



**RIVERTON CITY  
PLANNING COMMISSION MEETING  
AGENDA**

**October 1, 2015**

Notice is hereby given that the Riverton City Planning Commission will hold a meeting beginning at **6:30 p.m.** on **October 1, 2015** at Riverton City Hall, located at 12830 South 1700 West, Riverton, Utah.

**CALL TO ORDER AND ROLL CALL**

**1. PUBLIC HEARINGS – 6:30 p.m. – or as soon after as practicable**

- A. **MULTI-FAMILY SITE PLAN**, RESIDENCE AT PARK AVENUE PHASE 4, 2000 WEST PARK AVENUE, RM-8-D ZONE, 24 UNITS, 3.0 ACRES, BRAD REYNOLDS CONSTRUCTION, APPLICANT

**2. DECISION / ACTION ITEMS**

- A. **CONDITIONAL USE PERMIT**, ACCESSORY STRUCTURE, UNIFIED POLICE DISTRICT BUILDING, 12810 SOUTH REDWOOD ROAD, A-SHED USA, APPLICANT.

**3. MINUTES**

- A. **SEPTEMBER 17, 2015**

**4. ADJOURN**

The City Office is an accessible facility. Individuals needing special accommodations or assistance during this meeting shall notify the City Recorder's Office at 801-208-3126, at least two business days in advance of the meeting. Accessible parking and entrance are located on the south end of the building with elevator access to the City Council Chambers located on the second floor.

**Certificate of Posting**

I, Virginia Loader, the duly appointed and acting Recorder for Riverton City certify that, at least 24 hours prior to such meeting, the foregoing Agenda was emailed to the Salt Lake Tribune, Deseret News and the South Valley Journal. A copy of the Agenda was also posted in the City Hall Lobby, on the City's Website at [www.rivertoncity.com](http://www.rivertoncity.com), and on the Utah Public Meeting Notice Website at <http://pmn.utah.gov>.

Dated this 16<sup>th</sup> day of September 2015

Virginia Loader, Recorder



**RIVERTON CITY  
MEMORANDUM**

**TO:** Planning Commission

**FROM:** Planning Department

**DATE:** October 1, 2015

**SUBJECT:** MULTI-FAMILY SITE PLAN, RESIDENCE AT PARK AVENUE PHASE 4, 2000 WEST PARK AVENUE, RM-8-D ZONE, 24 UNITS, 3.0 ACRES, BRAD REYNOLDS CONSTRUCTION, APPLICANT

**PL NO.:** 15-8007 – Residences at Park Avenue Phase 4, Multi-family Site Plan

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**PROPOSED MOTION:**

I move that the Planning Commission recommend APPROVAL of the Residences at Park Avenue Phase 4 multi-family site plan, application # PL-15-8007, with the following conditions:

1. Storm drainage systems and accommodation comply with Riverton City standards and ordinances, and with the recommendations of the Riverton City Engineering Division.
2. An interim storm drainage and erosion control plan and an access management plan be approved by the City prior to any construction or grading on the site.
3. The site and structures comply with any and all applicable Riverton City standards and ordinances, including the International Building and Fire Codes.
4. Eight foot solid core concrete fencing installed along the western and northern property lines of the proposed development.

**BACKGROUND:**

Brad Reynolds Construction has submitted an application requesting approval of a multi-family residential site plan proposed to be located at 2000 West Park Avenue (12765 South). The property is zoned RM-8-D (Residential multi-family 8 units per acre Downtown). Property to the north is zoned C-D (Commercial Downtown) and is currently occupied by a gas station and convenience store. To the east and south property is zoned RM-8-D as phases 1 and 3 of the Residences on Park Avenue. To the west property is zoned C-D and is occupied by the Jordan School District Technology Center.

The applicant is proposing to construct 24 attached townhouse style residential units on property totaling approximately 3.0 acres. The proposed site plan extends the existing phase 1 development to the west into surplus property sold by the Jordan School District to the applicant. Accesses into the proposed development come from internal public roads in phase 1. No new accesses onto Park Avenue are proposed for this development.

The site plan has been reviewed against the RM-8-D ordinance for setbacks, parking, sidewalks, open space, guest parking, etc and does comply with all criteria as found in the RM-8-D zoning code. Fencing will need to comply with existing fencing requirements as found in the fencing ordinance. Property to the west and to the north are zoned and utilized as commercial. Therefore, 8 foot solid core concrete fencing is required.

The RM-8-D zoning ordinance does have specific design standards that read as follows:

*“Exterior materials for all buildings in the RM-8-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.”*

The structures that will be built will be similar if not identical to those already constructed in Phases 1 and 2 and 3 located to the east and south of the subject property. Building exteriors feature a stone or brick wainscot and columns, stucco above with accented areas of fiber cement siding. The architecture as proposed does comply with the requirements as found in the RM-8-D zone.

Riverton City Planning, Water and Engineering divisions are recommending approval with the conditions listed in this staff report. The Unified Fire Authority has also reviewed the proposed plan and is recommending approval.

**ATTACHMENTS:**

The following items are attached for your review:

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



PL No. 15-8007  
Date 6/1/2015

# Application

## Site Plan

A. Applicant's Name Brad Reynolds Construction  
Home Address P.O. Box 17958  
City SLC State UT Zip 84117  
Telephone # 801-281-2200 Mobile # \_\_\_\_\_  
E-mail Address \_\_\_\_\_ Fax # \_\_\_\_\_

B. Primary Contact Person Paul Ranstrom  
Address P.O. Box 17958  
City SLC State UT Zip 84117  
Telephone # 801-281-2200 Mobile # 801-598-0246  
E-mail Address Paul@bradreynoldsconstruction.com Fax # \_\_\_\_\_

### C. Project Information

- Name of Proposed Business The Residences at Park Avenue Phase 4
- Address 2000 W. Park Ave
- Description of the Proposed Business Residential townhome development - 24 units
- Sidwell/Tax ID# to be subdivided Total Acreage of the Site 3.0
- Current Zoning of the Proposed Site \_\_\_\_\_  
Zoning of Adjacent Parcels: North \_\_\_\_\_ South \_\_\_\_\_ East \_\_\_\_\_ West \_\_\_\_\_
- Current Use of the Land School
- Number of Existing Structures 0
- Describe the Proposed Use and Structures for the Site Residential Townhome Development
- Did this Project Require a Rezone?  Yes / No \_\_\_\_\_ If Yes, PL# \_\_\_\_\_
- Did this Project Require a Conditional Use Permit? Yes /  No \_\_\_\_\_ If Yes, PL# \_\_\_\_\_

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

Paul Ranstrom  
Applicant's Signature

5/22/15  
Date

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

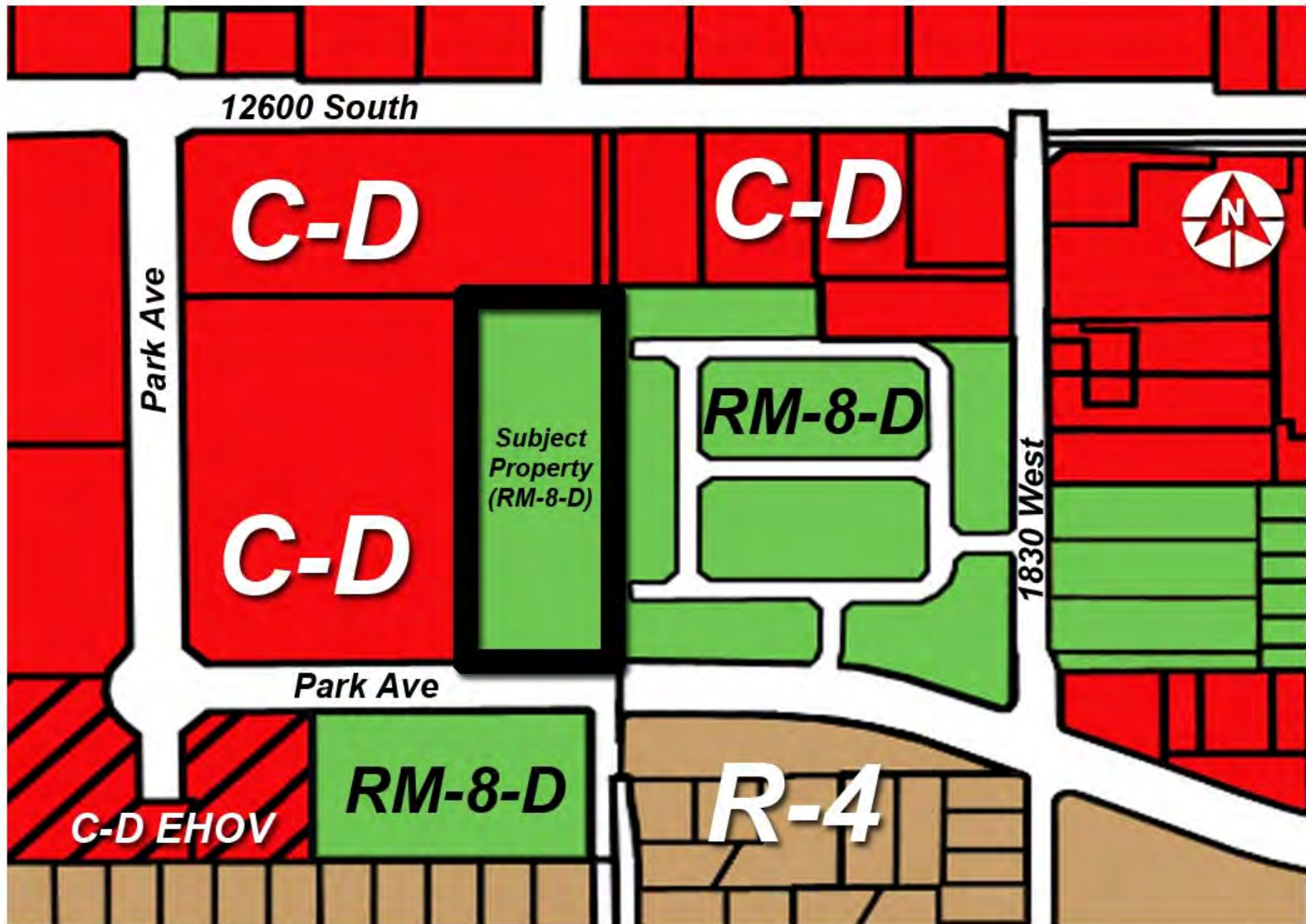
S:\Planning\Applications\Site Plan.doc Revised 07/08

