the Brighton Homes project were included in a much more comprehensive Specific Development plan, where open space, infrastructure needs, and a mix of lot sizes were a consideration. While the proposed SD designation allowing narrower lots in this case would not result in a density higher than would normally be allowed in the R-4 zone, the primary benefit is the ability to increase the lot yield on the property</p>
Yes	<p>3. All uses permitted under the proposed zoning classification amendment will be appropriate in the area to be included in the proposed zoning amendment.</p> <p style="padding-left: 40px;">The quarter acre lot use is appropriate to the area, as the surrounding vacant properties will likely develop under similar densities.</p>
Yes	<p>4. The character of the neighborhood will not be adversely affected by any use permitted in the proposed zoning classification.</p> <p style="padding-left: 40px;">With the approved project to the east introducing smaller lot sizes to the area, and with this properties proximity to the Western Springs Development, the character of the neighborhood should not be adversely affected.</p>
Yes	<p>5. The proposed zoning amendment is consistent with the City's Master Plan.</p> <p style="padding-left: 40px;">This application includes a General Plan amendment for this property.</p>

Levels of Service Compliance

Applicants for development approvals and building permits must demonstrate that all necessary public facilities and services are available and adequate at specified Levels of Service standards within the City.

<i>Levels of Service Compliance Checklist</i>	
<i>Complies</i>	Levels of Service
Yes	<p>1. Culinary Water. Evidence to demonstrate meeting this level of service shall include the best estimate of the proposed gallons per day needs of the entire project and the effect the project on existing psi pressure in the affected public water system.</p> <p><input type="checkbox"/> No issues from the Water Department, and will primarily rely on infrastructure improvements to Sunday Drive.</p>
Yes	<p>2. Fire Protection. Evidence to demonstrate meeting this level of service shall include a projection of the size of lines within the proposed system and projected pressure within the system shall be included.</p> <p><input type="checkbox"/> No issues from Fire Department, and will primarily rely on infrastructure improvements to Sunday Drive..</p>
Yes	<p>3. Sanitary sewer. Evidence to demonstrate meeting this level of service shall include the satisfactory compliance with the sanitary sewer specification of the Salt Lake County Sewage Improvement District #1.</p> <p><input type="checkbox"/> No issues from Staff. Sewer is an issue between developers and the Sewer District.</p>

Yes	<p>4. Storm Drainage. Evidence to demonstrate meeting this level of service shall demonstrate viable connection to a municipal storm drainage system.</p> <p><input type="checkbox"/> No issues from Staff</p>
Yes	<p>5. Transportation. Evidence to demonstrate meeting this level of service shall include a transportation study estimating the number of average daily trips and distribution that the proposed development will generate.</p> <p><input type="checkbox"/> Will primarily rely on infrastructure improvements to Sunday Drive.</p>

ATTACHMENTS:

The following items are attached for your review:

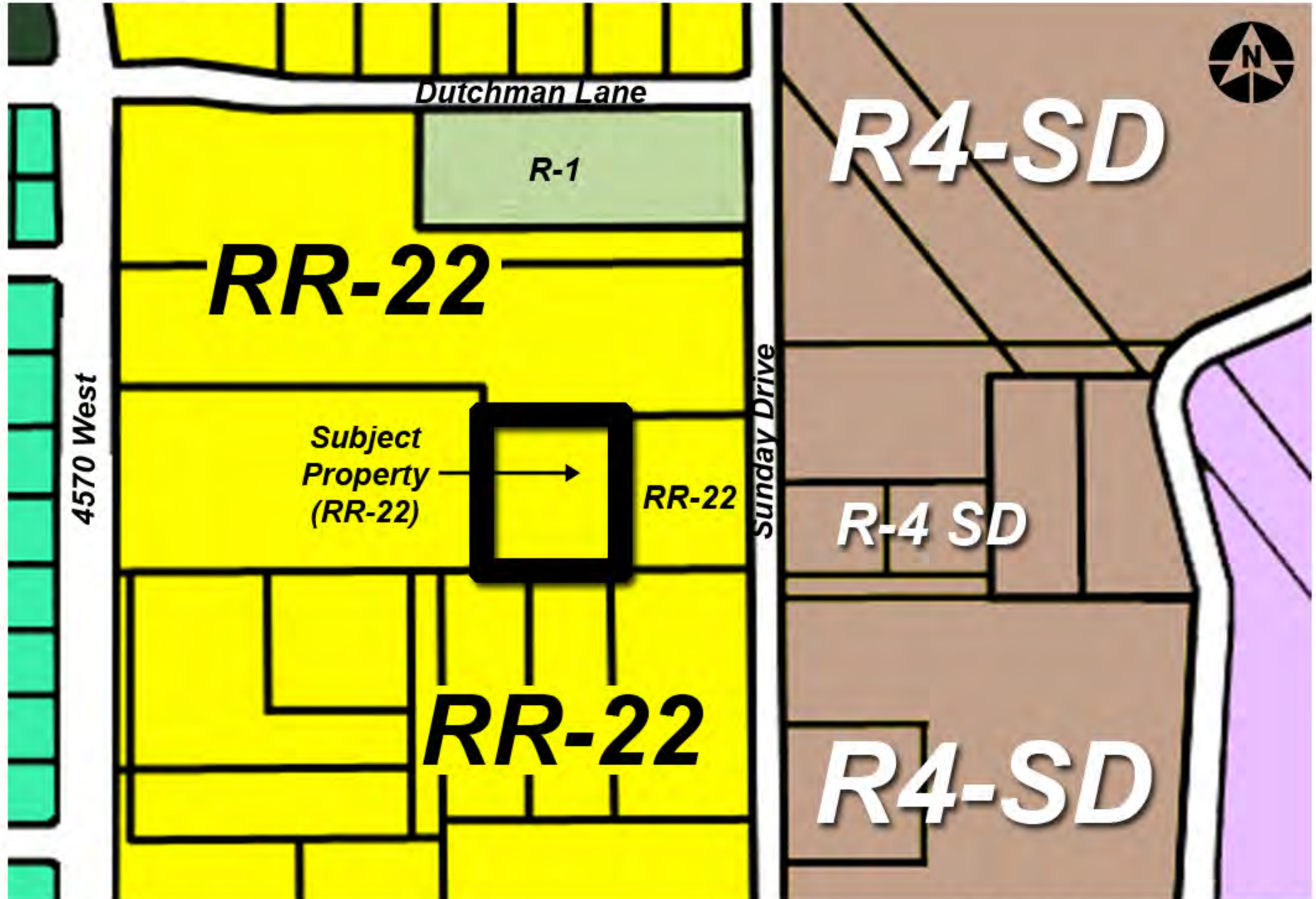
1. A copy of the Rezone application.
2. An 8.5" x 11" copy of the Current Zoning Map
3. An 8.5" x 11" copy of the Possible Zoning Map
4. An 8.5" x 11" copy of the General Plan Designation
5. An 8.5" x 11" copy of the aerial view.

