



**RIVERTON CITY
PLANNING COMMISSION AGENDA
THURSDAY, JULY 31, 2014**



NOTICE IS HEREBY GIVEN THAT THE RIVERTON CITY PLANNING COMMISSION WILL HOLD A PUBLIC MEETING AT **6:30 PM, THURSDAY, JULY 31, 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. ORDINANCE AMENDMENT, RM-14-D ZONE, AMENDMENTS TO BUILDING SETBACK REQUIREMENTS AND COLLECTOR STREET FENCING STANDARDS, REVISIONS PROPOSED BY RIVERTON CITY.**
- B. MULTI-FAMILY SITE PLAN, PLZ-14-8006, RIVERTON PEAKS MULTI-FAMILY DEVELOPMENT, 12700 SOUTH REDWOOD ROAD, RM-14-D ZONE, 88 UNITS, 6.4 ACRES (APPROX), NEWMAN CONSTRUCTION, APPLICANT**
- C. REZONE, PLZ-14-4007, PROPOSED REZONE OF 2.5 ACRES LOCATED AT 1925 WEST PARK AVENUE FROM C-D-EHO (COMMERCIAL DOWNTOWN) TO RM-8-D (RESIDENTIAL MULTI-FAMILY, 8 UNITS PER ACRE MAX DENSITY), RIVERTON CENTER, LLC, APPLICANT**
- D. PRELIMINARY SUBDIVISION PLAT, PLZ-14-1002, THE COTTAGES AT WESTERN SPRINGS, 4358 WEST 12900 SOUTH, 61 LOTS, R-4-SD ZONE, BRIGHTON HOMES, APPLICANT**
- E. SINGLE PHASE SUBDIVISION, PLZ-13-1014, RIVERTON SPRINGS, 13601 SOUTH 1200 WEST (LOVER'S LANE), 15 LOTS, RR-22 ZONE, TODD DEMARETS, APPLICANT**

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

3. MINUTES

- A. JUNE 26, 2014**

4. ADJOURNMENT

ITEM I.A

**RIVERTON CITY
MEMORANDUM**

TO: Planning Commission

FROM: Planning Department

DATE: July 31, 2014

SUBJECT: ORDINANCE AMENDMENT, RM-14-D, ADOPTING AMENDMENTS TO BUILDING SETBACK REQUIREMENTS AND COLLECTOR STREET FENCING STANDARDS, REVISIONS PROPOSED BY RIVERTON CITY.

PROPOSED MOTION

I move the Planning Commission recommend APPROVAL of the ordinance amendments to sections 18.57.070, Setback Requirements, and 18.57.170, Fencing, with amendments as follows:

Section 18.57.070 (1) shall include the following: "Where a unit includes rear loaded garages, the front setback shall be a minimum of 15 feet from top back of curb."

Section 18.57.070 (3) shall include the following: "Where a unit includes rear loaded garages off internal roadways, the setback shall be a minimum of 5 feet from edge of roadway."

Section 18.57.170(1) shall read as follows: All developments that have dwelling units adjacent to, or abutting onto, a collector or arterial street shall have decorative masonry collector street fencing, in compliance with Chapter 18.155 RCC *unless otherwise approved by the City Council as part of the site plan approval process.* (Amendment in italics)

BACKGROUND:

Riverton City is proposing several amendments to the existing RM-14-D ordinance. That ordinance allows for multi-family development at a maximum density of 14 units per acre in the Downtown area. The ordinance was adopted with a standard multi-family development as a model, which included the assumption of front-loaded garages. There is currently an application before the Planning Commission and City Council for approval in the Downtown area which is zoned RM-14-D, and for which the developer has proposed rear-loaded, or "alley-loaded" garages. The current standards for building setbacks in the RM-14-D zone do not allow for this model, in that an alley-loaded garage sits much closer to the internal roadway than would a standard configuration. In that this type of layout is one that may under the right circumstances be advantageous for the City to allow, staff is proposing the following amendments to the sections of the RM-14-D zone addressing front and rear setbacks:

- Section 18.57.070 (1) shall include the following: "Where a unit includes rear loaded garages, the front setback shall be a minimum of 15 feet from top back of curb."
- Section 18.57.070 (3) shall include the following: "Where a unit includes rear loaded garages off internal roadways, the setback shall be a minimum of 5 feet from edge of roadway."

These amendments will allow for a layout that includes rear-loaded garages. The reduced rear setback placing the garage closer to the rear drive or alley will serve to prevent parking outside the garages along the alley, which would block the drive.

The other proposed amendment is to Section 18.57.170, which requires collector street fencing where a project would abut Redwood Road. The ordinance currently specifies solid masonry fencing on those property lines. However, as the downtown area develops, there may be situations where a more open fence type is desirable. Staff is therefore proposing the following addition to that section:

- 18.57.170 Fencing.
Collector Street Fencing. All developments that have dwelling units adjacent to, or abutting onto, a collector or arterial street shall have decorative masonry collector street fencing, in compliance with Chapter 18.155 RCC *unless otherwise approved by the City Council as part of the site plan approval process.*

Staff is recommending approval of the ordinance amendments as outlined above.

ATTACHMENTS:

The following items are attached:

1. A copy of the proposed ordinance amendment.

Chapter 18.57 RM-14-D RESIDENTIAL ZONE

Sections:

| | |
|---------------------------|-----------------------------------|
| 18.57.010 | Purpose. |
| 18.57.020 | Permitted uses. |
| 18.57.030 | Conditional uses. |
| 18.57.040 | Permitted accessory uses. |
| 18.57.050 | Area requirements. |
| 18.57.060 | Design standards. |
| 18.57.070 | Setback requirements. |
| 18.57.080 | Square footage of dwelling units. |
| 18.57.090 | Building height. |
| 18.57.100 | Multi-unit development standards. |
| 18.57.110 | Parking and access. |
| 18.57.120 | Trash storage. |
| 18.57.130 | Vehicle storage. |
| 18.57.140 | Standards for open space. |
| 18.57.150 | Fencing. |
| 18.57.160 | Swimming pools. |

18.57.010 Purpose.

To provide areas of medium residential density with the opportunity for varied housing styles within the downtown area, with a maximum density of fourteen dwelling units per gross acre. [Ord. 12-10 § 1 (Exh. A).]

18.57.020 Permitted uses.

- (1) Condos or townhomes (attached or detached).
- (2) Residential planned developments.
- (3) Parks and open spaces (public).
- (4) Household pets (two maximum).

18.57.030 Conditional uses.

- (1) Public and quasi-public buildings and uses.
- (2) Independent senior citizen housing.
- (3) Other compatible uses, not elsewhere specified, approved by the city council after recommendation by the planning commission.

18.57.040 Permitted accessory uses.

- (1) Accessory Buildings. Garage, shed, and any building on a foundation (maximum one story or 15 feet).
- (2) Accessory Structures. Pools and jacuzzis, subject to this chapter.
- (3) Recreation Facilities. Basketball courts, tennis courts, and similar structures.

18.57.050 Area requirements.

- (1) Area. Each application pursuant to this chapter must be for a parcel or parcels within the downtown area, as defined in Figure 1 attached to the ordinance codified in this chapter.
- (2) Parcel Size. Each application pursuant to this chapter shall be for a site of not less than two acres.

(3) Percent Open Space. Each development in the RM-14-D zone shall have a minimum of 25 percent of the site reserved for common open space.

18.57.060 Design standards.

The treatment of buildings, materials and exterior appurtenances shall create an aesthetically pleasing site that is compatible with structures in the immediate area. Exterior materials for all buildings in the RM-14-D zone shall include brick, stucco, stone, or other decorative masonry products including fiber-cement siding as approved by the city council upon recommendation from the planning commission. A minimum of 25 percent of the exterior shall be brick or stone. Vinyl and wood siding are not permitted. However, shake shingles may be permitted as an accent material as approved. All sides of dwellings shall receive equal design consideration, particularly where they may be readily viewed by pedestrians and motorists, or from adjacent properties.

18.57.070 Setback requirements.

(1) Front Yard Setback. The minimum setback shall be 20 feet from the top back of curb which abuts an internal public or private driveway or road if no sidewalk exists, or 20 feet from back of sidewalk if a sidewalk is installed. Where a unit includes rear loaded garages, the front setback shall be a minimum of 15 feet from top back of curb.

(2) Side Yard Setback. All buildings shall have a setback of 10 feet between detached buildings. Where a side yard is located contiguous with an external public street, the side yard setback shall not be less than 15 feet. The side yard setback from an internal driveway, road, and/or parking area shall be 10 feet from top back of curb.

(3) Rear Yard Setback. All buildings shall have a rear setback of 20 feet from top back of curb when adjacent to an external public right-of-way. Where a rear yard is set back from an internal driveway, road and/or parking area the setback shall be 10 feet from top back of curb. Where a unit includes rear loaded garages off internal roadways, the setback shall be a minimum of 5 feet from edge of roadway. Parking areas shall have a setback of 10 feet from the property line. Adjacent to a single-family residential zone, a minimum of seven feet depth of landscaping shall be installed along that property line.

(4) Setbacks shall be measured to foundation.

(5) Accessory Buildings and Uses.

(a) Enclosed garage units may be placed upon the property line providing all provisions of the current Building Code are met.

18.57.080 Square footage of dwelling units.

A minimum finished living area square footage shall be 900 square feet.

18.57.090 Building height.

The maximum height for all buildings and structures in the RM-14-D zone shall be no more than 35 feet or two and one-half stories. Accessory buildings shall be a maximum of 18 feet in height.

18.57.100 Multi-unit development standards.

Dwelling units may be clustered in common wall construction. Such units may have no more than two walls in common with other dwelling units, not including units situated above other dwelling units.

18.57.110 Parking and access.

The following requirements shall be followed when planning parking for a multifamily or condominium project:

(1) Restrictions on Corner Lots. On any corner lot, no driveway shall be closer than 20 feet to the point of intersection as measured at the property line.

(2) Restrictions of Driveways on Collector Streets. Residential units may not access directly onto any collector or arterial street.

(3) Minimum Number of Parking Spaces. Multiple-family developments shall have a minimum of two off-street parking spaces per dwelling unit, at least one of which shall be in an enclosed garage. Driveways on individual units may be counted as an off-street parking space only if there is a minimum driveway depth of 20 feet from back of sidewalk. Guest parking shall be provided as approved by the city council as part of the site plan approval process.

(4) Internal Roadways. Internal roadways may be publicly or privately maintained as approved by the city council. Public or publicly maintained roadways may not be gated or otherwise obstructed. Internal roadway dimensions and configuration, including curb and gutter, shall be as approved in the site plan, upon recommendation from the city engineer and Unified Fire Authority. However, sidewalks shall not be publicly owned or maintained unless approved as such by the city council. The city council may allow a monolithic sidewalk without a park strip as part of the overall site plan approval. On private roads or driveways, sidewalks shall be installed as approved during the site plan approval process. All paved surfaces shall meet minimum standards of construction as specified in the Riverton City standards and specifications manual. Internal public rights-of-way and roadways may be included in the gross density calculations as approved by the city council.

(5) Utilities on Public Rights-of-Way. As approved by the city council upon recommendation from the city engineer, public utilities may be placed within an easement or easements outside of the public right-of-way.

(6) Other Requirements. Parking in the RM-14-D zone shall follow all other applicable parking regulations as listed in Chapter [18.145](#) RCC.

18.57.120 Trash storage.

No junk or trash shall be stored in an open area. All common trash receptacles or materials must be screened from public streets and adjacent properties with a solid decorative masonry enclosure with solid vinyl or comparable solid gating, or must be stored within an enclosed building. Storage of commercial goods or materials is expressly prohibited.

18.57.130 Vehicle storage.

(1) RV Storage. RV, boat, or other recreational vehicle storage is not permitted in the RM-14-D zone.

18.57.140 Standards for open space.

Open space shall be maintained by the owner and shall meet the following minimum requirements:

(1) Grading. All areas shall be properly graded so as to cause no drainage problems to adjacent homes or other uses.

(2) Turf. All open space shall be sodded or seeded to provide a visually pleasing as well as functional space for appropriate activities.

(3) Native Vegetation. Where it is deemed appropriate by the city, native grasses and plants may be used along equestrian trails, bicycle paths, etc. Steps will be taken by developers to guard against such spaces becoming a fire hazard or haven for insects.

(4) Trees. All areas shall have a minimum number of both deciduous and evergreen trees to provide for shade and to provide visual relief and a source of rural atmosphere.

The following shall be required:

(a) A minimum of 15 trees per acre shall be planted and maintained within the project, with tree type, placement, and caliper as approved by Riverton City.

(b) Tree types, placement, and caliper shall be designated in the approved project landscape plan.

(c) Irrigation. All areas shall be watered by an installed irrigation system.

(5) Landscaping Guarantees. Whenever a residential dwelling is constructed, landscaping in the form of lawn, trees, or other plantings or landscape features, except for areas covered by walls, driveways, and other structures, shall be installed before issuing a certificate of occupancy.

All landscaping shall be of sufficient quality, durability and survivability. Landscaping and open spaces shall be watered by a pressurized irrigation system installed to meet the watering needs of all flora.

(6) Amenities. Amenities within a development, such as a clubhouse, gazebo, pool, tot lot or play area, or similar amenities, must be proposed and approved as part of the overall site plan. The City Council and Planning Commission may amend, add to, or otherwise modify proposed amenities or types of amenities, based on the size of the project, unit types, projected demographics and other considerations.

18.57.170 Fencing.

(1) Collector Street Fencing. All developments that have dwelling units adjacent to, or abutting onto, a collector or arterial street shall have decorative masonry collector street fencing, in compliance with Chapter [18.155](#) RCC unless otherwise approved by the City Council as part of the site plan approval process.

(2) Incompatible Land Uses. All properties adjacent to or abutting a single-family residential or commercial zone shall install decorative masonry fencing at a minimum of six feet in height. However, the city council, upon recommendation from the planning commission, may allow for alternative fence type and height based on current and proposed future land use of adjacent properties.

(3) Height Requirements. No wall or fence higher than eight feet shall be erected or maintained in any private rear yard nor shall any wall, fence, opaque hedge, or screening material be erected or maintained in any required front yard in excess of three feet in height, except that any fence erected within 10 feet of any driveway and exceeding two feet in height shall be of visually non-obstructive material and shall be used to provide a safe distance for pedestrian and street traffic.

(4) Corner Lots. No wall, fence, opaque hedge, or screening material in excess of two feet shall be placed on any corner lot within a triangular area formed by the street property lines and a line connecting them at point equal to the required setback lines.

(5) Fencing Design. Required perimeter fencing shall be of a consistent design and type, with both internal and external sides of the fence similarly decorated and colored.

18.57.180 Swimming pools.

Any private swimming pool not completely enclosed within a building having solid walls shall be set back at least five feet from all property lines, and any public swimming pool not completely enclosed within a building having solid walls shall be set back at least 10 feet from all property lines. Any swimming pool shall be completely surrounded by a nonaccessible wall or fence having a height of at least six feet in which there shall be no openings larger than 36 square inches except for gates which shall be equipped with self-closing and self-latching devices, with latches placed a minimum of five feet above finished grade of the fence.

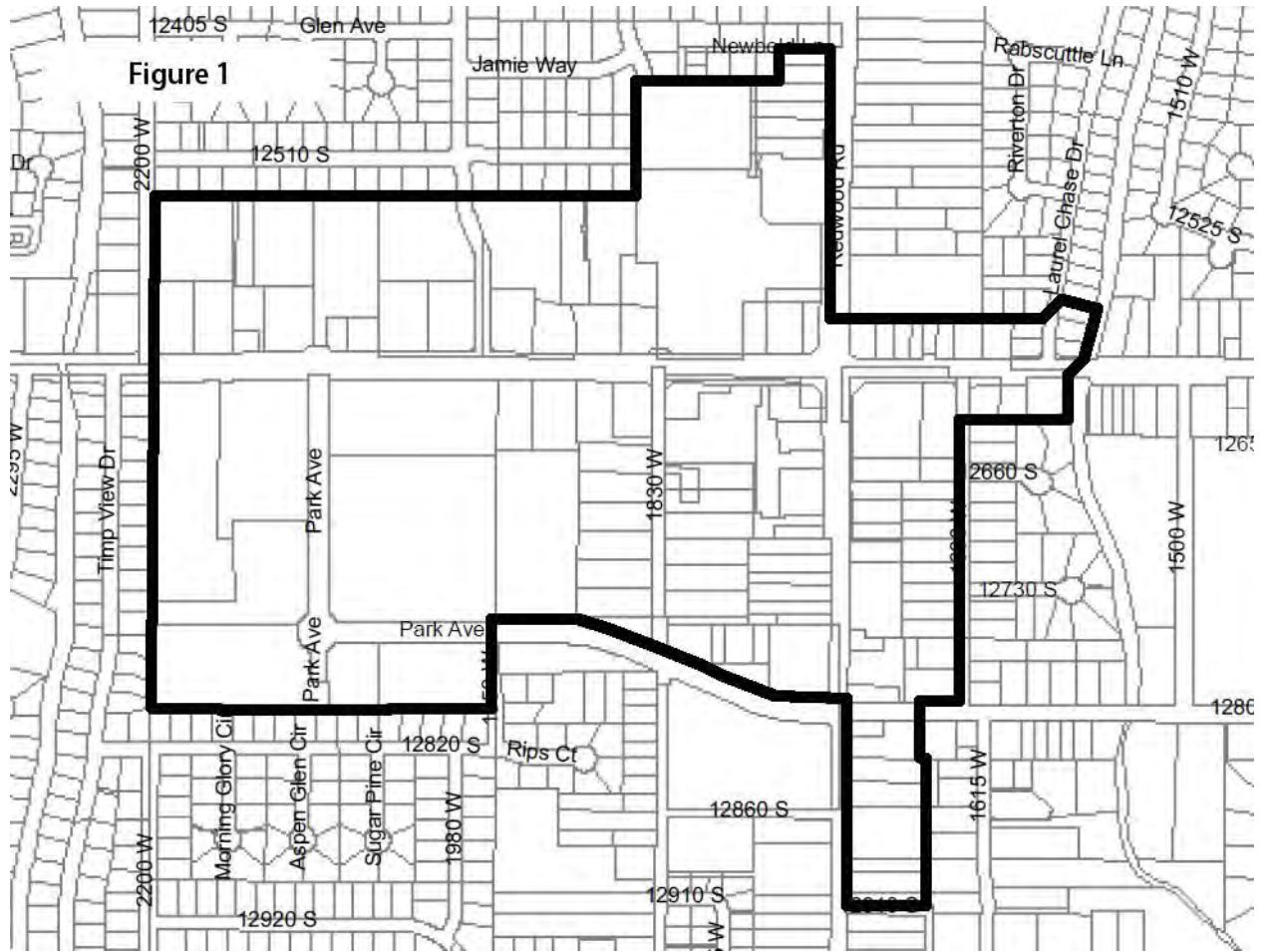


Figure 1

ITEM I.B

**RIVERTON CITY
MEMORANDUM**

TO: Planning Commission

FROM: Planning Department

DATE: July 31, 2014

SUBJECT: MULTI-FAMILY SITE PLAN, RIVERTON PEAKS, 12700 SOUTH REDWOOD ROAD, RM-14-D ZONE, 88 UNITS, 6.4 ACRES (APPROX), NEWMAN CONSTRUCTION, APPLICANT

PROPOSED MOTION:

I move that the Planning Commission APPROVE the Riverton Peaks development, a multi-family site plan, to be located at 12700 South Redwood Road with the following conditions

1. Solid masonry fencing be installed along the south property lines at a minimum eight (8) feet in height.
2. Building architecture comply with approved architectural drawings as well as the architectural requirements found in the RM-14-D zoning ordinance, including the requirement for twenty-five (25) percent of the exterior to be brick or stone.
3. Road and right-of-way improvements to Redwood Road comply with the standards and requirements of the Utah Department of Transportation and all UDOT permits required for that road shall be secured prior to construction.
4. Landscaping within the project boundaries comply with the approved landscaping plan, and be wholly maintained by the Home Owners Association or property owners.
5. The site and associated infrastructure shall comply with the requirements and standards of the Riverton City Engineering Department, and no construction shall commence until final technical approval has been granted based on required submittals.
6. The site and structures comply with any and all applicable Riverton City standards and ordinances, including the International Building and Fire Codes.

BACKGROUND:

This application is for Site Plan approval for the Riverton Peaks multifamily project.. The project consists of 88 units on approximately 6.4 acres located at 12700 South Redwood Road. The property is zoned RM-14-D, a multifamily zone with a maximum density of fourteen (14) units per acre. The surrounding property to the north, Commercial Downtown, and the property to the south is zoned RM-14-D, but is currently occupied by the Riverton Hardware Store. The properties to the west across Redwood Road is a mix of RM-8-D and Commercial Downtown, and the property to the east across 1630 West is zoned RR-22. The only property line shared directly with an incompatible use is the south line adjacent to the Riverton Hardware property.