# The Residences on Park Ave Phase 4 Site Plan



**Aerial View**

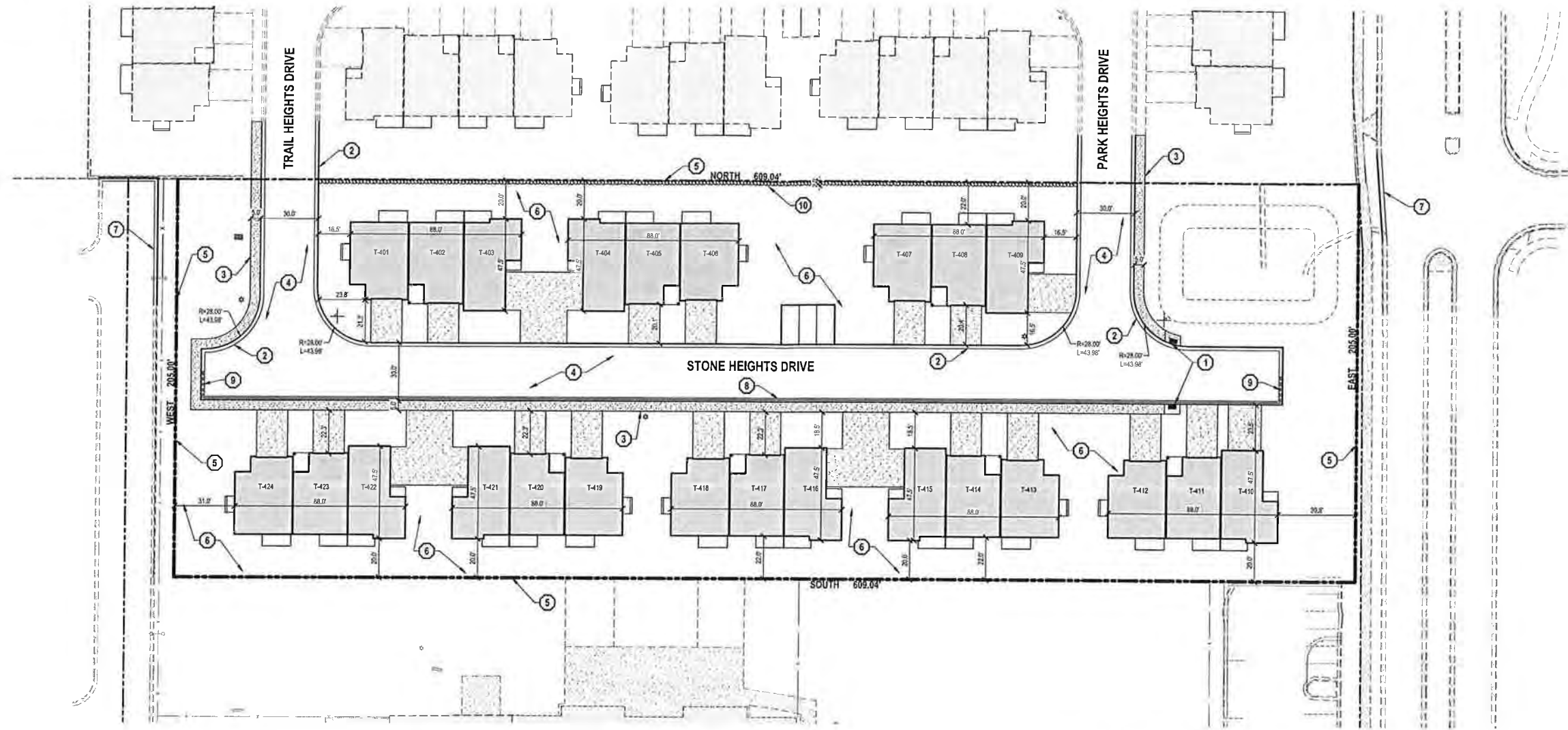
# The Residences on Park Ave Phase 4 Site Plan



Zoning Map



**BENCHMARK**  
 NORTH QUARTER CORNER SECTION 34  
 TOWNSHIP 3 SOUTH RANGE 1 WEST  
 SALT LAKE BASIN AND MOUNTAIN  
 FOUND COUNTY MONUMENT  
 ELEVATION = 4388.84



**GENERAL NOTES**

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS
3. SEE LANDSCAPE ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE
4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES)
5. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOO, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS
6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS

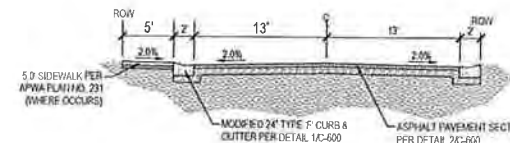
AREA CALCULATIONS TABLE			
DESCRIPTION	AREA	ACRES	PERCENTAGE
PAVEMENT	38,455 sq. ft.	0.883 acres	31%
ROOF	30,486 sq. ft.	0.700 acres	24%
LANDSCAPING	55,902 sq. ft.	1.284 acres	45%
TOTAL SITE	124,853 sq. ft.	2.867 acres	100%

**KEY NOTES**

1. HANDICAP ACCESS RAMP PER RIVERTON CITY STANDARD DWG ST-10
2. 2" MODIFIED TYPE F CURB & GUTTER (SEE DETAIL 11C-600)
3. SIDEWALK PER APWA PLAN 231 (WITH NO PARK STRIP)
4. ASPHALT PAVING (SEE DETAIL 21C-600)
5. PROPERTY LINE
6. LANDSCAPE (SEE LANDSCAPE PLAN)
7. 24" STANDARD CURB & GUTTER (SEE DETAIL 3C-600)
8. 24" REVERSE PAN CURB & GUTTER (SEE DETAIL 10C-600)
9. TRANSITION TO FROM STANDARD TO FALLOUT CURB & GUTTER
10. ROCK RETAINING WALL (SEE DETAIL 11C-600)

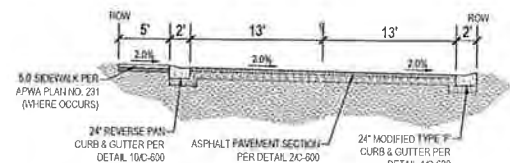
**LEGEND**

- |   |                               |   |                             |
|---|-------------------------------|---|-----------------------------|
| ◆ | SECTION CORNER                | ■ | PRO STORM DRAIN CATCH BASIN |
| + | EXIST MONUMENT                | ■ | EXIST STORM DRAIN COMBO BOX |
| □ | PRO MONUMENT                  | ■ | PRO STORM DRAIN COMBO BOX   |
| ○ | EXIST REBAR AND CAP           | — | EXIST SIGN                  |
| ○ | SET ENSIGN REBAR AND CAP      | — | PRO SIGN                    |
| ○ | EXIST WATER METER             | — | EXIST UTILITY POLE          |
| ○ | PRO WATER METER               | — | EXIST GAS VALVE             |
| ○ | EXIST WATER VALVE             | — | EXIST BUILDING              |
| ○ | PRO WATER VALVE               | — | PRO BUILDING                |
| ○ | EXIST FIRE HYDRANT            | — | EXISTING CONCRETE           |
| ○ | PRO FIRE HYDRANT              | — | PROPOSED CONCRETE           |
| ○ | EXIST IRRIGATION VALVE        | — | EXIST FENCE                 |
| ○ | PRO IRRIGATION VALVE          | — | PRO FENCE                   |
| ○ | EXIST SANITARY SEWER MANHOLE  | — | EXIST EDGE OF ASPHALT       |
| ○ | PRO SANITARY SEWER MANHOLE    | — | PRO EDGE OF ASPHALT         |
| □ | EXIST STORM DRAIN CATCH BASIN |   |                             |



**1 TYPICAL CROSS SECTION**

- NOTES:  
 1. SECTION APPLIES TO TRAIL HEIGHTS DRIVE AND PARK HEIGHTS DRIVE  
 2. ROAD BASE 6" PAST EDGE OF SIDEWALK AND CURB AND GUTTER  
 3. ALL MATERIALS COMPACTED TO 98% OF MAXIMUM DRY DENSITY



**2 TYPICAL CROSS SECTION**

- NOTES:  
 1. SECTION APPLIES TO DELL HEIGHTS DRIVE  
 2. ROAD BASE 6" PAST EDGE OF SIDEWALK AND CURB AND GUTTER  
 3. ALL MATERIALS COMPACTED TO 98% OF MAXIMUM DRY DENSITY



**ENSIGN**  
 THE STANDARD IN ENGINEERING

**SALT LAKE CITY**  
 45 W. 10000 S., Suite 500  
 Sandy, UT 84070  
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**LAYTON**  
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**TOOELE**  
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**CEDAR CITY**  
 Phone: 435.865.1453

**RICHFIELD**  
 Phone: 435.896.2983

[WWW.ENSIGNENG.COM](http://WWW.ENSIGNENG.COM)

FOR CLIENT CLIENT'S ADDRESS CLIENT CITY STATE ZIP CONTACT CLIENT CONTACT PHONE: 801-000-0000

**THE RESIDENCES AT PARK AVENUE  
 PHASE IV  
 1830 WEST PARK AVENUE  
 RIVERTON, UTAH**

7690015  
 CHAD R. THOMAS  
 STATE OF UTAH

**SITE PLAN**

PROJECT NUMBER: 6494 PRINT DATE: 5/27/15  
 DRAWN BY: CHECKED BY:  
 PROJECT MANAGER:

**C-200**

JUN 02 2015





**BENCHMARK**  
NORTHWEST CORNER  
SECTION 34  
T3S, R1W  
SLS&M  
ELEVATION = 4473.82

**SURVEYOR'S NARRATIVE**

I, Patrick M. Harris, do hereby state that I am a Registered Professional Land Surveyor and that I hold qualification no. 28682 as prescribed by the laws of the State of Utah and that I have made a survey of the following described property. The purpose of this survey is to provide an ALTA/ACSM Land Title Survey for use by the client. The basis of bearing is the line between the Northwest Corner and the North Quarter Corner of Section 34, Township 3 South, Range 1 West, Salt Lake Base and Meridian measuring East 2639.45 feet.

**PROPERTY DESCRIPTION**

**PARCEL A Lot 2**  
Beginning at a point which lies East 670.72 feet along the North line of the Northwest quarter and South 88.83 feet, said point also being on the East right-of-way line of Park Avenue Road, and South 307'14.25" East 272.26 feet along said line from the Northwest Corner of Section 34, Township 3 South, Range 1 West, Salt Lake Base and Meridian, said section and bearing; thence East 647.75 feet thence South 834.44 feet to the north right-of-way line of said Park Avenue Road, thence the following six (6) courses along said line: 1) South 03°56'58" West 35.41 feet; 2) South 89°43'24" West 567.29 feet to the point of curvature of a 25-foot radius curve; 3) Northwesterly 22.58 feet along the arc of said curve to the right (Center bears North 09°14'25" West) through a central angle of 31°43'12" to a point of compound curvature of a 80-foot radius curve; 4) Northwesterly 18.85 feet along the arc of said curve to the left (Center bears South 51°30'49" West) through a central angle of 13°20'24" to a point of compound curvature of a 25-foot radius curve; 5) Northwesterly 72.38 feet along the arc of said curve to the right (Center bears North 30°50'22" East) through a central angle of 31°43'12" to a point of tangency; 6) North 07°14'26" West 537.04 feet to the point of beginning.

