



RIVERTON CITY
PLANNING COMMISSION AGENDA
THURSDAY, APRIL 23, 2015



NOTICE IS HEREBY GIVEN THAT THE RIVERTON CITY PLANNING COMMISSION WILL HOLD A PUBLIC MEETING AT **6:30 PM, THURSDAY, APRIL 23, 2015** 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. **REZONE**, REZONING 12.55 ACRES LOCATED AT APPROXIMATELY 13600 SOUTH HAMILTON VIEW ROAD (3600 WEST) FROM C-R (COMMERCIAL REGIONAL) TO RM-14 (RESIDENTIAL MULTI-FAMILY 14 UNITS PER ACRE), ROSECREEK CROSSING LLC, APPLICANT
- B. **ORDINANCE ADOPTION**, ADOPTION OF RM-14 ORDINANCE, ALLOWING MULTI FAMILY RESIDENTIAL DEVELOPMENT AT A MAXIMUM DENSITY OF 14 UNITS PER ACRE, PROPOSED BY RIVERTON CITY.
- C. **ORDINANCE AMENDMENT**, AMENDING SECTION 18.190, HOME OCCUPATIONS, ADDRESSING ALLOWED HOME BUSINESS TYPES/ACTIVITIES, AMENDMENTS PROPOSED BY RIVERTON CITY.

2. **DECISION ITEM**

- A. **FINAL PLAT SUBDIVISION**, TREASURE ESTATES PHASE 2 SUBDIVISION, 12000 SOUTH 1500 WEST, R-3 ZONE, 22 SINGLE-FAMILY RESIDENTIAL LOTS, MARVIN HENDRICKSON, APPLICANT.

3. **ADJOURNMENT**

ITEM 1.A

HAMILTON VIEW REZONE

**RIVERTON CITY
MEMORANDUM**

TO: Planning Commission

FROM: Planning Department

DATE: April 23, 2015

SUBJECT: REZONE, REZONING APPROXIMATELY 12 ACRES LOCATED AT APPROXIMATELY 13600 SOUTH HAMILTON VIEW ROAD FROM C-R (COMMERCIAL REGIONAL) TO RM-14 (RESIDENTIAL MULTI-FAMILY 14 DWELLINGS PER ACRE), ROSECREEK CROSSING LLC, APPLICANT

PL NO.: 15-4001 – HAMILTON VIEW REZONE

This application is a public hearing and legislative action item.

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

PROPOSED MOTION(S)

I move the Planning Commission recommend approval of this rezone application, rezoning 12.55 acres located at approximately 13600 South Hamilton View Road (3600 West) from C-R to RM-14 and amending the Riverton City General Plan from Regional Commercial to High Density Residential.

BACKGROUND

Rosecreek Crossing LLC has submitted an application requesting that property located at approximately 13600 South 3600 West (Hamilton View Road) be rezoned from its current zoning of C-R (Commercial Regional) to RM-14 (Residential 14 Dwelling Units Per Acre). The properties are currently vacant ground. The properties are bounded on the northeast, east and southeast by property zoned R-4 SD (Residential 10,000 Square Foot Lots Specific Development). Properties to the northwest and west are all zoned C-R and are utilized as commercial.

The property has been zoned Commercial Downtown for many years since the construction of the Walmart. However, in that time there has not been any interest in developing those properties commercially. The Biolife Plasma Center has taken the last remaining commercial properties with visibility from 13400 South leaving these properties isolated with poor visibility and access and thus not highly desirable as commercial properties. The applicant is proposing to rezone the property to RM-14 in order to construct a medium high to high density residential townhome development. Given its proximity to the Bangerter Highway and its location sandwiched between single-family dwellings and high impact commercial uses such as the Walmart, this development will act as an appropriate buffer between the commercial and single-family residential.

The Riverton City General Plan has the area designated as Regional Commercial. This application and the proposed motion above amends the General Plan designation to High Density Residential requiring a minimum density of 8 units per acre.

At this point, this hearing is only to consider the zoning of the property. 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. No comments or concerns have been registered with the City as of the date this staff report was written.

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



PL No. 15-4002
Date 4/7/2015

Application Rezone

Applicant's Name Rose creek Crossing.
Home Address PO Box # 732
City Riverton State Utah Zip 84065
Telephone # 801-680-2774 Mobile # _____
E-mail Address ctashcroft@gmail.com Fax # _____

Property Owner's Name (if Different From Applicant) _____
Address _____
City _____ State _____ Zip _____
Telephone # _____ Mobile # _____
E-mail Address _____ Fax # _____

1. Project Information

- 1. Address 13600 So Hamilton View Road.
- 2. Sidwell/Tax ID# 33-05-126-009* Total Acreage of the Site _____
- 3. Current Zoning of the Proposed Site _____
Zoning of Adjacent Parcels: North CR South R4 East R4 West HW4
- 4. Requested Zoning RM 14.
- 5. Riverton City General Plan Designation CR.
- 6. Description of the Proposed Zone/Use for the Property TOWN HOMES.

*33-05-202-002
33-05-202-003
33-05-201-038
33-05-201-039
33-05-201-008
33-05-251-065
33-05-251-002
33-05-251-003
33-05-251-004
33-05-251-072

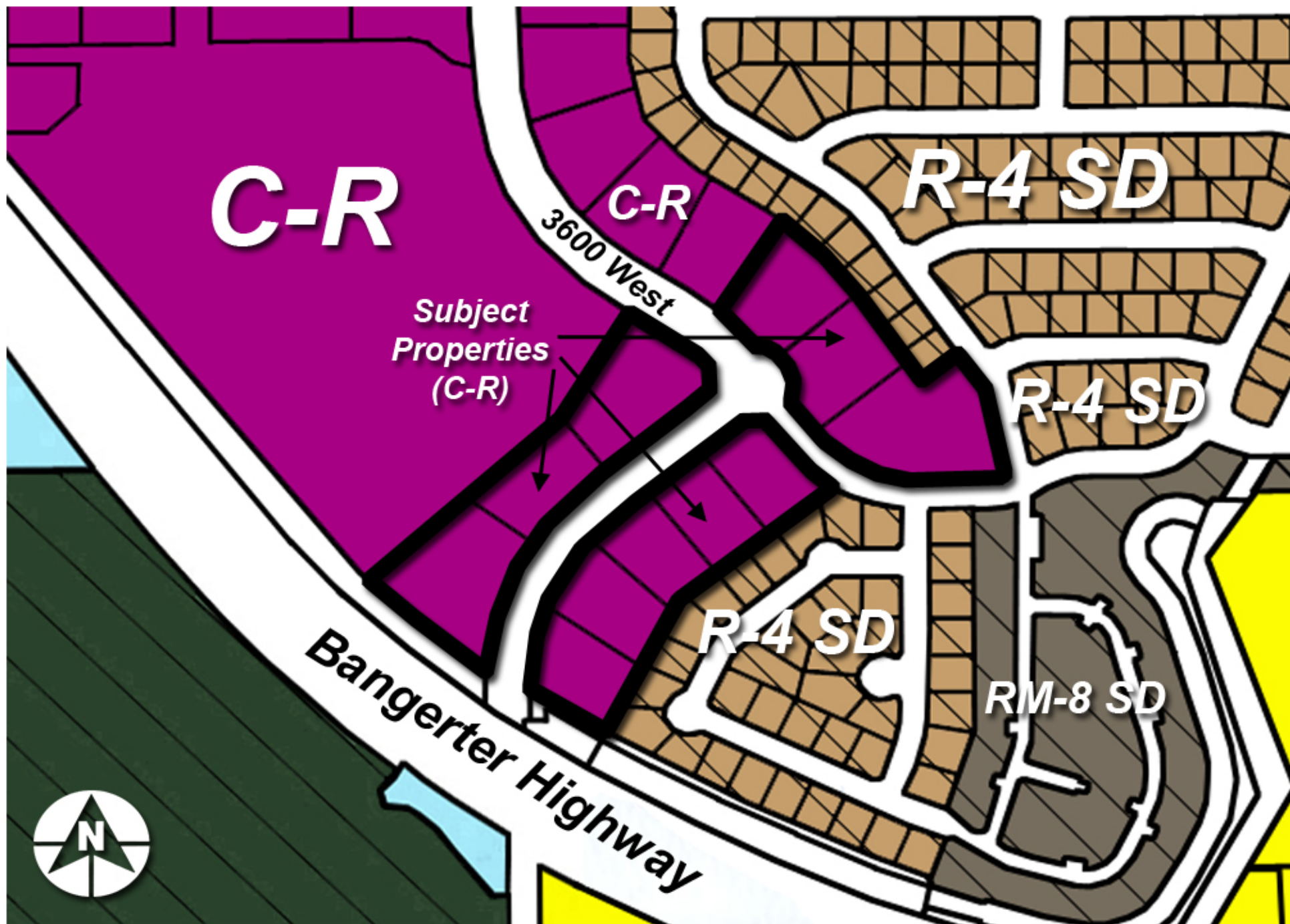
All drawings and other requirements must meet Riverton City Engineering Standards and development standards as presented by ordinance. Please note that for your convenience, an application checklist is enclosed. Incomplete application will not be accepted or approved.