The units are predominantly townhome style, with a mix of row-style units and units clustered around a common courtyard. The site includes 12 detached units, primarily located facing onto 1630 West, to create a street presence more consistent with the single-family developments on the east side of 1630 West. The detached units will be part of the overall development and the yard areas will be included in the open space maintained by the HOA. The unit architecture will consist of a mix of masonry, stucco, and fiber-cement siding material, as shown in the included images. As shown on the attached plans, the project will include a combination of sidewalks and internal walkways to allow for pedestrian movement through the project and along the adjacent roadways. The units all include an attached garage. However, the garages will all be rear access, meaning the internal driveways along the rear of the units

will provide common access to each garage. All internal roadways will be private, and no unit will directly access any public street. The rear access garages are a type of development that is new to Riverton City, but has been utilized extensively throughout Salt Lake County. It allows for a street front that is more presentable for this type of unit because the garage is to the rear of each unit. Several amendments to the RM-14-D ordinance were made to accommodate this design relative to building setbacks, and the proposed layout does comply with those requirements. The Fire Department has reviewed the internal layout and road dimensions for this project, and has approved the site plan. Access to the site will be from Redwood Road at the existing access point directly south of the Walgreens, and at two points on 1630 West.

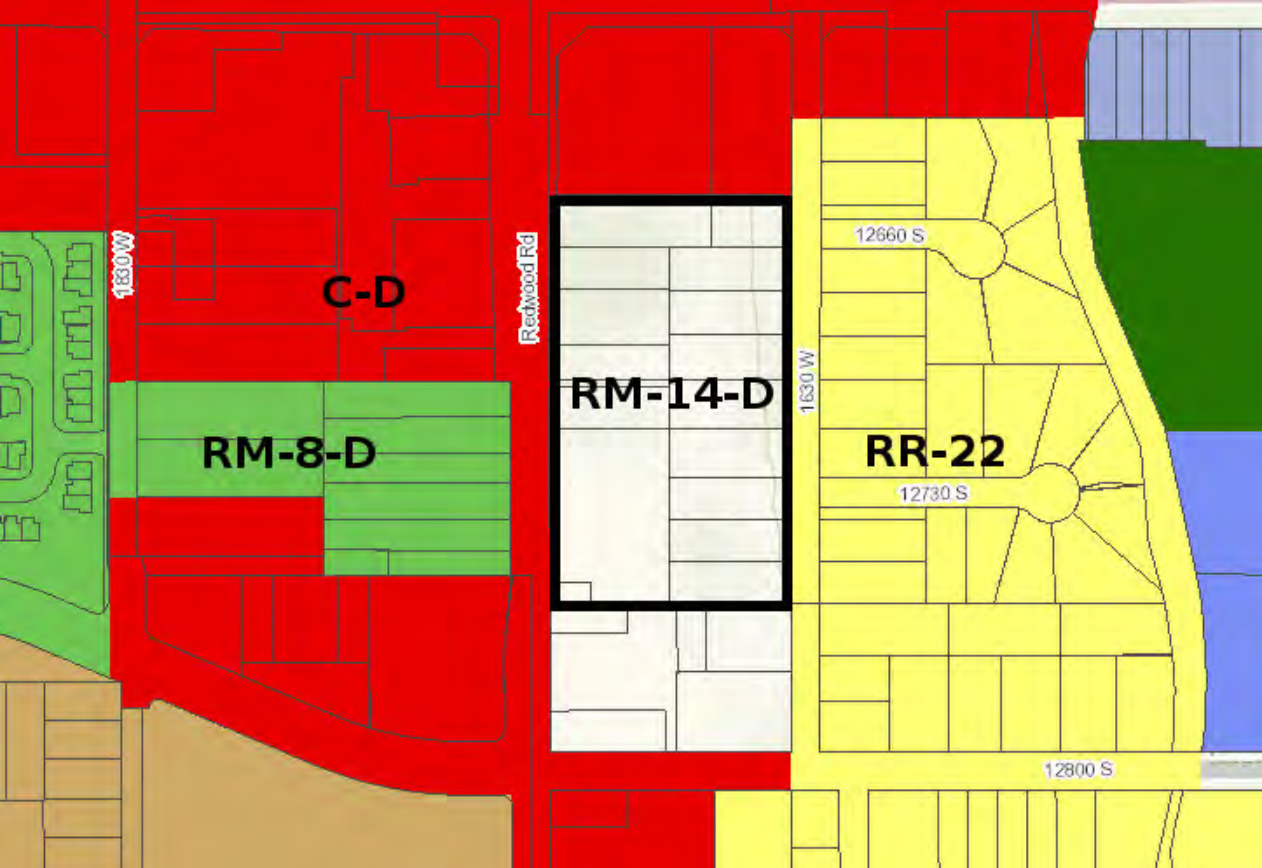
The submitted architectural drawings show both the building forms and the proposed materials. It should be noted that the RM-14-D zone requires a minimum of twenty-five (25) percent of the building exterior to be brick or stone. Several of the building elevations as submitted may not explicitly meet this requirement, but they are intended to show the general building look and architectural theme, and are still governed by the requirements of the ordinance. Condition #2 above reiterates the building materials requirement for zone, and the applicant is aware of the requirement.

The project will have a good mix of unit types, with the larger clusters of townhome style units adjacent to Redwood Road and the Riverton Hardware property, transitioning to the detached units along 1630 West. Fencing along that south property line shall be a solid masonry fence at a minimum of eight (8) feet in height. This is included in the submitted plan. The project has been reviewed by City Departments and is being forwarded to the Commission and Council for approval.

ATTACHMENTS:

The following items are attached for your review:

1. An copy of the Zoning and Aerial Views.
2. Site Plan materials.



1630 W

C-D

Redwood Rd

RM-8-D

RM-14-D

1630 W

12660 S

RR-22

12730 S

12800 S



W-12660-S

S-1630-W

W-12730-S

S-1700-W



68

W-12800-S

12600 SOUTH STREET (SR-71)

UDOT PROJECT NO. HPP-STP-0071(12)0
S 89°59'15" W (M) S 89°58'36" W (ARP) 2650.36' (M) 2650.36' (ARP)

FOUND 2.5" STANDARD FLAT BRASS CAP REPRESENTING THE NORTHEAST CORNER OF SECTION 34, T.3S., R.1W., S.B&M

LOT 12

LOT 31

LOT 13

LOT 14-A

LOT 14

LOT 15

LOT 16

LOT 17

LOT 18

LOT 19

LOT 20

LOT 21

CALCULATED NORTH 1/8 CORNER

FOUND 2.5" STANDARD FLAT BRASS CAP REPRESENTING THE LAST QUARTER SECTION 34, T.3S., R.1W., S.B&M

GREENFIELD NO. 1 SUBDIVISION
BOOK K PAGE 96

MERIDIAN 801-569-1315

TYPICAL: SET 5/8" REBAR & ORANGE CAP MARKED "MERIDIAN 801-569-1315" UNLESS OTHERWISE NOTED

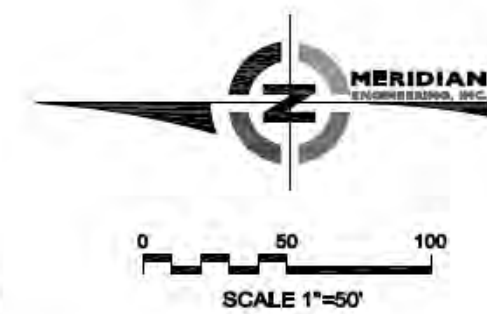
1630 WEST STREET

SET COPPER RIVET WITH MERIDIAN WASHER

SET COPPER RIVET WITH MERIDIAN WASHER

NEWMAN SUBDIVISION PHASE 1 AND AMENDING GREENFIELD NO. 1
BOOK 2002P PAGE 304

GREENFIELD NO. 1 SUBDIVISION
BOOK K PAGE 96



LOT 1

LOT 2

LOT 4

LOT 8

LOT 7

LOT 6

LOT 23

LOT 22

LOT 3

LOT 4

LOT 5

PARCEL "A" CONTAINS 283,179 SQUARE FEET (6.501 ACRES)

OVERALL COMPOSITE PARCEL CONTAINS 386,225 SQUARE FEET (8.867 ACRES)

PARCEL "B" CONTAINS 103,046 SQUARE FEET (2.366 ACRES)

SENIOR LINE BY DEED (BOOK 1010 PAGE 189)

EXCEPTION 33487-15

EXCEPTION 33487-14

R=8136.80' L=88.78' Δ=0°37'30"

R=8147.00' L=226.76' Δ=1°35'41"

N 89°58'36" E 17.62'

S 89°58'36" W 84.15'

379.50'

N 00°01'24" W 629.06'

249.56'

249.51'

CONCRETE CURBING (BEING DEMOLISHED AT THE TIME OF SURVEY)

SET NAIL WITH MERIDIAN WASHER

CALCULATED CENTER NORTH 1/8 CORNER

BASIS OF BEARING
S 00°01'24" E (M) S 00°01'25" E (ARP) 2647.02' (M) 2647.87' (ARP)

PRESCRIPTIVE RIGHTS MAY EXIST. 33' AREA OCCUPIED BY REDWOOD ROAD. AREA = 13,612 SQ. FT.

FOUND 2.5" STANDARD FLAT BRASS CAP REPRESENTING THE NORTH QUARTER CORNER OF SECTION 34, T.3S., R.1W., S.B&M

UDOT CONTROL LINE FOR SR-68 (UDOT PROJECT NO. HPP-STP-0071(12)0)

12600 SOUTH STREET

S 89°59'15" W 2650.36'

FOUND 2.5" STANDARD FLAT BRASS CAP REPRESENTING THE CENTER QUARTER SECTION 34, T.3S., R.1W., S.B&M



| SITE SUMMARY | |
|-------------------|---|
| ACRES | 6.3* |
| UNITS/ACRE | 13.96* |
| DETACHED HOMES | 12 |
| TOWNHOMES | 34 |
| COURTYARD | 42 |
| TOTAL DWELLING U. | 88 |
| | |
| OPEN SPACE | 1.92 ARCES 30.6% OF SITE |
| | |
| PARKING | 28 GUEST STALLS 164 GARAGE STALLS 192 TOTAL STALLS 2.1 STALLS/UNIT |

- SITE NOTES**
1. COMMUNITY PAVILION, PLAYGROUND AND BBQ AREAS
 2. DETACHED HOMES ON 1630 WEST ACROSS FROM EXISTING SINGLE FAMILY HOMES
 3. SITE STORM WATER DETENTION AREA
 4. COURTYARD PATIO AREAS WITH BBQ AND WATER FEATURES
 5. PARALLEL PARKING PULL OUT AREAS



PROPOSED SITE PLAN

1630 WEST

SITE SUMMARY



| | | |
|--|-------|-------|
| | 25' | Tree |
| | 20' | Tree |
| | 16' | Tree |
| | 12' | Tree |
| | 8' | Tree |
| | 5 Gal | Shrub |
| | 3 Gal | Shrub |
| | 3 Gal | Shrub |
| | Grass | |
| | Mulch | |

REDWOOD ROAD



LANDSCAPE PLAN

RIVERTON RDA SITE PLAN

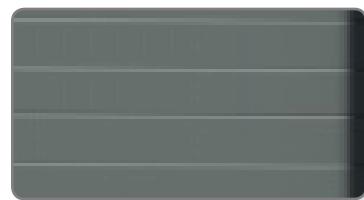
Riverton, Utah



Brick
Mountain Red
Interstate Brick



Trim
White
Benjamin Moore



6" Lap Siding
Coventry Gray
Benjamin Moore
HC-169



Asphalt Shingle Roof
Charcoal
GAF
25 Year 3 Tab



Standing Seam Roof
Grey
Standing Seam

TOWNHOME MATERIALS

RIVERTON RDA SITE PLAN

Riverton, Utah



FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



FRONT STRAIT ELEVATION

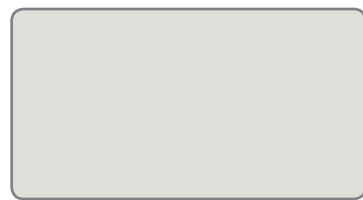
TOWNHOME ELEVATIONS



FRONT ELEVATION



Brick
Mountain Red
Interstate Brick



Trim
White
Benjamin Moore



6" Lap Siding
Kendall Charcoal
Benjamin Moore
HC-166



6" Lap Siding
White
Benjamin Moore



Asphalt Shingle Roof
Charcoal
GAF
25 Year 3 Tab



Standing Seam Roof
Grey
Standing Seam

COURTYARD MATERIALS

RIVERTON RDA SITE PLAN

Riverton, Utah



FRONT ELEVATION



COURTYARD ELEVATION



REAR ELEVATION



LEFT ELEVATION

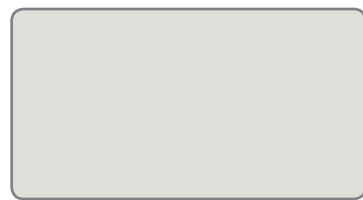
COURTYARD ELEVATIONS



FRONT ELEVATION



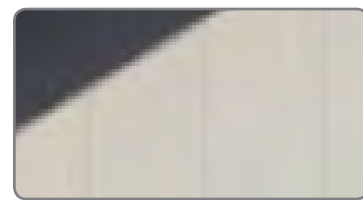
Brick
Mountain Red
Interstate Brick



Trim
White
Benjamin Moore



6" Lap Siding
Amherst Gray
Benjamin Moore
HC-167



6" Lap Siding
Clarksville Gray
Benjamin Moore
HC-102



Asphalt Shingle Roof
Charcoal
GAF
25 Year 3 Tab



Standing Seam Roof
Grey
Standing Seam

DETACHED MATERIALS



FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

DETACHED ELEVATIONS

ITEM I.C

**RIVERTON CITY
MEMORANDUM**

TO: Planning Commission

FROM: Planning Department

DATE: July 31, 2014

SUBJECT: REZONE, PROPOSED REZONE OF 2.5 ACRES LOCATED AT 1925 WEST PARK AVENUE FROM C-D (COMMERCIAL DOWNTOWN) TO RM-8-D (RESIDENTIAL MULTI-FAMILY, 8 UNITS PER ACRE MAX DENSITY), RIVERTON CENTER, LLC, APPLICANT

PL#: 14-4007

PROPOSED MOTION(S)

I move the Planning Commission recommend APPROVAL of this rezone application, rezoning 2.5 acres located at approximately 1925 West Park Avenue from C-D to RM-14-D.

BACKGROUND

This application is for rezone of 2.5 acres located at approximately 1925 West Park Avenue. The property is currently zoned C-D. The surrounding properties to the north is also zoned C-D. The property to the west is zoned C-D, but has the Elderly Housing Overlay in place as well. The properties to the east and south are zoned R-4. The applicant is proposing rezone of the properties to RM-8-D, allowing for multifamily development at a maximum density of 8 units per acre.

The property has been zoned Commercial Downtown for many years, and has had several commercial projects. However, the properties location and the adjacent single-family zoning are not well suited for commercial development. Given the ongoing residential development of the properties northeast of this, additional residential development of this ground would be in character with the surrounding area, and would further support the existing commercial development of the downtown area.

The proposed 8 unit per acre density is the same that exists on the Residences at Park Avenue project that is in the final stages of development to the northwest. The applicant on this rezone is the developer of that project, and is proposing similar development patterns on this property. The RM-8-D zone has limitations and requirements that will govern development of the property, including requirements for fencing adjacent to incompatible zoning. At this point, this hearing is only to consider the zoning of the properties. Issues and concerns related to the site plan will be reviewed and discussed at a later hearing during which a proposed site plan will be presented. However, as the property and surrounding infrastructure has been intended for potential commercial uses, the infrastructure and access can accommodate the proposed density. Staff is recommending APPROVAL of this rezone application.

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 Proposed Zoning Map



S Park Ave

Park Ave

S 1830 W

S 1850 W

S 1830 W

Jumpview Dr

S 2295 W

Kerl Lynn Dr

Kerl Lynn Ct

Jump View Dr

S 2200 W

S 2140 W

S 2085 W

S 2040 W

S 1980 W

W 12820 S

Rids Ct

W 12800 S

68



S Park Ave

Park Ave

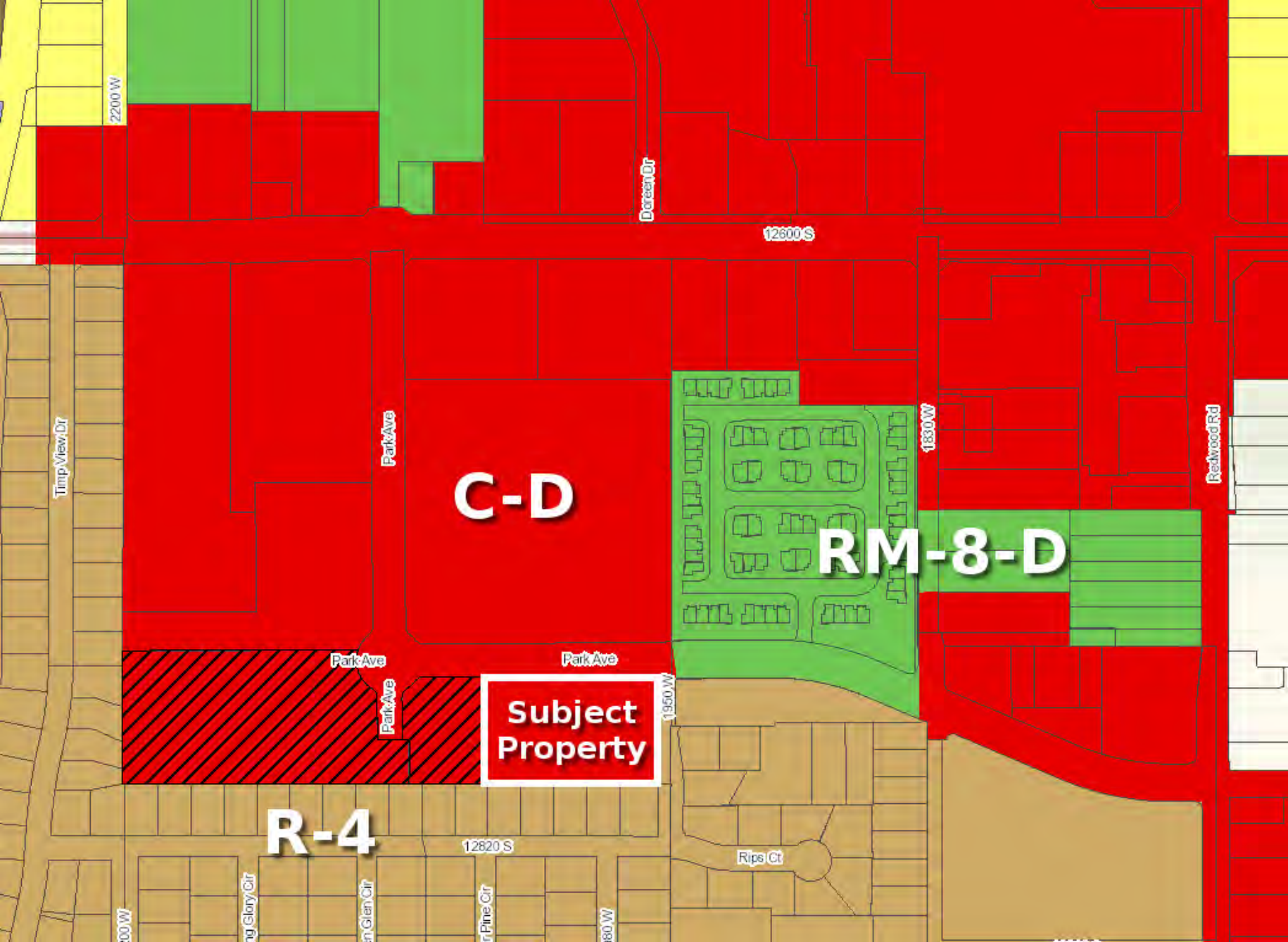
1399

S 150 W

W 12820 S

Rips Ct





C-D

RM-8-D

Subject Property

R-4

2200 W

Doreen Dr

12600 S

1830 W

Redwood Rd

Park Ave

Park Ave

Park Ave

Park Ave

1950 W

12820 S

Ripps Ct

Timp View Dr

1800 W

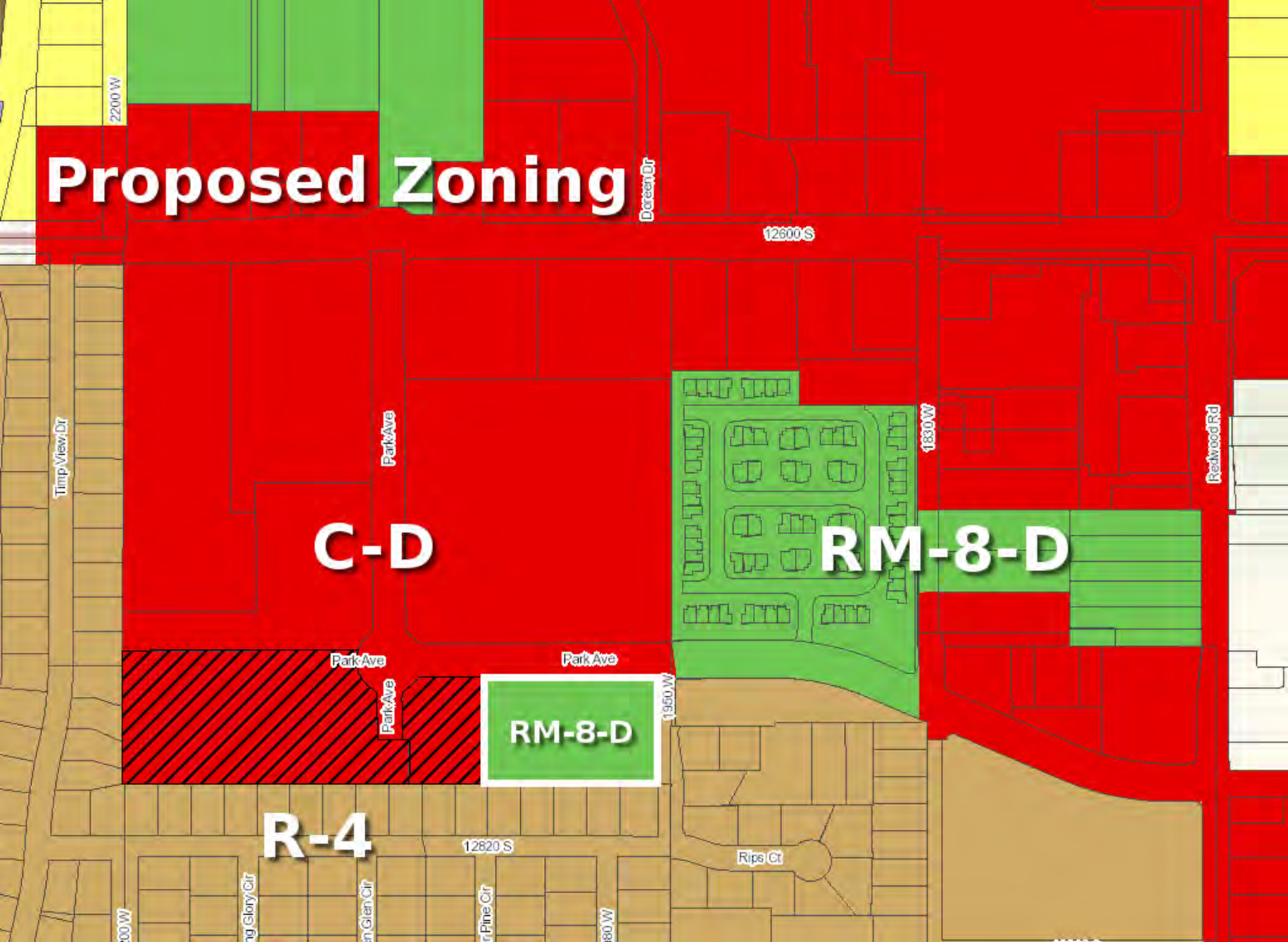
Clary Cir

Glen Cir

Pine Cir

1880 W

Proposed Zoning



ITEM I.D

**RIVERTON CITY
MEMORANDUM**

TO: Planning Commission

FROM: Development Review Committee

DATE: July 31, 2014

SUBJECT: PRELIMINARY PLAT SUBDIVISION, THE COTTAGES AT WESTERN SPRINGS, 4358 WEST 12900 SOUTH, 61 SINGL-FAMILY LOTS, R4-SD ZONE, BRIGHTON HOMES UTAH LLC, APPLICANT.