Said "Lot 2" is Lot 2 of a proposed, but not yet recorded subdivision.

**PARCEL B:**  
Those rights appurtenant to Parcel A "Lot 2" as created and specified in that certain Cross Easement and Non-Competition Agreement dated February 6, 2006, by and between Riverton Center, L.C. a Utah limited liability company and Found Enterprises, L.L.C., a Utah limited liability company, and recorded February 8, 2006 as Entry No. 9532200 in Book 2253 at Pages 1343-1360 of Official Salt Lake County Records.

To: Board of Education of Jordan School District, a body corporate and politic of the State of Utah, Miller Family Real Estate, L.L.C., a Utah limited liability company, Seward Title Company and Founders Title Company.

This is to certify that this map or plan and the survey on which it is based were made in accordance with 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly published and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 8, 9, 11(a), 13, 16, 17, 18, 19 and 20 of Table A hereof.

The field work was completed on June 18, 2014.  
Date of Plot or Map June 27, 2014

Dec 27, 2014  
Date  
Patrick M. Harris  
License No. 28682

Note: For conditions of record not shown hereon as well as specific references to items in the title report, please refer to a title report supplied by Founders Title Company, of Salt Lake City, Utah under Commitment No. F-300199, dated effective, May 22, 2014.

**NOTES:**

1. The subject property is located within Flood Zone X as found on FEMA FIRM 4903C0460G dated effective on September 25, 2009.

**SCHEDULE B-2 EXCEPTIONS:**

10. Said property is included within the boundaries of Riverton City, and is subject to the charges and assessments thereof. (Phone No. 801-254-0704)  
Said property is included within the boundaries of South Valley Sewer District, and is subject to the charges and assessments thereof. (Phone No. 801-571-1155)  
11. Said Property is included within the boundaries of the Salt Lake Valley Land Enhancement Service Area (Salt Lake Police District) as disclosed by Unified Police District Certificate of Assessed recorded December 12, 2011 as Entry No. 11295653 in Book 8822 of Official Records and is subject to the charges and assessments thereof.

12. EASEMENT AND CONDITIONS CONTAINED THEREIN:  
Grantor: Wilford B. Danes and Lucille Danes, His Wife  
Grantee: Utah Power & Light Company, a corporation  
Dated: October 2, 1957  
Recorded: October 15, 1957  
Entry No.: 1561423  
Book/Page: 1453615  
(SHOWN ON SURVEY)

13. EASEMENT AND CONDITIONS CONTAINED THEREIN:  
Grantor: Sorenson Associates, LLC, a Utah limited liability company and Riverton City Center, L.C., a Utah limited liability company  
Grantee: Howard Ellis Company, LLC  
Dated: March 14, 2002  
Recorded: April 10, 2002  
Entry No.: 8032122  
Book/Page: 69865721  
(SHOWN ON SURVEY)

14. EASEMENT AND CONDITIONS CONTAINED THEREIN:  
Grantor: Riverton Center LLC  
Grantee: PacifiCorp, and Oregon Corporation  
Dated: February 28, 2003  
Recorded: March 13, 2003  
Entry No.: 805418  
Book/Page: 0759193  
(SHOWN ON SURVEY)

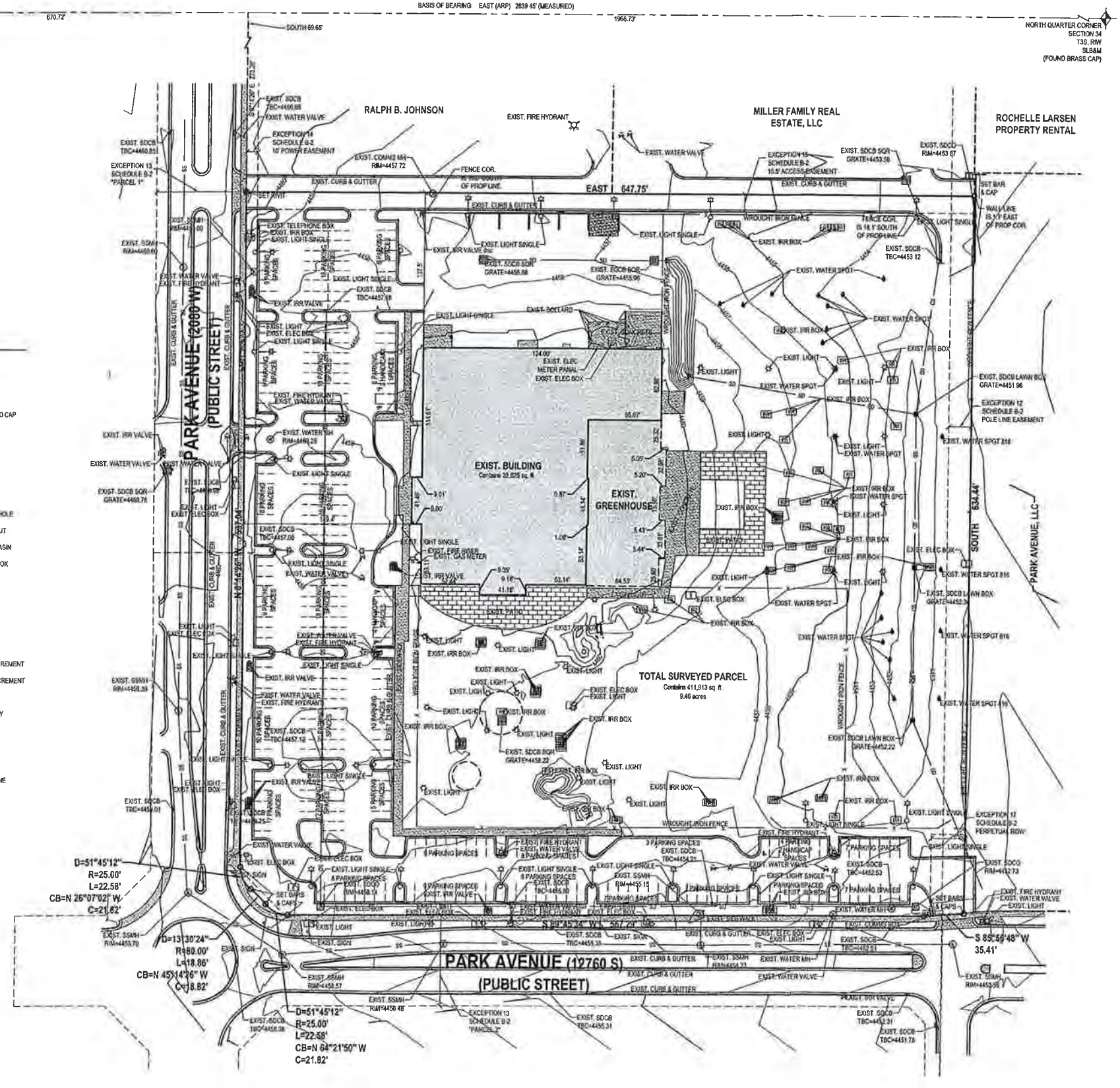
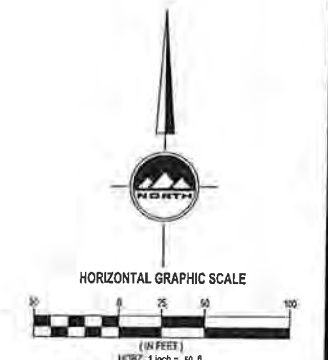
15. CROSS EASEMENT AND NON-COMPETITION AGREEMENT and the terms, conditions and limitations contained therein, by and between:  
Riverton Center, L.C., a Utah limited liability company and Found Enterprises, L.L.C., a Utah limited liability company.  
Dated: February 6, 2006  
Recorded: February 8, 2006  
Entry No.: 9532280  
Book/Page: 92531343  
(SHOWN ON SURVEY)

AMENDMENT TO CROSS-EASEMENT AND NON-COMPETITION AGREEMENT and the terms, conditions and limitations contained herein, by and between:  
Ralph B. Johnson, an individual and Miller Family Real Estate, L.L.C., a Utah limited liability company.  
Dated: May 5, 2011  
Recorded: May 6, 2011  
Entry No.: 1178518  
Book/Page: 9623589  
(BLANKET IN NATURE)

16. CROSS EASEMENT, RIGHT OF WAY AND RESTRICTION AGREEMENT and the terms, conditions and limitations contained therein, by and between:  
Ralph B. Johnson, an individual and Miller Family Real Estate, L.L.C., a Utah limited liability company.  
Dated: May 5, 2011  
Recorded: May 6, 2011  
Entry No.: 1178520  
Book/Page: 9623604  
(BLANKET IN NATURE)

17. A right of way for ingress, egress and incidental purposes as reserved in Special Warranty Deed recorded November 10, 2011 as Entry No. 11278001 in Book 9905 at Page 2708 of Official Records.  
(SHOWN ON SURVEY)

LOCATED IN THE NORTHWEST QUARTER OF SECTION 34  
TOWNSHIP 3 SOUTH, RANGE 1 WEST  
SALT LAKE BASE AND MERIDIAN  
RIVERTON, SALT LAKE COUNTY, UTAH



- LEGEND**
- SECTION CORNER
  - MONUMENT
  - SET NAIL & WASHER
  - SET ENSIGN REBAR AND CAP
  - WATER METER
  - WATER MANHOLE
  - WATER VALVE
  - FIRE HYDRANT
  - IRRIGATION VALVE
  - SANITARY SEWER MANHOLE
  - STORM DRAIN CLEAN OUT
  - STORM DRAIN CATCH BASIN
  - STORM DRAIN COMBO BOX
  - SIGN
  - UTILITY MANHOLE
  - UTILITY POLE
  - GAS METER
  - GAS LINE
  - MINOR CONTOURS 1' INCREMENT
  - MAJOR CONTOURS 5' INCREMENT
  - CONCRETE
  - ADJACENT RIGHT OF WAY
  - RIGHT OF WAY
  - SECTION LINE
  - PROPERTY LINE
  - ADJACENT PROPERTY LINE
  - DEED LINE
  - TANGENT LINE
  - FENCE
  - EDGE OF ASPHALT
  - SS - SANITARY SEWER
  - SD - STORM DRAIN LINE
  - WL - WATER LINE
  - IR - IRRIGATION LINE
  - T - TELEPHONE LINE
  - OH - OVERHEAD POWER

**S2014-12-0705**  
**Reid J. Demman, P.L.S.**  
**SALT LAKE COUNTY SURVEYOR**

**SALT LAKE CITY**  
45 W 10000 S, Suite 500  
Sandy, UT 84070  
Phone: 801.255.0529  
Fax: 801.255.4449

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FOR:  
JORDAN SCHOOL DISTRICT  
7805 SOUTH REDWOOD ROAD  
WEST JORDAN, UTAH, 84088