LEPIRE REZONE



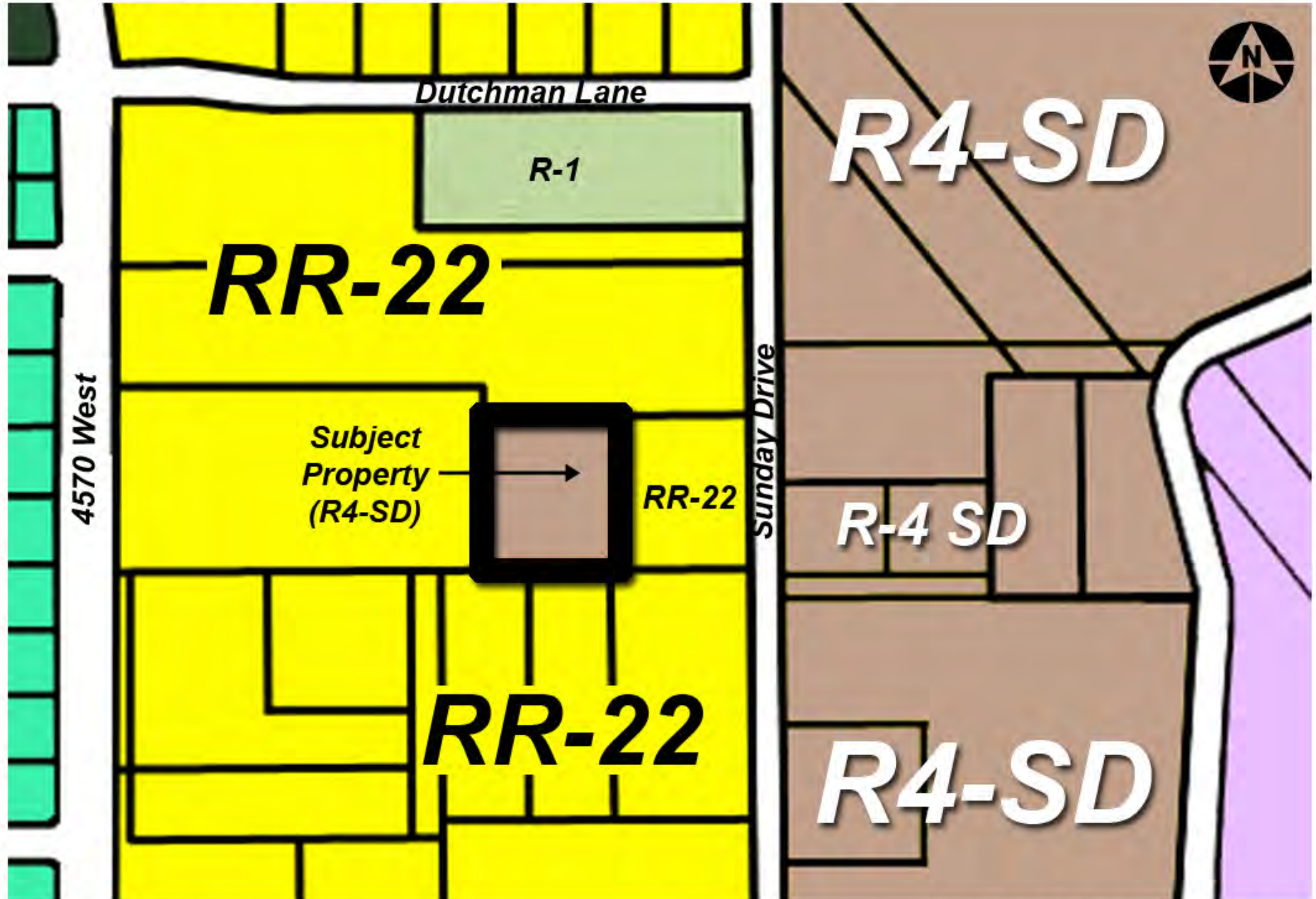
AERIAL VIEW

LEPIRE REZONE



CURRENT ZONING

LEPIRE REZONE



PROPOSED ZONING

ITEM I.C

**RIVERTON CITY
MEMORANDUM**

TO: Planning Commission

FROM: Development Review Committee

DATE: May 8, 2014

SUBJECT: CONDITONAL USE PERMIT, HOKULIA SHAVED ICE, LOCATED AT PRO STOP STORE AT 1977 WEST 12600 SOUTH, C-D ZONE, BRIAN DELEEUW, APPLICANT.

PL NO.: 14-2007 – HOKULIA SHAVED ICE CONDITIONAL USE

This application is a public hearing and administrative action item.

In rendering a decision the Planning Commission is serving an administrative function, decisions are based on substantial evidence.

PROPOSED MOTION:

I move the Planning Commission APPROVE the Conditional Use Permit for Hokulia Shaved Ice located at the Pro Stop Store at 1977 West 12600 South, with the following conditions:

1. All customer parking related the shaved ice business shall not impede or block gasoline pumping bays, entrance or exit into or out of the site and vehicular circulation lanes through the site.
2. This permit expires exactly 6 months from the date the Planning Commission approves.
3. All temporary detached promotional signs shall receive the required sign permits from Riverton City before installation.
4. If at any time a problem is reported to or detected by Riverton City due to a lack of parking at the Pro Stop Store resulting from the occupied parking stalls of the Hokulia Ice Stand that the conditional use permit will be subject to review and the ice stand subject to relocation to another suitable location.

BACKGROUND:

This is an application for a Conditional Use Permit submitted by Brian Deleeuw for a shaved ice stand to be located at an existing commercial business in Riverton City. The proposed location is that of the Pro Stop Store at 1977 West 12600 South. The property is zoned C-D (Commercial Downtown) as are all of the properties to the north, south, east and west. The south east corner of the property is adjacent to properties zoned RM-8-D (Residential multi-family 8 dwellings per acre Downtown).

The applicant is proposing to located the ice stand as well as some tables and chairs for customer use at the north east corner of the development occupying 4 or 5 parking stalls and immediately adjacent to one of the ingress/egresses of the site. Although the proposed location does not impede vehicular circulation into and out of the site as long as customers park in designated parking stalls elsewhere on the site and customers are not lining up in the drive aisle, this location is satisfactory.

However, there is one issue that need to be brought before the Planning Commission and condition #4 above reflects this. When the Pro Stop Store was approved it was approved with a minimum number of parking stalls. That number was based upon the square footage of the Pro Stop Store and was a required minimum of 29 parking stalls. The proposed ice stand is going to occupy 4 or 5 parking stalls thus cutting into the minimum number of parking stalls available to the Pro Stop Store. This would ordinarily be a significant issue if the store were experiencing significant problems related to a lack of parking stalls. That is not the case with the Pro Stop Store at this time. Therefore, staff is recommending that the conditional use permit may go forward with the shaved ice stand in its proposed location ONLY with condition #4 that states at any time a problem is reported to or detected by Riverton City due to a lack of parking at the Pro Stop Store resulting from the occupied parking stalls by the Hokulia Ice Stand that the conditional use permit will be subject to review and the ice stand subject to relocation to another suitable location.