[Signature]
Applicant's Signature

4/7/2015
Date

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

HAMILTON VIEW REZONE



ZONING MAP

HAMILTON VIEW REZONE



AERIAL VIEW

811 CALL BLUESTAKES
 @ 811 AT LEAST 48 HOURS
 PRIOR TO THE
 COMMENCEMENT OF ANY
 CONSTRUCTION.
 Know what's below.
 Call before you dig.

BENCHMARK
 NORTH QUARTER CORNER OF SECTION 5,
 TOWNSHIP 4 SOUTH RANGE 1 WEST,
 SALT LAKE BASE AND MERIDIAN,
 SALT LAKE COUNTY, UTAH
 ELEVATION = 4522.92



- SALT LAKE CITY**
45 W, 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529
- LAYTON**
Phone: 501.547.1100
- TOOELE**
Phone: 435.843.3590
- CEDAR CITY**
Phone: 435.865.1453
- RICHFIELD**
Phone: 435.896.2983
- COLORADO SPRINGS**
Phone: 719.476.0119

WWW.ENSIGNENG.COM

FOR:
 ROSE CREEK CROSSING, LLC
 6150 SOUTH REDWOOD ROAD STE. 150
 TAYLORSVILLE, UTAH 84123

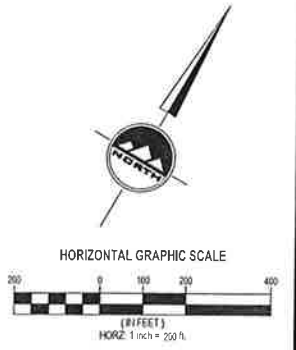
CONTACT:
 PHONE: 501-265-5500

**ROSE CREEK CROSSING
 TOWNHOMES**
 13600 SOUTH HAMILTON VIEW ROAD
 RIVERTON CITY, UTAH

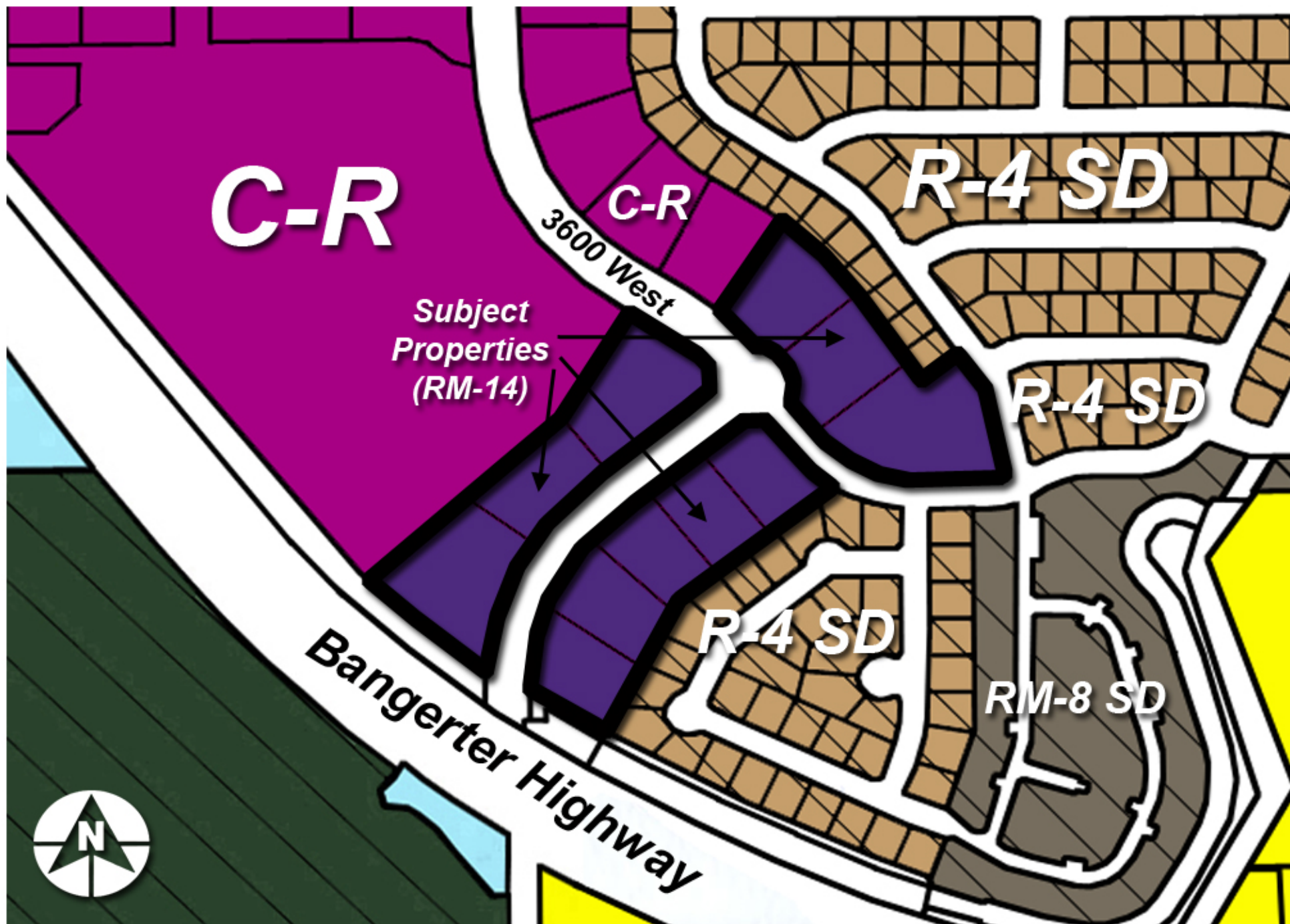
CONTEXT PLAN

PROJECT NUMBER 4767D	PROJECT DATE 2/20/15
DRAWN BY KFW	CHECKED BY JWJ
PROJECT MANAGER RZE	

C-002



HAMILTON VIEW REZONE



PROPOSED ZONING

ITEM 1.B

RM-14 ORDINANCE ADOPTION

**RIVERTON CITY
MEMORANDUM**

TO: Planning Commission

FROM: Planning Department

DATE: April 23, 2015

SUBJECT: ORDINANCE AMENDMENT, AMENDING SECTION 18-55, RM-12, TO RM-14 A MULTI-FAMILY RESIDENTIAL ZONE ALLOWING A MAXIMUM 14 UNITS PER ACRE FOR THE RIVERTON CITY DOWNTOWN AREA, AMENDMENTS PROPOSED BY RIVERTON CITY

PROPOSED MOTION

I move the Planning Commission recommend APPROVAL of the ordinance amendment, amending Section 18-55, RM-12, to create the RM-14 zone, a multi-family residential zone allowing a maximum 14 units per acre, *with the following changes;*

BACKGROUND:

This ordinance amendment proposes the creation of a new multi-family zoning designation for Riverton City. The proposed zone is RM-14, which would allow for a maximum density of 14 units per acre. The proposed action would amend the existing RM-12 section of the ordinance, which is a twelve (12) unit per acre zoning designation which has not been utilized in the City. The fourteen (14) unit per acre designation is similar to and consistent with the RM-14-D zone, which is tied specifically to the Downtown area. The purpose of the zoning is to allow multi-family development in such a way as to create diversity in housing types in areas outside of the Downtown, which are determined to be appropriate for multi-family development at that density. With the maximum density of 14 units per acre, this zone would typically accommodate townhome/condo style units

The 14 unit per acre zoning allows for a maximum of three story buildings, and units will typically be developed to as single level. The ordinance requires off-street parking for each unit, with at least on parking stall within an enclosed garage. The maximum height in the ordinance is 35 feet, and the ordinance limits units to two and one-half stories. Setbacks are similar to those utilized in Riverton City's existing multi-family zones. The required setback where adjacent to an incompatible zone such as a single-family residential zone are one foot for every foot in building height, with a minimum of twenty-five feet.