CONTACT:  
KARL PETERSON  
PHONE: 801-967-8850  
FAX:

**MILLER FAMILY REAL ESTATE LLC PROPERTY**  
**ALTA/ACSM LAND TITLE & TOPOGRAPHIC SURVEY**  
12723 SOUTH PARK AVENUE  
RIVERTON, UTAH

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**ALTA/ACSM**  
**LAND TITLE**  
**& TOPOGRAPHIC**  
**SURVEY**

PROJECT NUMBER: 5181      PRINT DATE: 11/17/14  
DRAWN BY: B. Greenleaf      CHECKED BY:  
PROJECT MANAGER: P. Harris

1-1

JUN 02 2015

# RESIDENCES AT PARK AVENUE PHASE 4 SUBDIVISION

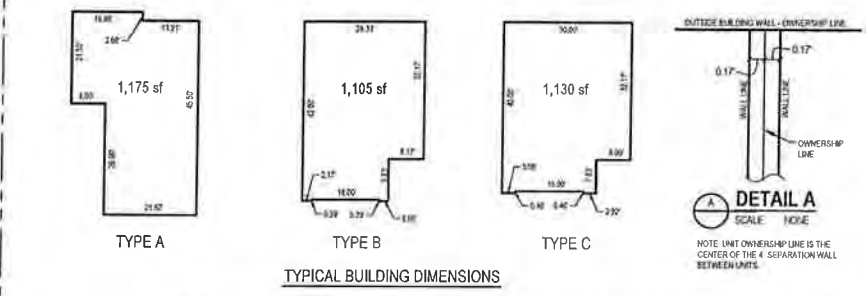
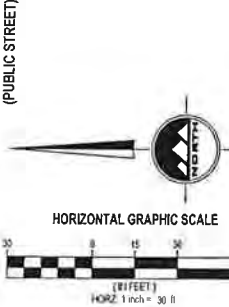
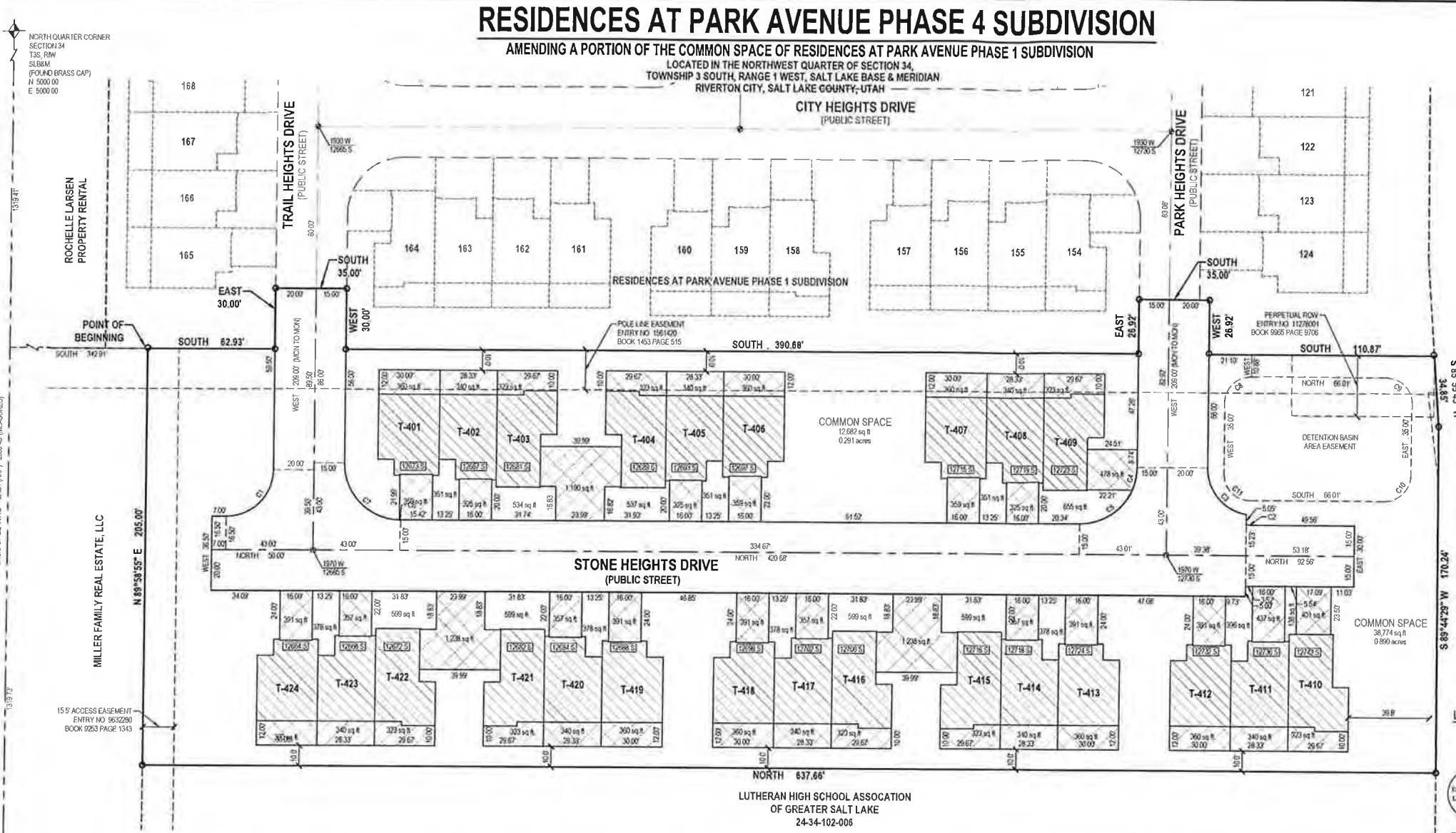
AMENDING A PORTION OF THE COMMON SPACE OF RESIDENCES AT PARK AVENUE PHASE 1 SUBDIVISION  
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 34,  
 TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN  
 RIVERTON CITY, SALT LAKE COUNTY, UTAH



**SURVEYOR'S CERTIFICATE**  
 I, KAREN F. WHITE, do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 191326. I have made a survey of the tract of land shown on this plan and described below, and have subdivided said tract of land into lots and spaces, hereinafter to be known as RESIDENCES AT PARK AVENUE PHASE 4 SUBDIVISION, and that the same has been correctly surveyed and staked on the ground as shown on this plan. I further certify that all lots have adequate utility and easement requirements of the applicable zoning ordinances.

**BOUNDARY DESCRIPTION**  
 Beginning at a point on the Westerly Boundary Line of Residences at Park Avenue Phase 1 Subdivision, recorded as Entry No. 11541572, in Block 2012P, at Page 215 in the Office of the Salt Lake County Recorder, said point being South 85°29'55" West 1,319.77 feet along the Section Line and South 342.81 feet from the North Quarter Corner of Section 34, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running:  
 thence South 62.93 feet along the Westerly Boundary Line of said Residences at Park Avenue Phase 1 Subdivision,  
 thence East 30.00 feet to the Westerly Right-of-Way Line of Trail Heights Drive,  
 thence South 25.00 feet along the Westerly Right-of-Way Line of said Trail Heights Drive,  
 thence West 20.00 feet to the Westerly Boundary Line of said Residences at Park Avenue Phase 1 Subdivision,  
 thence South 290.68 feet along the Westerly Boundary Line of said Residences at Park Avenue Phase 1 Subdivision,  
 thence East 26.92 feet to the Westerly Right-of-Way Line of Park Heights Drive,  
 thence South 35.00 feet along the Westerly Right-of-Way Line of said Park Heights Drive,  
 thence West 25.92 feet to the Westerly Boundary Line of said Residences at Park Avenue Phase 1 Subdivision,  
 thence South 110.87 feet along the Westerly Boundary Line of said Residences at Park Avenue Phase 1 Subdivision to the Northerly Right-of-Way Line of Park Avenue,  
 thence South 85°55'42" West 34.65 feet along the Northerly Right-of-Way Line of said Park Avenue,  
 thence South 89°44'29" West 170.24 feet along the Northerly Right-of-Way Line of said Park Avenue,  
 thence North 63°55'55" East 205.00 feet to the point of beginning.

Contains 132,584 Square Feet or 3.044 Acres and 24 Townships  
 DATE \_\_\_\_\_ KAREN F. WHITE  
 P.L.S. 191326



**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	23.00	36.13	90°00'00"	S45°00'00"E	32.53
C2	26.00	3.63	7°25'46"	S3°47'53"W	3.63
C3	22.97	32.49	80°58'06"	S49°31'42"W	29.86
C4	28.00	11.81	23°20'56"	S78°19'24"E	11.33
C5	28.00	32.57	69°38'48"	S33°19'32"E	30.77
C6	28.00	0.58	1°11'38"	S0°39'45"W	0.58
C7	28.00	43.40	88°48'22"	S45°39'49"W	38.18
C8	13.00	20.42	90°00'00"	N45°00'00"W	18.38
C9	13.00	20.42	90°00'00"	N45°00'00"E	18.38
C10	13.00	20.42	90°00'00"	S45°00'00"E	18.38
C11	13.00	20.42	90°00'00"	S45°00'00"W	18.38

**POINT TABLE**

POINT #	FULL DESCRIPTION	NORTHING	EASTING
1	BLDG COR	4534.25	3618.23
2	BLDG COR	4542.25	3658.23
3	BLDG COR	4544.25	3669.23
4	BLDG COR	4482.25	3612.73
5	BLDG COR	4422.25	3612.73
6	BLDG COR	4430.25	3669.23
7	BLDG COR	4342.25	3658.23
8	BLDG COR	4350.25	3618.23
9	BLDG COR	4264.58	3618.23
10	BLDG COR	4272.58	3658.23
11	BLDG COR	4184.58	3669.23
12	BLDG COR	4192.58	3612.73
13	BLDG COR	4203.33	3542.73
14	BLDG COR	4262.33	3495.23
15	BLDG COR	4150.33	3492.23
16	BLDG COR	4142.33	3537.23
17	BLDG COR	4183.58	3537.23

**LAND USE TABLE**

LAND USE	AREA (SQ. FT.)	ACRES	PERCENT
PUBLIC ROADWAY	28,025	0.644	21.14%
PRIVATE AREA	27,280	0.628	20.56%
LIMITED COMMON AREA	18,739	0.430	14.15%
COMMON AREA	58,540	1.344	44.15%
<b>TOTAL AREA</b>	<b>132,584</b>	<b>3.044</b>	<b>100.00%</b>

**NOTES**  
 1. The Private Area, Limited Common Area, and Common Area are subject to a landscaping and maintenance covenant applicable to any area which does not have any easements and fixtures therein. The maintenance of all landscaping, fixtures, and structures in the development shall be provided for in the Covenants, Conditions, and Restrictions (CC&Rs) applicable to the development and to be recorded by the Declarant. The ownership and size of the building units (Units), Common Area, and Limited Common Area shall be as shown on this plat and shall be subject to the CC&Rs.  
 2. All areas not identified as Private Area, Common Area, Limited Common Area, or Common Area, are subject to the terms of the CC&Rs.  
 3. Use and scope of Limited Common Area depicted on the Plat is subject to the terms of the CC&Rs.  
 4. Detention basin area on an easement to serve of Riverton City for storm drainage. The remaining common areas and limited common areas are designated as public utility and drainage easements. Detention basin and common areas shall be installed by the Homeowner Association.  
 5. Subject property is located within Zone "C" according to the Federal Insurance Rate Map, Map Number 4005COM004, with a map effective date of September 25, 2009.  
 6. SHALLOW SEWER DEPTH-CONTRACTOR shall verify sewer lateral depth and soil foundation elevation to provide adequate fall into sewer lateral. Buildings with a basement may not have sewer service available for basement.  
 7. The soils are highly compressible. Conventional spread and continuous wall footings can be utilized but be designed to support live bearing pressures. Under no circumstances should the footings be installed on any soil or disturbed soil, previously placed non-engineered backfill soils from removed structures.

**EASEMENT APPROVAL**

CENTURYLINK	DATE _____
ROCKY MOUNTAIN POWER	DATE _____
QUESTAR GAS CO.	DATE _____
COMCAST	DATE _____

**STREET LIGHTING DISTRICT**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
 BY THE STREET LIGHTING DISTRICT.

CHAIR, STREET LIGHTING DISTRICT

**DEVELOPER**  
 BRAD REYNOLDS CONSTRUCTION, INC.  
 P.O. BOX 17858  
 SALT LAKE CITY, UTAH 84117

**LAND USE TABLE**

PUBLIC ROADWAY	28,025 SQ. FT.	0.644 ACRES	21.14%
PRIVATE AREA	27,280 SQ. FT.	0.628 ACRES	20.56%
LIMITED COMMON AREA	18,739 SQ. FT.	0.430 ACRES	14.15%
COMMON AREA	58,540 SQ. FT.	1.344 ACRES	44.15%
<b>TOTAL AREA</b>	<b>132,584 SQ. FT.</b>	<b>3.044 ACRES</b>	<b>100.00%</b>

UNITS = 24 UNITS  
 8.0 UNITS PER ACRE

**OWNER'S DEDICATION**  
 I, the undersigned owner (s) of the above described tract of land, having caused same to be subdivided, heretofore known as the  
**RESIDENCES AT PARK AVENUE PHASE 4 SUBDIVISION**  
 do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public Use. Owner(s) hereby agree to warrant and defend and save the City harmless against any easement in or other encumbrance on a dedicated street which will interfere with the City's use, maintenance, and operation of the street.  
 In witness whereof, I/we have hereunto set our hand (s) this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_.

**CORPORATE ACKNOWLEDGMENT**  
 STATE OF UTAH  
 County of Salt Lake  
 On this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_, I, \_\_\_\_\_, personally appeared before me \_\_\_\_\_, the signer of the foregoing instrument, who duly acknowledged to me that he/she is the \_\_\_\_\_ of a Utah Corporation, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.  
 MY COMMISSION EXPIRES: \_\_\_\_\_  
 NOTARY PUBLIC \_\_\_\_\_ RESIDING IN \_\_\_\_\_ COUNTY.

**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT**  
 STATE OF UTAH  
 County of Salt Lake  
 On this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_, I, \_\_\_\_\_, personally appeared before me \_\_\_\_\_, the signer of the foregoing instrument, who duly acknowledged to me that he/she is a Utah limited liability company, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.  
 MY COMMISSION EXPIRES: \_\_\_\_\_  
 NOTARY PUBLIC \_\_\_\_\_ RESIDING IN \_\_\_\_\_ COUNTY.

**RESIDENCES AT PARK AVENUE PHASE 4 SUBDIVISION**  
 AMENDING A PORTION OF THE COMMON SPACE OF RESIDENCES AT PARK AVENUE PHASE 1 SUBDIVISION  
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 34,  
 TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN  
 RIVERTON CITY, SALT LAKE COUNTY, UTAH

**SOUTH VALLEY SEWER DISTRICT APPROVAL**  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
 BY THE SOUTH VALLEY SEWER DISTRICT

**COUNTY HEALTH APPROVAL**  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
 BY THE BOARD OF HEALTH

**RIVERTON CITY PLANNING**  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
 BY THE RIVERTON CITY PLANNING DEPARTMENT

**RIVERTON CITY WATER**  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
 BY THE RIVERTON CITY WATER

**RIVERTON CITY ENGINEER**  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
 BY THE RIVERTON CITY ENGINEER

**APPROVAL AS TO FORM**  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
 BY THE RIVERTON CITY ATTORNEY

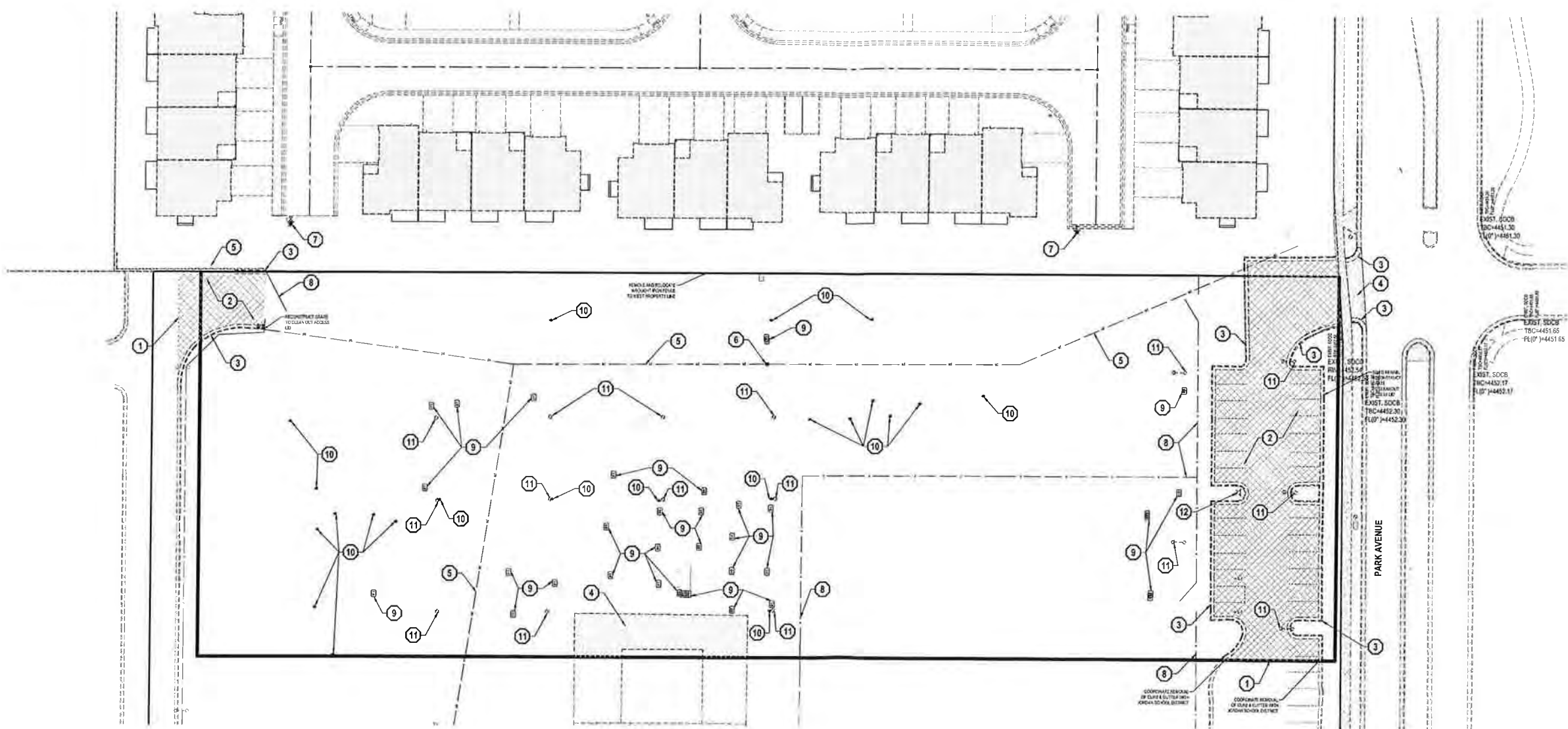
**RIVERTON CITY COUNCIL**  
 PRESENTED TO THE BOARD OF RIVERTON CITY COUNCIL, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

RECORDED # \_\_\_\_\_  
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF \_\_\_\_\_  
 DATE \_\_\_\_\_ TIME \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 FEES \_\_\_\_\_ DEPUTY SALT LAKE COUNTY RECORDER





**BENCHMARK**  
 NORTH QUARTER CORNER SECTION 34  
 TOWNSHIP 3 SOUTH RANGE 1 WEST  
 SALT LAKE BASE AND MERIDIAN  
 FOUND COUNTY MONUMENT  
 ELEVATION = 4438.84



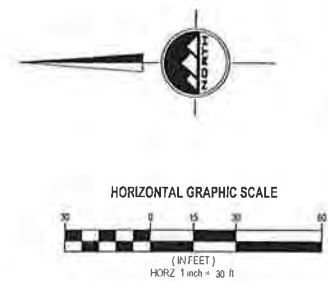
**GENERAL NOTES**

- 1 ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS
- 2 EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
- 3 ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOIL, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
- 4 ALL CONSTRUCTION SIGNAGE, BARRICADES, TRAFFIC CONTROL DEVICES, ETC. SHALL CONFORM TO THE LATEST EDITION OF THE MUTCD. THE CONTRACTOR WILL MAINTAIN SUCH SO THAT THEY ARE PROPERLY PLACED AND VISIBLE AT ALL TIMES.
- 5 SIDEWALKS AND CURBS DESIGNATED TO BE DEMOLISHED SHALL BE DEMOLISHED TO THE NEAREST EXPANSION JOINT, MATCHING THESE PLANS AS CLOSELY AS POSSIBLE.
- 6 THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

**SCOPE OF WORK:**

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS LISTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- 1 SAWCUT EXISTING ASPHALT PAVEMENT TO A CLEAN EDGE FOR TRANSITION BETWEEN EXISTING ASPHALT AND PROPOSED CURB AND GUTTER.
- 2 REMOVE AND PROPERLY DISPOSE OF EXISTING ASPHALT PAVEMENT (HATCHED AREA SHOWN ON PLANS)
- 3 SAWCUT, REMOVE AND PROPERLY DISPOSE OF EXISTING CURB OR CURBS AND GUTTER OR WATERWAY
- 4 REMOVE AND PROPERLY DISPOSE OF EXISTING CONCRETE
- 5 REMOVE AND PROPERLY DISPOSE OF EXISTING STORM DRAIN PIPE
- 6 REMOVE AND PROPERLY DISPOSE OF EXISTING STORM DRAIN CATCH BASIN OR CLEAFOUT
- 7 REMOVE EXISTING FIRE HYDRANT. STORE FOR POSSIBLE REUSE ON-SITE.
- 8 REMOVE AND PROPERLY DISPOSE OF EXISTING FENCE
- 9 REMOVE AND PROPERLY DISPOSE OF IRRIGATION IN THIS AREA
- 10 REMOVE AND PROPERLY DISPOSE OF EXISTING WATER SPOUT
- 11 REMOVE AND PROPERLY DISPOSE OF EXISTING LIGHT POLE
- 12 REMOVE AND PROPERLY DISPOSE OF EXISTING FIRE HYDRANT



JUN 02 2015



**SALT LAKE CITY**  
 45 W. 10000 S., Suite 500  
 Sandy, UT 84070  
 Phone: 801.255.0529

**LAYTON**  
 Phone: 801.547.1100

**TOOELE**  
 Phone: 435.843.3590

**CEDAR CITY**  
 Phone: 435.865.1453

**RICHFIELD**  
 Phone: 435.896.2983

WWW.ENSIGNENG.COM

PK# \_\_\_\_\_  
 CLIENT \_\_\_\_\_  
 CLIENTS ADDRESS \_\_\_\_\_  
 CLIENT CITY STATE ZIP \_\_\_\_\_  
 CONTACT: \_\_\_\_\_  
 CLIENT CONTACT \_\_\_\_\_  
 PHONE: 801-255-0529

**THE RESIDENCES AT PARK AVENUE  
 PHASE IV  
 1830 WEST PARK AVENUE  
 RIVERTON, UTAH**

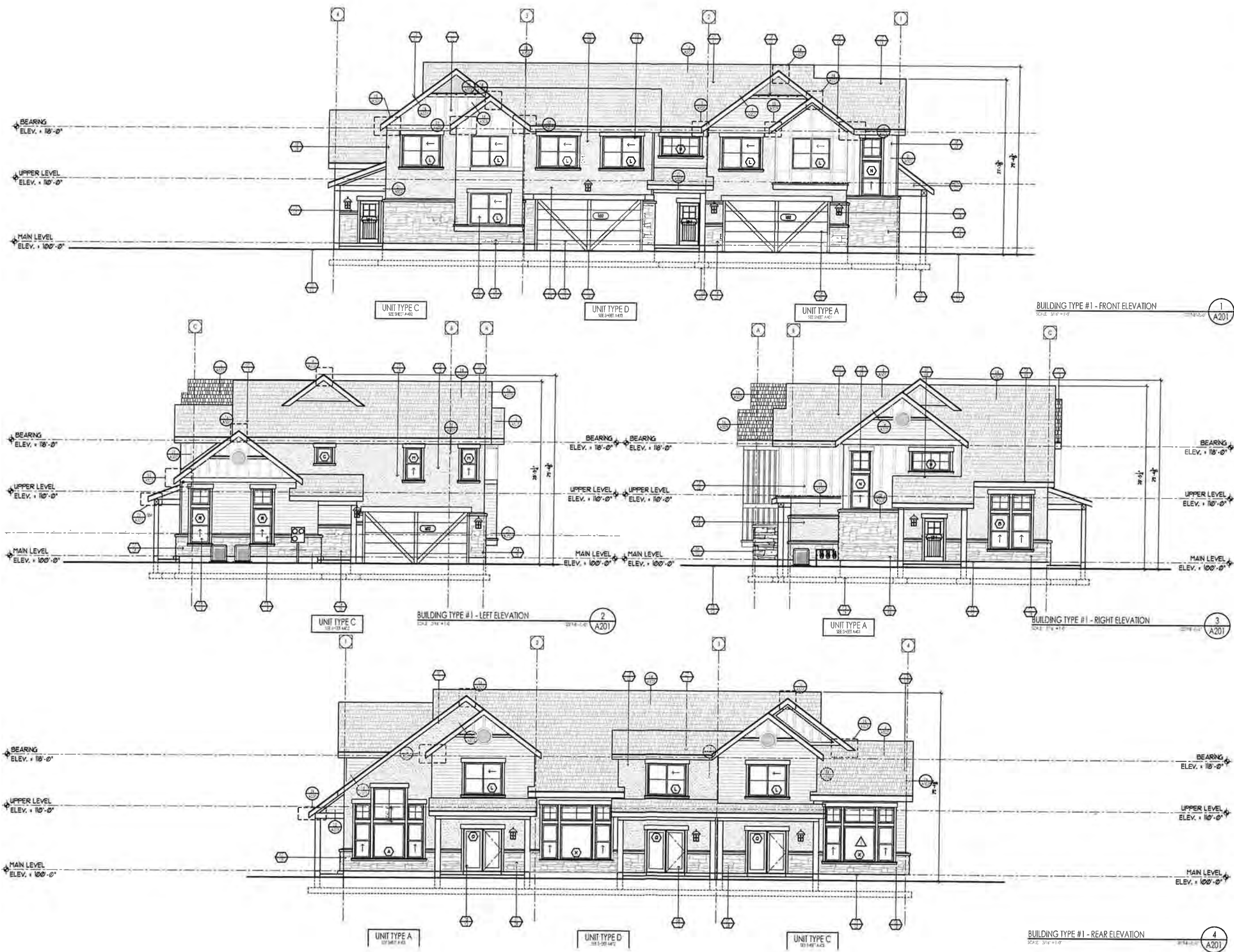


**DEMOLITION PLAN**

PROJECT NUMBER: 6494  
 DRAWN BY: \_\_\_\_\_  
 PROJECT MANAGER: \_\_\_\_\_

PRINT DATE: 5/27/15  
 CHECKED BY: \_\_\_\_\_

**C-100**



RIVERTON PARK TOWNHOMES - PHASE III  
BUILDING TYPE 1  
1830 WEST PARK AVENUE  
RIVERTON, UTAH

CONSTRUCTION DOCUMENTS - NOVEMBER 18, 2014

PROJECT NO. 14119  
DATE: NOV 18, 2014  
REVISIONS:

SHEET TITLE:  
BUILDING TYPE ONE ELEV.

SHEET NUMBER  
**A201**

BUILDING TYPE ONE  
THREE (3) - PLEX



**RIVERTON CITY  
MEMORANDUM**

**TO:** Planning Commission

**FROM:** Planning Department

**DATE:** October 1, 2015

**SUBJECT:** CONDITIONAL USE PERMIT, ACCESSORY STRUCTURE, UNIFIED POLICE DISTRICT BUILDING, 12810 SOUTH REDWOOD ROAD, A-SHED USA, APPLICANT.

---

**PROPOSED MOTION:**

I move that the Planning Commission APPROVE the Conditional Use Permit for an accessory structure to be located at 12810 South Redwood Road as part of the Unified Police District site, with the following conditions:

1. Exterior materials shall consist of brick to match the existing Unified Police District building, and as shown on the included plans.
2. Any parking stalls all or partially obstructed by the shed or associated improvements shall be striped as not for employee or customer parking.
3. The shed shall comply with any and all applicable standards and ordinances, including the international building and fire codes.

**BACKGROUND:**

The Unified Police District recently constructed a new precinct building directly north of the Riverton City Hall. As part of the construction, a concrete pad was installed at the south end of the parking lot in anticipation of a future storage shed. The UPD has contracted with A-Shed to install the shed, which will be used to store a 4-wheel vehicle and other equipment. The shed will be 18' by 20', and will be finished with brick to match the existing UPD building. One parking stall will be obstructed by the proposed shed, and UPD representatives have indicated they will stripe that stall as no parking, although that space may be used for other storage.

Staff is recommending approval of the conditional use permit, with the conditions outlined above.

**ATTACHMENTS:**

The following items are attached for your review:

1. A copy of the Site Plan application
2. An 8½"x11" copy of the Zoning Map
3. An 8 ½ "x11" copy of the Aerial Views
4. An 11"x17" copy of the building elevations

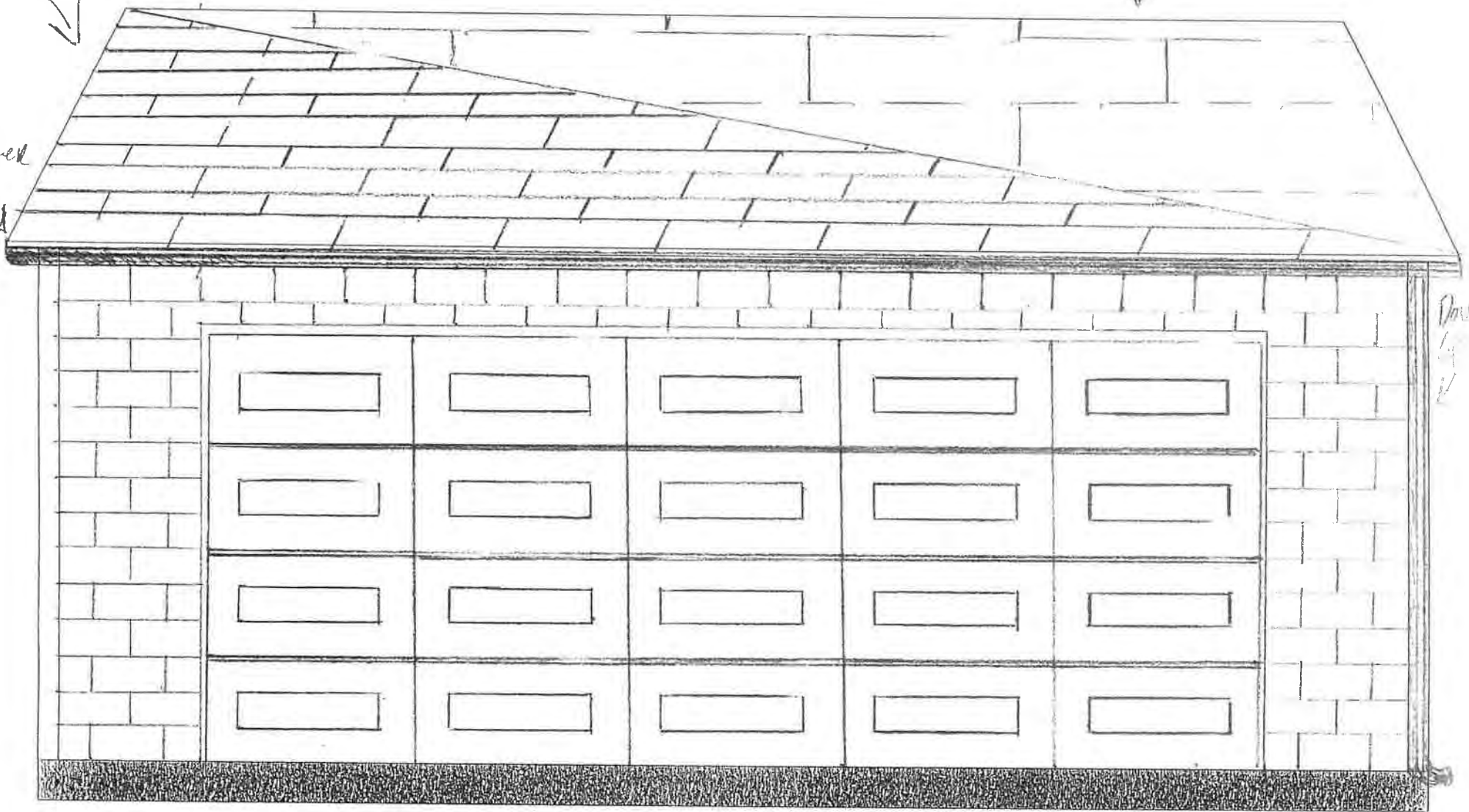




Architectural  
Shingles

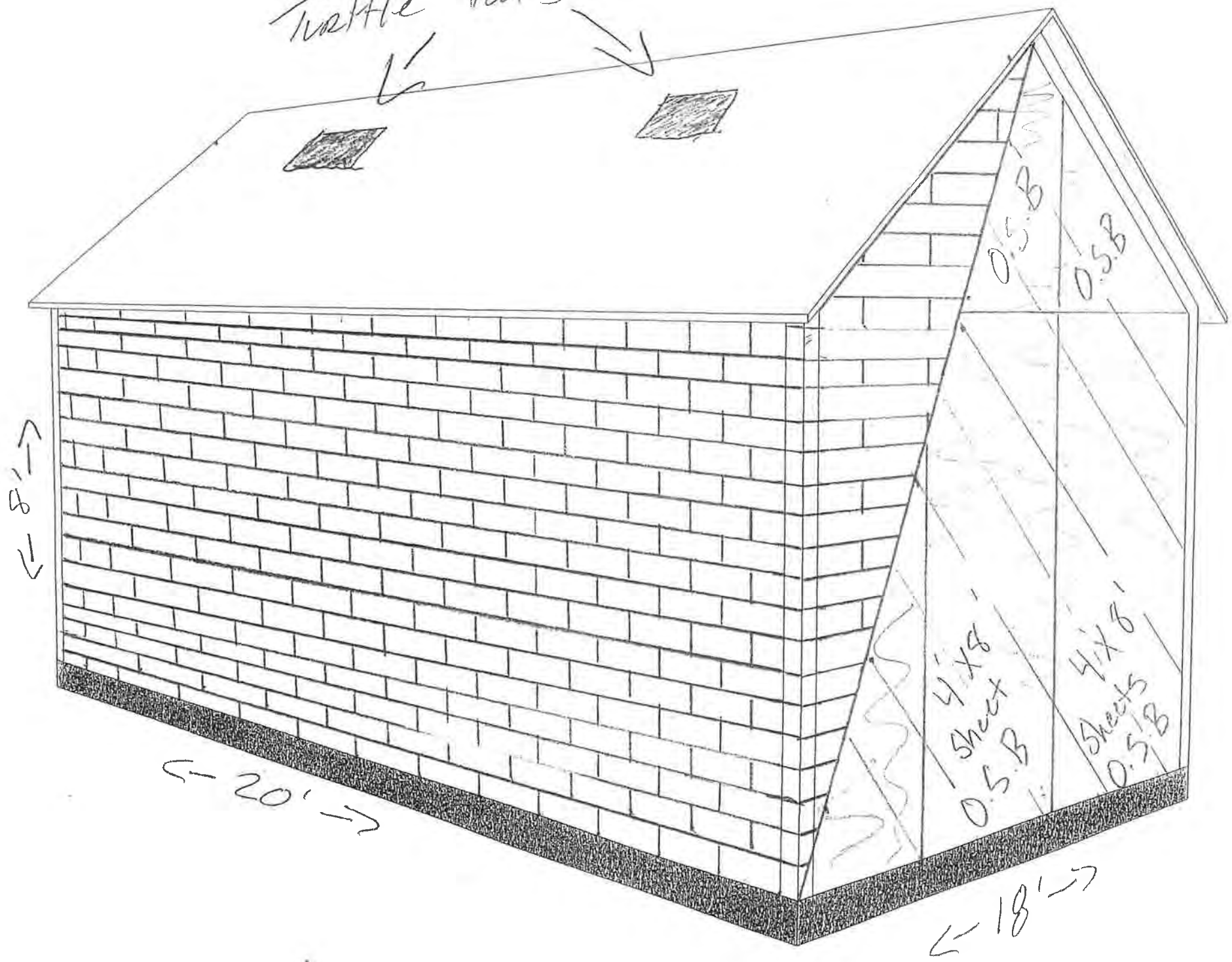
4x8 Sheet's of 7/16"  
O.S.B

Rain  
Gutter



16' X 7' GARAGE DOOR  
OPENING WILL BE 6'9" TALL WITH  
HEADER BEING 14" L.V.L.

Turbine Vents



# Materials Board

1. Concrete is a 6 ½ Bag Mix, 18" Monolithic Concrete Foundation.
2. 2x4 Southern yellow pine non corrosive treated sill plates.
3. 2x4 kiln dried studs 16" o.c.
4. Engineered roof load specific trusses w/ solid blocking and hurricane ties
5. 7/16" OSB engineered roof panel with H-clips and 15# Felt
6. Limited life time architectural shingles
7. Baked enamel drip edge
8. 12" overhangs on all walls (fire code permitting)
9. 7/16" OSB engineered wall panels nailed to 2x4 walls
10. Walls then wrapped with 15# moisture barrier felt
11. Brick will be 8"long 2 ¼" high 3 ½" wide to match precinct brick.
12. Garage door will be 16' wide 7' tall martin garage door (white)
13. 3'0"x6'8" Man entry door Fiberglass solid core
14. 2x3 Vinyl insulated window
15. Aluminum rain gutter over garage door with down spout
16. 14" L.V.L. Header above garage door in bearing wall



**Brick Color**





1 RIVERTON CITY PLANNING COMMISSION  
2 MEETING MINUTES

3  
4 September 17, 2015

5  
6 The Riverton City Planning Commission convened at 6:30 p.m. in the Riverton City  
7 Municipal Building, 12830 South 1700 West, Riverton, Utah.

8  
9 Planning Commission Members:

Staff:

10  
11 Brian Russell  
12 Dennis Hansen  
13 Kent Hartley  
14 Cade Bryant  
15 James Endrizzi  
16 Scott Kochevar  
17 James Webb

Andrew Aagard, City Planner  
Ryan Carter, City Attorney

18  
19 Chair Russell called the meeting to order. Commissioner Bryant led the Pledge of  
20 Allegiance.

21  
22 Deputy Recorder, Joy Johnson, informed the Commission that the City is implementing a  
23 new recording system that will allow residents to listen to the meeting live via the internet.  
24 She requested that those participating speak directly into the microphones at all times.  
25 Chair Russell also asked the Commissioners to announce who they are when commenting.

26  
27 I. PUBLIC HEARING

- 28  
29 A. **REZONE**, REZONING ONE ACRE OF PROPERTY LOCATED AT 11978  
30 AND 11988 SOUTH REDWOOD ROAD FROM C-N (COMMERCIAL  
31 NEIGHBORHOOD) TO C-PO (COMMERCIAL PROFESSIONAL OFFICE),  
32 GARY CANNON, APPLICANT.

33  
34 City Planner, Andrew Aagard, presented the staff report regarding the rezone request of  
35 Gary Cannon to modify the zoning of property from C-N (Commercial Neighborhood) to C-  
36 PO (Commercial Professional Office). Mr. Aagard presented a map of the area and  
37 identified the subject property. The zoning of surrounding properties was discussed. He  
38 stated that there are existing residential structures on the subject properties and a site plan  
39 review would be required prior to any commercial development.

40  
41 Mr. Aagard described the differences between the C-N and C-PO zones. The C-N zone is  
42 oriented toward commercial uses that are utilized by neighborhoods and every use is a  
43 conditional use. The C-PO zone is oriented toward medical, dental, business, and other  
44 professional office uses, with limited food services and retail uses. Staff recommended  
45 approval of the rezone as the office uses are normally quiet neighbors in residential zones.  
46

1 Chair Russell opened the public hearing. There were no public comments. Chair Russell  
2 closed the public hearing.

3  
4 **Commissioner Hansen moved that the Planning Commission recommend**  
5 **APPROVAL of the proposed rezone application, rezoning one acre located at 11978**  
6 **and 11988 South Redwood Road from its current zoning of C-N (Commercial**  
7 **Neighborhood) to C-PO (Commercial Professional Office). Commissioner Kochevar**  
8 **seconded the motion. Vote on motion: Chair Russell – Aye; Commissioner Hansen**  
9 **– Aye; Commissioner Hartley – Aye; Commissioner Bryant – Aye; Commissioner**  
10 **Endrizzi – Aye; Commissioner Kochevar – Aye; and Commissioner Webb – Aye. The**  
11 **motion passed unanimously.**

12  
13 **B. CONDITIONAL USE, DEKRA SAFETY AND EMISSIONS, 1754 WEST**  
14 **12600 SOUTH, C-D (COMMERCIAL DOWNTOWN) ZONE, STEVE**  
15 **SUTTON, APPLICANT.**

16  
17 Mr. Aagard presented the staff report and stated that the property is currently zoned C-D  
18 (Commercial Downtown) as are the surrounding properties. The vacant 7-Eleven building  
19 on site will be remodeled to accommodate vehicle testing bays. Mr. Aagard presented the  
20 proposed site plan and building elevations and informed the Commission that the building  
21 and parking area are non-conforming as to the current automobile parking and site  
22 landscaping ordinance. He explained that the parking ordinance requires a five-foot  
23 landscaping buffer when parking is adjacent to a building, which is the situation along the  
24 north side of the property. There is also a requirement for a landscape endcap on a row  
25 of parking spaces. With respect to the building itself, the ordinance prohibits glass from  
26 extending to the ground unless immediately next to the doorway, however, there are also  
27 limitations on materials that can be used on the lower half of a building exterior. Mr. Aagard  
28 invited the Planning Commission to review the conditions listed in the staff report and alter  
29 them as they see fit.

30  
31 Chair Russell commented that it may be difficult to match the exterior brick of the existing  
32 building to meet the ordinance requirements, as indicated in the sixth condition in the staff  
33 report. He asked that the Commission discuss eliminating that condition.

34  
35 In response to a question raised by Commissioner Hansen about whether there would be  
36 any fluid drainage in relation to the business, Mr. Aagard stated that the applicant indicated  
37 that they will not be a lube center but strictly a safety and emissions testing center.  
38 Commissioner Hansen questioned whether the conditions incorporated any State or  
39 Federal standards regarding emissions testing and ventilation. Mr. Aagard explained that  
40 this could be included in the conditions. He was not entirely sure if the International  
41 Building Code covered this.

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

45



1 There was discussion regarding the requirements of the exterior of the building. It was  
2 decided that the sixth condition would be excluded from the motion.

3  
4 **Commissioner Hartley moved that the Planning Commission recommend**  
5 **APPROVAL of the proposed Dekra Safety and Emissions conditional use permit,**  
6 **Application Number PL-15-2014, located at 1754 West 12600 South subject to the**  
7 **following conditions:**

- 8  
9 **1. Storm drainage systems and accommodations comply with Riverton City**  
10 **standards and ordinances, and with the recommendations of the Riverton City**  
11 **Engineering Division.**  
12  
13 **2. An interim storm drainage and erosion control plan and an access**  
14 **management plan by approved by the City prior to any construction or**  
15 **grading on the site.**  
16  
17 **3. The site and structures comply with any and all applicable Riverton City**  
18 **standards and ordinances, including the International Building and Fire**  
19 **Codes, and all State and Federal standards regarding ventilation.**  
20  
21 **4. The applicant/business owner shall be responsible for maintaining adequate**  
22 **onsite traffic management to avoid queuing or overflow onto 12600 South.**  
23  
24 **5. All new parking areas shall comply with parking area landscaping and buffer**  
25 **requirements as found in Riverton City's Automotive Parking ordinance.**  
26

27 **Commissioner Hansen seconded the motion. Vote on motion: Chair Russell – Aye;**  
28 **Commissioner Hansen – Aye; Commissioner Hartley – Aye; Commissioner Bryant –**  
29 **Aye; Commissioner Endrizzi – Aye; Commissioner Kochevar – Aye; and**  
30 **Commissioner Webb – Aye. The motion passed unanimously.**

31  
32 **C. CONDITIONAL USE/HOME OCCUPATION, PORKY'S HOUSE OF FRIES,**  
33 **FOOD TRUCK COMMISSARY, 3079 WEST RED ELM WAY, RR-22 ZONE,**  
34 **DAVID PARKER, APPLICANT.**  
35

36 Mr. Aagard presented the staff report regarding the request of David Parker for a  
37 conditional use permit to operate a home based business in an accessory structure at 3079  
38 West Red Elm Way in the RR-22 zone. He presented an aerial photograph of the property,  
39 and identified the zoning of the surrounding properties. Mr. Aagard also identified the  
40 proposed area for the accessory structure, which would be the location for restocking and  
41 cleaning of the food truck.

42  
43 Mr. Aagard referred to the ordinance regarding home based businesses involving food and  
44 explained that the City will only approve such a business if they receive documentation that  
45 it has been approved by the County. This must be provided prior to issuance of a business  
46 license.

1  
2 The applicant indicated that there will be no non-residential employees or customers at the  
3 residence and all of the business will be conducted off-site. Mr. Aagard informed the  
4 Commission that the ordinance does allow for one non-residential employee and  
5 customers to come to the home and stated that the Commission could include an additional  
6 condition in this regard. Mr. Aagard also addressed the equipment that would be installed  
7 in the accessory building, which does not include a stove or oven.

8  
9 Commissioner Endrizzi indicated that the proposed plan seems to be designed to the  
10 standards of the Utah State Department of Food and Agriculture for commercial kitchens.  
11 He asked if the requirements include a stove or oven. He also asked if the State will  
12 monitor the business in addition to the City and County.

13  
14 Chair Russell opened the public hearing.

15  
16 James Parker, a resident to the east of the subject property, asked for clarification about  
17 whether customers will be allowed on-site. Mr. Aagard responded that this was allowed  
18 by ordinance although the applicant has indicated that this would not be the case.  
19 Mr. Parker requested that an additional condition be considered that would prohibit  
20 customers at the home.

21  
22 The applicant, David Parker, explained that all of the cooking will take place on the food  
23 truck, which will be at different locations throughout the day. He confirmed that there will  
24 be a stove on the truck but not in the accessory building. Mr. Parker stated that one of the  
25 County requirements for the food truck is to have a commissary, which is essentially a  
26 place to store dry goods and other items and a place to drain and refill tanks. He confirmed  
27 that he received approval from the Salt Lake County Health Department, for this  
28 commissary earlier this week and he has fulfilled all requirements. Mr. Parker stated that  
29 there will be no customers on-site and he would not be opposed to an additional condition  
30 regarding this issue.

31  
32 There was a discussion regarding the drainage and disposal of oil from the truck, which  
33 will be stored into containers and taken to a recycle center. Mr. Parker stated that there  
34 are trucks that can pick up the oil but he would most likely take the oil to the center himself.

35  
36 There were no further public comments. Chair Russell closed the public hearing.

37  
38 **Commissioner Hartley moved that the Planning Commission APPROVE the**  
39 **Conditional Use Permit for Porky's House of Fries home occupation located at 3079**  
40 **West Red Elm Way, subject to the following conditions:**

- 41  
42 **1. The building shall be properly ventilated and inspected by the Riverton City**  
43 **Building Department.**  
44  
45 **2. All work and storage associated with this business shall be conducted within**  
46 **the accessory building.**

- 1
- 2
- 3       **3. The site, structures, and use shall remain in compliance with any and all**
- 4       **applicable Riverton City standards and ordinances, including the**
- 5       **International Building and Fire Codes.**
- 6
- 7       **4. The business shall comply with all applicable Unified Fire Authority standards**
- 8       **concerning the use of equipment, cleaning chemicals, food storage, etc.**
- 9
- 10       **5. The business shall comply with all applicable Salt Lake County Health**
- 11       **Department standards concerning the storage and preparation of food and**
- 12       **food related materials.**
- 13
- 14       **6. The applicant shall submit to Riverton City prior to applying for a business**
- 15       **license, documented evidence of an approval from Salt Lake County**
- 16       **concerning the operation of the food truck commissary business at the home.**
- 17
- 18       **7. The food truck shall be stored off-street at all times.**
- 19
- 20       **8. Essential cooking elements that could be utilized in the residential dwelling**
- 21       **kitchen are prohibited, such as an oven or stove.**
- 22
- 23       **9. There shall be no on-site retail sales or customers at the home.**
- 24

25 **Commissioner Webb seconded the motion. Vote on motion: Chair Russell – Aye;**  
26 **Commissioner Hansen – Aye; Commissioner Hartley – Aye; Commissioner Bryant –**  
27 **Aye; Commissioner Endrizzi – Aye; Commissioner Kochevar – Aye; and**  
28 **Commissioner Webb – Aye. The motion passed unanimously.**

29

30 **II.       DECISION ITEM**

31

32       **A.       FINAL PLAT SUBDIVISION FOR THE COTTAGES AT WESTERN SPRINGS**

33       **PHASE 2 LOCATED AT APPROXIMATELY 4358 WEST 12900 SOUTH.**

34

35 Mr. Aagard presented the staff report and stated that the SD designation for the zone  
36 includes the following special conditions:

37

- 38       1. The overall density shall not exceed four units per acre.
- 39
- 40       2. Perimeter fencing shall consist of a minimum of six foot vinyl on the south and east
- 41       property lines, with solid masonry along the north.
- 42
- 43       3. All open space, including utility corridors where allowed by the utility companies,
- 44       shall be included in a landscape plan to be approved as part of the subdivision
- 45       application.
- 46

1 4. All homes within the development shall meet Riverton City's minimum exterior  
2 materials standards, with the exception that vinyl siding and aluminum or other metal  
3 sidings shall be prohibited.

4  
5 5. Lots shall be configured with the minimum of half-acre lots along the north property  
6 line, and a minimum of third-acre lots adjacent to Sunday Drive.

7  
8 Mr. Aagard presented the plat for Phase 2 and identified the lots of varying sizes. He also  
9 identified significant easement encumbrances located in the area, which are unbuildable.  
10 Staff recommended approval of the application subject to the conditions set forth in the  
11 staff report.

12  
13 There was a discussion regarding the small parcels near the easements. The applicant  
14 submitted a plan showing the small parcels with the smallest home size allowed by  
15 Riverton City, while maintaining the setback requirements.

16  
17 **Commissioner Hansen moved that the Planning Commission recommend**  
18 **APPROVAL of Application Number 14-1008, the Cottages at Western Springs Phase**  
19 **2 final plat subdivision, located at approximately 4358 West 12900 South subject to**  
20 **the following conditions:**

- 21
- 22 1. **Storm drainage systems and installation shall comply with Engineering**  
23 **Department requirements and standards.**
  - 24  
25 2. **Any and all irrigation ditches associated with the property be addressed, with**  
26 **disposition of the irrigation systems approved by Riverton City and the**  
27 **property irrigation company or users.**
  - 28  
29 3. **The subdivision shall comply with any and all applicable Riverton City**  
30 **standards and ordinances including the International Building and Fire**  
31 **Codes.**
  - 32  
33 4. **Landscaping in open space areas shall be installed as proposed on submitted**  
34 **landscape plans and shall be included in the final plat subdivision submittal.**
  - 35  
36 5. **Perimeter fencing shall consist of a minimum of six (6) foot solid vinyl on the**  
37 **south and east property lines, with solid masonry along the north.**
  - 38  
39 6. **Show an acceptable retaining wall, concrete barriers, and signage for the**  
40 **street that ends at the canal.**
  - 41  
42 7. **Show 7.5 feet side lot PUEs on the plat.**
  - 43  
44 8. **Submitting an acceptable SMP and associate covenant to maintain.**
  - 45  
46 9. **City decision of applicant's degree of responsibility to bridge the canal.**

1  
2 **Commissioner Hartley seconded the motion. Vote on motion: Chair Russell – Aye;**  
3 **Commissioner Hansen – Aye; Commissioner Hartley – Aye; Commissioner Bryant –**  
4 **Aye; Commissioner Endrizzi – Aye; Commissioner Kochevar – Aye; and**  
5 **Commissioner Webb – Aye. The motion passed unanimously.**  
6

7 **III. MINUTES**  
8

9 **A. AUGUST 27, 2015 PLANNING COMMISSION MEETING.**  
10

11 **Commissioner Bryant moved that the Planning Commission APPROVE the meeting**  
12 **minutes from August 27, 2015. Commissioner Endrizzi seconded the motion. Vote**  
13 **on motion: Chair Russell – Aye; Commissioner Hansen – Aye; Commissioner**  
14 **Hartley – Aye; Commissioner Bryant – Aye; Commissioner Endrizzi – Aye;**  
15 **Commissioner Kochevar – Aye; and Commissioner Webb – Aye. The motion passed**  
16 **unanimously.**  
17

18 **IV. ADJOURNMENT**  
19

20 The meeting adjourned at approximately 7:10 p.m.