Temporary uses such as this usually require signage for advertising purposes. All signage on the stand is permitted as part of the Conditional Use Permit approval. All detached temporary promotional signs shall receive a temporary sign permit prior to installation.

Riverton City Ordinance limits the time for a temporary conditional use permit to 6 months. The Planning Commission may renew the permit up to three times for similar lengths. Once those renewals expire the applicant would then be required to re-submit a new application.

Staff has not received any comments concerning this business as of the date this staff report was written. Staff anticipates little impact that could be generated by the ice stand and its chosen location at the site. Therefore staff is recommending approval of the Conditional Use Permit with the conditions listed above.

ATTACHMENTS:

The following items are attached for your review:

1. A copy of the Conditional Use Permit application
2. An 8½"x11" copy of the Zoning Map
3. An 8½"x11" copy of the Aerial View(s)
4. Images of the site
5. Site Plan



PL No. _____

Date 14-2007

Application

Conditional Use Permit

Applicant's Name BRIAN DELEEUW OR DANTE DELEEUW

Home Address 13847 S. KEN COVE

City HERRIMAN State UT Zip 84096

Telephone # 801-330-8381 Mobile # _____

E-mail Address LIONHEART.HOKULIA@GMAIL.COM Fax # _____

Contact Person and Title BRIAN DELEEUW (OWNER)

Address 13847 S. KEN COVE

City HERRIMAN State UT Zip 84096

Telephone # 801-330-8381 Mobile # _____

E-mail Address LIONHEART.HOKULIA@GMAIL.COM Fax # _____

1. Project Information

1. Name of proposed business RIVERTON/HERRIMAN - HOKULIA SHAVE ICE

2. Address 1977 W. 12600 S. RIVERTON, UT 84065 (PRO STOP PARKING LOT)

3. Description of the proposed use SHAVED ICE SHACK

4. Sidwell/Tax ID# _____ Total Acreage of the Site _____


5. Current Zoning of the Proposed Site _____

Zoning of Adjacent Parcels: North _____ South _____ East _____ West _____

6. Current Use of Land _____

7. Number of Existing Structures _____

All drawings and other requirements must meet Riverton City Engineering Standards and Development Standards as presented by ordinance. Please note that for your convenience, an application checklist is enclosed. Incomplete applications will not be accepted or approved.