PL NO.: 14-1002– The Cottages at Western Springs Preliminary Subdivision

PROPOSED MOTION

I move the Planning Commission recommend APPROVAL of application #14-1002 The Cottages at Western Springs preliminary plat subdivision, located at approximately 4358 West 12900 South with the following conditions:

1. Storm drainage systems and installation shall comply with Engineering Department requirements and standards.
2. Any and all irrigation ditches associated with the property be addressed, with disposition of the irrigation systems approved by Riverton City and the proper irrigation company or users.
3. The subdivision shall comply with any and all applicable Riverton City standards and ordinances, including the International Building and Fire Codes.
4. Easements encumbering buildable space on lots 208, 209, 111 and 124 shall be vacated prior to plat recordation.
5. Landscaping in open space areas shall be installed as proposed on submitted landscape plans and shall be included in the final plat subdivision submittal.
6. Perimeter fencing shall consist of a minimum of six (6) foot solid vinyl on the north and east property lines, with solid masonry along the south.
7. Sunday drive, in its entirety, shall be dedicated to Riverton City extending from the southern boundary line north to 12600 South.
8. Improvements to Sunday Drive shall be according to Riverton City Engineering Department requirements and standards and shall extend north to 12600 South.

BACKGROUND:

Brighton Homes LLC has submitted an application requesting preliminary plat approval for a subdivision of land located at approximately 4358 West 12900 South. The property is zoned R-4 SD (Residential 10,000 square foot lots Specific Development). The Specific Development of this zoning district includes additional requirements that were not contained in the R-4 zoning district and will be discussed later in this report. Property to the north is zoned RR-22 (Rural Residential). Property to the east and south is zoned PCC (Planned Commercial Center) and is listed in Riverton's General Plan as "Future Study Area." Properties to the west are zoned R-1 (Residential 1 acre lots) and RR-22.

The applicant is proposing to subdivide 22.91 acres into 61 single-family residential lots ranging in size from 7,000 square feet up to 45,000 square feet. In December of 2013 the Riverton City Council approved a request by the applicant to rezone the property to R-4 SD. The SD, meaning Specific Development, attached additional requirements for subdivision that are not found in the standard R-4 zoning code. These conditions were as follows:

1. Overall density shall not exceed four (4) units per acre, excluding ground within the project area

under separate ownership.

2. Perimeter fencing shall consist of a minimum of six (6) foot solid vinyl on the north and east property lines, with solid masonry along the south.
3. All open space, including utility corridors where allowed by the utility company, shall be included in a landscape plan to be approved as part of the subdivision application.
4. All homes within the development shall meet Riverton City's minimum exterior material standards, with the exception that vinyl siding and aluminum or other metal siding shall be prohibited.
5. Lots shall be configured with a minimum of ½ acre lots along the north property line and a minimum of 1/3 acre lots adjacent Sunday Drive. These lots will comply with the requirements of the RR-22 and R-3 zones respectively.

The sixth condition established permitted uses, conditional uses, and other related development standards such as lot size, lot width, building setbacks, building height, fencing and minimum living area square footage. Those conditions are included in this staff report.

After reviewing the preliminary plat subdivision application and going through a couple of revisions staff is confident in stating that the proposed subdivision does meet and comply with the minimum standards as required by the R-4 SD zoning ordinance.

The land that is proposed to be subdivided has access from Dutchman Lane, a 44 foot wide public right-of-way and from Sunday Drive which provide connectivity to 12600 South. Sunday Drive is currently a private road and will be dedicated to Riverton City as a public street once the plat has been recorded and the improvements accepted by Riverton City after installation. Sunday drive will be widened to a 54' wide publicly owned and maintained right-of-way extending north to 12600 South. A stub street is also proposed on the east side of the subdivision where it is anticipated a canal crossing will be constructed and the road connected with future development occurring on the parcel to the east. It is also anticipated that Sunday Drive at the southern end of the subdivision will connect with future public roads in this location.

The subdivision is laid out with larger ½ acre lots along the north where adjacent to RR-22 zoning with animal rights. Along Sunday Drive will be lots of 14,000 square feet or larger. Internal lots and lots adjacent to the canal will range in size from 7,000 square feet to larger depending upon the location of the parcel. There are significant easements extending through the property. Parcel 1, 2, 3 and 7 include a significant easement that is in favor of Rocky Mountain Power and structures and trees are prohibited within this easement. Parcels 4, 5 and 6 are easements pertaining to the Kern River gas line and contain significant building restrictions. These parcels may still be landscaped and utilized as open space by the development. The applicant has submitted landscape plans showing these parcels landscaped with sod, an asphalt walking path, benches, and some low lying landscaped areas including shrubs, boulders and perennial beds. These landscaped areas will be maintained by the development's Home Owners Association and not by Riverton City.

The current preliminary plat shows additional easements encumbering the buildable areas of lots 208, 209, 111 and 124. A note has been included on the preliminary plat that these easements will be vacated or abandoned. Condition #4 addresses this. If for some reason these easements cannot be vacated the applicant will be required to combine lots in order to ensure a buildable lots is created. A plat cannot be recorded until resolution of these easements has been verified.

The applicant will be installing all improvements to Sunday Drive including on the eastern side a 5' sidewalk, a 5' park strip that will be maintained by adjacent property owners, curb and gutter and asphalt extending to curb and gutter on the western side. Future improvements such as side walk and park strip on the western side will be installed as future development occurs. There is also a 1 acre parcel adjacent to Sunday Drive that is not participating in this development. Sidewalk and park strip will not be installed along the frontage of this property.

The R-4 SD zoning requires a minimum of 6' solid vinyl fencing along the north property line where adjacent to RR-22 zoning and 6' solid vinyl fencing along the canal. Solid masonry fencing is required to be installed along the southern property line where adjacent to PCC zoning.

It should be emphasized to the Planning Commission that this is the Preliminary Plat in which the overall subdivision is reviewed. The applicant is proposing to construct this development in phases. Each phase will still be required to undergo a final plat application and review prior to recordation of a subdivision plat.

Riverton City Planning, Engineering and Water divisions have all reviewed the application and are recommending approval with the conditions listed in this report. The Unified Fire Authority has also reviewed and approved the proposed preliminary plat.

ATTACHMENTS:

The following items are attached:

1. Copies of the vicinity, zoning, and aerial maps identifying the property.
2. A copy of the proposed subdivision plat.



PL No. 14-1002

Date 03-31-14

Application Subdivision

Preliminary Plat Single Phase Final Plat

A. Applicant's Name BRIGHTON HOMES UTAH LLC
 Home Address 320 WEST 500 SOUTH SUITE 210
 City BOUNTIFUL State UTAH Zip 84010
 Telephone # 801-397-9755 Mobile # 801-803-1090
 E-mail Address taylor@brightonhomes-utah.com Fax # 801-397-9808

B. Primary Contact Person TAYLOR SPENDLAVE
 Address 320 WEST 500 SOUTH SUITE 210
 City BOUNTIFUL State UT Zip 84010
 Telephone # 801-397-9755 Mobile # 801-803-1090
 E-mail Address taylor@brightonhomes-utah.com Fax # 801-397-9808

C. Project Information

- Subdivision Name COTTAGES AT WESTERN SPRINGS
- Subdivision Address 4358 WEST 12900 S
- Sidwell/Tax ID# 27-31-200-007-000 Total Acreage of the Site 28.44 22.91
- Current Zoning of the Proposed Site 27-31-200-042-000
- Zoning of Adjacent Parcels North R-22 South C-6 East C-6 West R-22- R-1
- Total acreage of the property 22.91 Number of lots 61
- Gross Density 2.66 UNITS PER ACRE Net Density _____
- Type of requested development PRELIMINARY PLAT
- Regular Subdivision _____ SD Zone P.U.D. Overlay _____

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.

Applicant's Signature

Date

03-31-14

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

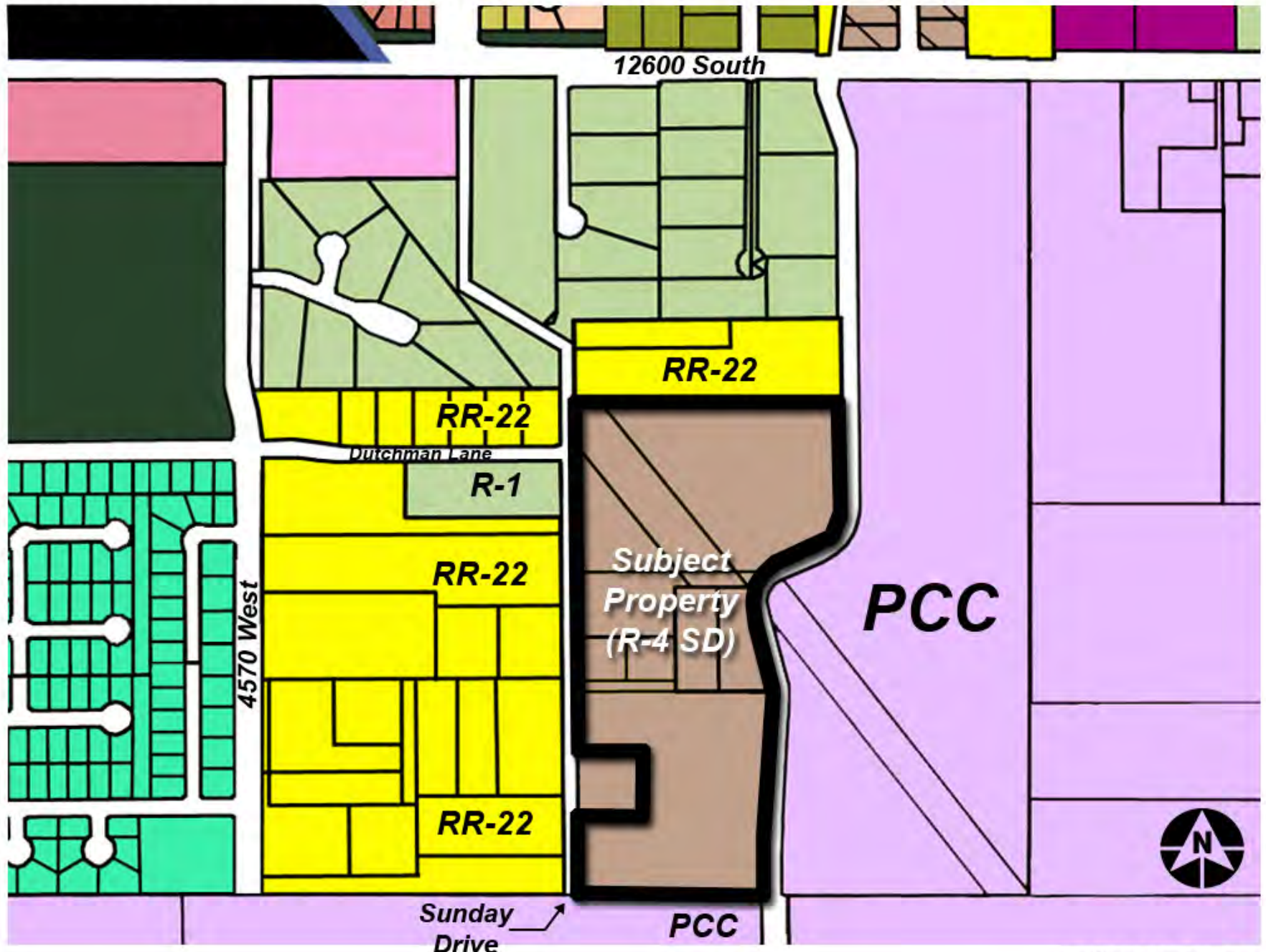
S:\Planning\Applications\Subdivision.doc Revised 07/08

THE COTTAGES AT WESTERN SPRINGS



AERIAL VIEW

THE COTTAGES AT WESTERN SPRINGS

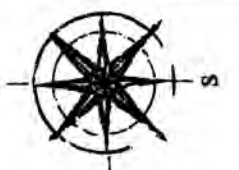


ZONING MAP



VICINITY MAP
N.T.S.

PRELIMINARY PLAT
OF
THE COTTAGES AT WESTERN SPRINGS
LOCATED IN THE NE 1/4 & NW 1/4 OF SECTION 31, T3S, R1W, SLB&M.
RIVERTON CITY, UTAH
SALT LAKE COUNTY, UTAH



SURVEYOR'S CERTIFICATE
I, DENNIS P. CARLISLE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NUMBER 172675 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS:
THE COTTAGES AT WESTERN SPRINGS
AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

NORTHEAST CORNER OF SECTION 31, T3S, R1W, SLB&M 2008 2.5" BRASS COUNTY MONUMENT
MEASURED: N0°17'43"E 2,437.12
(A.P. NO. 17407) (A.S. 91)

NORTH 1/2 CORNER OF SECTION 31, T3S, R1W, SLB&M RIVET & STRADDLES (FOUND)
MEASURED: N0°17'43"E 2,437.12
(A.P. NO. 17407) (A.S. 91)

NORTHWEST CORNER OF SECTION 31, T3S, R1W, SLB&M RIVET & STRADDLES (FOUND)
MEASURED: N0°17'43"E 2,437.12
(A.P. NO. 17407) (A.S. 91)

MEASURED: N89°31'45"W 2,655.82
(A.P. NO. 30516) (A.S. 32)

MEASURED: N89°31'45"W 2,655.82
(A.P. NO. 30516) (A.S. 32)

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MEASURED: N89°31'45"W 2,655.82
(A.P. NO. 30516) (A.S. 32)

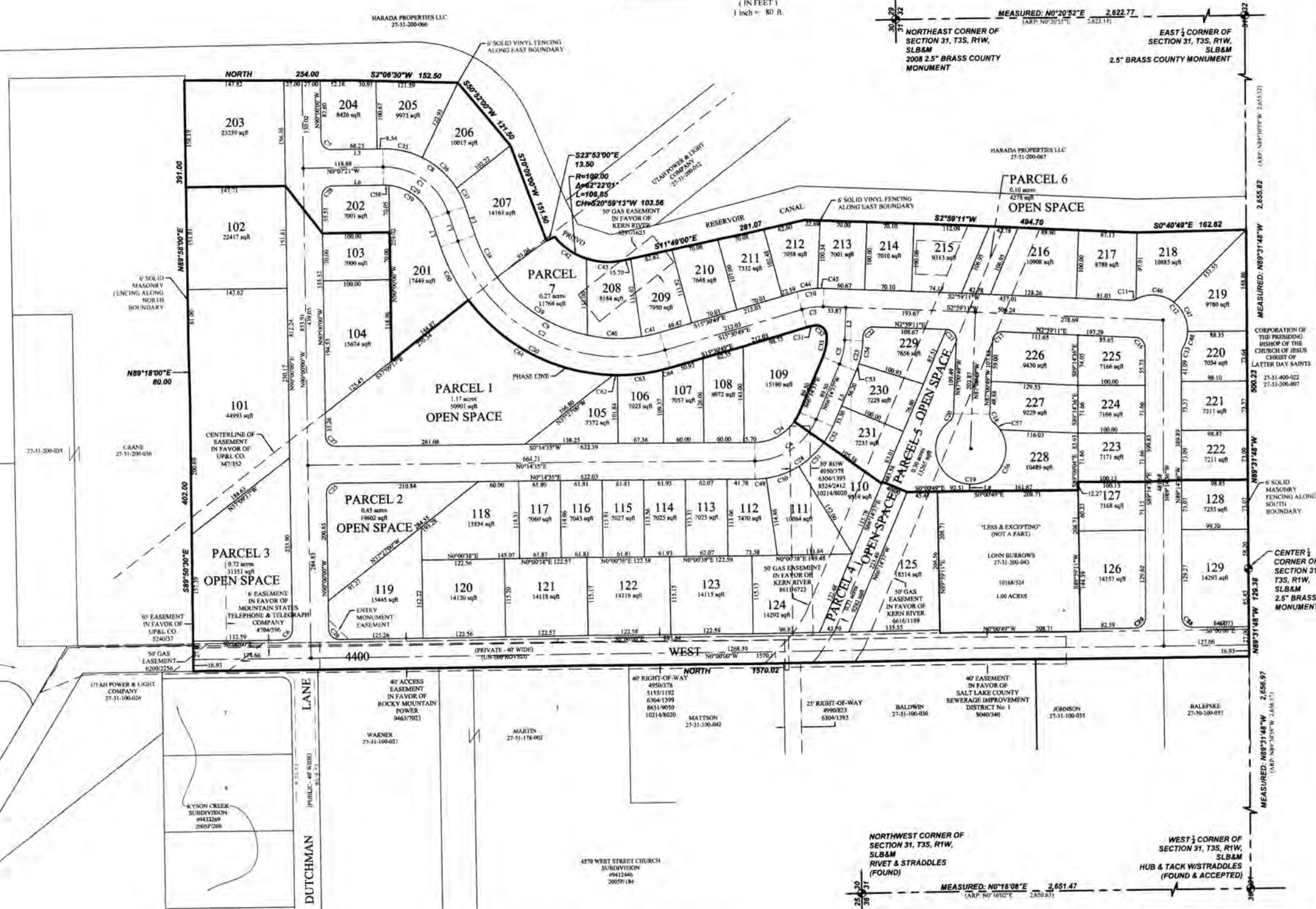
MEASURED: N89°31'45"W 2,655.82
(A.P. NO. 30516) (A.S. 32)