Parking requirements are for two spaces per unit, of which the enclosed/covered parking counts as 1. There will be guest parking included in developments under this zone, but the size and type of unit will typically require less than would a single-family home or even a larger town home. The 2 per unit parking standard is consistent with similar development standards utilized elsewhere. This ordinance does include provision for internal public rights-of-way as approved by the City, though all open space would be internally managed and maintained.

The architectural requirements are similar to Riverton City's other multi-family residential zoning. A minimum of 25% of the exterior materials of each building will be brick or stone, and the remainder may be stucco or fiber-cement siding. Amenities are required by the ordinance as approved by the Planning Commission and City Council, including a clubhouse and a minimum of

two additional amenities. These may include a pool/Jacuzzi, play equipment, and other similar features. Solid masonry fencing is required on all property lines adjacent to an incompatible use.

One area of the proposed code that staff would request input from the Planning Commission is the section regarding setbacks, particularly the setback required when adjacent to incompatible zones, those zones being commercial, industrial and single-family residential. The proposed code requires 1 for every 1 foot in building height with a minimum of 25 feet required. Is this an appropriate setback or is it excessive?

Staff is recommending APPROVAL of this ordinance adoption, with any modifications and additions the Planning Commission feels to be appropriate.

ATTACHMENTS:

The following items are attached:

1. A copy of the proposed ordinance amendment.

Chapter 18.55 RM-14 RESIDENTIAL ZONE

Sections:

18.55.010	Purpose.
18.55.020	Permitted uses.
18.55.030	Conditional uses.
18.55.040	Permitted accessory uses.
18.55.050	Area requirements.
18.55.060	Design standards.
18.55.070	Setback requirements.
18.55.080	Square footage of dwelling units.
18.55.090	Building height.
18.55.100	Multi-unit development standards.
18.55.110	Parking and access.
18.55.120	Trash storage.
18.55.130	Vehicle storage.
18.55.140	Standards for open space.
18.55.150	Fencing.
18.55.160	Swimming pools.

18.55.010 Purpose.

To provide areas of medium residential density with the opportunity for varied housing styles with a maximum density of fourteen dwelling units per gross acre.

18.55.020 Permitted uses.

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

18.55.030 Conditional uses.

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

18.55.040 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.

18.55.050 Area requirements.

- (1) Area. Each application pursuant to this chapter must be for parcel or contiguous parcels within Riverton City.
- (2) Parcel Size. Each application pursuant to this chapter shall be for a site of not less than five (5) acres.

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

18.55.060 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.

18.55.070 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 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 twenty (20) feet from property line. The side yard setback from an internal driveway, road, and/or parking area shall be 10 feet from top back of curb, or from back of sidewalk if sidewalk is installed.

(3) Rear Yard Setback. All buildings shall have a rear setback of twenty-five (25) feet from property line when adjacent to an external public right-of-way. Where a rear yard is set back from an internal road and/or parking area the setback shall be twenty (20) 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.

(4) Setbacks shall be measured to foundation.

(5) Incompatible Uses. Where adjacent to an existing commercial, single family, or agricultural zones, all structures shall be setback one (1) foot for every foot in building height from property line, with a minimum of twenty-five (25) feet. A minimum of seven feet depth of landscaping shall be installed along that property line. Accessory structures shall be setback a minimum of ten (10) feet from property line.

18.55.080 Square footage of dwelling units.

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

18.55.090 Building height.

The maximum height for all buildings and structures in the RM-14 zone shall be no more than 35 feet or two and one-half stories, whichever is less. Accessory buildings shall be a maximum of 15 feet in height.

18.55.100 Multi-unit development standards.

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

18.55.110 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 zone shall follow all other applicable parking regulations as listed in Chapter [18.145](#) RCC.

18.55.120 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.

18.55.130 Vehicle storage.

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

18.55.140 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.

18.55.170 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 eight (8) 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.

18.55.180 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.

ITEM 1.C

***AMENDMENTS TO HOME OCCUPATION
ORDINANCE***

**RIVERTON CITY
MEMORANDUM**

TO: Planning Commission

FROM: Planning Department

DATE: April 23, 2015

SUBJECT: ORDINANCE AMENDMENT, PROPOSED AMENDMENT TO SECTIONS 18.190, HOME OCCUPATIONS, ADDRESSING ALLOWED HOMES BUSINESS TYPES/ACTIVITIES, AMENDMENTS PROPOSED BY RIVERTON CITY

PROPOSED MOTION

I move the Planning Commission recommend APPROVAL of this ordinance amendment, amending Sections 18.190.080.2 and 18.190.090.11, to read as follows:

1. 18.190.080.2, Conditional Use Permits Required, Workshops – “Workshops, including carpentry, small scale sheet metal work, furniture making, upholstery and other similar activities”.
2. 18.190.090.11, Prohibited Uses- Manufacturing and/or mechanical product assembly, other than small scale arts, crafts, and hobby work. Use of chemicals, pesticides and flammable/combustible materials, and any other process or business where current, adopted building and fire codes would require an operational permit.

BACKGROUND:

Riverton City currently has an ordinance addressing home occupations, or home based businesses. That ordinance is found in section 18.190 of the Land Use Code. The ordinance lists, among other standards, types of home based businesses and designates them basically as permitted, conditional, or prohibited. Concerns have arisen recently with the fact that the ordinance does not prohibit manufacturing activities as home based businesses. Section 18.190.080 (2) requires a conditional use permit for the following types of home occupations:

(2) Workshops. Repair shops, including welding, carpentry, sheet metal work, furniture manufacturing, upholstery and other similar manufacturing activities.

The ordinance does not define more specifically what other types of manufacturing may be permitted. Section 18.190.090, Prohibited Home Occupations, lists among other prohibited uses, the following:

(10) Use of specified chemicals, pesticides and flammable/combustible materials, and including any other process or business where current, adopted building and fire codes would require an operational permit.

The City Council has initiated an ordinance amendment addressing those two sections. The proposed language is as follows. Section 18.190.080.2, is proposed to be amended to read “Workshops, including carpentry, small scale sheet metal work, furniture making, upholstery and other similar activities”. This would limit home based workshop businesses as described, and would eliminate “welding” and “manufacturing” from that section. Section 18.190.090.11 shall be amended to prohibit “Manufacturing and/or mechanical product assembly, other than small scale arts, crafts, and hobby work. Use of chemicals, pesticides and flammable/combustible materials,

and any other process or business where current, adopted building and fire codes would require an operational permit". These text changes address the issue of the potential for manufacturing businesses on residential properties, and clarify what activities can be allowed. Any existing businesses for which required approvals and licenses have been secured would be considered legal nonconforming and would be allowed to continue in operation.

ATTACHMENTS:

The following items are attached:

1. A copy of affected ordinance sections.

Chapter 18.190
HOME OCCUPATIONS

Sections:

18.190.010	Purpose.
18.190.020	Business license.
18.190.030	Simple home occupation.
18.190.040	Permitted home occupation.
18.190.050	Conditional use home occupation.
18.190.060	Fixed standards.
18.190.070	Qualifications.
18.190.080	Conditional use permit required.
18.190.090	Prohibited home occupations.
18.190.100	Exceptions.

18.190.010 Purpose.

(1) Provide an opportunity for home occupations as an accessory use, when they are compatible with the neighborhoods in which they are located. A home occupation shall not be construed to mean an employee, working in his/her home in the service of an employer whose principal place of business is licensed at another location.

(2) Guide business activities that are not compatible with neighborhoods, to appropriate commercial zones.