Applicant's Signature

4/22/14
Date

Revised 07/08

HOKULIA SHAVED ICE STAND CONDITIONAL USE PERMIT



AERIAL VIEW

1977 w 12600 s riverton, ut 84065

Search Maps

Search Web

Sign In

Mail

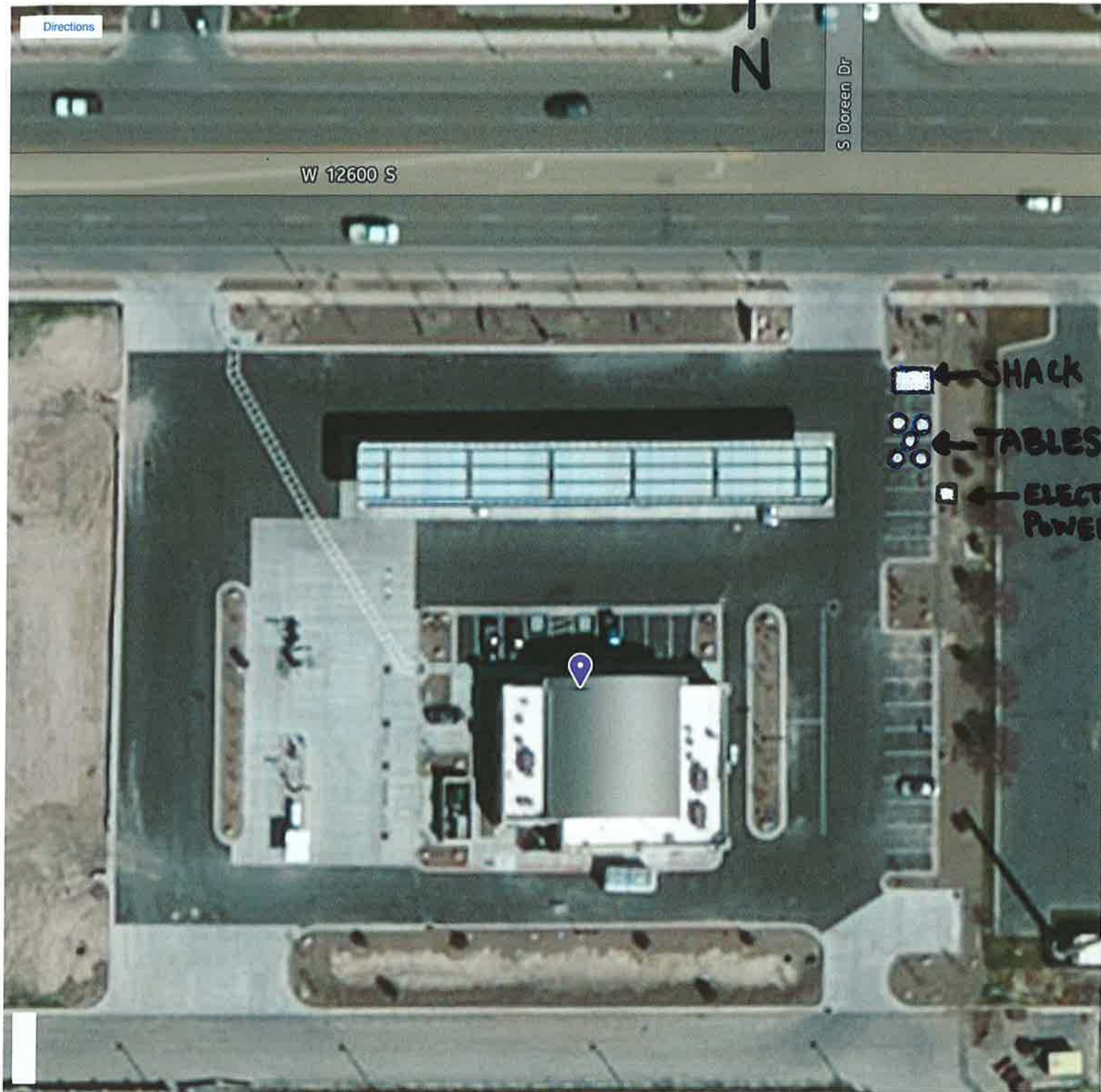
Directions



W 12600 S

S Doreen Dr

- ← SHACK
- ← TABLES
- ← ELECT. POWER





ITEM II.A

**RIVERTON CITY
MEMORANDUM**

TO: Planning Commission

FROM: Planning Department

DATE: May 8, 2014

SUBJECT: DISCUSSION, PROPOSED REZONE OF 19.34 ACRES LOCATED AT 12175 S 3600 W FROM RR-22 (RESIDENTIAL 1/2 ACRE LOTS) TO R-3-SD, REQUIRING A MIX OF 1/2 AND 1/3 ACRE LOTS

THIS ITEM IS FOR DISCUSSION ONLY. NO PUBLIC COMMENT OR QUESTIONS WILL BE TAKEN

This application is for a proposed rezone of property located at 12175 South 3600 West. The 19.34 acre property is currently zoned RR-22, which requires a minimum lot size of 1/2 acre. The properties to the north are zoned RR-22, and to the south is zoned R-1.

The applicant, Ivory Homes, is proposing a rezone to R-3-SD. The R-3 zone allows for 1/3 acre lot sizes and does not carry animal rights. However, the applicant is proposing SD designations to provide a mix of 1/2 and 1/3 acre lots within the development, as shown on the attached plan. Essentially, the proposed plan shows 1/2 acre lots along the south side of the site, with 1/3 acre lots on the north. The concept plan also shows the stub road at the southeast corner of the property not connecting into this project, which has been a subject of discussion in the past on this property. Staff would like general feedback from the Planning Commission on this proposed rezone on several points, including the distribution of lot sizes within the project area. This item is noticed for a public hearing with the Commission on May 22nd.

ATTACHMENTS:

The following items are attached for your review:

1. An 8.5" x 11" copy of the aerial view.
2. An 8.5" x 11" copy of the Current Zoning Map
3. An 8.5" x 11" copy of the Concept Plan.

11800 South

Bangerter Highway

3600 West

12600 South



RR-22

This is a zoning map showing several different zones. The zones are color-coded: RR-22 is yellow, R-4 is brown, R-3 is orange, R-1 is light green, and the Subject Property is highlighted with a red border. The map shows a grid of streets and property lines. The Subject Property is a large, irregularly shaped lot located in the center of the map, bounded by RR-22 to the north, R-4 to the east, and R-1 to the south. The R-3 zone is to the west of the Subject Property, and the R-1 zone is to the south. The RR-22 zone is to the north and east of the Subject Property. The R-4 zone is to the east and south of the Subject Property. The R-3 zone is to the west of the Subject Property. The R-1 zone is to the south of the Subject Property. The Subject Property is highlighted with a red border.