PLAT PREPARED BY

FOCUS
ENGINEERING AND SURVEYING, LLC
502 WEST 8360 SOUTH
SANDY, UTAH 84088

OWNER/DEVELOPER
BRIGHTON HOMES
320 WEST 500 SOUTH, SUITE 210
BOUNTIFUL, UTAH 84010
PH: 801-397-9755

EASEMENT NOTE:
ALL EASEMENTS ENCUMBERING THE BUILDABLE AREAS OF LOTS WILL BE VACATED OR ABANDONED

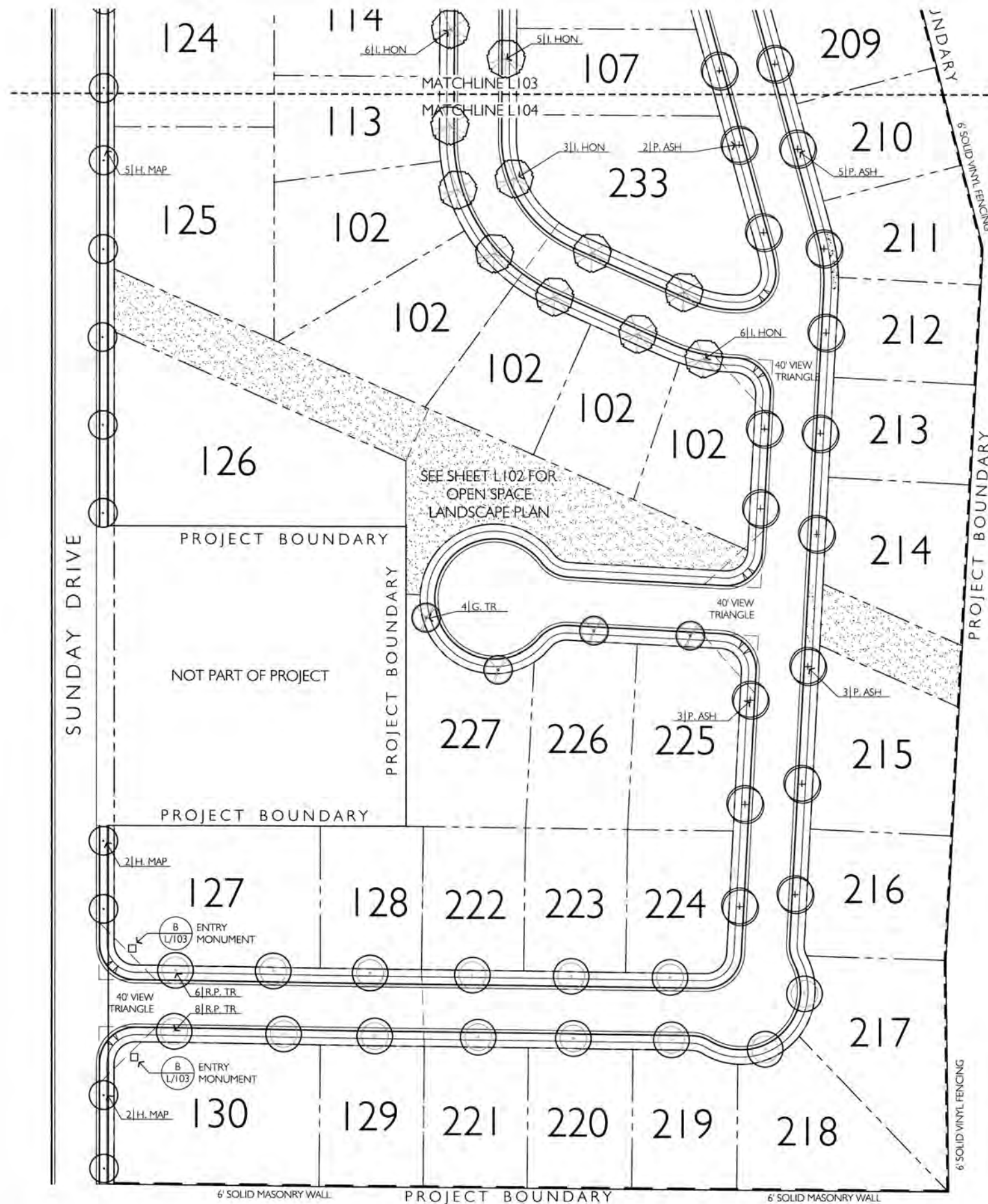


SHEET 1 OF 2
PRELIMINARY PLAT
THE COTTAGES AT WESTERN SPRINGS
LOCATED IN THE NE 1/4 & NW 1/4 OF SECTION 31, T3S, R1W, SLB&M.
RIVERTON CITY, UTAH
SALT LAKE COUNTY, UTAH

RECORDED # _____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF: _____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

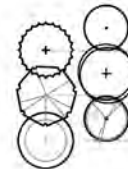
SALT LAKE COUNTY RECORDER

This drawing is an extension of the landscape schedule and is not to be used in isolation. It is intended to be used in conjunction with the landscape schedule and the site plan.

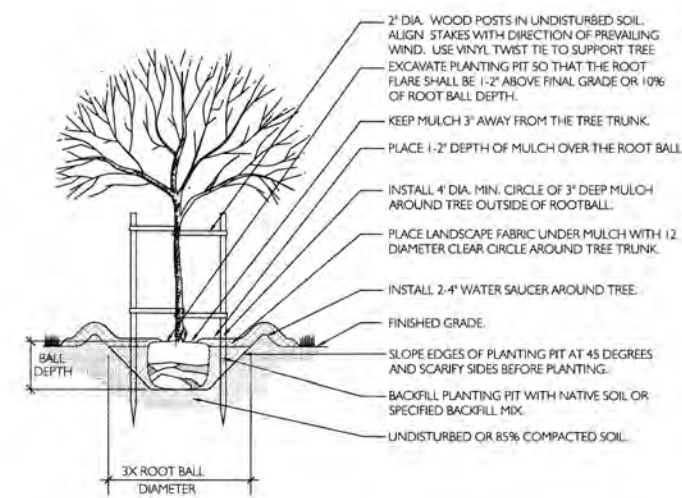


LANDSCAPE SCHEDULE

| QNTY | BOTANICAL NAME | COMMON NAME | SIZE | SPACING |
|-------------------------------|--|----------------------|---------|----------|
| DECIDUOUS and EVERGREEN TREES | | | | |
| H. MAP 20 | ACER CAMPESTRE | HEDGE MAPLE | 2" Cal. | 30' O.C. |
| P.S. MAP 10 | ACER TRUNCATUM x ACER PLAT. 'WARRENRED' | PACIFIC SUNSET MAPLE | 2" Cal. | 30' O.C. |
| P. ASH 27 | FRAXINUS PENNSYLVANICA 'PATMORE' | PATMORE ASH | 2" Cal. | 30' O.C. |
| I. HON 20 | GLEDITISA TRIACANTHOS INERMIS 'IMPERIAL' | IMPERIAL HONEYLOCUST | 2" Cal. | 30' O.C. |
| G. TREE 4 | KOELRUTERIA PANICULATA | GOLDENRAIN TREE | 2" Cal. | 30' O.C. |
| R.P. TR 14 | SOPHORA JAPONICA 'REGENT' | REGENT PAGODA TREE | 2" Cal. | 30' O.C. |



- MULCH: 3" DIA. STEEL TREE RING w/ MULCH - WOOD MULCH, MEDIUM - EACH TREE
- FENCING:
 - 6" SOLID VINYL FENCING
 - 6" SOLID MASONRY WALL



(B) TREE PLANTING
NOT TO SCALE



LANDSCAPE ARCHITECTURE & LAND PLANNING

1473 SOUTH 1100 EAST
SUITE B
SALT LAKE CITY, UTAH 84105
801.554.6146
STBDESIGNLLC.COM



Drawn By: Scott B.

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|----------------|-----------|
| | 4.05.2014 |

| REV | DESCRIPTION | DATE |
|-----|-------------|------|
| | | |

THE COTTAGES AT WESTERN SPRINGS
 RIVERTON, UTAH

BRIGHTON HOMES
 320 WEST 500 SOUTH, SUITE 210
 BOUNTIFUL, UTAH 84010
 801.299.1700

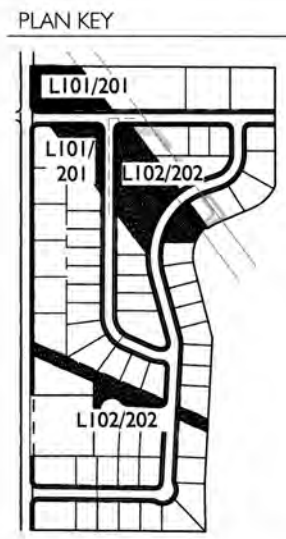
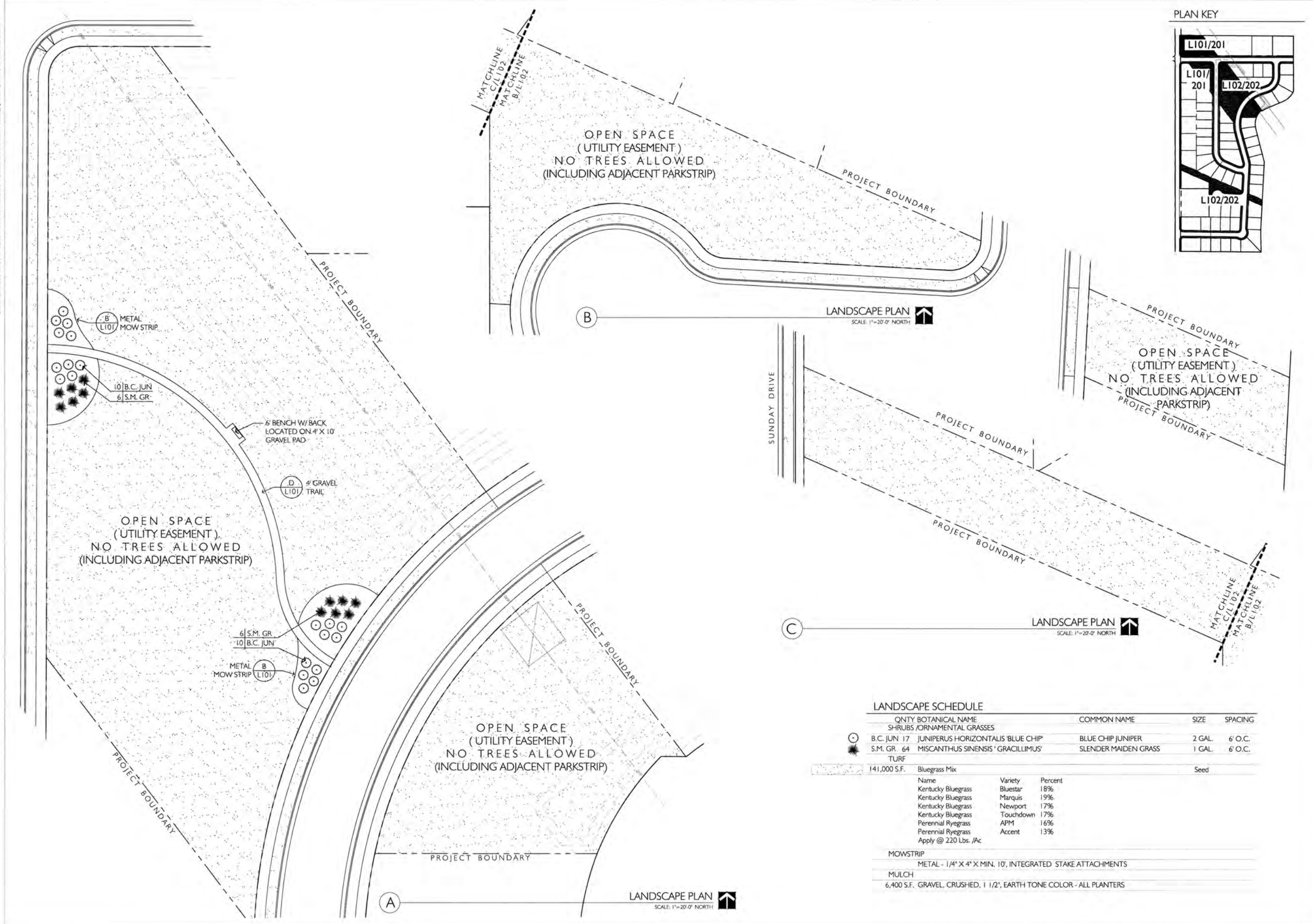
CITY SITE PLAN REVIEW

STREET TREE PLAN

L104

STREET TREE PLAN
SCALE: 1"=40' NORTH

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|------------------|-----------|
| | 4.05.2014 |
| | |
| | |
| REV. DESCRIPTION | DATE |
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LANDSCAPE SCHEDULE

| QNTY | BOTANICAL NAME | COMMON NAME | SIZE | SPACING |
|--------------|------------------------------------|----------------------|--------|---------|
| 17 | JUNIPERUS HORIZONTALIS 'BLUE CHIP' | BLUE CHIP JUNIPER | 2 GAL. | 6' O.C. |
| 64 | MISCANTHUS SINENSIS 'GRACILLIMUS' | SLENDER MAIDEN GRASS | 1 GAL. | 6' O.C. |
| | TURF | | | |
| 141,000 S.F. | Bluegrass Mix | | Seed | |

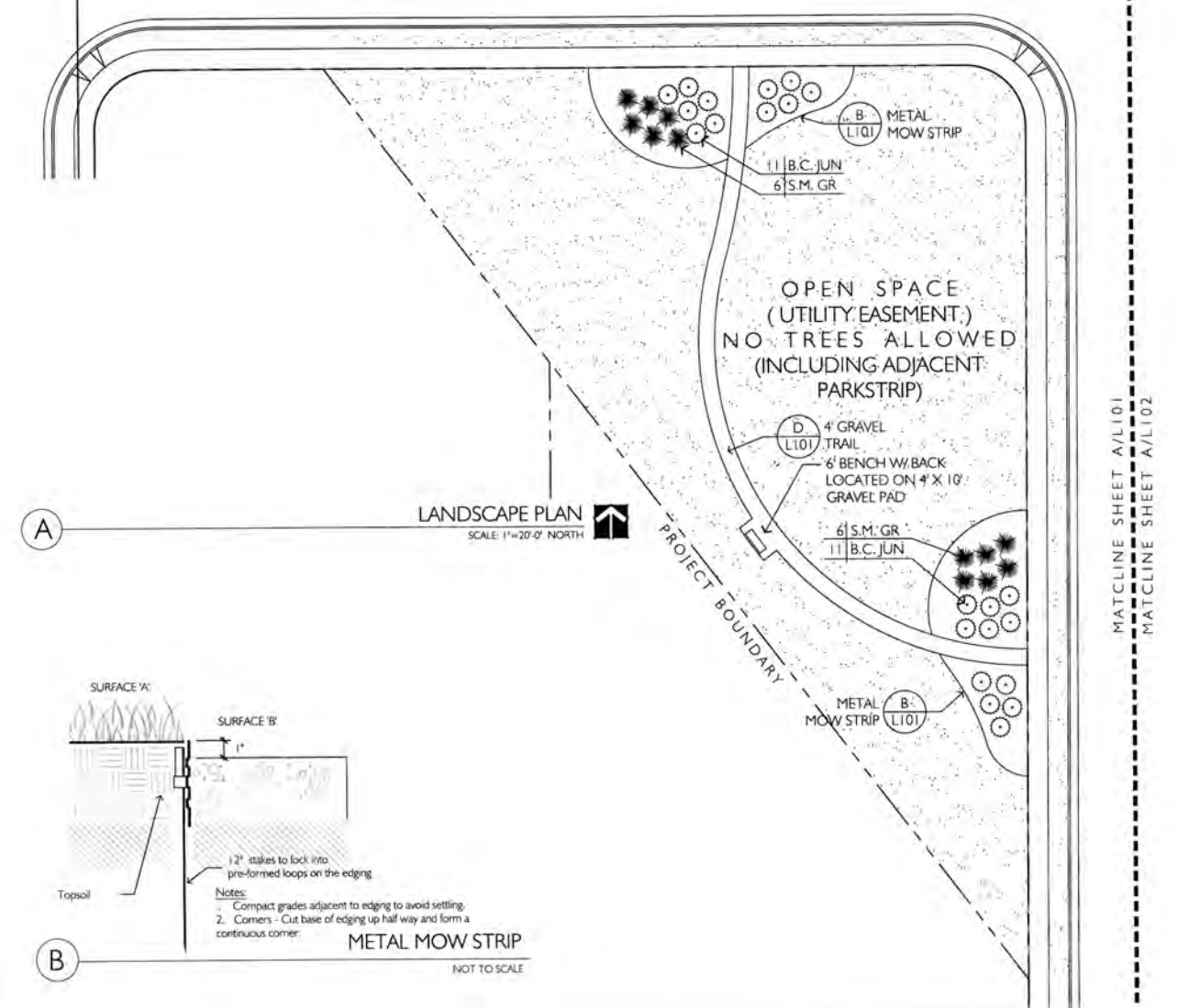
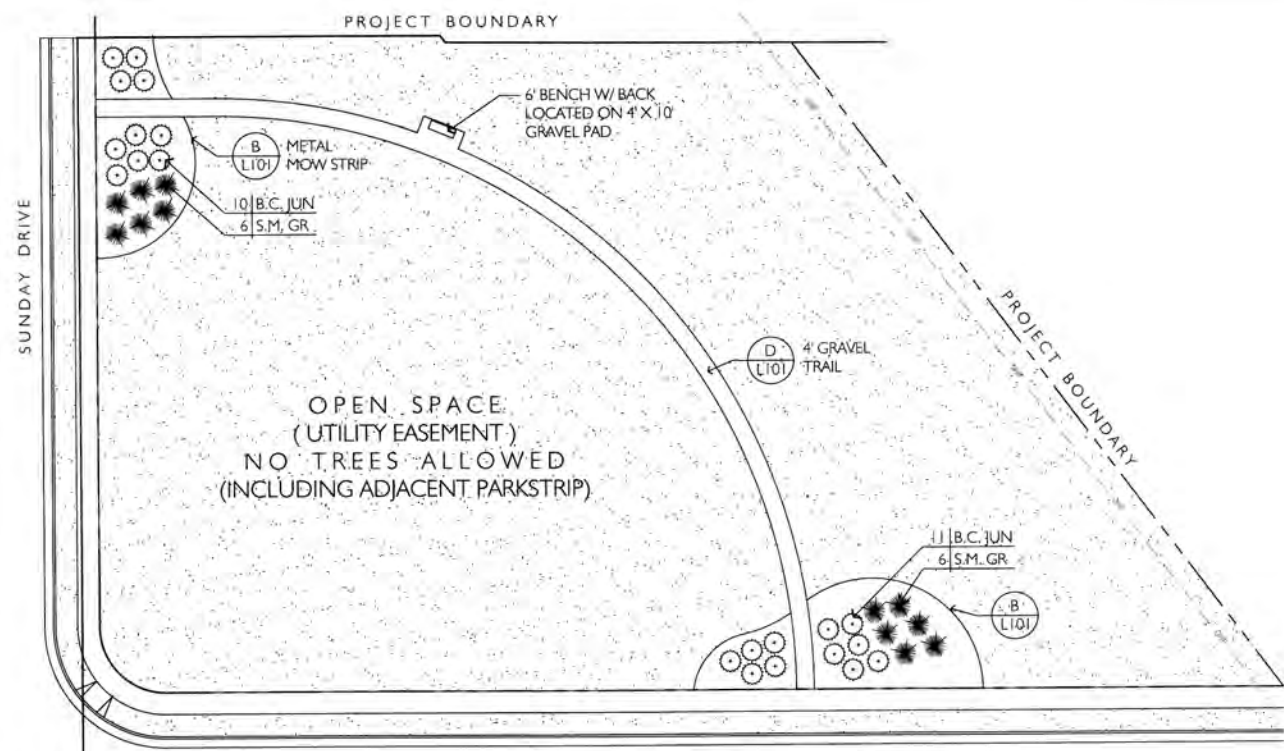
| Name | Variety | Percent |
|--------------------|-----------|---------|
| Kentucky Bluegrass | Bluestar | 18% |
| Kentucky Bluegrass | Marquis | 19% |
| Kentucky Bluegrass | Newport | 17% |
| Kentucky Bluegrass | Touchdown | 17% |
| Perennial Ryegrass | APM | 16% |
| Perennial Ryegrass | Accent | 13% |

- MOWSTRIP
METAL - 1/4" X 4" X MIN. 10', INTEGRATED STAKE ATTACHMENTS
- MULCH
6,400 S.F. GRAVEL, CRUSHED, 1 1/2", EARTH TONE COLOR - ALL PLANTERS

THE COTTAGES AT WESTERN SPRINGS
 RIVERTON, UTAH
 BRIGHTON HOMES
 320 WEST 500 SOUTH, SUITE 210
 BOUNTIFUL, UTAH 84010
 801.299.1700

CITY SITE
 PLAN REVIEW
 LANDSCAPE
 PLAN
L102

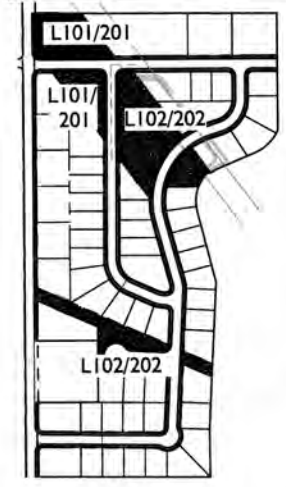
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LANDSCAPE SCHEDULE

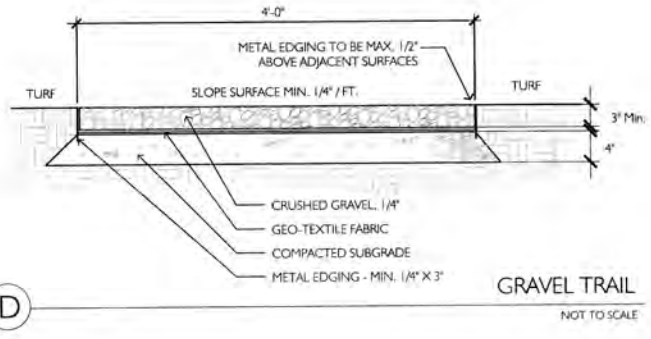
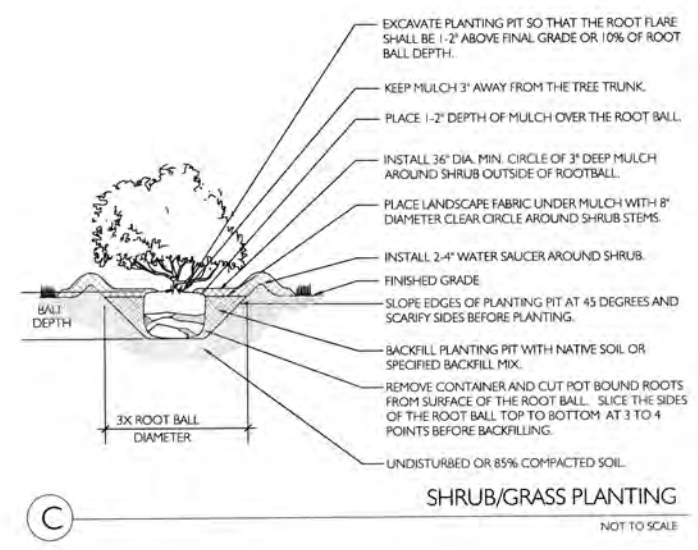
| QNTY | BOTANICAL NAME | COMMON NAME | SIZE | SPACING |
|------------------------------------|---|----------------------|---------|---------|
| SHRUBS / ORNAMENTAL GRASSES | | | | |
| B.C. JUN 17 | JUNIPERUS HORIZONTALIS 'BLUE CHIP' | BLUE CHIP JUNIPER | 2 GAL. | 6' O.C. |
| S.M. GR. 64 | MISCANTHUS SINENSIS 'GRACILLIMUS' | SLENDER MAIDEN GRASS | 1 GAL. | 6' O.C. |
| TURF | | | | |
| 141,000 S.F. | Bluegrass Mix | | | Seed |
| | Name | Variety | Percent | |
| | Kentucky Bluegrass | Bluestar | 18% | |
| | Kentucky Bluegrass | Marquis | 19% | |
| | Kentucky Bluegrass | Newport | 17% | |
| | Kentucky Bluegrass | Touchdown | 17% | |
| | Perennial Ryegrass | APM | 16% | |
| | Perennial Ryegrass | Accent | 13% | |
| | Apply @ 220 Lbs. /Ac | | | |
| MOWSTRIP | | | | |
| | METAL - 1/4" X 4" X MIN. 10'. INTEGRATED STAKE ATTACHMENTS | | | |
| MULCH | | | | |
| | 6,400 S.F. GRAVEL, CRUSHED, 1 1/2", EARTH TONE COLOR - ALL PLANTERS | | | |

PLAN KEY



LANDSCAPE GENERAL NOTES

- All alterations to these drawings during construction shall be approved by the Project Representative and recorded on "as Built" drawings by the Contractor.
- All plant materials shall conform to the minimum guidelines established by the American Standard for Nursery Stock, published by the American Nursery Association, Inc.
- All plants to be balled and burlapped or container grown, unless otherwise noted on the plant list.
- The contractor shall supply all plant material in quantities sufficient to complete the planting shown on the drawings.
- Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf color, fruit and culture only as approved by the Landscape Architect.
- The Contractor shall locate and verify all existing utility lines prior to planting and shall report any conflicts to the Landscape Architect.
- Stake location of all proposed planting for approval by the Landscape Architect prior to commencement of planting.
- All turf areas shall receive four inches (4") of topsoil prior to planting. All shrub, groundcover, and perennial beds shall receive four inches (4") of topsoil prior to planting.
- Submit topsoil report prepared by a qualified soil testing laboratory prior to soil placement. topsoil shall meet the following mechanical analysis:
 Sand (0.05 - 2.0 mm Dia.) 20 - 70%
 Clay (0.002 - 0.05 mm Dia.) 20 - 70%
 The max. retained on a #10 sieve will be 15 percent. the topsoil shall meet the following analysis criteria:
 pH Range of 5.5 to 8.2, a min. of 4% and max. of 8% organic matter content and free of stones 3/4" or larger. Soluble salts <2 dS/m or mmho/cm and sodium absorption ration (sar) <6.
- All tree rings and plant beds to receive mulch as specified in the Landscape Schedule.
- Prune trees in accordance with current horticultural practices.
- All landscape areas to be watered by pop-up spray heads, rotors or drip irrigation. pop-up spray heads, rotors and drip irrigation to be placed on separate irrigation zones.
- All shrubs, groundcover and perennial plants to be watered on zones separate from turf.



MATLINE SHEET A/L101
 MATLINE SHEET A/L102



LANDSCAPE ARCHITECTURE
 & LAND PLANNING
 1473 SOUTH 1100 EAST
 SUITE B
 SALT LAKE CITY, UTAH 84105
 801.554.6146
 STBDESIGNLLC.COM



Drawn By: Scott B.

| ISSUE DESCRIP. | DATE | |
|----------------|------------------|------|
| | 4.05.2014 | |
| | | |
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THE COTTAGES AT WESTERN SPRINGS
 RIVERTON, UTAH
 BRIGHTON HOMES
 320 WEST 500 SOUTH, SUITE 210
 BOONVILLE, UTAH 84010
 801.299.1700

CITY SITE
 PLAN REVIEW
 LANDSCAPE
 PLAN

L101

HARVEY PROPERTIES LLC
23-31-20081066

NOTE FROM CERTIFYING ENGINEER:
I HEREBY CERTIFY THAT THIS DESIGN FOR THE ON-SITE DRAINAGE OF THIS DEVELOPMENT WAS PREPARED BY ME (OR UNDER MY DIRECT SUPERVISION) IN ACCORDANCE WITH THE PROVISIONS OF THE RIVERTON CITY STORM WATER DESIGN STANDARDS AND REGULATIONS, AND WAS DESIGNED TO COMPLY WITH THE PROVISIONS THEREOF. I UNDERSTAND THAT RIVERTON CITY DOES NOT AND WILL NOT ASSUME LIABILITY FOR DRAINAGE FACILITY DESIGN.

NOTES:
1. A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE RIVERTON CITY PRIOR TO DOING ANY WORK IN THE RIGHT-OF-WAY. CONTACT AARON ROBERTS AT 801-208-3195.
2. STORM RETENTION FOR THIS SUBDIVISION WILL BE HANDLED BY A RETENTION POND LOCATED IN THE OPEN SPACE WHICH MAY INCLUDE A GRAVEL LINED BOTTOM TO INCREASE CAPACITY. IT IS ALSO BEING CONSIDERED TO USE THE ALTERNATIVE PARK STRIP RETENTION POND METHOD. A DETERMINATION AND FINAL DESIGN WILL BE PROVIDED WITH FINAL DRAWINGS.
3. ALL CONSTRUCTION TO RIVERTON CITY STANDARDS
4. ALL OVERHEAD POWER WILL BE REMOVED OR RELOCATED UNDERGROUND AS PER POWER COMPANY AND RIVERTON CITY REQUIREMENTS.

LEGEND

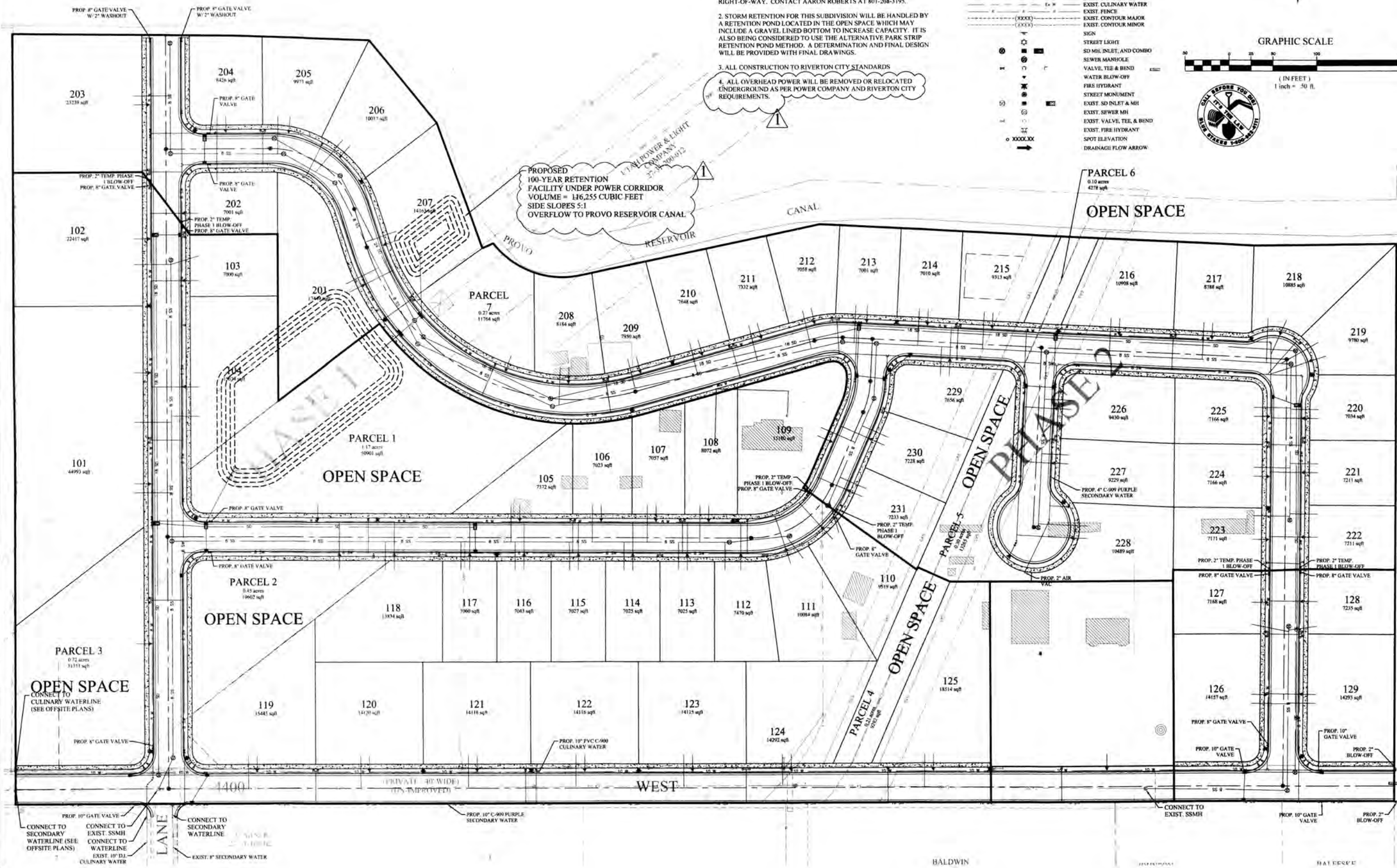
| | |
|--------|-------------------------------|
| --- | BOUNDARY |
| --- | ROW |
| --- | CENTERLINE |
| --- | LOT LINE |
| --- | EASEMENT |
| 15 50 | 15" STORM DRAIN |
| 8 50 | 8" SANITARY SEWER |
| 8 W | 8" PVC C900 CULINARY WATER |
| 8 SW | 8" PVC CL 200 SECONDARY WATER |
| 15 100 | 15" IRRIGATION WATER |
| 8 LD | 8" LAND DRAIN |
| --- | CONTOUR MAJOR |
| --- | CONTOUR MINOR |
| --- | EXIST. STORM DRAIN |
| --- | EXIST. SANITARY SEWER |
| --- | EXIST. CULINARY WATER |
| --- | EXIST. FENCE |
| --- | EXIST. CONTOUR MAJOR |
| --- | EXIST. CONTOUR MINOR |
| --- | SIGN |
| --- | STREET LIGHT |
| --- | SD MH, INLET, AND COMBO |
| --- | SEWER MANHOLE |
| --- | VALVE, TEE & BEND |
| --- | WATER BLOW-OFF |
| --- | FIRE HYDRANT |
| --- | STREET MONUMENT |
| --- | EXIST. SD INLET & MH |
| --- | EXIST. SEWER MH |
| --- | EXIST. VALVE, TEE, & BEND |
| --- | EXIST. FIRE HYDRANT |
| --- | SPOT ELEVATION |
| --- | DRAINAGE FLOW ARROW |



FOCUS
ENGINEERING AND SURVEYING, LLC
502 WEST 8360 SOUTH
SANDY, UTAH 84070 PH: (801) 352-0075
www.focusnh.com



THE COTTAGES AT WESTERN SPRINGS
RIVERTON CITY, SALT LAKE COUNTY, UTAH
UTILITY PLAN



REVISION BLOCK

| # | DATE | DESCRIPTION |
|---|------|-------------|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |

UTILITY PLAN
Scale: 1"=50'
Date: 06/18/14
Sheet:
Drawn: DP
Job #: 13-094

Exhibit "B" – Specific Development Designations

1. Overall density shall not exceed four (4) units per acre, excluding ground within the project area under separate ownership.
2. Perimeter fencing shall consist of a minimum of six (6) foot solid vinyl on the north and east property lines, with solid masonry along the south.
3. All open space, including utility corridors where allowed by the utility company, shall be included in a landscape plan to be approved as part of the subdivision application.
4. All homes within the development shall meet Riverton City's minimum exterior material standards, with the exception that vinyl siding and aluminum or other metal siding shall be prohibited.
5. Lots shall be configured with a minimum of ½ acre lots along the north property line and a minimum of 1/3 acre lots adjacent Sunday Drive. These lots will comply with the requirements of the RR-22 and R-3 zones respectively.
6. Remaining lots within the development shall comply with the following requirements:

(a) **Permitted uses.**

Single family dwelling.

Accessory uses and buildings customarily incidental to a permitted use.

(b) **Conditional Uses.**

Home Occupations. Public schools churches

(c) **Lot area.**

The minimum lot area shall be 7,000 square feet.

(d) **Lot width.**

The minimum lot width shall be 60 feet measured at the front yard setback line.

(e) **Lot Depth.**

The minimum lot depth shall be 90 feet.

(f) **Front yard.**

Main Building: Twenty-five (25) foot minimum front yard setback measured to foundation.

(g) **Side yards.**

Main Building: Five (5) feet minimum side yard setback measured to foundation.

On corner lots, the street side yard setback shall be fifteen (15) feet from the right-of-way.

Accessory Buildings: Any and all requirements of Riverton City Ordinance 18.225, Accessory Structures, shall apply.

(h) **Rear yard.**

Main Building: The minimum rear yard setback shall be 15 feet.

Accessory Building: Any and all requirements of Riverton City Ordinance 18.225, Accessory Structures, shall apply.

(i) **Minimum Living Area Square Footage**

The minimum finished living area square footage shall be 900 square feet for a single story dwelling unit and 1,200 square feet for a two story or split level dwelling unit.

(j) **Maximum building height.**

Main Buildings. 35 feet. No dwelling shall contain less than one story.

Accessory buildings. Any and all requirements of Riverton City Ordinance 18.225, Accessory Structures, shall apply.

(k) **Fencing**

Fencing for all residential lots shall be based upon the following criteria:

- i) Rear yard fencing shall be a maximum of six (6) feet in height.
- ii) Fencing constructed within the front yard setback shall a maximum of three (3) feet in height.
- iii) Fencing materials shall consist of stone, brick, stucco, textured concrete, vinyl and /or similar materials.
- iv) Fencing along collector and/or arterial streets shall be constructed to Riverton City standards.

ITEM I.E

**RIVERTON CITY
MEMORANDUM**

TO: Planning Commission

FROM: Development Review Committee

DATE: July 31, 2014

SUBJECT: SINGLE PHASE SUBDIVISION, RIVERTON SPRINGS SUBDIVISION, 13601 SOUTH LOVER'S LANE, RR-22 ZONE, 15 LOTS, TODD DEMARETS, APPLICANT.

PL NO.: 13-1014 – RIVERTON SPRINGS SUBDIVISION

PROPOSED MOTION

I move the Planning Commission recommend APPROVAL of application #13-1014, the Riverton Springs Single-Phase Subdivision, located at approximately 13601 South Lover's Lane with the following conditions:

1. The full right-of-way improvements, including curb, gutter, sidewalk, and park strip, be installed for the length of the internal rights-of-way, including where right-of-way is installed adjacent to existing and approved subdivision lots.
2. Storm drainage systems and installation shall comply with Engineering Department requirements and standards.
3. Any and all irrigation ditches associated with the property be addressed, with disposition of the irrigation systems approved by Riverton City and the proper irrigation company or users.
4. The subdivision comply with any and all applicable Riverton City standards and ordinances, including the International Building and Fire Codes.
5. All improvements to Lover's Lane shall be in accordance with any and all Riverton City Engineering Department standards and specifications.
6. The applicant shall dedicate to Riverton City a right-of-way that conforms with all of Riverton City's standards, ordinances and specifications.

BACKGROUND:

Todd Demarets has submitted an application requesting subdivision approval for property located at 13601 South Lover's Lane. The property is zoned RR-22 (Rural Residential ½ acre lots). Properties to the north, east and south are zoned R-1 (Residential 1 acre lots). Properties to the west, southwest and northwest are zoned RR-22.

The applicant is proposing to subdivide 10.56 acres into 15 single-family residential lots. Lots within the subdivision will be ½ acre or larger and will access public streets. The subdivision will gain access from Lover's Lane, a public right-of-way. The subdivision will be laid out in a manner that places River Springs Road along the northern boundary of the property with lots along the south. A smaller street, Pond Hollow Road will extend south from River Springs Road and will terminate in a stub at the southern property line. A temporary turn around will be

installed at this location as per fire department standards and property owner authorization. River Springs Road will terminate at the eastern end of the property in a 100 foot wide cul-de-sac turn around.

There are sensitive areas included within the proposed subdivision. At the center of the proposed development is an area that has been delineated as wetlands. This area will remain undisturbed and undeveloped and will be the responsibility of the Home Owners Association to maintain when maintenance is required.

Improvements to Lover's Lane will be required in order to bring the existing road up to current codes for development access. Due to the slope issues in the area the improvements will be extensive and require an area greater than a typical 54' wide right-of-way. Parcels C and B will be included in the right-of-way as areas of cut and fill as related to the construction of the improvements to Lover's Lane. The Riverton City engineering division will oversee and approve the construction of the improvements to Lover's Lane as there are unique circumstances involved in this area.

No fencing is required with this subdivision approval as all properties are zoned for large animals. All lots within the subdivision meet or exceed the RR-22 zone's requirements for lot width, lot frontage and lot size.

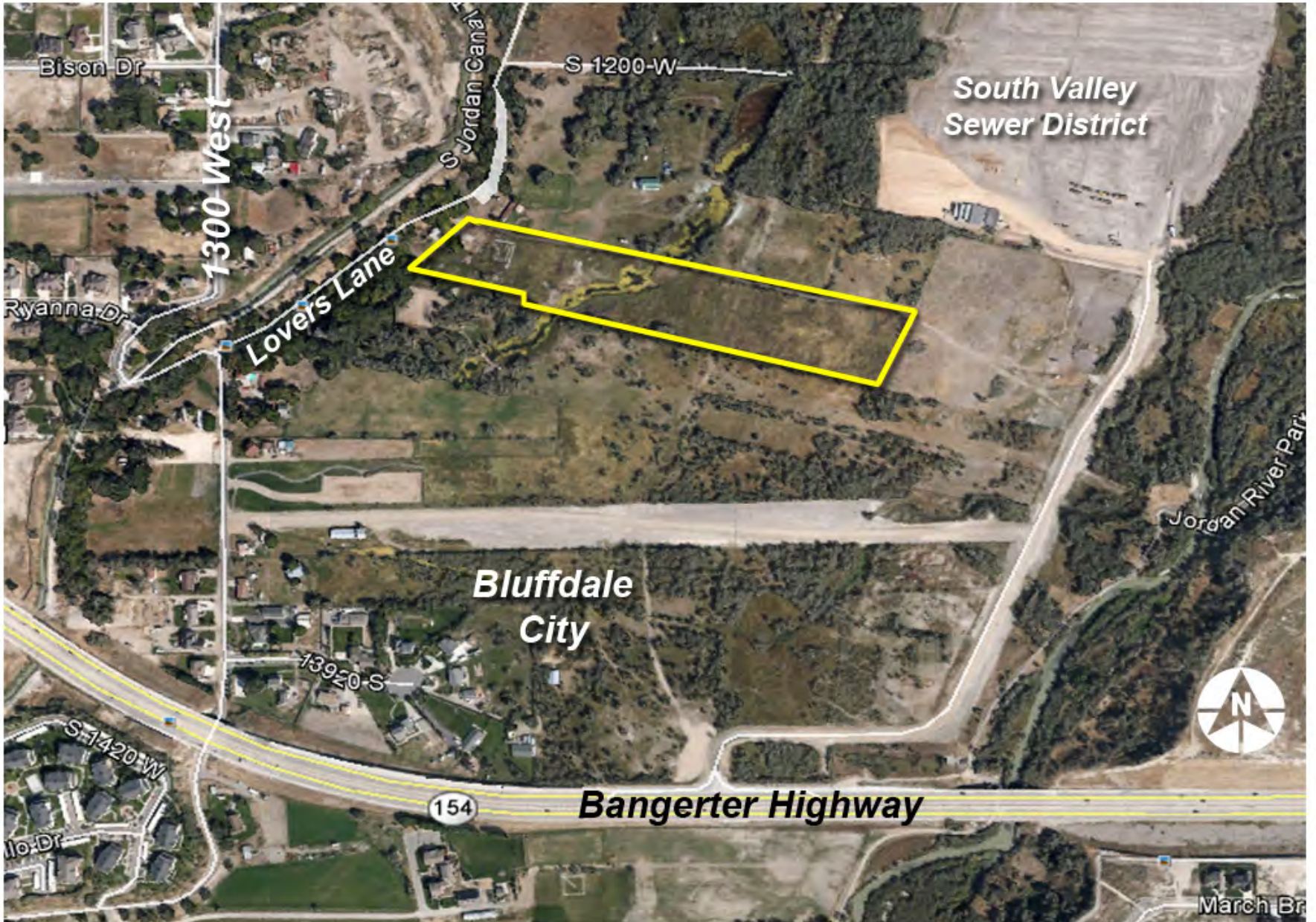
Riverton City's Planning, Engineering and Water divisions have all reviewed the proposed application and are recommending approval with the conditions listed in this report. The Unified Fire Authority has also reviewed the proposed application and has approved the plans.

ATTACHMENTS:

The following items are attached:

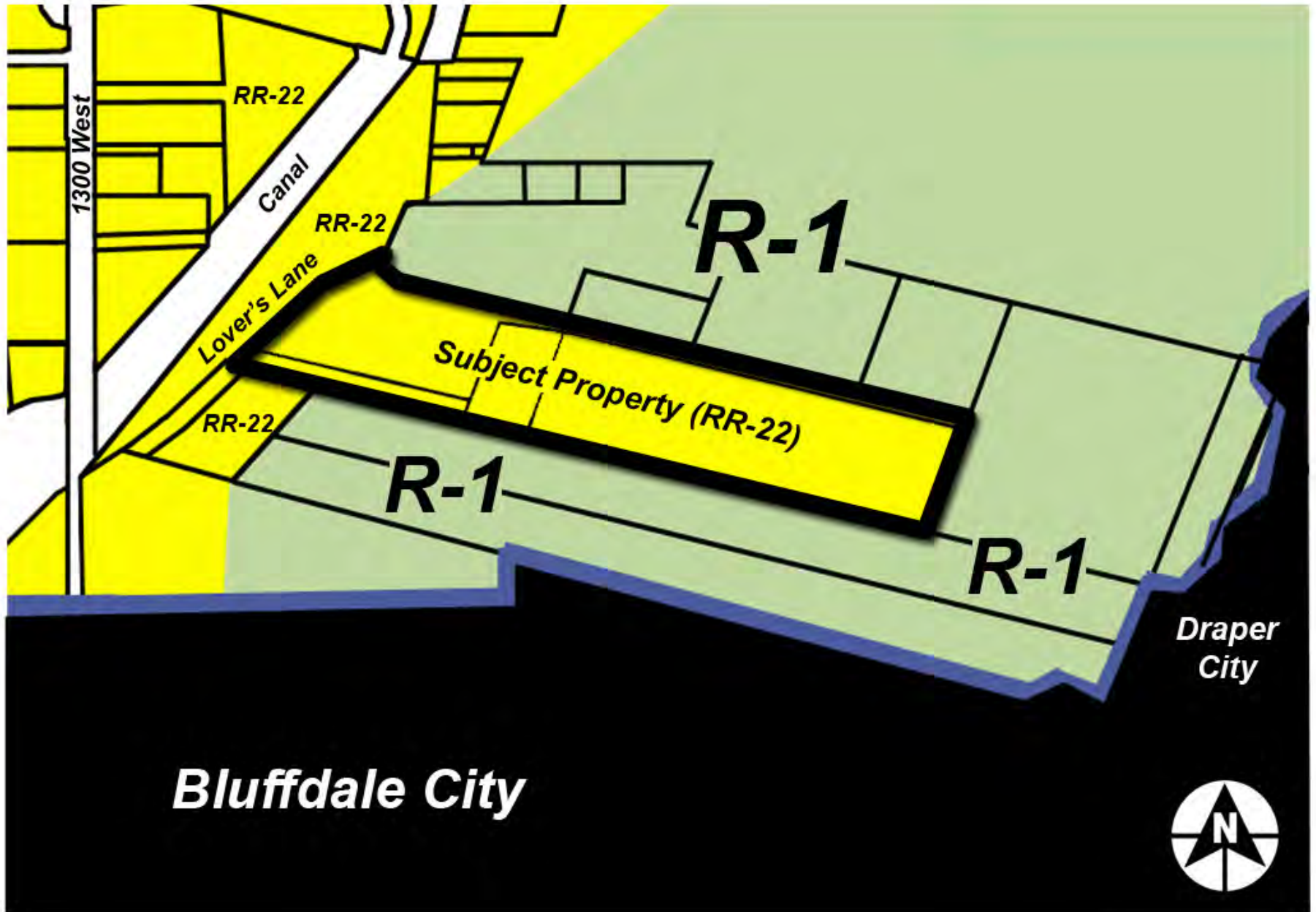
1. Copies of the vicinity, zoning, and aerial maps identifying the property.
2. A copy of the proposed subdivision plat.

RIVERTON SPRINGS SUBDIVISION



AERIAL VIEW

RIVERTON SPRINGS SUBDIVISION



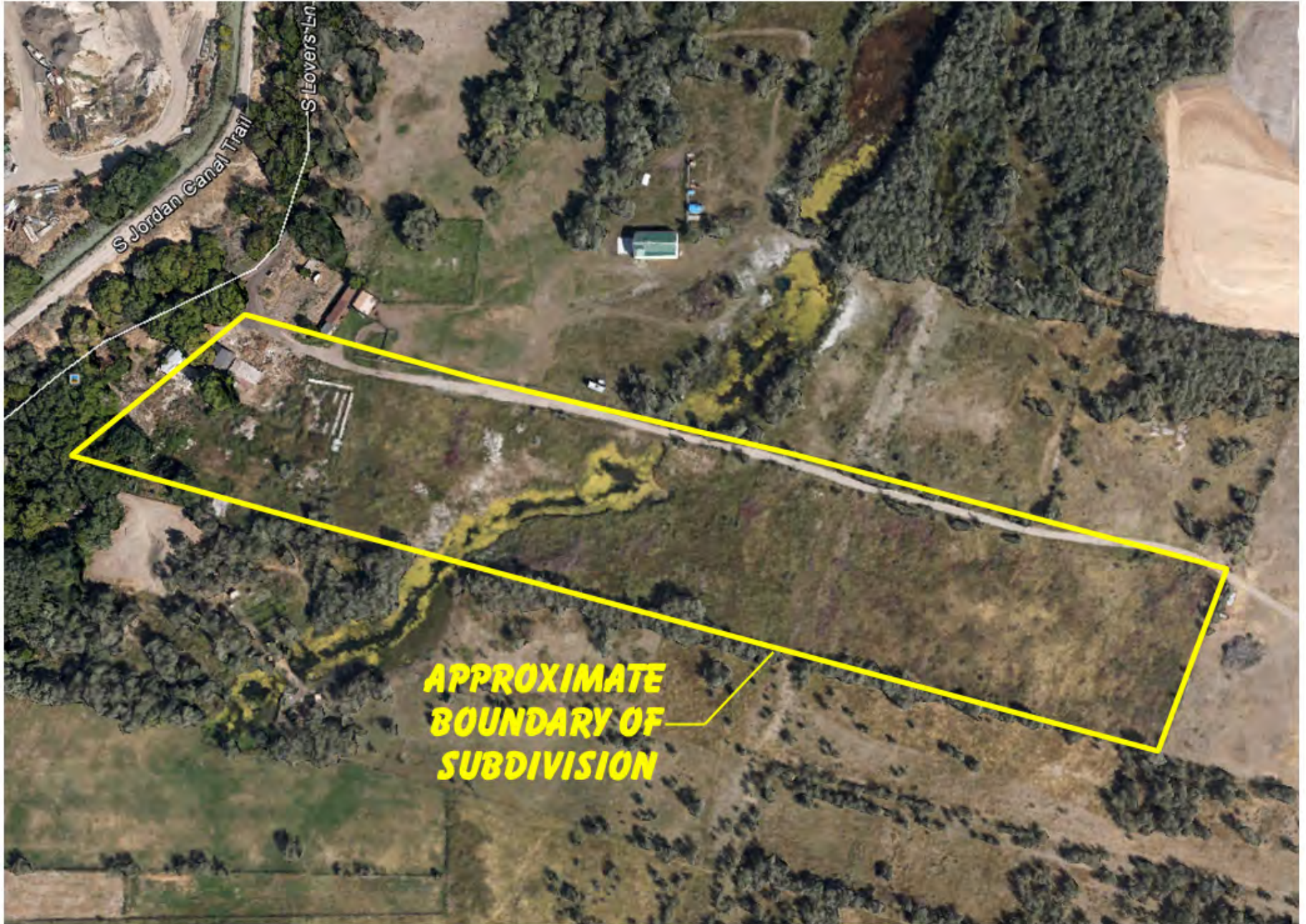
Bluffdale City

Draper City



ZONING MAP

RIVERTON SPRINGS SUBDIVISION



**APPROXIMATE
BOUNDARY OF
SUBDIVISION**

ENLARGED AERIAL VIEW



LOVERS

101

102

103

104

105

106

107

108

109

111

112

113

114

RIVER

SPRINGS

ROAD

ROAD
FOLLOW ROAD

8" SEWER
(SEE CD)

8" SEWER
(SEE CD)

25' POND BUFFER ZONE
EXISTING
DELIMITED POND
(NOBANK)

CONNECT TO EXISTING 48" CUP
WITH NEW 48" CUP (SEE LISTED)
AND INSTALL 120" x 48" FLARED
END SECTION WITH GRATE.

12" RCP
DRAINAGE

STREET SIGN
(SEE CD)

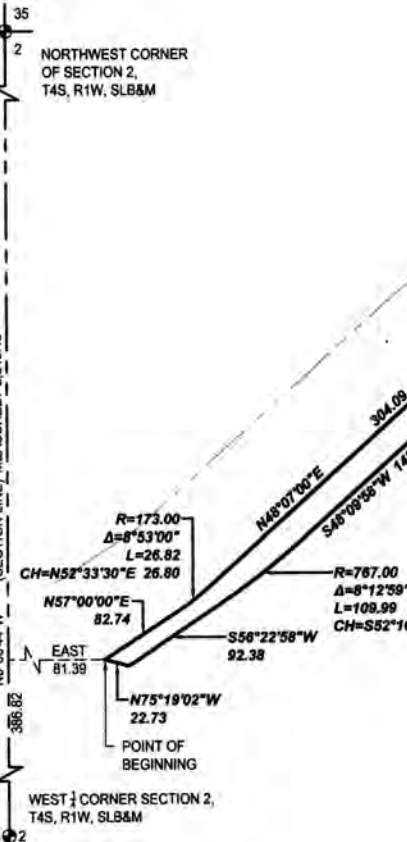
8" SEC. WATER
(SEE CD)

8" SEC. WATER
(SEE CD)

SEWER LATERAL
(SEE CD)
WATER METER
(SEE CD)

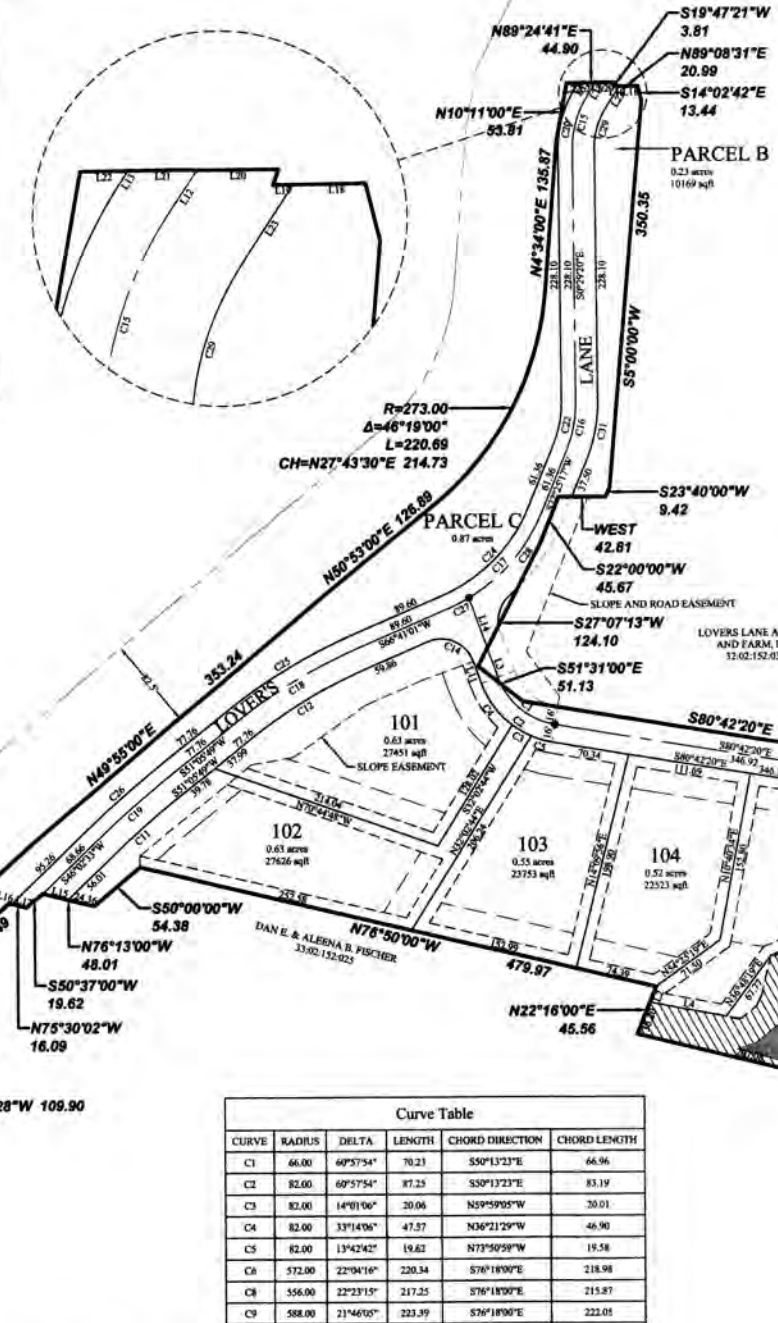


VICINITY MAP
N.T.S.



GENERAL NOTES:

- POTENTIAL PURCHASERS OF PROPERTY DESCRIBED BY THIS PLAT ARE ADVISED TO FAMILIARIZE THEMSELVES WITH ALL NOTES, LOT INFORMATION, EASEMENTS AND OTHER PERTINENT INFORMATION CONTAINED WITH THIS PLAT AND ALSO WITH ANY CONDITIONS, COVENANTS AND RESTRICTIONS (CC&R) DOCUMENTS RECORDED AGAINST LAND LEGALLY DESCRIBED BY THIS PLAT. FAILURE TO ADHERE TO THESE NOTES, EASEMENTS, CC&R'S OR OTHER DOCUMENTS RECORDED AGAINST THE LAND COULD RESULT IN FINANCIAL LOSSES TO OR CHANGES IN EXPECTED PROPERTY USE OF THE PROPERTY OWNER. PROPERTY OWNERS AND PURCHASERS ARE RESPONSIBLE TO REVIEW AND TO BE IN COMPLIANCE WITH ALL NOTES, EASEMENTS, CC&R'S, AND OTHER RECORDED DOCUMENTS RELATED TO THIS PLAT, AS CURRENTLY EXISTING OR AS MAY FROM TIME TO TIME BE CHANGED AND/OR AMENDED.
- UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES FACILITIES IN THE PUE. PROPERTY LIES WITHIN FEMA FIRM PANEL NUMBER 49055C044G WITH AN EFFECTIVE DATE OF SEPTEMBER 23, 2009, AND IS DESIGNATED ZONE "X".



Line Table

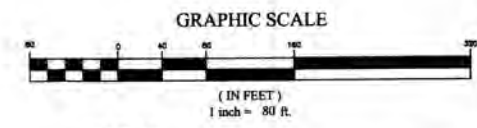
| LINE | DIRECTION | LENGTH |
|------|---------------|--------|
| L1 | S22°16'00\"/> | |

Curve Table

| CURVE | RADIUS | DELTA | LENGTH | CHORD DIRECTION | CHORD LENGTH |
|-------|--------|--------------|--------|-----------------|--------------|
| C1 | 46.00 | 69°57'54\"/> | | | |

RIVERTON SPRINGS

LOCATED IN THE NW¼ OF SECTION 2, T4S, R1W, SLB&M
RIVERTON, SALT LAKE COUNTY, UTAH



LEGEND

- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- EXISTING WETLANDS
- EXISTING WETLANDS BUFFER ZONE

SURVEYOR'S CERTIFICATE

I, DENNIS P. CARLISLE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NUMBER 172675 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS:

RIVERTON SPRINGS

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

Dennis P. Carlisle
Professional Land Surveyor

Date: _____

STATE OF UTAH
No. 172675
DENNIS P. CARLISLE
Professional Land Surveyor

BOUNDARY DESCRIPTION

A portion of the NW¼ of Section 2, Township 4 South, Range 1 West, Salt Lake Base & Meridian, located in Riverton, Utah, more particularly described as follows:

Beginning at a point located N0°00'44\"/>

OWNERS DEDICATION

KNOWN ALL BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE DESCRIBED TRACT OF LAND ABOVE, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO HEREAFTER BE KNOWN AS

RIVERTON SPRINGS

DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____ A.D. 20____

LIMITED LIABILITY ACKNOWLEDGMENT

ON THE _____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF SALT LAKE, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE PRESIDENT OF _____ L.L.C., A UTAH L.L.C. AND THAT HE SIGNED THE OWNERS' DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY

SOUTH VALLEY SEWER DISTRICT
APPROVED THIS _____ DAY OF _____, A.D. 20____

RIVERTON CITY WATER
APPROVED THIS _____ DAY OF _____, A.D. 20____ BY THE RIVERTON CITY WATER DEPARTMENT.

STREET LIGHTING DISTRICT
APPROVED THIS _____ DAY OF _____, A.D. 20____

EASEMENT APPROVAL

CENTURY LINK _____ DATE _____
ROCKY MOUNTAIN POWER _____ DATE _____
QUESTAR GAS _____ DATE _____
COMCAST _____ DATE _____

COUNTY HEALTH DEPARTMENT
APPROVED THIS _____ DAY OF _____, A.D. 20____

RIVERTON CITY WATER
APPROVED THIS _____ DAY OF _____, A.D. 20____ BY THE RIVERTON CITY WATER DEPT.

RIVERTON CITY PLANNING
APPROVED THIS _____ DAY OF _____, A.D. 20____ BY THE RIVERTON CITY PLANNING DEPARTMENT.

RIVERTON CITY ENGINEER
APPROVED THIS _____ DAY OF _____, A.D. 20____ BY THE RIVERTON CITY ENGINEERING DEPARTMENT.

APPROVAL AS TO FORM
APPROVAL AS TO FORM THIS _____ DAY OF _____, A.D. 20____

RIVERTON CITY COUNCIL
PRESENTED TO THE RIVERTON CITY COUNCIL THIS _____ DAY OF _____, A.D. 20____ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: _____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
FEE \$ _____ SALT LAKE COUNTY RECORDER

RIVERTON SPRINGS

LOCATED IN THE NW¼ OF SECTION 2, T4S, R1W, SLB&M
RIVERTON, SALT LAKE COUNTY, UTAH

RECORDED # _____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: _____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
FEE \$ _____ SALT LAKE COUNTY RECORDER

BENCHMARK
 WEST 1/4 CORNER OF SECTION 2
 TOWNSHIP 4 SOUTH, RANGE 1 WEST
 SALT LAKE BASE AND MERIDIAN
 ELEV: 4360.33

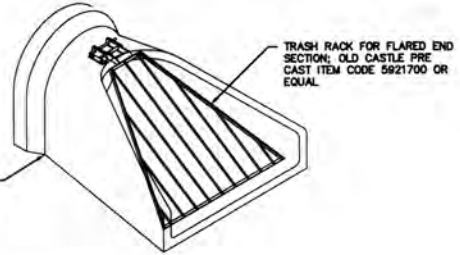
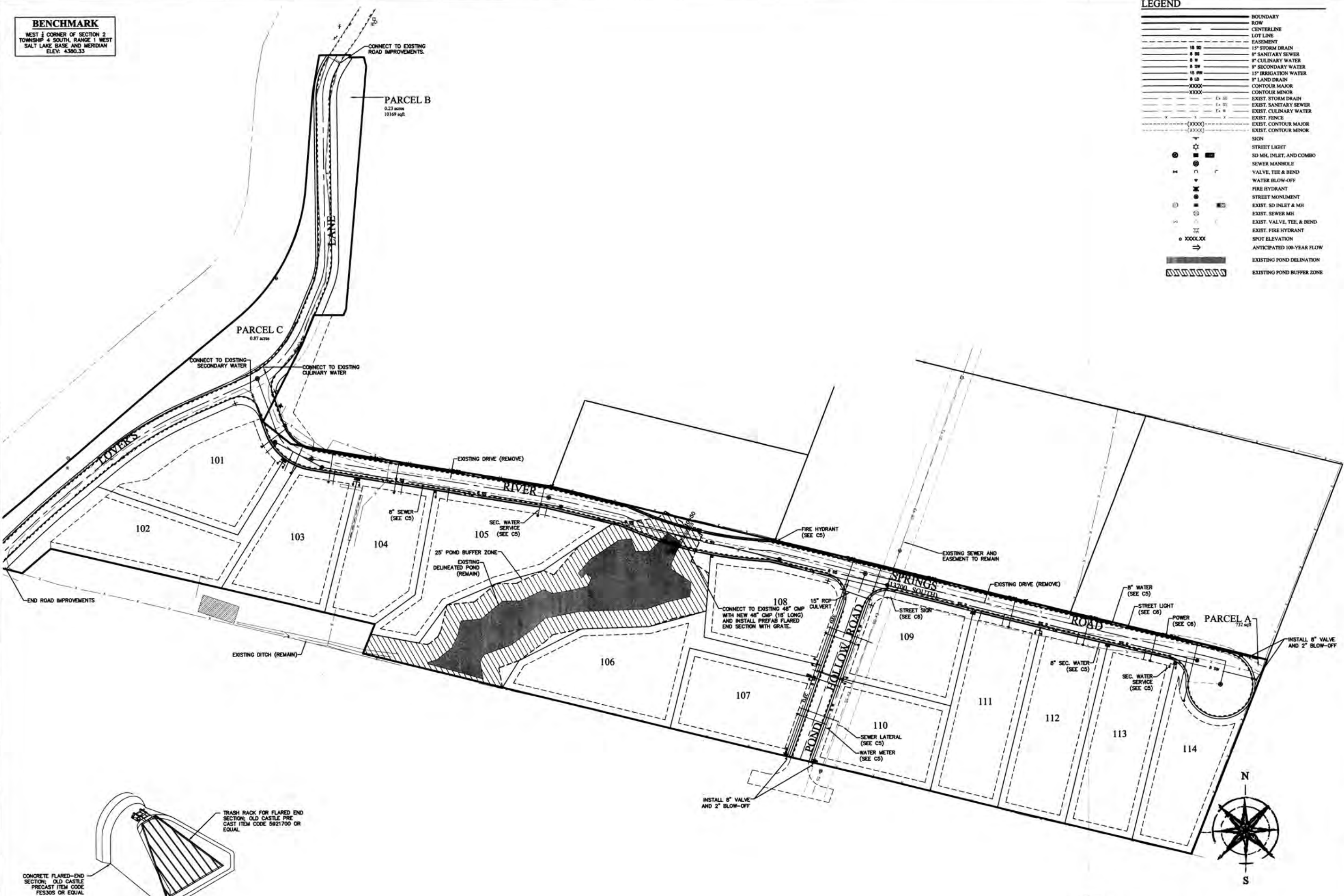
LEGEND

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| --- | BOUNDARY |
| --- | ROW |
| --- | CENTERLINE |
| --- | LOT LINE |
| --- | EASEMENT |
| 15 SD | 15" STORM DRAIN |
| 8 SW | 8" SANITARY SEWER |
| 8 W | 8" CULINARY WATER |
| 8 SW | 8" SECONDARY WATER |
| 15 SW | 15" IRRIGATION WATER |
| 8 LD | 8" LAND DRAIN |
| XXXX | CONTOUR MAJOR |
| XXXX | CONTOUR MINOR |
| --- | EXIST. STORM DRAIN |
| --- | EXIST. SANITARY SEWER |
| --- | EXIST. CULINARY WATER |
| --- | EXIST. FENCE |
| (XXXX) | EXIST. CONTOUR MAJOR |
| (XXXX) | EXIST. CONTOUR MINOR |
| + | SIGN |
| + | STREET LIGHT |
| + | SD MK, INLET, AND COMBO |
| + | SEWER MANHOLE |
| + | VALVE, TEE & BEND |
| + | WATER BLOW-OFF |
| + | FIRE HYDRANT |
| + | STREET MONUMENT |
| + | EXIST. SD INLET & MH |
| + | EXIST. SEWER MH |
| + | EXIST. VALVE, TEE, & BEND |
| + | EXIST. FIRE HYDRANT |
| + | SPOT ELEVATION |
| + | ANTICIPATED 100-YEAR FLOW |
| --- | EXISTING POND DELINEATION |
| --- | EXISTING POND BUFFER ZONE |

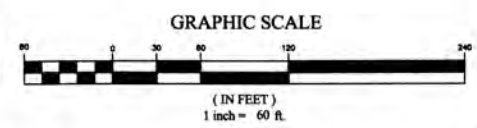
FOCUS
 ENGINEERING AND SURVEYING, LLC
 502 WEST 8360 SOUTH
 SANDY, UTAH 84070 PH: (801) 352-0075
 www.focusub.com



**RIVERTON SPRINGS
 SITE PLAN**



FLARED-END SECTION
 NTS



| REVISION BLOCK | |
|----------------|-------------|
| NO. | DESCRIPTION |
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SITE PLAN

Scale: 1"=60' Drawn: JSB
 Date: 5/22/2014 Job #: 13-110
 Sheet: **C3**

Z:\2013\13-110 Legacy Fields-Riverton Springs\Design\13-110\Map\Area\CS - Site Plan.dwg

ITEM III.A

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**RIVERTON CITY PLANNING COMMISSION
MEETING MINUTES**

June 26, 2014

The Riverton City Planning Commission convened at 6:30 p.m. in the Riverton City Municipal Building, 12830 South 1700 West, Riverton, Utah.

Planning Commission Members:

**Brian Russell
James Endrizzi
Dennis Hansen
Cade Bryant
James Webb**

Staff:

**Andrew Aagard, City Planner
Casey Taylor, Deputy City Attorney
Gordon Miner, City Engineer**

Commissioners Kent Hartley and Scott Kochevar were excused from the meeting.

Chair Brian Russell called the meeting to order. Commissioner Hansen led the Pledge of Allegiance.

I. PUBLIC HEARING

A. REZONE, REZONE .50 ACRES LOCATED AT 1640 WEST 13200 SOUTH FROM P-OS (PARK AND OPEN SPACE) TO C-N (COMMERCIAL NEIGHBORHOOD), D.L. RASMUSSEN, APPLICANT.

City Planner, Andrew Aagard, presented the staff report and displayed an aerial photo of the subject property. He described the surrounding areas and stated that the properties to the north, west and east are zoned RR-22. The large property to the east is currently vacant and the others are occupied by residential uses.

The parcel to the south is zoned Neighborhood Commercial, and is currently occupied by the old Crane home, which was formerly a museum owned and operated by Riverton City. At the time, the City had plans to turn this parcel, as well as the neighborhood commercial parcel and residential parcel to the east into a park. However, due to budgetary constraints, the City has since sold the old Crane home to private investors who have used it for commercial purposes and rezoned it accordingly. The parcel to the east was rezoned as RR-22 as part of a subdivision that wasn't completed. Currently, there is a large barn on the subject parcel, and the building has the potential to be converted into a usable commercial structure. However, a site plan application would first need to be submitted and reviewed by the Commission.

Mr. Aagard informed the Commission that the property is sandwiched into a corner behind a commercial property on an existing residential subdivision, and access to this particular corner of property is limited. If the parcel were to develop residentially, it could potentially have a single-family lot accessed by a private lane. However, the barn structure would need to be removed in order to make this type of accommodation. The applicant, who is representing Montessori School, is proposing to incorporate the parcel into the commercial

1 business involving the Crane home. This would eliminate future issues related to
2 development of the parcel.

3
4 The proposed rezone, Commercial Neighborhood, is Riverton City's most restrictive
5 commercial zoning, and all commercial activities allowed within this zone are permitted by
6 way of a conditional use permit. The conditional use permit requires a public hearing with the
7 Planning Commission prior to operating at the site. All uses within the zone are limited to
8 commercial uses that would be utilized by those residing within the neighborhood, and
9 regional activities such as grocery stores are not permitted. Montessori School, which is a
10 private school, will be used by those residing in the area, and is appropriate for this zoning.

11
12 The City's General Plan designates the area as Estate Density Residential, which requires
13 residential lots of one-half acre or larger. The C-N Zone currently does not comply with this
14 General Plan designation, which is why the application includes an amendment to Riverton
15 City's General Plan. City staff recommended approval of the proposal.

16
17 Chair Russell opened the public hearing.

18
19 Faith Donny stated that she lives across the street from the Riverton City cemetery, and has
20 been a resident for 27 years. Ms. Donny expressed concerns with the physical limitations of
21 the Crane home and noted that it is very small. She didn't feel it was suitable for a school in
22 its current condition. In addition to ensuring that the home is brought up to City standards,
23 Ms. Donny mentioned issues relative to parking and traffic. She felt that the additional traffic
24 would cause devaluation for neighboring properties.

25
26 Rudy Mena gave his address as 165 West 13200 South, Riverton. Mr. Mena explained that
27 the traffic in the neighborhood is already highly congested, and agreed with Ms. Donny that
28 the structure would not be suitable for a school. He was opposed to the proposed rezone
29 and subsequently the conditional use permit as well.

30
31 Ryan Rudd stated that he lives on one of the residential lots next to the cemetery. Mr. Rudd
32 explained that he moved his family to Riverton because of the open space, and because it is
33 neighborhood friendly. There isn't a significant amount of commercial mixed in with
34 residential areas and commercial areas tend to bring in more traffic and crime. Mr. Rudd
35 didn't feel that the proposal would not be in line with Riverton's attractions, such as those
36 which he aforementioned. This particular property would add a lot more traffic, and would
37 ultimately be dangerous for the children attending the school.

38
39 Joli Wena stated that she lives across the street from the Crane home. Ms. Wena voiced her
40 opposition to the project and explained that there are already significant traffic issues with the
41 nearby Riverton Elementary School. She also stated that the structure's parking lot is not
42 large enough to support a school.

43
44 Mr. Rudd commented that rezones are considered based on the level of availability for that
45 zoning type. He felt that the City was not in need of additional commercial space.

46
47 There were no further public comments. Chair Russell closed the public hearing.

1
2 Commissioner Hansen asked if the subject property could potentially be zoned to RR-22, with
3 a conditional use permit, rather than C-N. Mr. Aagard responded that the RR-22 zone does
4 allow for private schools as a conditional use. The applicant is proposing the rezone to C-N
5 Zone to be in line with the parcel to the south. He noted that the parcels will be combined
6 with lot line adjustments. Significant work will also need to be done on the building itself in
7 order to meet building and fire codes. Mr. Aagard noted that they are proposing an additional
8 parking area in order to better meet that need. There was additional discussion on the
9 history of the property.

10
11 D.L. Rasmussen identified himself as a realtor from Coldwell Banker and stated that his
12 client's intention is to preserve the historic structures and provide educational opportunities
13 for children in the community. He explained that they do not have any intention of putting in
14 commercial space on the property. The architectural designs show three one-half acre lots
15 on the east side. The applicant had not yet spoken to those neighbors. Mr. Rasmussen
16 clarified that he is representing the sellers and he filed the application on their behalf.

17
18 **Commissioner Hansen moved that the Planning Commission DENY Application**
19 **Number PL-14-4005, rezoning .50 acres located at 1640 West 13200 South from P-OS**
20 **(Park and Open Space) to C-N (Commercial Neighborhood), and recommended**
21 **APPROVAL of a rezone to RR-22 from the P-OS zone. Commissioner Endrizzi**
22 **seconded the motion. Vote on motion: Cade Bryant – Aye; Brian Russell – Aye; James**
23 **Endrizzi – Aye; Dennis Hansen – Aye; James Webb – Nay. The motion passed 4-to-1.**

24
25 **B. CONDITIONAL USE PERMIT, PL-14-2010, OUR JOURNEY SCHOOL DBA**
26 **MONTESSORI AT RIVERTON, 1646 WEST 13200 SOUTH, C-N ZONE, EMILY**
27 **AUNE, APPLICANT.**

28
29 Mr. Aagard presented the staff report and noted that the above item relates to item "A" as
30 listed on the agenda. The applicant is proposing to operate a private school for children ages
31 2 ½ to 8th grade. The applicant has indicated that there could be up to 37 students on the
32 upper floor, 30 on the main floor, and 30 students in the basement. However, it was not
33 specified in the application if these students will occupy the building concurrently, or at
34 different times of the day. Occupancy limits of the building would be determined by the
35 Unified Fire Authority and the Building Code and signatures from both departments would be
36 needed prior to the school beginning its operations at this location.

37
38 Mr. Aagard emphasized that in order for the buildings on the site to be utilized in a
39 commercial manner there would be extensive requirements necessary to bring them up to
40 current commercial standards. Therefore, this application is specifically considering the
41 conditional use on the parcel containing the Crane home. Mr. Aagard suggested that the
42 Commission consider a traffic study due to additional activities and traffic which could result
43 from future expansion.

44
45 Mr. Aagard stated that the applicant has also submitted a site plan with the conditional use
46 permit. The site plan shows changes to the access points into the property as well as the
47 addition of more parking stalls. A traffic plan relating to the drop-off and pick-up of children

1 was also included. Vehicles will enter the property from 13200 South driving north, will turn
2 behind the old house, and drop children off at the back of the structure. According to scale
3 drawings there would be room for stacking of up to 21 vehicles.
4

5 Currently, there are no solid fences on site, nor are there child play areas shown on the
6 plans. It was noted that the residential properties adjacent to the proposed school are zoned
7 for large animals. Therefore, Mr. Aagard suggested that the Planning Commission strongly
8 consider the implementation of fencing requirements. City Engineer, Gordon Miner, added
9 that the Engineering Department recommended the submission of a traffic study with
10 favorable results as a condition of approval.
11

12 Chair Russell opened the public hearing.
13

14 Ryan Rudd asked additional questions about access points, and how they would affect the
15 neighboring residential lots, particularly usage of his private lane. There was further
16 discussion using an aerial map of the subject property.
17

18 Rudy Mena urged the Commission to carefully consider how the project will affect
19 neighboring residential areas. He reiterated his concerns as previously presented.
20

21 Joli Mena made additional comments about the traffic congestion that would be yielded from
22 the school. She felt that the road and structure in their present condition would be insufficient
23 for accommodating the proposed school.
24

25 Jack Awer stated that he lives directly east of the proposed site and added his concerns to
26 potential traffic issues. Mr. Awer pointed out that there is quite a bit of commercial areas in
27 Riverton that are currently empty. He indicated that more commercial areas might not be
28 necessary. He didn't feel that the proposed plan was the best fit for the area.
29

30 Faith Donny explained that she has been a teacher for many years and felt that the structure
31 would not provide sufficient space for the number of children that will attend the school. She
32 emphasized that the proposed use is inappropriate for this site.
33

34 Josh Aune stated that he would like to be the buyer, and agreed with the public's concerns
35 with the proposed number of students. However, he noted that the figures as explained are
36 the occupancy load, rather than the target enrollment numbers. Furthermore, that would be
37 more of a building code issue, rather than a zoning issue. Mr. Aune explained that they are
38 trying to find a suitable way to make use of the property, and explained that it has struggled
39 over the past several years. He also stated that they have tried searching for commercial
40 space for a school in the downtown area, and have been unsuccessful in identifying an
41 alternative location.
42

43 There were no further public comments. Chair Russell closed the public hearing.
44

45 Commissioner Hansen asked Mr. Aune to elaborate more on his plans for the barn. He
46 described the site plan and stated that they would like to have a lower fence in the front of the
47 property and higher fences in the back. They would like to use the garage as a recreation

1 area, and depending on growth, eventually turn that area into additional classrooms.
2 Mr. Aune explained that there will be significant work done in order to bring the barn up to
3 code and that in the beginning it will mostly be used for storage. They also have plans to
4 make modifications to the house, such as the addition of more bathrooms, moving walls,
5 fixing stairs and installing fire alarms. The reason the applicant is attracted to the property is
6 for the amount of land and the available space for playground areas.

7
8 Chair Russell inquired about the number of anticipated students. Mr. Aune responded that
9 there would be approximately 60 students. Furthermore, he explained that there will be five
10 teaching stations to cover each age range and each station will have a teacher and an aide.
11 In total, there will be about eight staff members. Mr. Aune emphasized that Montessori
12 School does not follow traditional schooling. He described some of the primary differences.
13 For example, children spend a lot of time on independent projects in open space, rather than
14 sitting at desks.

15
16 Commissioner Webb commented that a traffic study would be important information to have
17 for this application before making a decision, and suggested that the matter be tabled. He
18 also recommended that six-foot fencing between the subject property and neighboring
19 properties with large animals being required. Due to the uniqueness of the situation,
20 Commissioner Webb felt that the applicant should engage in open dialogue with the
21 neighbors on determining solutions to their concerns.

22
23 **Commissioner Hansen moved that the Planning Commission TABLE the conditional**
24 **use permit for the Montessori School located at 1646 West 13200 South, until the**
25 **applicant has conducted a traffic study and obtained favorable results in order to the**
26 **address traffic concerns. Commissioner Endrizzi seconded the motion. Vote on**
27 **motion: Cade Bryant – Nay; Brian Russell – Aye; James Endrizzi – Aye; Dennis Hansen**
28 **– Aye; James Webb – Aye. The motion passed 4-to-1.**

29
30 **MULTI-FAMILY SITE PLAN, PLZ-14-8006, RIVERTON MIXED USE RDA, 12700**
31 **SOUTH REDWOOD ROAD, RM-14-D ZONE, 88 UNITS, 6.4 ACRES, NEWMAN**
32 **CONSTRUCTION, APPLICANT.**

33
34 Mr. Aagard explained that the mixed use for this proposal refers to a mixture of single-family
35 detached dwellings with multi-family attached dwellings. He then explained the surrounding
36 properties. The property to the north is zoned Commercial Downtown and the property to the
37 south is also zoned RM-14-D, which is occupied by the Riverton Hardware Store. Mr. Aagard
38 stated that the only property line shared directly with an incompatible use is this south
39 property line, shared with the Riverton Hardware Store.

40
41 The proposed units are predominantly townhome style, with a mix of row style units clustered
42 around a common courtyard. The site includes 12 detached units, primarily located facing
43 onto 1630 West to create a street presence more consistent with the single-family
44 developments on the east side of 1630 West. The detached units will be part of the overall
45 development and the yard areas will be included in the open space maintained by the HOA.
46 The unit architecture will consist of a mix of masonry, stucco, and fiber cement siding
47 material. The project will include a combination of sidewalks and internal walkways to allow

1 for pedestrian movement through the development and along the adjacent roadways. The
2 units include an attached garage; however, the garages will all be rear access. There will be
3 an internal, private roadway, and no unit will directly access any public streets. While the
4 rear access garages are new to Riverton, they have been widely used throughout Salt Lake
5 County.

6
7 Fencing along the south property line will be a solid masonry fence that is a minimum of eight
8 feet in height, which is included in the site plan. The project was forwarded to the City's
9 governing bodies for approval. None of the conditions listed in the staff report affect the
10 general feasibility, overall layout, and density of the project. However, the applicant did not
11 include architectural designs until recently. The designs submitted did not appear to comply
12 with the architectural requirements of the RM-14-D Zone. Furthermore, the designs
13 appeared to show front-loading garages on many of the units, which does not correspond
14 with the site plan.

15
16 Chair Russell opened the public hearing. There were no public comments. Chair Russell
17 closed the public hearing.

18
19 **Commissioner Bryant moved that the Planning Commission TABLE the Riverton Mixed**
20 **Use RDA project, a multi-family site plan, to be located at 12700 South Redwood Road,**
21 **pending additional submittals and review of the architectural designs. Commissioner**
22 **Endrizzi seconded the motion. Vote on motion: Cade Bryant – Aye; Brian Russell –**
23 **Aye; James Endrizzi – Aye; Dennis Hansen – Aye; James Webb – Aye. The motion**
24 **passed unanimously.**

25
26 **C. REZONE, PL-14-4004, REZONE .28 ACRES LOCATED AT 12168 SOUTH**
27 **REDWOOD ROAD FROM R-4 (RESIDENTIAL 1/4 ACRE LOTS) TO C-N**
28 **(COMMERCIAL NEIGHBORHOOD), STEVEN ROSENVALL AND ALAN CARLSON,**
29 **APPLICANTS.**

30
31 Mr. Aagard described the subject property and surrounding areas. The property to the north
32 is zoned neighborhood commercial, and is currently utilized for a commercial business. The
33 property to the west is zoned R-4, the property to the south is zoned R-3 and on the adjacent
34 side of Redwood Road there are properties zoned R-3 and R-4. It was noted that the
35 applicant is the property owner of the commercial property located to the north, and is
36 seeking to acquire the subject property to convert it into additional parking for his business.
37 In order for the property to be considered part of the commercial business to the north, a
38 rezone to Commercial Neighborhood must occur. A site plan reviewing the new parking area
39 will then be submitted and reviewed by the Planning Commission at a later date.

40
41 Currently the property is utilized as residential, with a single-family dwelling unit. This
42 property currently fronts Redwood Road, which is a highly used four-lane collector street.
43 This home is the only home in a 1,500-foot stretch that fronts on and accesses Redwood
44 Road. All other residential properties in this vicinity currently front internal subdivision roads.
45 Therefore, this would be the limit of commercial expansion in the area because it is highly
46 unlikely that the City will permit commercial access onto an internal subdivision roadway.
47 Redwood Road is maintained by the State and any access or amendments to existing

1 accesses would need to be approved by UDOT. The General Plan currently designates the
2 property as Medium-Density Residential, which requires a minimum lot size of 20,000 square
3 feet. Mr. Aagard stated that staff feels that the applicant will beautify the property and make it
4 more effectively used as commercial.

5
6 Commissioner Hansen asked what type of business exists to the north. Mr. Aagard
7 explained that they sell automobile repair warranties. He noted that they are thriving and
8 growing, and would benefit from the additional parking.

9
10 Chair Russell opened the public hearing.

11
12 Charlie Anderson expressed concerns with potential changes of the building exterior features
13 and appearance. Mr. Anderson was not overly concerned with the proposed parking lot, and
14 stated that he has never had issues with the current tenant.

15
16 Gilbert Graffney explained that he owns the property located south of the subject property.
17 He read from a section of City ordinance and felt there wasn't a need for the proposed
18 parking lot. He was concerned with the lot extending all the way to his property, as well as
19 the impacts it would have on neighboring residential areas.

20
21 Mr. Aagard stated that if the subject property is rezoned Neighborhood Commercial, fencing
22 would be required as part of the site plan as a buffer between residential and commercial
23 uses.

24
25 Bob Green identified himself as the current owner of the subject property and stated that the
26 home on the property is between 65 to 70 years old. When Redwood Road came in, some of
27 the home's frontage was eliminated. When businesses started coming into the area, property
28 lines were redefined. Mr. Green stated that the nearby business has been a great neighbor,
29 with minimum noise and regular work hours. They installed a rock fence along the property
30 line. Mr. Green explained that they plan to sell the home because it has become a hassle
31 and they don't want it anymore. He felt that the applicant's proposal would be a nice way to
32 clean up Redwood Road.

33
34 Alan Carlson identified himself as the CFO of the business located on the northern property
35 and provided a brief history. He explained that they have grown from 10 to 40 employees
36 over the past four years since they purchased the building and started their business
37 operations. Their business has been "A" rated by the Better Business Bureau and received
38 awards for being a great company to work for in Utah. Mr. Carlson explained that they need
39 to expand their parking lot to avoid having employees parking on the street. He stated that
40 they are not looking to build anything on the subject property and just need to annex it with
41 the current property they own.

42
43 There were no further public comments. Chair Russell closed the public hearing.

44
45 Mr. Aagard added that the Commercial Neighborhood Zone requires a minimum of one-half
46 acre to develop. Therefore, as a standalone parcel it would be very difficult to put a
47 commercial structure on the property due to its size. Incorporating the property with the

1 existing parcel to the north is the best use of this land. Lot consolidation will also need to
2 take place.

3
4 **Commissioner Hansen moved that the Planning Commission recommend APPROVAL**
5 **of Application Number PL-14-4004, amending the General Plan Designation to**
6 **Community Commercial and rezoning .27 acres located at 12168 South Redwood Road**
7 **from R-4 (Rural Residential 1/4 acre lots) to C-N (Commercial Neighborhood).**
8 **Commissioner Bryant seconded the motion. Vote on motion: Cade Bryant – Aye;**
9 **Brian Russell – Aye; James Endrizzi – Aye; Dennis Hansen – Aye; James Webb – Aye.**
10 **The motion passed unanimously.**

11
12 **D. CONDITION USE PERMIT / HOME OCCUPATION, PL-14-2008, MAXIMUM**
13 **MACHINE, 13055 SOUTH BLAZE COURT, RR-22 ZONE, PROPOSED HOME**
14 **BASED BUSINESS, TIM BROHL, APPLICANT.**

15
16 Mr. Aagard noted that the above item was tabled from the May 22, 2014, Planning
17 Commission Meeting, for further review by the Building and Fire Departments. He read the
18 specifications as listed in Riverton City ordinance. The Building and Fire Departments have
19 since reviewed the proposed business operation and determined that no operational permits
20 are required. There were general safety regulations that will need to be followed, but nothing
21 that would require additional permitting. The Fire Department requested the items as listed in
22 the first condition in the staff report.

23
24 The applicant, Tim Brohl, submitted an application for the conditional use permit. His
25 business will involve the operation of plastic injection molding from an existing accessory
26 building on the property. The applicant has indicated that all operations will occur entirely
27 within the accessory building with no outside storage of materials or goods. Furthermore,
28 deliveries will be made by standard sized trucks only. The business generally involves raw
29 materials, such as plastic beads that are dropped from a hopper into the injection machine.
30 The beads are heated in a heating tube at 450 to 600 degrees and then the liquid plastic is
31 injected into a mold.

32
33 While the use is more industrial than what is typically allowed for a home-based business, the
34 applicant has indicated that there will be minimal visible evidence that a business is being
35 conducted on site. The application indicated that noise levels will be in the range of a typical
36 air compressor. Mr. Aagard reviewed the conditions listed in the staff report.

37
38 Mr. Aagard noted that this item was not noticed as a public hearing item. Chair Russell
39 explained to the public that there was a public hearing for this item previously, at which time
40 the Commission requested additional information from the applicant. Therefore, the
41 Commission will proceed with this application as a decision item. There was further
42 discussion on the conditions as listed in the staff report. Mr. Brohl added that he is very
43 conscientious of fumes and noise.

44
45 **Commissioner Bryant moved that the Planning Commission APPROVE the conditional**
46 **use permit for Maximum Machine home occupation located at 13055 South Blaze**
47 **Court, with the following conditions:**

- 1
2 **1. The business and machines shall comply with the recommendations of the**
3 **Building and Fire Departments, including the following:**
4
 - 5 **a. Provide fire extinguishers in the building, utilize good housekeeping**
6 **practices, and maintain clear aisles in the storage areas and to exit doors.**
7
 - 8 **b. Install lighted exit signs / emergency lighting above all exit doors.**
9
 - 10 **c. Maintain MSDS sheets for all raw materials used in processes on site.**
11
 - 12 **d. The storage of palletized raw materials cannot exceed 500 square feet of**
13 **floor area, and cannot exceed five feet in height. Exceeding these**
14 **limitations will require the installation of a fire sprinkler system in the**
15 **building.**
16
- 17 **2. The building shall be properly ventilated and inspected by Riverton City Building**
18 **Department, and the business shall not operate between 10:00 a.m. or 5:00 p.m.**
19 **with the garage doors open.**
20
- 21 **3. No more than one (1) non-resident employee may perform work associated with**
22 **this business on the property.**
23
- 24 **4. All work and storage associated with this business shall be conducted within**
25 **the accessory building.**
26
- 27 **5. No tractor trailer deliveries or pickups associated with this business shall be**
28 **allowed.**
29
- 30 **6. The site, structures and use shall remain in compliance with any and all**
31 **applicable Riverton City standards and ordinances, including the International**
32 **Building and Fire Codes.**
33

34 **Commissioner Webb seconded the motion. Vote on motion: Cade Bryant – Aye; Brian**
35 **Russell – Aye; James Endrizzi – Aye; Dennis Hansen – Aye; James Webb – Aye. The**
36 **motion passed unanimously.**
37

38 **E. SINGLE PHASE SUBDIVISION, PL-13-1016, KENADI COVE 2, 11 LOT**
39 **SUBDIVISION, 11978 SOUTH REDWOOD ROAD, NEWMAN CONSTRUCTION,**
40 **APPLICANT.**
41

42 Mr. Aagard presented the staff report and described the surrounding properties. The
43 properties to the south and to the northwest are also zoned R-4, the properties to the north
44 and west are zoned R-3, and the property to the east is zoned Commercial Neighborhood.
45 The property will connect to the existing stub road to the south, in the Kenadi Cove Phase I
46 Subdivision, as well as with the recently approved Manchester Fields development to the
47 northwest.

1
2 Mr. Aagard reviewed a map included in the staff report. He stated that the additional traffic
3 has been accounted for in the reviews of traffic flow and road layout for the area. Access to
4 Redwood Road has been approved through UDOT. The lot configuration has been reviewed
5 by staff and is in compliance with relevant ordinances and standards. The only property line
6 shared by this development with an incompatible use is the east line, which is adjacent to the
7 existing Commercial Neighborhood zoning. Along that property line an eight-foot solid
8 masonry fence will be required. Other conditions in the staff report were reviewed.

9
10 Chair Russell opened the public hearing. There were no public comments. Chair Russell
11 closed the public hearing.

12
13 **Commissioner Webb moved that the Planning Commission recommend APPROVAL of**
14 **Application Number 13-1016, the Kenadi Cove 2 Single Phase Subdivision, located at**
15 **approximately 11978 South Redwood Road subject to the following conditions:**

- 16
17 **1. Solid masonry fencing at a minimum of eight feet in height shall be installed**
18 **along the east property line adjacent to the existing commercial zoning.**
- 19
20 **2. The full right-of-way improvements, including curb, gutter and sidewalk, and**
21 **park strip, be installed for the length of the internal rights-of-way, including**
22 **where right-of-way is installed adjacent to the existing and approved subdivision**
23 **lots.**
- 24
25 **3. Storm drainage systems and installation shall comply with Engineering**
26 **Department requirements and standards.**
- 27
28 **4. Any and all irrigation ditches associated with the property shall be addressed,**
29 **with disposition of the irrigation systems approved by Riverton City and the**
30 **proper irrigation company or users.**
- 31
32 **5. The subdivision shall comply with any and all applicable Riverton City standards**
33 **and ordinances, including the International Building and Fire Codes.**

34
35 **Commissioner Hansen seconded the motion. Vote on motion: Cade Bryant – Aye;**
36 **Brian Russell – Aye; James Endrizzi – Aye; Dennis Hansen – Aye; James Webb – Aye.**
37 **The motion passed unanimously.**

38
39 **F. CONDITIONAL USE PERMIT / HOME OCCUPATION, PL-14-2012, TAVACI**
40 **SCHOOL OF PERFORMING ARTS, 3398 WEST 12600 SOUTH, R-1 ZONE, SHARI**
41 **JOHNSON, APPLICANT.**

42
43 Mr. Aagard presented the staff report and explained that the properties to north, east, and
44 west are also zoned R-1. The property to the south is zoned M-1, which is light
45 manufacturing and commercial professional offices. The applicant was proposing a home-
46 based business involving group singing lessons for children aged 4 to 12. Classes will be

1 conducted in an accessory building on the property and include up to 12 children per class,
2 with a total of two classes per day. Mr. Aagard read from Riverton City Code.

3
4 The applicant indicated that vehicular stacking will occur on 12600 South and possibly
5 around the corner at Janice Drive. Mr. Aagard stated that staff is concerned because 12600
6 South is an arterial collector street with a high volume of vehicular traffic. Furthermore, the
7 applicant is proposing that vehicular stacking occur in designated bicycle lanes. Staff was
8 also concerned with potential stacking on the corner of Janice Drive and 12600 South, which
9 may impede sight visibility at the corner. To alleviate potential stacking, staff added a
10 condition limiting the number of students entering the site per day. Mr. Aagard read from City
11 ordinance and other conditions, as listed in the staff report, were reviewed.

12
13 Commissioner Webb asked if UDOT would need to weigh in on the application. Mr. Aagard
14 explained that since no new accesses are being proposed, the City does not require their
15 input or approval.

16
17 Chair Russell opened the public hearing.

18
19 Rob Johnson identified himself as the applicant's husband and explained that his wife's
20 classes will only be 45 minutes long. There will be a 15-minute break between one class
21 ending and the next one beginning. This will help with vehicular stacking because the
22 classes will not overlap. Mr. Johnson stated that there will be adequate room for parking in
23 front of their house. Furthermore, to ensure the safety of the children as they are being
24 dropped off, they will only be able to exit on one side of the vehicle. Mrs. Johnson will
25 physically stand outside to ensure that no parking occurs in front of their neighbors' driveways
26 and mailboxes. Ideally, she will also escort children out of the cars as well, for added safety.
27 Signs will be installed reminding drivers to be careful. Mr. Johnson noted that there will never
28 be any performances or recitals in their home.

29
30 Commissioner Hansen identified a long driveway on the drawing and asked about the
31 probability of using it for stacking. He felt that 15 minutes in between classes would be
32 insufficient because parents arrive early to wait for their children. Mr. Johnson stated that
33 they park their own vehicles there and does not like the idea of using it because it is not wide
34 enough to turn around.

35
36 Commissioner Hansen then asked when classes would take place during the day.
37 Mrs. Johnson explained that they will begin at 4:00 p.m. and end around 5:45 p.m.
38 Commissioner Hansen expressed concern with classes taking place during rush hour. There
39 was further discussion on the matter, namely the possibility of having three sessions of eight,
40 rather than two sessions of 12. Deputy City Attorney, Casey Taylor, added that it is illegal to
41 park in bicycle lanes and agreed that there will be issues with vehicular stacking.
42 Mr. Johnson clarified that the road has a shoulder lane, not specifically a bicycle lane. Also,
43 the shoulder is wider in front of Mr. Johnson's home because the City has a drain there.

44
45 There were no further public comments. Chair Russell closed the public hearing.
46

1 There was continued discussion as to whether or not the shoulder is specifically a bicycle
2 lane. Mr. Taylor found an online view of the area where bicycles are indicated. However, the
3 Johnson's pointed out that the City recently re-curbed the road near their house and were
4 under the impression that it was just a shoulder lane. Mr. Taylor acknowledged that he was
5 unaware of when the photo was taken.

6
7 Commissioner Hansen was of the personal opinion that less stacking would occur with two
8 sessions of 12, rather than three sessions of eight students. He also suggested that there be
9 one-half hour between classes, rather than 15 minutes as proposed by the applicant.

10
11 **Commissioner Hansen moved that the Planning Commission APPROVE the**
12 **conditional use permit for Tavaci School of Performing Arts, Application Number PL-**
13 **14-2012, located at 3398 West 12600 South, subject to the following conditions:**

- 14
15 **1. Home occupation activities conducted only in the designated areas as shown on**
16 **the submitted building and site plans.**
- 17
18 **2. The home occupation shall meet all requirements of the Unified Fire Authority**
19 **and Riverton City Building Department, including inspections and permits**
20 **required for any structural remodeling related to the business.**
- 21
22 **3. The applicant will instruct clients to park on the driveway when possible, and if**
23 **parking on the street is necessary that clients be instructed to park clear of**
24 **neighboring driveways, mailboxes and intersection corners.**
- 25
26 **4. There will be a maximum of two sessions per day with a maximum of 12**
27 **students per session, with a minimum of one-half hour in between sessions.**
- 28
29 **5. The applicant shall comply with all UDOT requirements regarding safety and**
30 **parking on roadways.**

31
32 **Commissioner Endrizzi seconded the motion. Vote on motion: Cade Bryant – Aye;**
33 **Brian Russell – Aye; James Endrizzi – Aye; Dennis Hansen – Aye; James Webb – Aye.**
34 **The motion passed unanimously.**

35
36 **G. CONDITIONAL USE PERMIT / PRIVATE LANE, PL-14-2009, PROPOSED**
37 **DEVELOPMENT OF TWO LOTS ON A PRIVATE LANE, 3064 WEST 13400 SOUTH,**
38 **RR-22 ZONE, MARCELLINO AND CLAUDIA ARCHULETA, APPLICANTS.**

39
40 Mr. Aagard presented the staff report and stated that the properties to the north, east, and
41 west are also zoned RR-22. The property to the south is zoned R4-SD. Riverton City
42 ordinance has specific criteria for the development of homes on private lanes.

43
44 Typically, the ordinance encourages public streets; however, there are situations in which
45 public streets are either not feasible or not possible. The three criteria include a preexisting
46 lot having no frontage or adequate area to construct a public street, if it can be demonstrated
47 by the applicant that the property cannot be physically subdivided with public streets, or the

1 development does not impede necessary access from an adjoining properties as required by
2 the Master Transportation Plan. In this situation, the subject properties are existing lots of
3 record. Both lots are currently legally non-conforming with regard to lot size, meaning the lots
4 are smaller than the minimum one-half acre lot size as required by the RR-22 Zone.

5
6 The applicant will do a lot line adjustment to shift the property line to the north, which will
7 make each lot approximately one-third of an acre. Both lots are currently buildable in terms
8 of building setbacks and will be even more buildable once the lot line adjustment has been
9 completed. Due to the location of the existing home and structures, a public street is not
10 feasible. Not only would a public street require an existing structure to be removed, but it
11 would also place two legal and conforming homes into a non-conforming status as far as
12 building setbacks are concerned.

13
14 Staff felt that the aforementioned criteria have been satisfied and that the proposed
15 development is properly suited for a private lane. Mr. Aagard explained that City ordinances
16 require a private lane with two users to be a minimum of 25 feet wide, with a minimum of 25
17 feet of asphalt. The lane should be fully proofed before the homes become occupied.

18
19 Chair Russell opened the public hearing.

20
21 Pauline Danzy stated that she lives next door to the subject property. Ms. Danzy asked for
22 clarification on the requirements of the private lane and staff reviewed those details again.

23
24 Marcellino Archuleta explained that he and his wife have put forth a lot of time and effort to
25 ensuring that the private lane meets the City's requirements. He expressed his willingness to
26 resolve any other concerns that neighbors or the City might have.

27
28 There were no further public comments. Chair Russell closed the public hearing.

29
30 Mr. Aagard explained that the lots are non-conforming because the minimum lot size of the
31 zone are one-half acre lots; however, these lots are less than that requirement.

32
33 **Commissioner Endrizzi moved that the Planning Commission APPROVE a conditional**
34 **use permit allowing two existing lots to develop with access from a private lane on**
35 **property located at 3064 West 13400 South, subject to the following conditions:**

- 36
37 **1. The private lane shall be paved with either concrete or asphalt to a minimum of**
38 **twenty (20) feet from the public right-of-way to the driveway of the new home**
39 **with appropriate turn-around space, as per Riverton City and the Unified Fire**
40 **Authority regulations.**
41
42 **2. Utility connections shall be approved by the Riverton City Public Works**
43 **Department prior to construction.**
44
45 **3. The site and structures comply with any and all applicable Riverton City**
46 **standards and ordinances, including the International Building and Fire Codes.**
47

1 **Commissioner Hansen seconded the motion. Vote on motion: Cade Bryant – Aye;**
2 **Brian Russell – Aye; James Endrizzi – Aye; Dennis Hansen – Aye; James Webb – Aye.**
3 **The motion passed unanimously.**
4

5 **H. ORDINANCE AMENDMENT, PL-14-5001, TEXT AMENDMENT TO RIVERTON CITY**
6 **ORDINANCE 18.45.050 AREA REQUIREMENTS AMENDING MINIMUM PARCEL**
7 **SIZE FOR DEVELOPMENT IN THE RM-6 ZONE, NATIONAL COMMERCIAL**
8 **PROPERTIES, APPLICANT.**
9

10 Mr. Aagard read the current ordinance text as follows:

11
12 *"...Each applicant pursuing this chapter shall be for a site of not less than three acres and not*
13 *more than six acres."*
14

15 The applicant is proposing the following amendment:

16
17 *"...Each applicant pursuing this chapter shall be for a site of not less than one and a half*
18 *acres and not more than six acres."*
19

20 National Commercial Properties submitted the application to help facilitate the development
21 of an existing two-acre, commercially zoned parcel located at 11688 South Redwood Road.
22 This parcel has some unique circumstances that prevented the property from developing
23 commercially. However, there are more possibilities with residential, especially with a multi-
24 family zoning designation.
25

26 Riverton City is running out of large tracts of land for development. As these larger properties
27 develop, what is left is called infill development. In other words, they are developments on
28 smaller remnant parcels. In many instances, these infill parcels are left behind due to unique
29 circumstances that make development of a parcel difficult. In other cases, they aren't
30 developed because an agreement could not be reached between property owners and
31 buyers. In order to better facilitate developed infill parcels, staff recommended the proposed
32 amendment. The ordinance amendment would only affect the RM-6 zone, and would not
33 affect any of the other RM zones within Riverton City.
34

35 Commissioner Hansen asked if proposals could go before the Board of Adjustment on a one-
36 on-one basis and obtain adjustment variances. Mr. Aagard explained that the Board of
37 Adjustment has a specific responsibility to grant variances when there are natural problems
38 with the land, such as slope or water issues. Lot sizes are not really issues that are tied to
39 the land, as they are decided by governing bodies rather than natural circumstances.
40

41 Chair Russell opened the public hearing.
42

43 A representative from National Commercial Properties came forward explained that the
44 subject property has Midas Creek running through it and out to Redwood Road. Therefore,
45 there is only so much usable space on the property. The property works well for townhomes
46 or duplexes. There would be a minimum of 12 units, or six units per acre. The subject

1 property would be located next to a similar development called The Cottages at Hidden
2 Creek. The proposed townhomes or duplexes will be high quality with two-car garages.

3
4 There were no further public comments. Chair Russell closed the public hearing.

5
6 There was additional discussion as to why the applicant is proposing to bring the minimum lot
7 size down to 1 ½ acres.

8
9 **Commissioner Bryant moved that the Planning Commission recommend APPROVAL**
10 **of amending Section 18.45.050 Area Requirements of the RM-6 zone reducing the**
11 **minimum lot size for development in the zone from three acres to 1.5 acres.**

12 **Commissioner Hansen seconded the motion. Vote on motion: Cade Bryant – Aye;**
13 **Brian Russell – Aye; James Endrizzi – Aye; Dennis Hansen – Aye; James Webb – Aye.**
14 **The motion passed unanimously.**

15
16 **II. ADJOURNMENT**

17
18 The meeting adjourned at approximately 9:00 p.m.