(3) Safeguard peace, quiet, and domestic tranquility within all residential neighborhoods. Protect residents from the adverse effects of business uses being conducted in residential areas from noise, nuisance, traffic, fire hazard and other possible business uses that are in excess of that customarily associated with the neighborhood. Home occupations include but are not limited to the following:

- (a) Artists, authors, architectural services;
- (b) Accountants;
- (c) Barber shops and beauty shops;
- (d) Bookkeeping;
- (e) Consulting services;
- (f) Construction office;
- (g) Dance studio, aerobic exercise, music lessons, tutoring and general educational instruction;
- (h) Day care or preschool;
- (i) Data processing computer programming;
- (j) Direct sales distribution;
- (k) Home crafts;
- (l) Garden produce;
- (m) Janitorial service;
- (n) Insurance sales or broker interior design;
- (o) Landscape contractor office;

- (p) Mail order not including retail sales from site;
- (q) Offices;
- (r) Real estate sales or broker;
- (s) Sales representative; and
- (t) Sewing or embossing of clothing or fabrics.

Other occupations not listed in this section but of similar kind or character may be conducted as home occupations, subject to the provisions of this chapter. Prior to receipt of a conditional use permit, other occupations not listed in this section must be reviewed by the zoning administrator for a determination as to whether the proposed occupation is of a similar kind or character to home occupations listed in this section. A finding by the zoning administrator that an occupation is not of a similar kind or character as those listed herein may be appealed to the planning commission. A finding by the planning commission that an occupation is not of a similar kind or character as those listed herein may be appealed to the board of adjustment, as provided in Chapter 2.80 RCC. A sexually oriented business, or an administrative service in support of a sexually oriented business, may not operate as a home occupation in any zone of the city.

- (4) Provide an opportunity for a home occupation to engage in the business of childcare and other group child activities, and encourage this type of home occupation to draw clients/customers from their immediate neighborhood.
- (5) Provide a means to enforce and regulate the businesses that are licensable through the authority of this chapter and, if necessary, terminate home occupations if a violation of the ordinances regulating home occupations occurs.
- (6) Create a streamlined process for home occupations that meet strict criteria for blending into a neighborhood and facilitate other home occupations that may be allowed under specific conditions. [Ord. 07-12 § 1. Code 1997 § 12-207-005.]

18.190.020 Business license.

- (1) All home occupations shall have a business license, unless specifically provided an exemption in this chapter. Only the owner of a business may apply for a home occupation business license and the applicant must be a bona fide resident of the home.
- (2) Home occupation permits expire six months after granted if no business license is obtained.
- (3) Home occupation permits expire three months after the business license lapses.
- (4) Home occupation permits are issued for individuals at a specific address. The permit is not transferable to another person or party, nor to another address.
- (5) Types of Home Occupations. Home occupation businesses are licensable as one of the following:
 - (a) Simple home occupation.
 - (b) Permitted home occupation.
 - (c) Conditional use home occupation. [Ord. 07-12 § 1. Code 1997 § 12-207-010.]

18.190.030 Simple home occupation.

- (1) Planning staff can approve a simple home occupation permit when the applicant complies with the following:
 - (a) Applicant is a bona fide resident of the home.
 - (b) Business shall be entirely conducted within the home.

- (c) The home occupation shall not involve any retail sales at the home.
 - (d) The home occupation will not require any signage, including signage on vehicles parked at the home.
 - (e) The home occupation does not involve customers or employees visiting the home.
 - (f) The home occupation does not require storage of inventory at the home.
 - (g) There will be no evidence from the exterior of the home that a business is being conducted.
 - (h) No specialty vehicles associated with this business such as dump trucks, tractors, skid steers, tractor trailers, boom trucks, tank trucks, backhoes, pump trucks or other similar vehicles will be parked or stored at the home.
- (2) Staff may require drawings, photographs, schematics, floor plans or other materials necessary to demonstrate compliance with the criteria in subsection (1) of this section.
- (3) The applicant will sign a statement verifying they have read and understand the criteria under which the simple home occupation is given and agree to operate their business within those criteria.
- (4) Applicants may appeal the planning director's decision about a simple home occupation to the planning commission. The commission will decide whether the applicant qualifies for a simple permit or must apply for a staff-reviewed home occupation or a conditional use permit following the standards and procedure set forth in this chapter. A public hearing is not required for the appeal. [Amended during 2011 recodification; Ord. 07-12 § 1. Code 1997 § 12-207-015.]

18.190.040 Permitted home occupation.

- (1) Staff can approve home occupations that meet all of the requirements of RCC 18.190.060, Fixed standards, and all of the requirements of RCC 18.190.070, Qualifications.
- (2) The applicant will fill out an application and submit plans, drawings, pictures, and other materials necessary to verify compliance with the standards and qualifications. Notice of the pending application will be sent to neighbors within 300 feet of the applicant's property. The applicant will bear the costs of noticing, and review fees, or any additional studies that may be required.
- (3) Staff shall refer permitted home occupations to the planning commission as conditional use home occupations when:
- (a) Evidence suggests that the application may not meet all of the qualifications;
 - (b) There is significant public clamor regarding the application;
 - (c) At the request of a planning commissioner; or
 - (d) At the discretion of the planning manager.
 - (e) In such cases the applicant will be responsible for the additional noticing fees.

- (4) Applicants may appeal the planning director's decision about a permitted home occupation to the planning commission. The appeal would be a decision item where the commission will decide whether the applicant qualifies for a permitted home occupation or must apply for a conditional use permit following the standards and procedure set forth in RCC 18.190.050 and 18.190.080. A public hearing is not required for the appeal. [Ord. 07-12 § 1. Code 1997 § 12-207-020.]

18.190.050 Conditional use home occupation.

- (1) The planning commission will hold a public hearing for home occupation applications that meet all of the fixed standards but are unable to meet all of the qualifications or have been referred by the planning manager.

(2) The planning commission may deny, approve, or approve with any of the conditions included in RCC 18.190.080, Conditional use permit required. The planning commission may also alter or waive any of the qualifications described in RCC 18.190.070. The planning commission may not alter or waive any of the fixed standards of RCC 18.190.060.

(3) Applications for conditional use home occupation permits will be noticed for a public hearing before the planning commission. Notices will be sent to property owners within 300 feet of the applicant property at least 15 days prior to the hearing and a notice will be published in a local newspaper.

(4) The applicant will be responsible to provide address labels and fees associated with the noticing and public hearing.

(5) The planning commission acts as the land use authority for conditional use home occupations. The Board of Adjustment shall act as the appeal authority to act in a quasi-judicial manner and serve as the final arbiter of issues involving the interpretation or application of the home occupation land use ordinances.

(6) Appeals of the planning commission decision must be made within 30 days of the decision. [Amended during 2011 recodification; Ord. 07-12 § 1. Code 1997 § 12-207-025.]

18.190.060 Fixed standards.

Permitted home occupations and conditional use home occupations must comply with these fixed standards at all times. The applicant shall submit drawings, sketches, documentation and/or photos as required by staff to demonstrate compliance with these standards.

(1) **Bona Fide Resident.** The home occupation business shall be owned by and carried on only by a bona fide resident of the home.

(2) **Satellite Office Not Allowed.** Business activities shall not be conducted at the home of an employee of a company, by nonresident company employees. However, a home occupation shall not be construed to mean an employee, working in his/her home in the service of an employer whose principal place of business is licensed at another location.

(3) **Accessory Use on the Property.** The home occupation shall be clearly secondary and incidental to the primary use of the dwelling unit for residential purposes.

(4) **On-Site Employees.** One full-time or full-time equivalent nonresident may be employed, volunteer, or work on the premises wherein the home occupation business is located. And only one nonresident employee may work at the home at one time regardless of the number of home occupations.

(5) **Off-Site Employees.** Any home occupation may utilize employees to work off site. The off-site employee, volunteer, hiree or any other person engaged with the home occupation shall not come to the home for purposes related to the home occupation license.

(6) **Off-Street Parking.** All business-related vehicles, which park at the location of the home occupation, including those of the applicant and employee, must be provided and use off-street parking. Off-street parking must also be provided for customers, clients or business-related visitor vehicles.

(7) **Vehicle Advertisement.** Vehicles or equipment may not be used for the primary purpose of advertising the home occupation at the site of the home occupation.

(8) **Designating Areas of Property to Be Used.** The home occupation applicant must designate the portion of the home, accessory structure, yard, attached or detached garage dedicated as the principal location for business activities.

(9) **External Appearance.** The home occupation must maintain or improve the external residential appearance of the principal structure, attached or detached garage or accessory structures. Any structural alterations to accommodate the home occupation shall maintain the architectural aesthetics and compatibility of the neighborhood.