R-4

R-3

**Subject
Property**

R-1




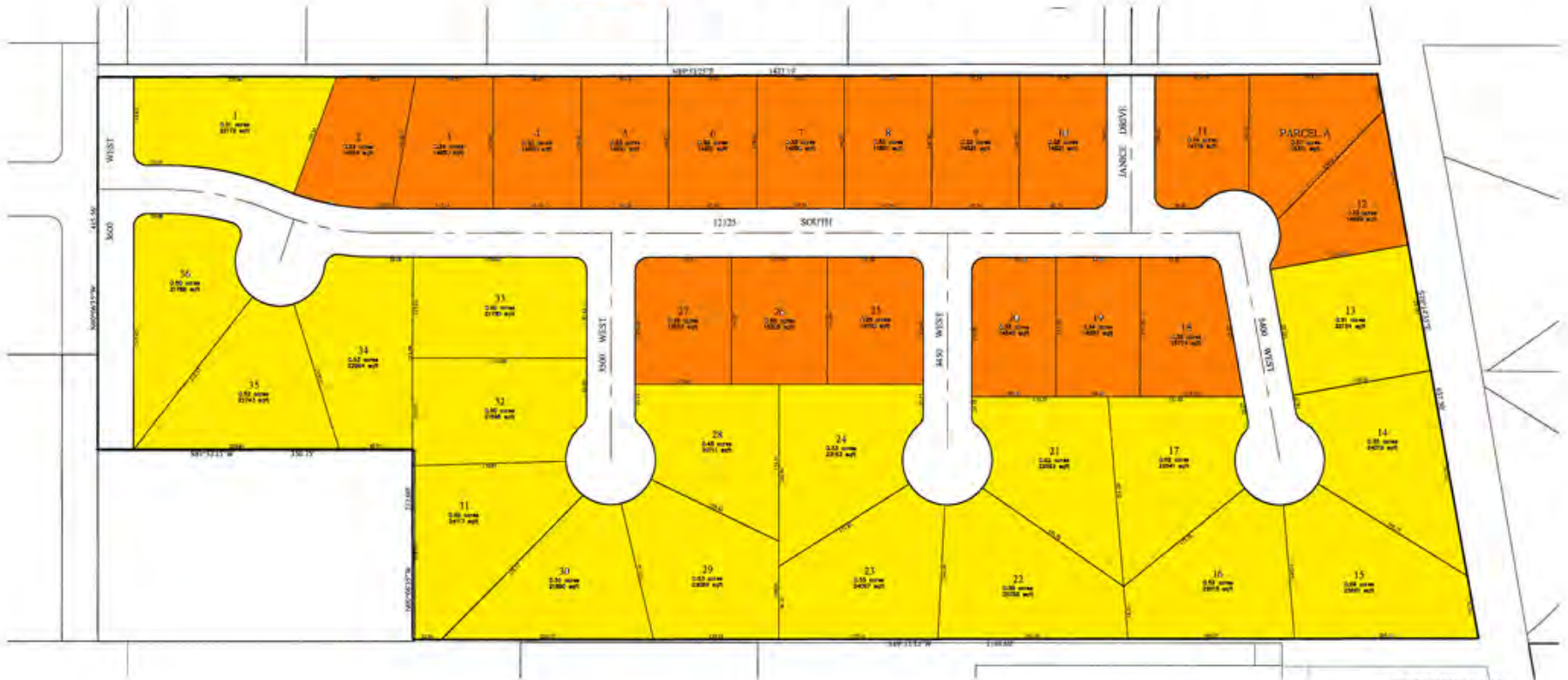
CONCEPT NARRATIVE


LOCATED AT: 12125 SOUTH 2600 WEST, WHEATON
 ORIGINAL PROPERTY: 19.66 ACRES
 SINGLE FAMILY LOTS: 36
 TOTAL DENSITY: 1.83 UNITS/ACRE

ZONE REQUIREMENTS

ZONE: R8-22
 LOT SIZE: 52,780 SF (MIN.)
 FRONTAGE: 80' (MIN.)
 CUL-DE-SAC RADIUS: 50' (45' MIN. FRONTAGE)
 ROW WIDTH: 54'

 **1/3 acre lots**



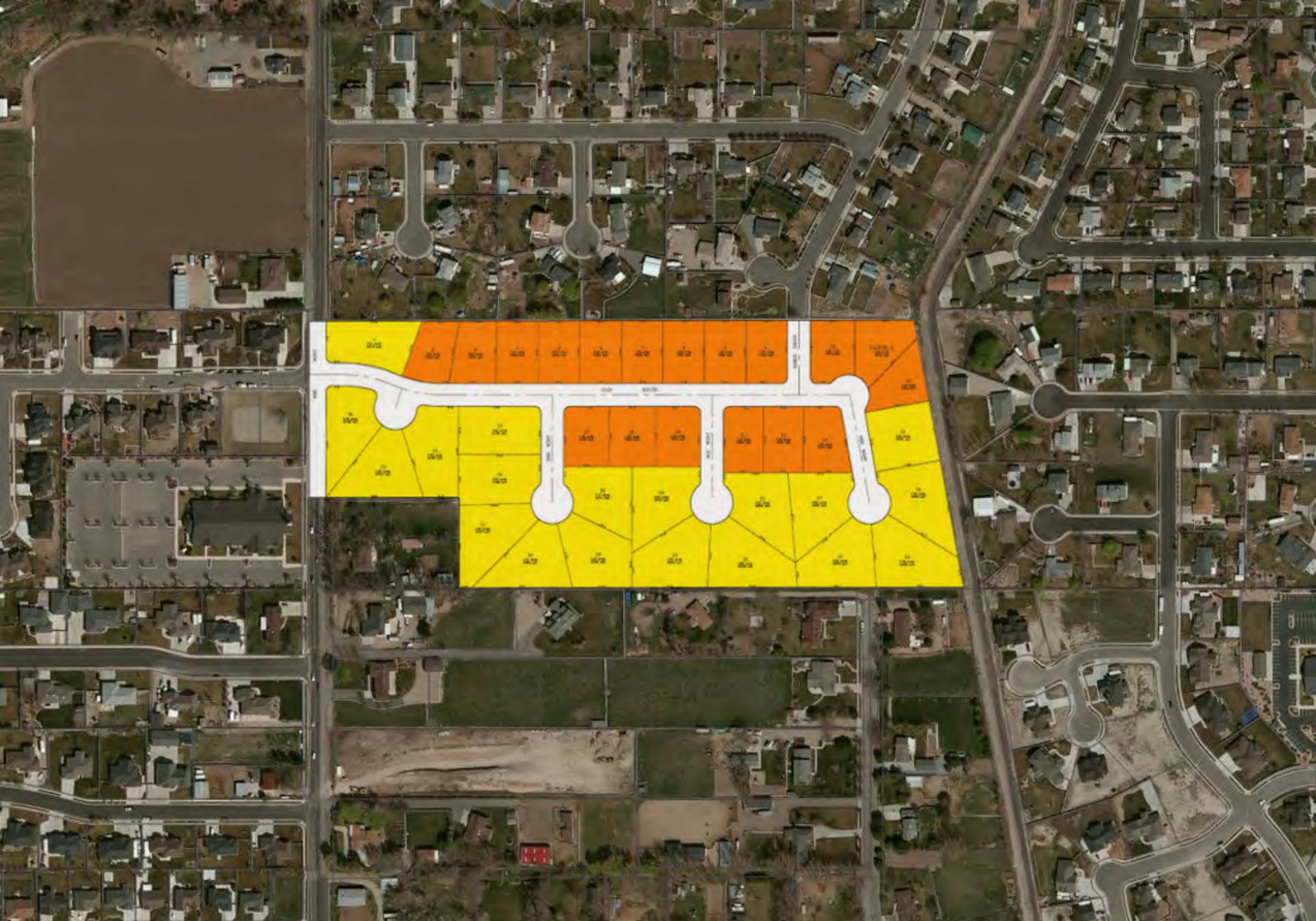
 **1/2 acre lots**

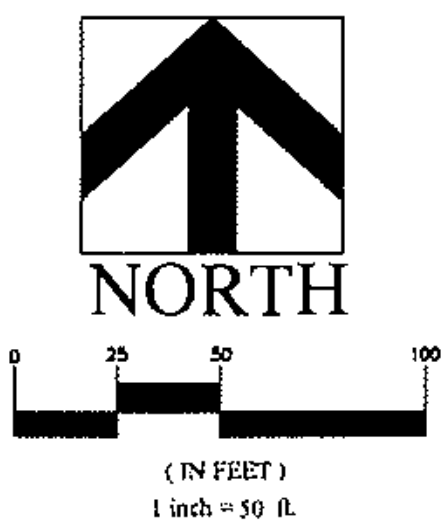
GENERAL NOTE:

INFORMATION PROVIDED IS THE FROM THE BEST AVAILABLE DATA AT TIME OF PREPARATION AND MAY CHANGE AT ANYTIME FOR ANY REASON. PLAN SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY.