(10) Outdoor/Yard Space. The home occupation shall not involve the use of any unscreened or unenclosed yard space for storage or display of supplies, inventory or equipment when such use is in conjunction with the sales, service or production of goods. Any screened area or structure used for the home occupation must be located in either the side or rear yard areas.

(11) Conformity with Safety Codes. There shall be complete conformity with fire, building, plumbing, electrical and all other city, county, state and federal codes.

(12) Health and Safety. No process can be used which is hazardous to public health, safety, morals or welfare.

(13) No Excessive Utility Uses. The home occupation shall not cause a demand for municipal, community or utility services that are substantially in excess of those usually and customarily provided for residential uses.

(14) Neighborhood Disruptions Not Permitted. The home occupation shall not unreasonably or uncharacteristically interfere or disrupt the peace, quiet and domestic tranquility of the neighborhood. The home occupation shall not create or be associated with or produce odor, smoke, dust, heat, fumes, light, glare, noises or vibrations, excessive traffic or other nuisances, including interferences with radio and television reception or any other adverse effects within the neighborhood.

(15) Renter/Owner Responsibility. If the applicant for a home occupation license rents or leases the property wherein the home occupation is intended to be conducted, the applicant must provide a letter of acknowledgment and consent from the property owner at the time the application is submitted to the license office.

(16) Interior Alterations/Remodeling. Interior alterations of the principal dwelling, for the purpose of accommodating the home occupation, are prohibited if such alteration eliminates the kitchen, and/or all of the dining areas, bathrooms, living areas or all of the bedrooms. [Ord. 07-12 § 1. Code 1997 § 12-207-030.]

18.190.070 Qualifications.

In addition to the fixed standards set forth in RCC 18.190.060, all staff-reviewed home occupations must also comply with the requirements outlined in this section. If a business finds that they are unable to fully comply with all of the requirements as set forth in this section, the applicant may pursue possible approval as a conditional use home occupation.

(1) Hours. No visitors in conjunction with the home occupation (clients, patrons, employees, volunteers, students, pupils, etc.) shall be permitted between the hours of 7:00 p.m. and 7:00 a.m.

(2) Traffic. Vehicular traffic from business-related visitors and customers shall not exceed that which normally and reasonably occurs for a home in the neighborhood. The home occupation shall be limited to two business-related visitors or customers per hour, to a maximum of eight business-related visitors or customers per day. Business-related deliveries or pickups shall not exceed two per day.

(3) Delivery Vehicles. The receipt or delivery of merchandise, goods, or supplies for use in a home occupation shall be limited to vehicles with a gross vehicle weight rating (GVWR) of 23,000 pounds or less.

(4) Conducted in a Home. When business activities are being conducted on the property that is to be licensed, the home occupation shall be conducted within the principal home.

(5) Maximum Floor Space. No more than 25 percent of the total main floor area and upper floor areas of the dwelling unit shall be used for home occupation. As an alternative to use of main and upper floor areas of the dwelling unit, up to 50 percent of the basement of a home unit may be utilized for home occupation.

(6) Signs. The home occupation may utilize one unanimated, nonilluminated flat sign. The sign must be placed either in a window or on the exterior wall of the home wherein the home occupation is being conducted, and may not have an area greater than four square feet.

(7) Display of Products. The home occupation may include the sale of tangible goods. Direct sales from display apparatus are permitted only if the goods or products are not visible from the exterior of any approved structure being used for the home occupation.

(8) Permitted home occupations involving child day care and other child group activities shall also comply with the following:

(a) The home occupation shall not exceed eight children, associated with child day care or other child group activities (e.g., dance schools, preschool, music classes, etc.) at any one time. A maximum of eight students/children are permitted per day. This number shall include the licensee's own children if they are under six years of age and are under the care of the licensee at the time the home occupation is conducted.

(b) No other permitted child day care or child group activities are within 300 feet of the proposed home occupation.

(c) All child day care shall be allowed to provide safe, outdoor play time in designated areas.

(d) Outdoor play areas shall be fenced in accordance with Riverton City fencing standards and shall have a self-locking gate. [Amended during 2011 recodification; Ord. 07-12 § 1. Code 1997 § 12-207-035.]

18.190.080 Conditional use permit required.

The following uses are appropriate as licensable home occupations only if they are determined to be compatible with residential neighborhoods after full conditional use review by the planning commission, all of the fixed standards, all the qualifications that have not been granted an exception through the conditional use process and additional regulations set forth hereafter:

(1) More Than Two Home Occupation Licenses. Any home where the applicant(s) are seeking more than two permitted or conditional home occupation licenses.

(2) Workshops. ~~Repair shops~~Workshops, including ~~welding~~, carpentry, ~~small scale~~ sheet metal work, furniture_ ~~making-manufacturing~~, upholstery and other similar ~~manufacturing~~ activities.

(3) Business Not Conducted within a Home. Any home occupation which proposes or conducts activities within an outbuilding, accessory building, attached or detached garage. The following guidelines shall be used to determine the maximum impacts permitted:

(a) The applicant for a home occupation license shall designate the areas of the home, attached/detached garage or accessory structure that will be used for the home occupation and, if approved, the home occupation may be conducted only in the designated area.

(b) A maximum 50 percent of the total floor space of any accessory structure or attached or detached garage may be used for the home occupation. The planning commission may grant an exception for parcels of at least one-half acre.

(c) Any accessory structure used for a home occupation will be reviewed for architectural aesthetics and compatibility of the home and the immediate neighborhood.

(d) The home occupation may utilize one unanimated, nonilluminated flat sign to be attached to the accessory structure where the home occupation is being conducted, in lieu of the sign attached to the home or in a window. The sign may not have an area greater than four square feet.

(4) Home Occupations and Outdoor Activities. Any home occupations proposing to conduct business utilizing any yard space, or in a swimming pool.

(5) Dangerous Home Occupations. Any home occupation using explosives, incendiary products and devices, or flammable or hazardous chemicals.

(6) Home Occupations Generating Excessive Traffic. Any home occupation which will generate in excess of two customers or visitors per hour or six per day. A maximum of 12 business-associated visitors per day may be allowed under a conditional use permit, except as provided for with child day care and other group child activities.

(7) Large, Business-Related Vehicles. Any home occupation which utilizes vehicles longer than 24 feet in length.

(8) Food or Beverage Preparation. Any home occupation involving or proposing to involve food or drink preparation, storage or catering.

(9) Child day care and other group child activities (e.g., dance schools, preschools, music classes, other care or instruction for children) that are expected to generate or exceed eight children/students any day. The following guidelines shall be used by the planning commission to determine the maximum number of students/children permitted:

(a) A traffic plan has been reviewed and approved by the planning department, which includes acceptable traffic flow, drop-off and turnaround areas.

(b) A maximum of 12 students/children per session and a maximum of 24 students/children per day shall be permitted.

(c) A maximum of three sessions per day may be permitted.

(d) All sessions combined shall not generate more than 24 vehicular trips per day.

(e) The total number of students/children shall include the licensee's and any employees' children if they are under six years of age and are under the care of the licensee at the time the home occupation is conducted.

(f) No child day care or group child activities, conditional use home occupation may be established within 300 feet as measured from property line to property line of another child day care or group child activities, conditional use home occupation. [Ord. 07-12 § 1. Code 1997 § 12-207-040.]

18.190.090 Prohibited home occupations.

The following uses are not compatible with residential uses, and in order to protect the health, safety and welfare of residents from noise, nuisance, traffic, fire hazard and other possible business uses that are in excess of that customarily associated with the neighborhood, the following uses are prohibited:

(1) Mortuaries, crematoriums, columbarium, or mausoleums.

(2) Animal hospitals and veterinary services.

(3) Clinics, dental offices, medical offices, chiropractic offices, or hospitals.

(4) Junkyards, auto wrecking yards or salvage yards.

(5) Stables, kennels, pet stores or any other commercial animal breeding or similar activities.

~~(6)~~ Storage, service, repair, sales or rental of ambulance, tow truck, recreational vehicle, watercraft, automobiles, ATV, or other motorized vehicles.

~~(67)~~ Food or drink preparations, storage or catering, which is not permitted by the appropriate state or county department or agency.

~~(78)~~ Fitness or health spa facility.

~~(98)~~ Lawn mower or small engine sales, service or repair.

~~(109)~~ Auto body repair, motor vehicle repair.

~~(101)~~ Manufacturing and/or mechanical product assembly, other than small scale arts, crafts, and hobby work. Use of ~~specified~~ chemicals, pesticides and flammable/combustible materials, and ~~including~~ any other process or business where current, adopted building and fire codes would require an operational permit.

~~(142)~~ Number of vehicular stops/or visits exceeds 24 per day.

~~(132)~~ Sexually oriented business.

(1~~34~~) Treatment centers or counseling for persons who are violent or being treated for alcoholism or drug abuse.

(1~~45~~) Bed and breakfast, motel or any similar use involving boarding or room rental. [Ord. 07-12 § 1. Code 1997 § 12-207-045.]

18.190.100 Exceptions.

(1) Home occupations do not include:

(a) Occasional babysitting at the dwelling, which would not be classified as a day care or preschool operation.

(b) Garage or yard sales are not considered home occupations but may be held no more than four calendar days per year.

(c) Sales of night crawlers gathered from the subject property.

(d) Lemonade stands and similar occasional activities related to the subject premises are not considered home occupations.

(e) One-time in-home parties designed to take orders, such as Tupperware parties, Pampered Chef, or Mary Kay.

(2) Temporary signage may be used to advertise yard sales, night crawlers, lemonade and similar occasional sales activities, provided it does not create a nuisance or a traffic hazard, is not placed on private property without permission of the property owner or in the public right-of-way, and provided it is removed by 7:00 p.m. each day and upon conclusion of the activity. [Amended during 2011 recodification; Ord. 07-12 § 1. Code 1997 § 12-207-050.]

ITEM 2.A

***TREASURE ESTATES PHASE 2, FINAL PLAT
SUBDIVISION***

**RIVERTON CITY
MEMORANDUM**

TO: Planning Commission

FROM: Development Review Committee

DATE: April 23, 2015

SUBJECT: FINAL PLAT SUBDIVISION, TREASURE ESTATES SUBDIVISION PHASE 2, 12000 SOUTH 1500 WEST, R-3 ZONE, 22 RESIDENTIAL LOTS, MARVIN HENDRICKSON, APPLICANT

PL NO.: 13-1008 – Treasure Estates Subdivision Phase 2 Final Plat

PROPOSED MOTION

I move the Planning Commission recommend APPROVAL of application #13-1008, Treasure Estates Phase 2, located at 12000 South 1500 West 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. Six foot solid fencing along all lots adjacent to the canal.
5. Provide evidence of the necessary easements.
6. Record a boundary survey.
7. Comply with remaining minor redlines.

BACKGROUND:

Marvin Hendrickson has submitted an application requesting 9.4 acres located at approximately 12000 South 1500 West be subdivided. The property is zoned R-3 (Residential 14,000 square foot lots). Property to the north is zoned R-3 and RR-22 (Rural Residential ½ Acre Lots). To the west property is zoned R-3 and R-4 (Residential 10,000 square foot lots). To the south property is also zoned R-3. East of the property on the adjacent side of the canal property is zoned RR-22.

The applicant is proposing to subdivide 9.4 acres into 22 single family residential lots larger than 14,000 square feet. Each new lot within the proposed subdivision does meet the minimum lot width, frontage and square footage requirements of the R-3 zoning ordinance. There are no animal rights associated with the R-3 zoning and no storm water management ponds in the proposed subdivision.

Access into the new subdivision will be gained from two existing stub streets. On the north west the subdivision will connect with the existing Melba Lane. On the south the subdivision will connect with Laurel Chase Drive. A stub street will be left on the northern boundary of the proposed subdivision that future development may connect to if and when development in that area occurs.

Fencing requirements are minimal with this subdivision. The only area where fencing is required is along the eastern boundary adjacent to the canal. Ordinances, at the time the application was submitted, required a minimum of 6 foot solid fencing.

Riverton City Planning, Engineering and Water divisions have reviewed the application and have

recommended approval. The Unified Fire Authority has also reviewed this application and has recommended approval.

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. 13-1008
Date 4/22/2013

Application Subdivision

 Preliminary Plat Single Phase Final Plat

A. Applicant's Name MARVIN L HENDRICKSON
Home Address 4914 ESTHER CIR
City S LC State UTAH Zip 84117
Telephone # 801 969-6246 Mobile # 801-209-1134
E-mail Address MTREASUREVALLEY@QWEST Fax # 801-969-6247
OFFICE.NET

B. Primary Contact Person SAME
Address _____
City _____ State _____ Zip _____
Telephone # _____ Mobile # _____
E-mail Address _____ Fax # _____

C. Project Information
1. Subdivision Name TREASURE ESTATE SUBDIVISION PHASE 2
2. Subdivision Address 12000 SO 1500 WEST
3. Sidwell/Tax ID# 27-2-7-21-202032 1201024 total Acreage of the Site 9.4
✓ 4. Current Zoning of the Proposed Site R-3
Zoning of Adjacent Parcels North R-3 South R3 East R3 R22 West R-3
5. Total acreage of the property 9.4 Number of lots 22
Gross Density _____ Net Density _____
6. Type of requested development SINGLE FAMILY
Regular Subdivision _____ SD Zone R-3 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.

[Signature]
Applicant's Signature 4-19-13
Date

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

S:\Planning\Applications\Subdivision.doc Revised 05/06

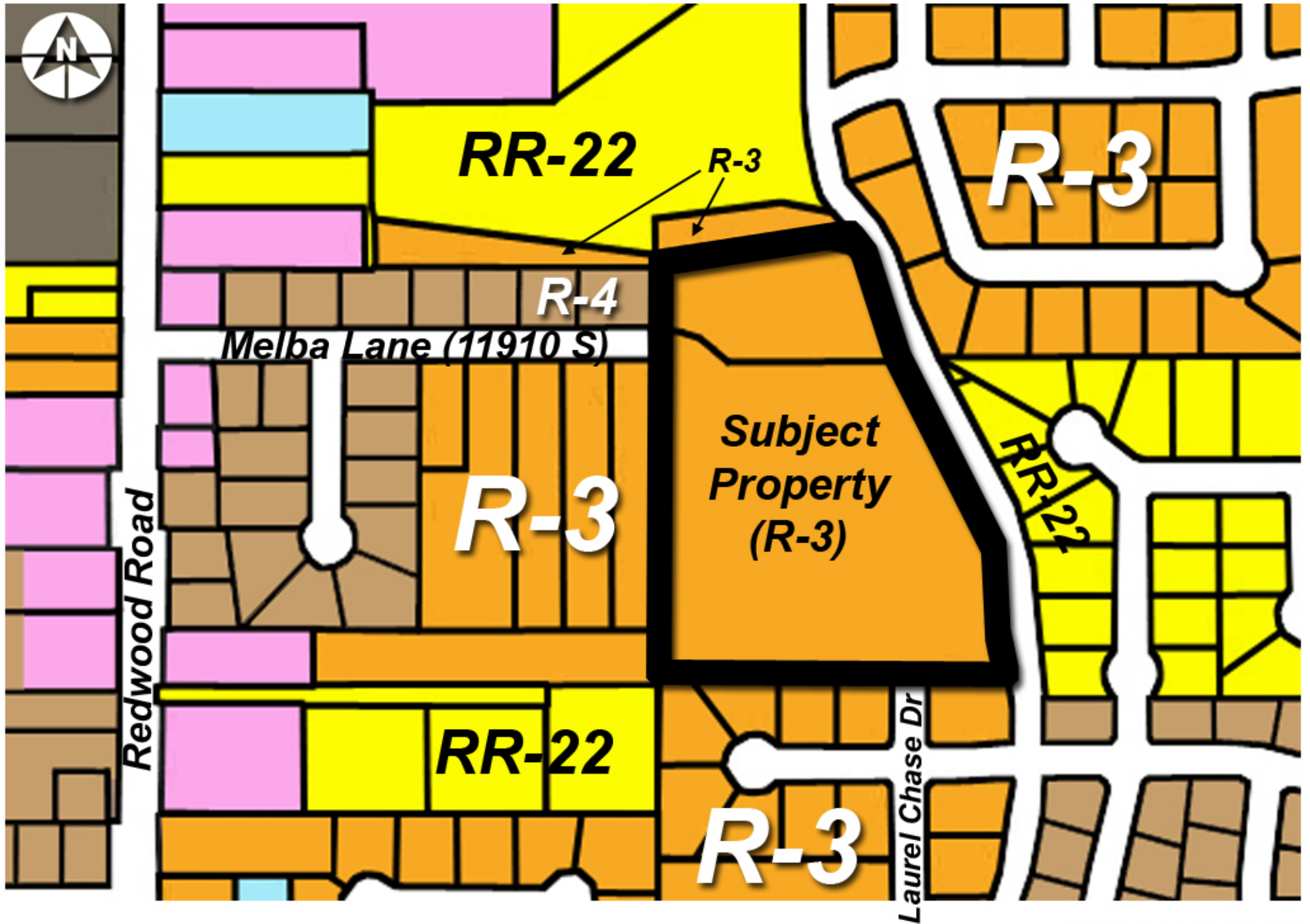
R-3 = 14,000 SF

TREASURE ESTATES PHASE 2 FINAL PLAT



AERIAL VIEW

TREASURE ESTATES PHASE 2 FINAL PLAT



ZONING MAP

SURVEYOR'S CERTIFICATE

I, MICHAEL L. WANGEMANN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6431156, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY THAT BY 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, HEREAFTER TO BE KNOWN AS THE

TREASURE ESTATES SUBDIVISION PHASE 2

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

A SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 19, TREASURE ESTATES SUBDIVISION PHASE 1, SAID POINT BEING SOUTH 00°06'50" WEST ALONG THE SECTION LINE 1294.53 FEET AND WEST 1053.43 FEET FROM THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF SOUTH JORDAN CANAL, THE FOLLOWING NINE (9) COURSES: NORTH 06°52'12" WEST 50.21 FEET; THENCE NORTH 03°15'00" WEST 125.99 FEET; THENCE NORTH 09°04'19" WEST 42.83 FEET; THENCE NORTH 15°37'46" WEST 73.60 FEET; THENCE NORTH 27°36'22" WEST 92.93 FEET; THENCE NORTH 33°06'20" WEST 107.21 FEET; THENCE NORTH 25°46'03" WEST 108.01 FEET; THENCE NORTH 17°59'44" WEST 107.21 FEET; THENCE NORTH 43°22'44" WEST 97.97 FEET; THENCE SOUTH 78°30'08" WEST 92.92 FEET; THENCE SOUTH 70°56'25" WEST 122.38 FEET; THENCE SOUTH 72°40'18" WEST 116.97 FEET TO THE NORTH END OF THE AGREED UPON LINE AS CONTAINED IN THAT CERTAIN AGREEMENT DEED DATED DECEMBER 27, 1974 AS ENTRY NO. 2682767 IN BOOK 3779 AT PAGES 24-26; THENCE SOUTH 00°07'51" WEST ALONG SAID AGREED UPON BOUNDARY LINE 1100.00 FEET TO THE INTERSECTION OF SAID AGREED UPON LINE AND THE EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF MELBA LANE AS CONTAINED IN THAT CERTAIN RIGHT-OF-WAY DEED AS ENTRY NO. 2565709 IN BOOK 3407 AT PAGE 314; THENCE NORTH 89°53'18" WEST ALONG SAID EXTENDED RIGHT-OF-WAY LINE 15.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF MELBA LANE; THENCE SOUTH 00°07'51" WEST ALONG THE EAST END OF MELBA LANE 50.00 FEET; THENCE SOUTH 89°52'12" EAST ALONG THE EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF MELBA LANE 15.00 FEET TO THE INTERSECTION OF SAID SOUTH LINE AND SAID AGREED UPON BOUNDARY LINE; THENCE SOUTH 00°07'51" WEST ALONG SAID AGREED UPON BOUNDARY LINE 488.45 FEET; THENCE SOUTH 00°26'47" WEST 78.98 FEET TO THE NORTHWEST CORNER OF TREASURE ESTATES SUBDIVISION PHASE 1; THENCE ALONG THE NORTH LINE OF SAID TREASURE ESTATES SUBDIVISION PHASE 1 THE FOLLOWING THREE (3) COURSES: SOUTH 89°52'41" EAST 428.83 FEET; THENCE SOUTH 84°03'03" EAST 60.30 FEET; THENCE SOUTH 89°49'46" EAST 151.89 FEET TO THE POINT OF BEGINNING.

CONTAINS 22 LOTS AND 413,690.46 SQ. FT. OR 9.50 ACRES



MICHAEL L. WANGEMANN LICENSE No. 6431156 DATE

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I (WE), THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND TO BE HEREAFTER KNOWN AS THE

TREASURE ESTATES SUBDIVISION PHASE 2

AND HEREBY GRANT, DEDICATE AND CONVEY TO RIVERTON CITY, SALT LAKE COUNTY, UTAH, FOR THE PERPETUAL USE OF THE PUBLIC ALL STREETS AND EASEMENTS SHOWN ON THIS PLAT.

IN WITNESS WE HAVE HEREUNTO SET OUR SIGNATURE THIS _____ DAY OF _____

TREASURE VALLEY REAL ESTATE & CONSTRUCTION

ACKNOWLEDGMENT

STATE OF UTAH } SS
COUNTY OF SALT LAKE }
ON THIS _____ DAY OF _____, 2015, PERSONALLY APPEARED BEFORE ME, _____, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS THE _____ OF _____ AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR (RESOLUTION OF ITS BOARD OF DIRECTORS), AND SAID _____ ACKNOWLEDGED TO ME THAT SAID _____
*CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____
RESIDING IN _____ COUNTY, UTAH.

TREASURE ESTATES SUBDIVISION PHASE 2

NORTHEAST QUARTER, SECTION 27, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
RIVERTON CITY, SALT LAKE COUNTY, UTAH

COUNTY RECORDER No. _____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____

DATE _____ TIME _____ FEE _____
BOOK _____
PAGE _____

COUNTY RECORDER

TREASURE ESTATES SUBDIVISION PHASE 2

A SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.
RIVERTON CITY, SALT LAKE COUNTY, UTAH

(N00°06'50"E 2648.01) 2650.23 BASIS OF BEARING

FOUND SALT LAKE COUNTY SURVEYOR BRASS CAP MONUMENT AT NORTHEAST CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

FOUND SALT LAKE COUNTY SURVEYOR BRASS CAP MONUMENT AT EAST QUARTER CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

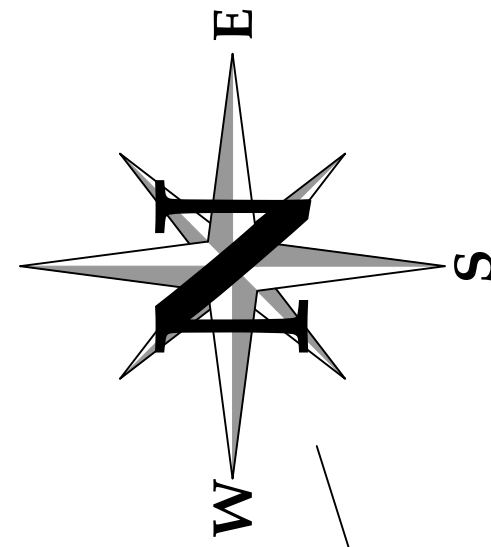
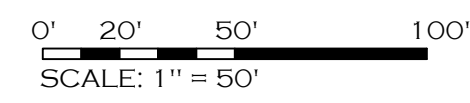


Table with 5 columns: CURVE, ARC, RADIUS, DELTA, CHORD, DIST. Lists curve data for various lots.

Table with 2 columns: LOT, ADDRESS. Lists addresses for lots 1 through 22.

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER'S DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 1-800-CO-CO-3632

EASEMENT APPROVAL

Table for EASEMENT APPROVAL with columns for company name and date.

UTAH LAND SURVEYING, LLC logo and contact information: 2302 WEST 2100 SOUTH SYRACUSE, UT 84075, PHONE 801.725.8395, FAX 801.820.7775, www.utahlandsurveying.com

FLOOD ZONE DESIGNATION: SUBJECT PROPERTY FALLS WITHIN FLOOD ZONE "X" AS DELINEATED BY FEMA FLOOD INSURANCE RATE MAP, MAP #49035C0441G REVISED SEPTEMBER 25, 2009

GEOTECHNICAL REPORT: A GEOTECHNICAL REPORT HAS BEEN PREPARED BY _____ KNOWN AS _____ FOR _____ THIS INFORMATION IS ON FILE AT THE RIVERTON CITY PUBLIC WORKS OFFICE AND ALSO AT THE OFFICE OF _____

- GENERAL NOTES: 1. ALL PUBLIC UTILITIES EASEMENTS AT 7.5' WIDE FOR SIDE AND REAR YARDS AND 10' WIDE FOR FRONT YARDS. 2. SHALLOW SEWER CONTRACTOR MUST FIELD VERIFY SEWER DEPTHS BEFORE EXCAVATING FOR A BASEMENT. HOMES WITH A BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE TO THE BASEMENT. 3. THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING FOUND SALT LAKE COUNTY SURVEY BRASS CAP MONUMENTS LOCATED AT THE NORTHEAST CORNER AND THE EAST QUARTER CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AS SHOWN ON THIS SURVEY PLAT.

LEGEND: Symbols for Point of Intersection Monument, Street Monument, Section Corner Monument, Property Corner, Section Line, Center Line, Easement Line, Property Line, Lot Line.

SOUTH VALLEY SEWER DISTRICT: APPROVED THIS _____ DAY OF _____ A.D., 20____ BY THE DISTRICT MANAGER

COUNTY HEALTH DEPARTMENT: APPROVED THIS _____ DAY OF _____ A.D., 20____ BY THE DIRECTOR

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

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

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

APPROVAL AS TO FORM: APPROVED AS TO FORM ON THIS _____ DAY OF _____ A.D., 20____ RIVERTON CITY ATTORNEY

RIVERTON CITY COUNCIL: PRESENTED TO THE RIVERTON CITY COUNCIL THIS _____ DAY OF _____, 20____ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED RECORDED: _____ MAYOR: _____

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

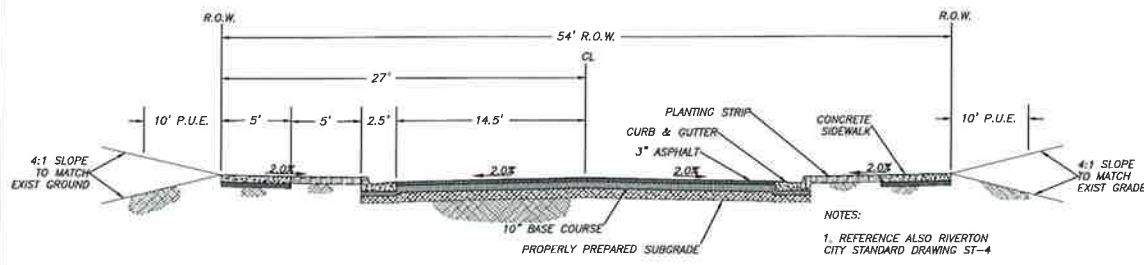
TREASURE ESTATES PHASE 2 FINAL PLAT



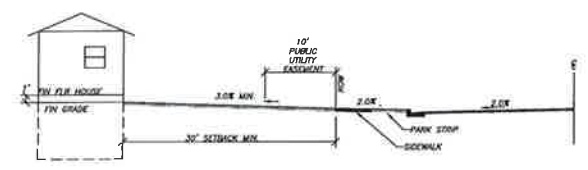
AERIAL VIEW

FOUND SALT LAKE COUNTY
SURVEYOR BRASS CAP MONUMENT
NORTHEAST CORNER OF SECTION
27, T3S, R1W, SLB&M
BENCHMARK ELEV: 4401.50

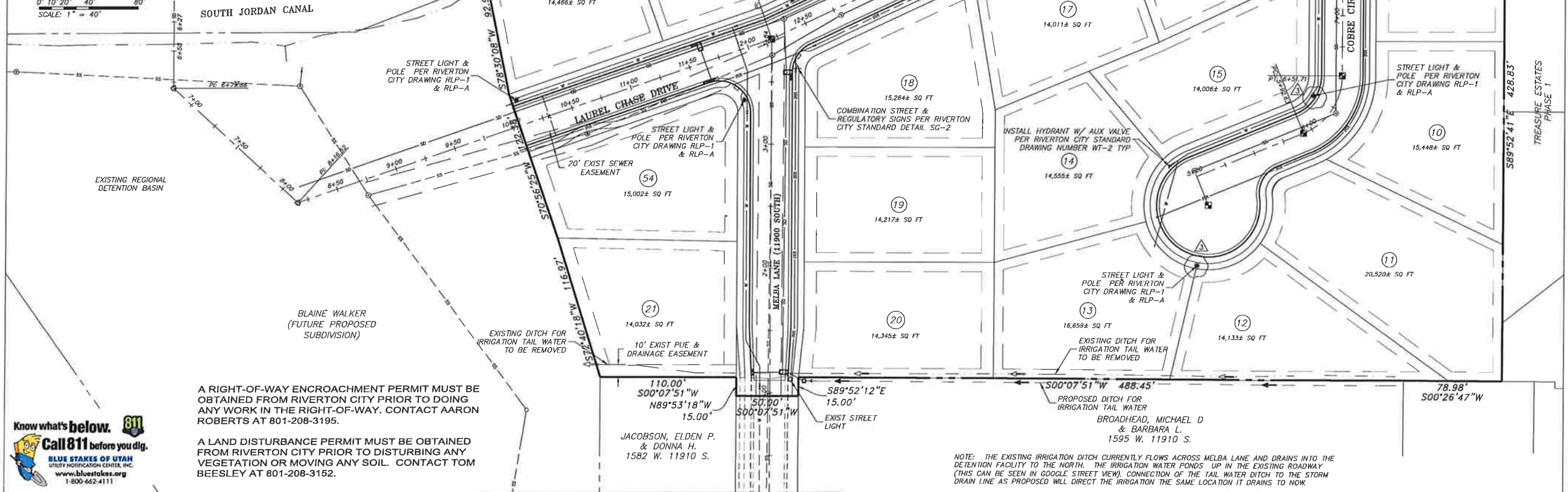
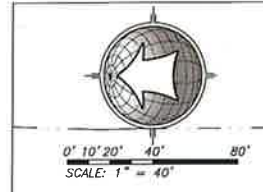
FOUND SALT LAKE COUNTY
SURVEYOR BRASS CAP MONUMENT
EAST 1/4 CORNER OF SECTION 27,
T3S, R1W, SLB&M



TYPICAL ROAD SECTION NTS



TYPICAL SETBACK CROSS-SECTION NTS



A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM RIVERTON CITY PRIOR TO DOING ANY WORK IN THE RIGHT-OF-WAY. CONTACT AARON ROBERTS AT 801-208-3195.

A LAND DISTURBANCE PERMIT MUST BE OBTAINED FROM RIVERTON CITY PRIOR TO DISTURBING ANY VEGETATION OR MOVING ANY SOIL. CONTACT TOM BEESLEY AT 801-208-3152.



NOTE: THE EXISTING IRRIGATION DITCH CURRENTLY FLOWS ACROSS MELBA LANE AND DRAINS INTO THE DETENTION FACILITY TO THE NORTH. THE IRRIGATION WATER POUNDS UP IN THE EXISTING ROADWAY (THIS CAN BE SEEN IN GOOGLE STREET VIEW). CONNECTION OF THE TAIL WATER DITCH TO THE STORM DRAIN LINE AS PROPOSED WILL DIRECT THE IRRIGATION THE SAME LOCATION IT DRAINS TO NOW.

REV	DATE	DESCRIPTION
1	1/24/14	RIVERTON CITY REVIEW COMMENTS
2	6/25/14	RIVERTON CITY REVIEW COMMENTS
3	3/24/15	RIVERTON CITY & SCD REVIEW COMMENTS



TAYLOR ENGINEERING
2329 North 750 West
Lehi, Utah 84043
PHONE: (801) 712-0889



SITE UTILITY PLAN
SITE OVERVIEW PLAN
PREPARED FOR: TREASURE ESTATES SUBDIVISION II
MARY HENDRICKSON
12010 SOUTH 1515 WEST
RIVERTON CITY, UTAH 84065
LOCATION: SECTION 27, T3S, R1W, SLB&M

JOB NO:	02013-13E
DATE:	6/25/14
SCALE:	1" = 40'
DESIGNED:	KLT
DRAWN:	KLT
CHECKED:	

SHEET
C2 OF 8

APR 09 2015