DESIGNED BY:







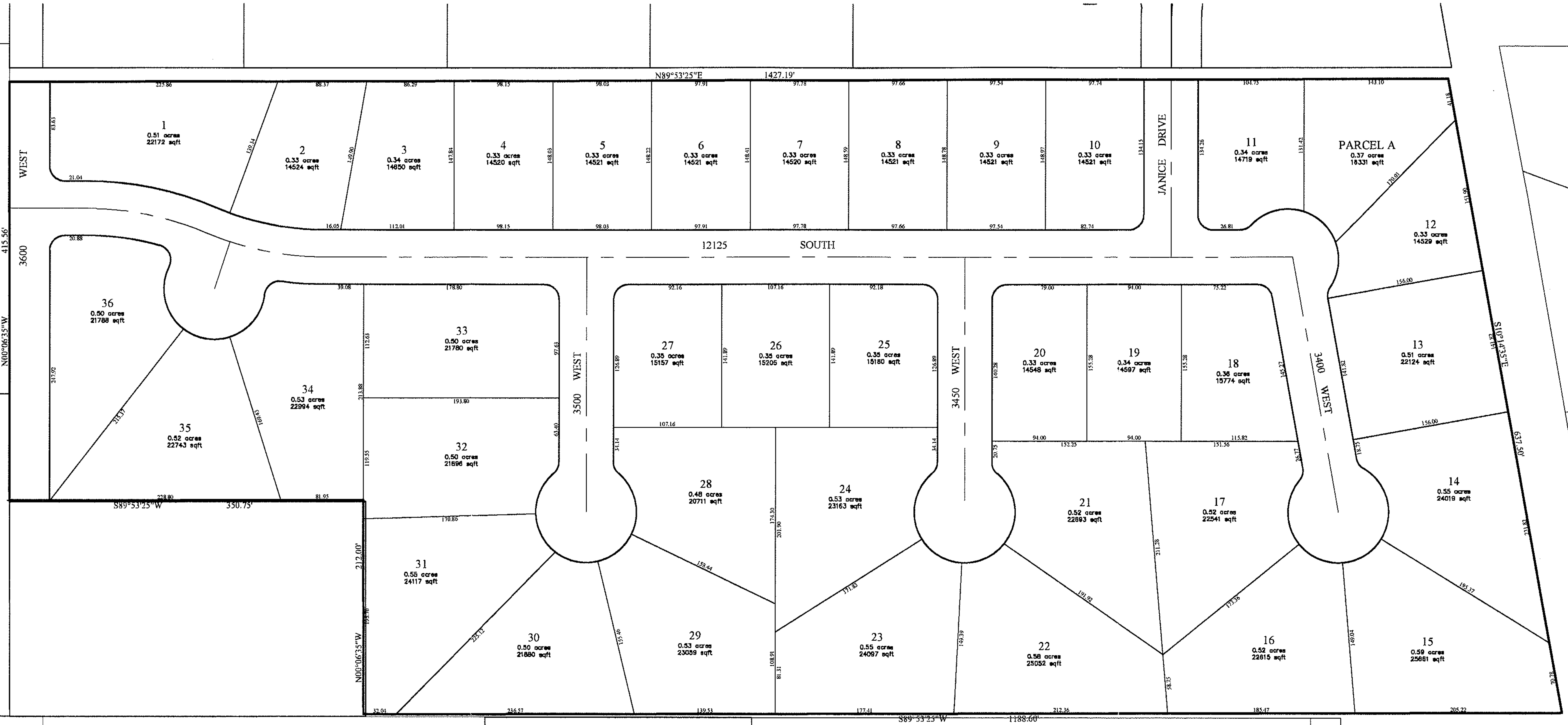
CONCEPT NARRATIVE

LOCATED AT: 12125 SOUTH 3600 WEST, RIVERTON

ORIGINAL PROPERTY	19.66 ACRES
SINGLE FAMILY LOTS	36
TOTAL DENSITY	1.83 UNITS/ACRE

ZONE REQUIREMENTS

ZONE:	RR-22
LOT SIZE:	22,780 SF (MIN.)
FRONTAGE:	80' (MIN.)
CUL-DE-SAC RADIUS:	50' (45' MIN. FRONTAGE)
ROW WIDTH:	54'



DESIGNED BY:

