



RIVERTON CITY REGULAR CITY COUNCIL MEETING AGENDA

September 17, 2013

General Plan Open House – 5:00 – 6:15 p.m. – Public Invited

Notice is hereby given that the Riverton City Council will hold a **Regular City Council Meeting** beginning at **6:30 p.m.** on **September 17, 2013** at Riverton City Hall, located at 12830 South 1700 West, Riverton, Utah

1. GENERAL BUSINESS

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Presentations/Reports
 1. Recognition of Boy Scout Troops
4. Public Comments

2. STAFF REPORTS

1. Lance Blackwood, City Manager
2. Safety Training – *Ryan Carter, City Attorney*

3. PUBLIC HEARINGS

1. **Public Hearing** – regarding proposed amendments to the Land Use Element of the Riverton City General Plan, Amendments proposed by Riverton City – *Jason Lethbridge, Planning Manager*
 1. **Ordinance No. 13-17** – Amendments to the Land Use Element, Land Use Plan of the General Plan, designations for lands lying and situated within Riverton City, amendments proposed by Riverton City

4. DISCUSSION/ACTION ITEMS

1. **Ordinance No. 13-18** - Amending Title 13 Chapter 15 of the Riverton City Municipal Code to update Pollutant Discharge Standards Public Sewer Systems within Riverton City – *Ryan Carter, City Attorney*

5. CONSENT AGENDA

1. **Minutes:** RCCM 09-03-13
2. **Bond Releases:** N/A
3. **Resolution No. 13-45** – Approval of a contract with Okland Construction for the construction of the Main Park Renovation Project
4. **Resolution No. 13-46** – Adopting the Official Names of the Riverton City Park Buildings and Facilities

6. ELECTED OFFICIAL REPORTS

1. Mayor Bill Applegarth
2. Council Member Brent Johnson
3. Council Member Al Leavitt
4. Council Member Sheldon Stewart

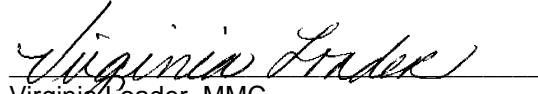
5. Council Member Tracy Thaxton
6. Council Member Roy Tingey

7. UPCOMING MEETINGS

1. October 1, 2013 – Regular City Council Meeting/Work Session – 6:30 p.m.
2. October 15, 2013 – Regular City Council Meeting – 6:30 p.m.

8. ADJOURN

Dated this 13th day of September 2013


Virginia Loader, MMC
Riverton City Recorder

Public Comment Procedure

At each Regular City Council Meeting any person wishing to comment on any item not otherwise on the Agenda may address the Governing Body during the Public Comment period. The comment period is limited to 30 minutes. Any person wishing to comment shall limit their comments to no more than three (3) minutes, unless additional time is authorized by the Mayor. Citizen groups will be asked to appoint a spokesperson, who shall limit their comments to no more than five (5) minutes. All comments shall be directed to the Mayor and City Council. No person addressing the Governing Body during the comment period shall be allowed to comment more than once during that comment period. Speakers should not expect any debate or dialogue with the Mayor, City Council or City Staff during the meeting.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations or assistance during this meeting shall notify the City Recorder's Office at 801-208-3126, at least 24 hours prior to 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 City Council 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, and on the Utah Public Meeting Notice Website at <http://pmn.utah.gov>.

Dated this 13th day of September 2013

Virginia Loader, MMC
Recorder

To receive City Council Agendas electronically, please email your request to
vloader@rivertoncity.com



Issue Paper

Item No. 3.1

Presenter/Submitted By:	Jason Lethbridge, Planning Manager	
Subject: GENERAL PLAN AMENDMENT, PROPOSED AMENDMENTS TO THE LAND USE ELEMENT OF THE RIVERTON CITY GENERAL PLAN, AMENDMENTS PROPOSED BY RIVERTON CITY	Meeting Date: September 17, 2013	
	Fiscal Impact: N/A	
	Funding Source: N/A	
Background: <p>Riverton City has recently initiated a review of the Riverton City General Plan, Land Use Element. The Land Use Element is a map showing proposed future land uses for properties within Riverton City. Riverton City is proposing amendments to the Land Use Element, to update future land use designations for specific properties within Riverton City. This update primarily affects existing vacant land within the City, but also addresses land use designations for existing developed areas.</p> <p>The Planning Commission, following several work sessions and public hearings, has forwarded a recommended Land Use Map to the City Council. Their proposed amendments are called out on the attached Planning Commission Recommended Land Use Amendment map, with affected areas outlined and the proposed designation indicated. The City Council has reviewed and made initial comments on the Draft at a work session, and included below is the proposed Land Use Element Map with the requested changes by the City Council. The proposed map also reflected recent rezone decisions by the City Council. In addition, developed areas of the City for the most part have through this amendment a designation in the General Plan that matches existing zoning and lot sizes.</p> <p>A public hearing for the proposed amendments was held at the previous meeting, and the amended General Plan is scheduled for public comment at this meeting also. Based on the previous discussions, and on the feedback received from the City Council, the proposed amended General Plan is presented to the City Council for decision.</p>		
Recommendation: <p>The Planning Commission recommended APPROVAL of the proposed land use amendments presented. Staff is recommending APPROVAL of the amended Land Use Element Map as shown below.</p>		
Recommended Motion: <p>“I move the City Council adopt <u>Ordinance No. 13-17</u>, amending the Riverton City General Plan Land Use Element Map, as shown and described in Exhibit “A”.</p>		

RIVERTON CITY, UTAH
ORDINANCE NO. 13-17

**AMENDMENTS TO THE LAND USE ELEMENT, LAND USE PLAN OF THE
GENERAL PLAN, DESIGNATIONS FOR LANDS LYING AND SITUATED WITHIN
RIVERTON CITY, AMENDMENTS PROPOSED BY RIVERTON CITY**

WHEREAS, Utah law requires that each city prepare and adopt a general plan to guide the development of the respective cities within the state of Utah; and,

WHEREAS, Utah law provides that a city may amend, extend, or add to the city's general plan; and,

WHEREAS, Riverton City has recognized the need to amend the existing land use element of Its General Plan for the area described below to more adequately reflect the goals and policies of the City; and,

WHEREAS, a number of open public meetings have been held where the property owners, citizens of Riverton City, other community interest groups and other affected entities could review the proposed General Plan amendment and comment on the proposal; and,

WHEREAS, public hearings have been held before the Riverton City Planning Commission concerning the adoption of the Proposed General Plan and that body has forwarded to the City Council a proposed amendment to the Land Use Element;

NOW, THEREFORE, be it ordained by the Governing Body of Riverton City that:

1. The Riverton City General Plan Land Use Element shall be, and hereby is amended to reflect the changes as shown in Exhibit "A" hereto.
2. This ordinance shall take effect upon passage.

PASSED AND ADOPTED by the City Council of Riverton, Utah, on this 17th day of September, 2013 by the following vote:

Council Member Brent Johnson	___	Yes	___	No
Council Member Al Leavitt	___	Yes	___	No
Council Member Sheldon Stewart	___	Yes	___	No
Council Member Tracy Thaxton	___	Yes	___	No
Council Member Roy Tingey	___	Yes	___	No

RIVERTON CITY

[SEAL]

ATTEST:

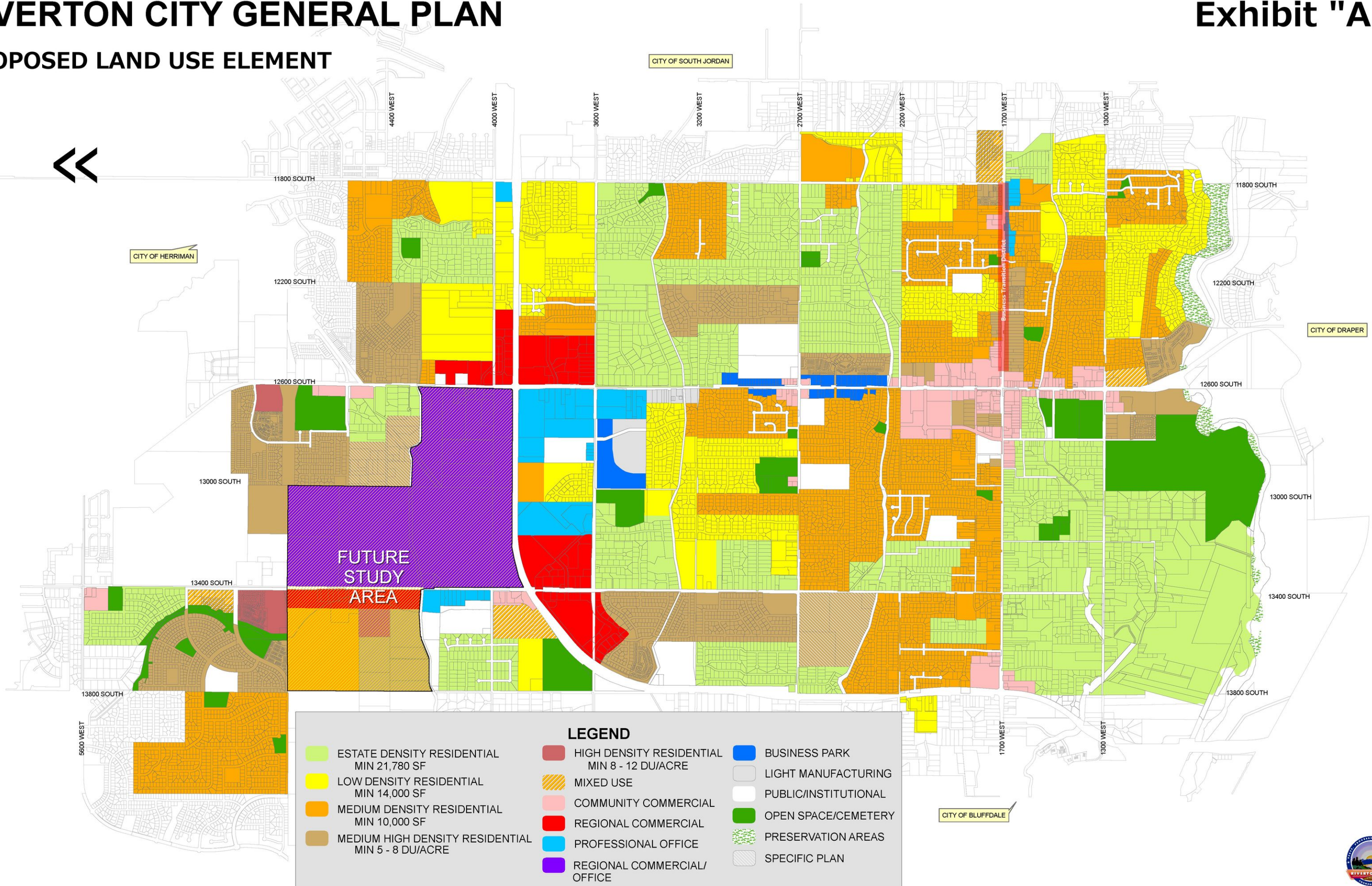
Bill Applegarth, Mayor

Virginia Loader, MMC
City Recorder

RIVERTON CITY GENERAL PLAN

PROPOSED LAND USE ELEMENT

Exhibit "A"

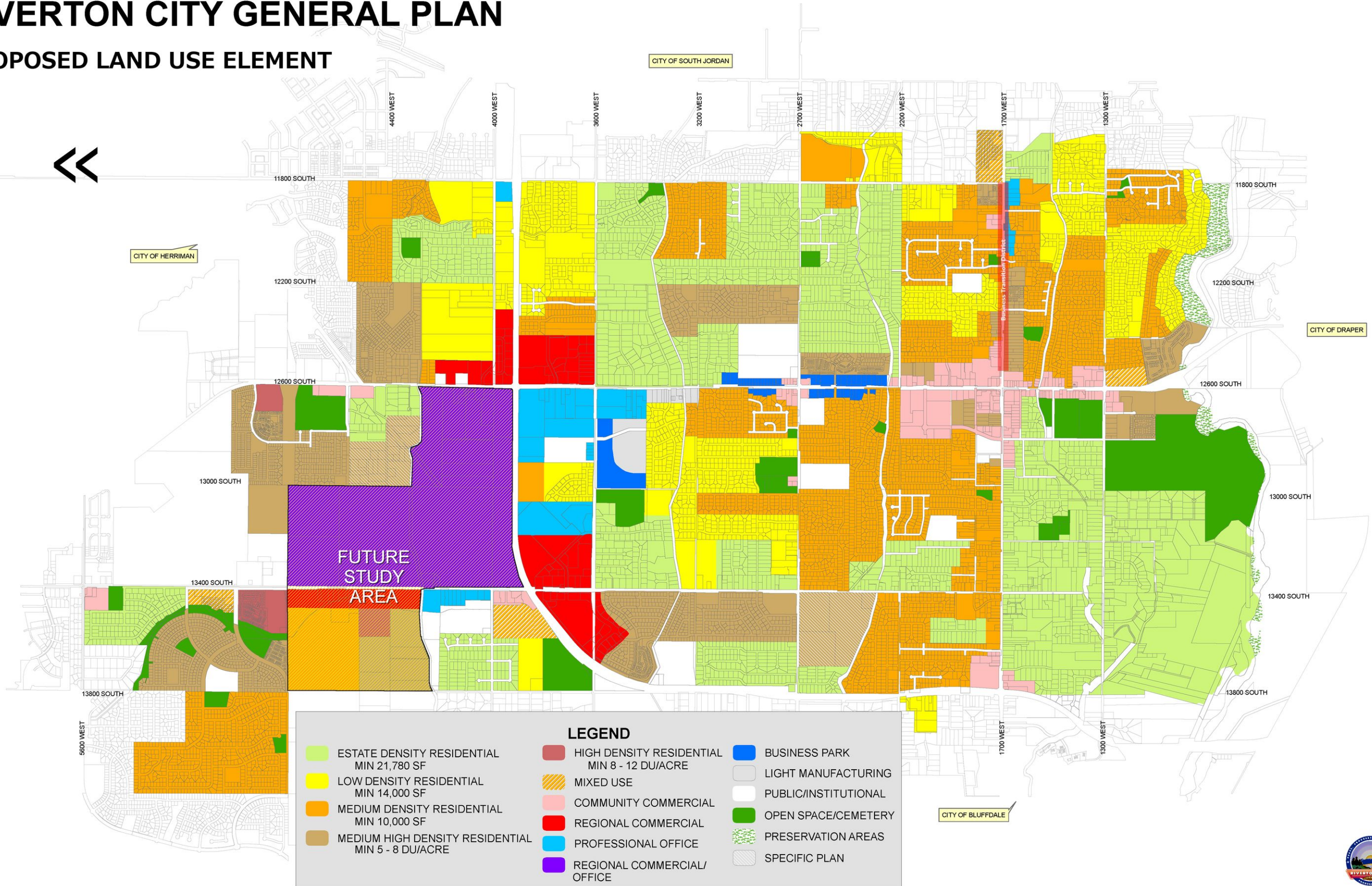


LEGEND					
	ESTATE DENSITY RESIDENTIAL MIN 21,780 SF		HIGH DENSITY RESIDENTIAL MIN 8 - 12 DU/ACRE		BUSINESS PARK
	LOW DENSITY RESIDENTIAL MIN 14,000 SF		MIXED USE		LIGHT MANUFACTURING
	MEDIUM DENSITY RESIDENTIAL MIN 10,000 SF		COMMUNITY COMMERCIAL		PUBLIC/INSTITUTIONAL
	MEDIUM HIGH DENSITY RESIDENTIAL MIN 5 - 8 DU/ACRE		REGIONAL COMMERCIAL		OPEN SPACE/CEMETERY
			PROFESSIONAL OFFICE		PRESERVATION AREAS
			REGIONAL COMMERCIAL/ OFFICE		SPECIFIC PLAN

**PROPOSED GENERAL PLAN LAND USE MAP
INCLUDES ALL PROPOSED AMENDMENTS**

RIVERTON CITY GENERAL PLAN

PROPOSED LAND USE ELEMENT

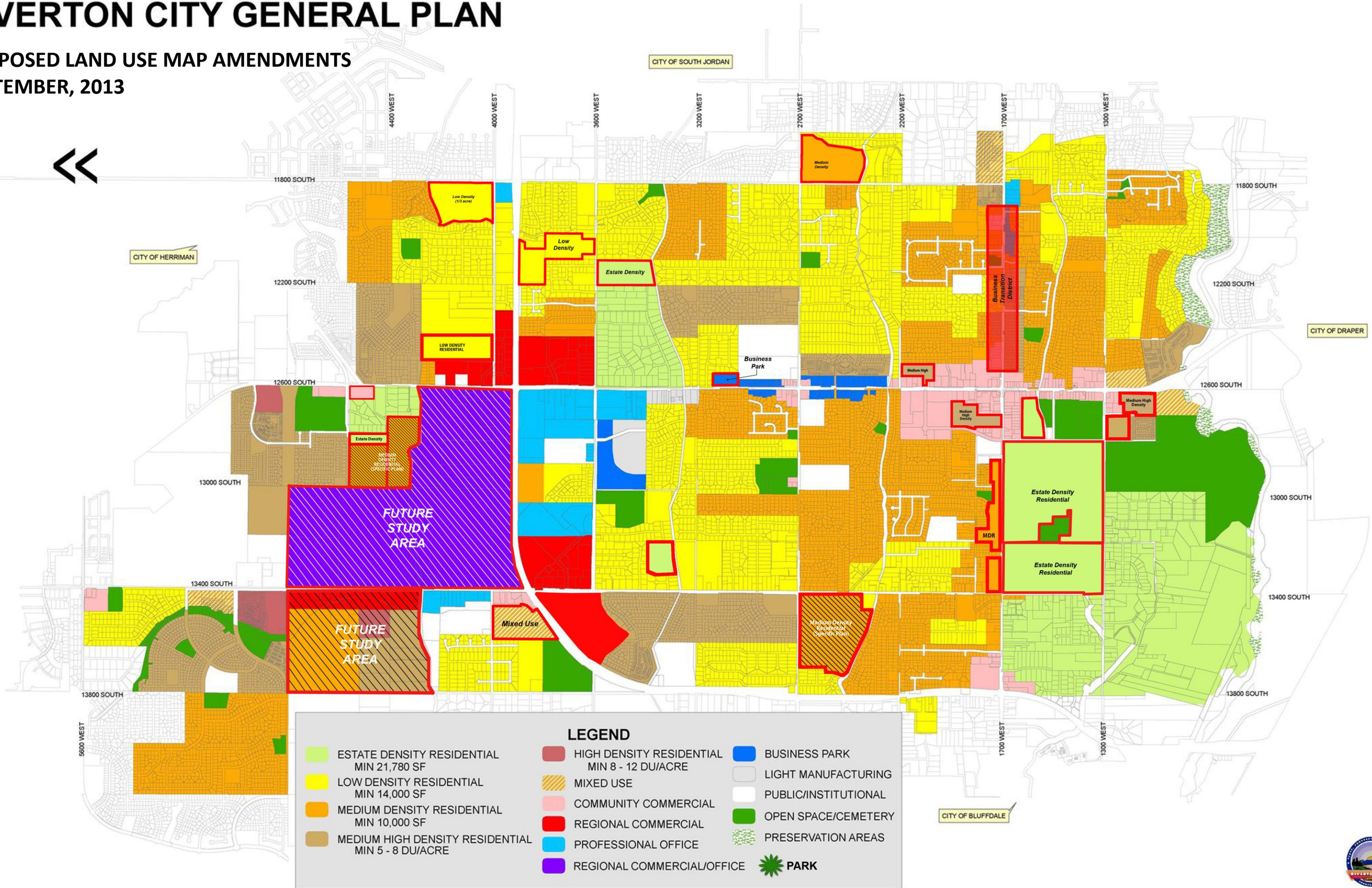


LEGEND					
	ESTATE DENSITY RESIDENTIAL MIN 21,780 SF		HIGH DENSITY RESIDENTIAL MIN 8 - 12 DU/ACRE		BUSINESS PARK
	LOW DENSITY RESIDENTIAL MIN 14,000 SF		MIXED USE		LIGHT MANUFACTURING
	MEDIUM DENSITY RESIDENTIAL MIN 10,000 SF		COMMUNITY COMMERCIAL		PUBLIC/INSTITUTIONAL
	MEDIUM HIGH DENSITY RESIDENTIAL MIN 5 - 8 DU/ACRE		REGIONAL COMMERCIAL		OPEN SPACE/CEMETERY
			PROFESSIONAL OFFICE		PRESERVATION AREAS
			REGIONAL COMMERCIAL/ OFFICE		SPECIFIC PLAN

**PROPOSED GENERAL PLAN LAND USE MAP
WITH AMENDED AREAS HIGHLIGHTED**

RIVERTON CITY GENERAL PLAN

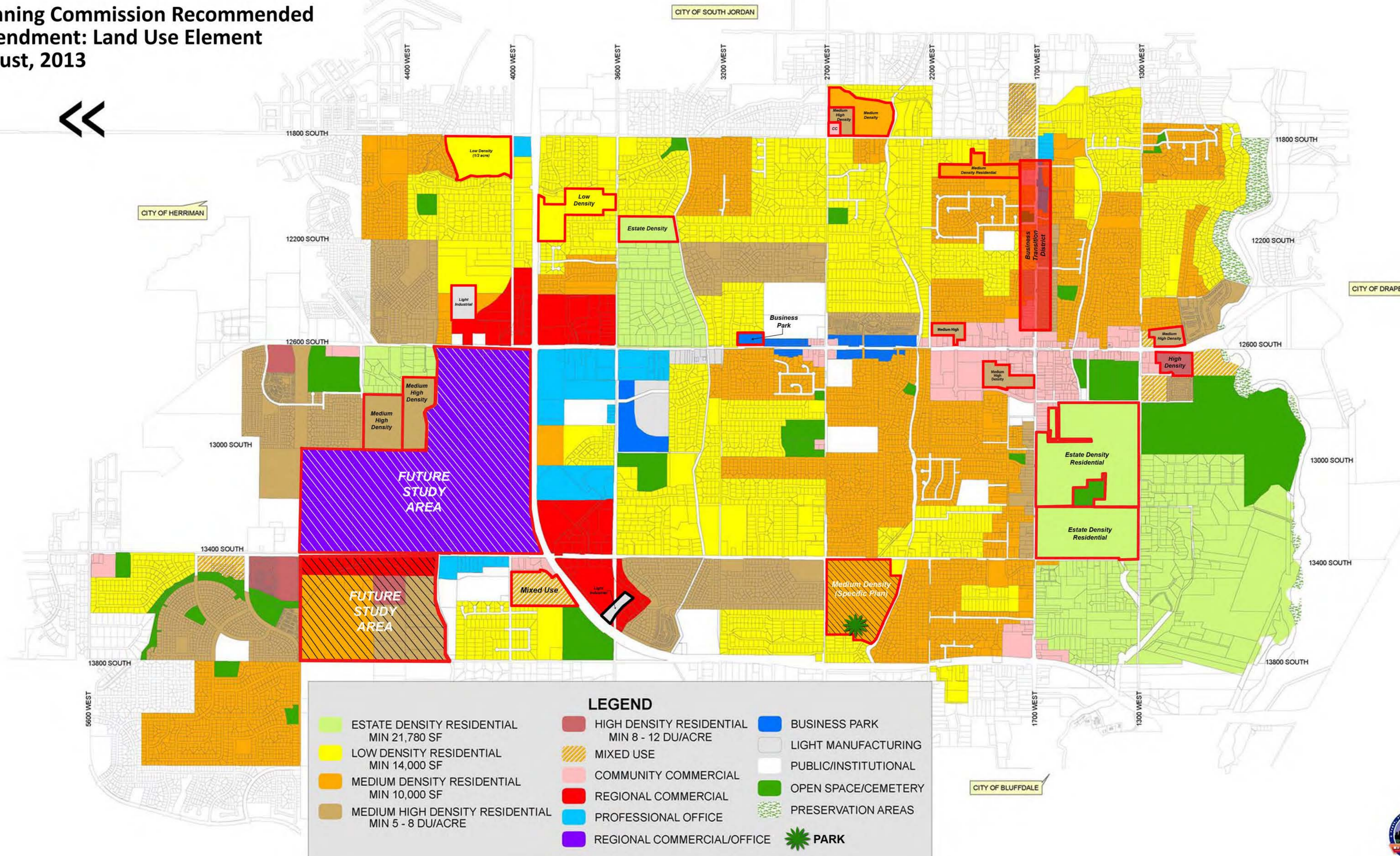
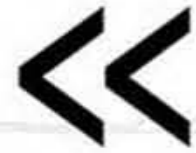
PROPOSED LAND USE MAP AMENDMENTS
SEPTEMBER, 2013



**Planning Commission's
Recommended General Plan
Amendment**

RIVERTON CITY GENERAL PLAN

Planning Commission Recommended
Amendment: Land Use Element
August, 2013



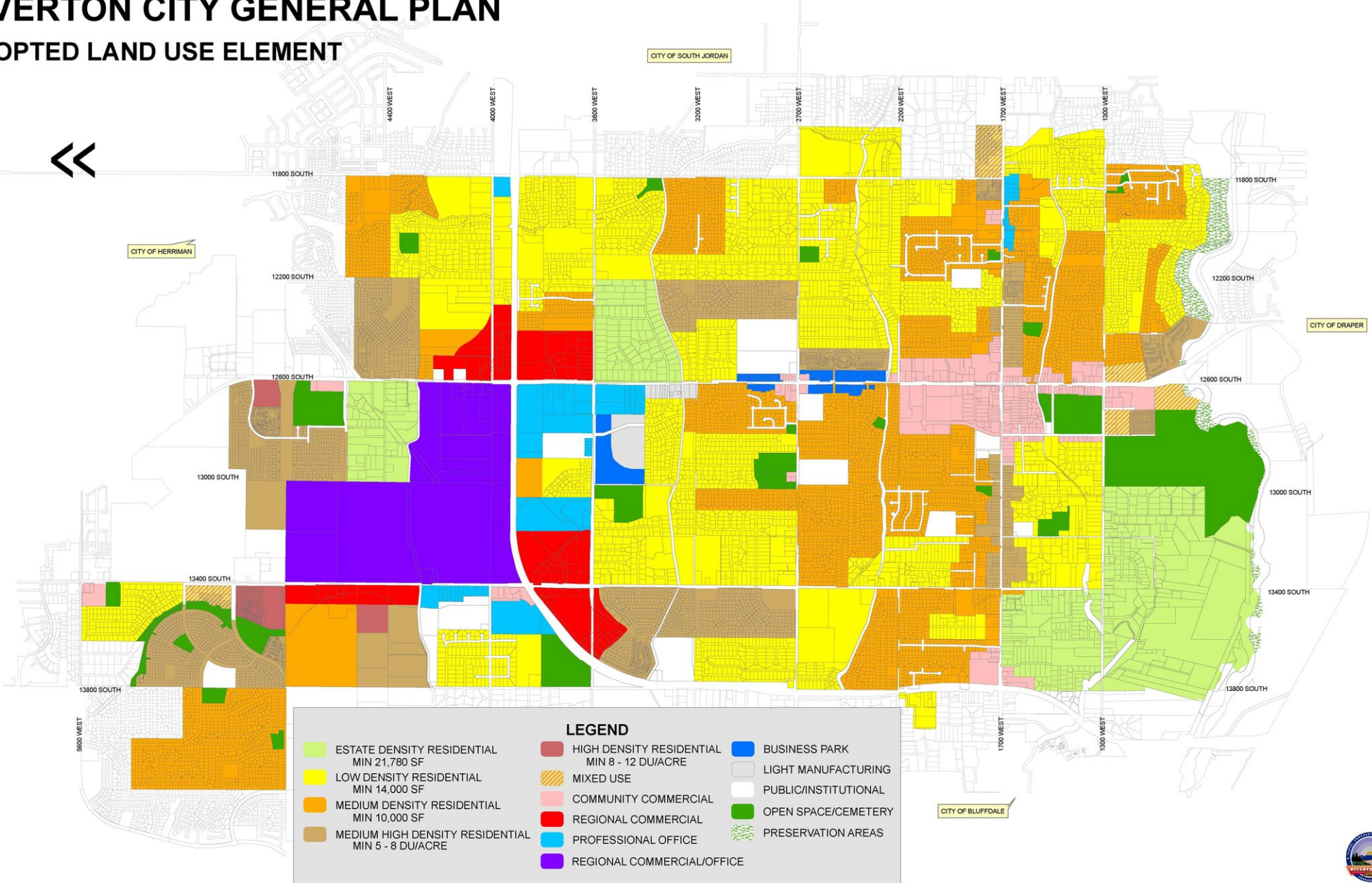
LEGEND					
	ESTATE DENSITY RESIDENTIAL MIN 21,780 SF		HIGH DENSITY RESIDENTIAL MIN 8 - 12 DU/ACRE		BUSINESS PARK
	LOW DENSITY RESIDENTIAL MIN 14,000 SF		MIXED USE		LIGHT MANUFACTURING
	MEDIUM DENSITY RESIDENTIAL MIN 10,000 SF		COMMUNITY COMMERCIAL		PUBLIC/INSTITUTIONAL
	MEDIUM HIGH DENSITY RESIDENTIAL MIN 5 - 8 DU/ACRE		REGIONAL COMMERCIAL		OPEN SPACE/CEMETERY
			PROFESSIONAL OFFICE		PRESERVATION AREAS
			REGIONAL COMMERCIAL/OFFICE		PARK



**GENERAL PLAN LAND USE MAP
CURRENT AS APPROVED IN 2008**

RIVERTON CITY GENERAL PLAN

ADOPTED LAND USE ELEMENT



LEGEND			
	ESTATE DENSITY RESIDENTIAL MIN 21,780 SF		BUSINESS PARK
	LOW DENSITY RESIDENTIAL MIN 14,000 SF		LIGHT MANUFACTURING
	MEDIUM DENSITY RESIDENTIAL MIN 10,000 SF		PUBLIC/INSTITUTIONAL
	MEDIUM HIGH DENSITY RESIDENTIAL MIN 5 - 8 DU/ACRE		COMMUNITY COMMERCIAL
	REGIONAL COMMERCIAL		OPEN SPACE/CEMETERY
	REGIONAL COMMERCIAL/OFFICE		PRESERVATION AREAS
	HIGH DENSITY RESIDENTIAL MIN 8 - 12 DU/ACRE		MIXED USE
	PROFESSIONAL OFFICE		PUBLIC/INSTITUTIONAL



Issue Paper

Presenter/Submitted By:	Ryan Carter, City Attorney.	
Subject: Ordinance Amendment to Riverton City Code, Title 13, Chapter 15, regulating the public's access to and use of sewer facilities owned by the South Valley Sewer District.	Meeting Date: 9/17/13	
	Fiscal Impact: N/A	
	Funding Source: N/A	
Background: Title 13, Chapter 15 of the Riverton City Code (the "Sewer Ordinance") requires residents to connect to the sewer system of the South Valley Sewer District. The Sewer Ordinance also regulates discharge standards of sewage by persons, businesses, or other entities to restrict or prohibit certain pollutants (such as petroleum products, industrial chemicals, etc.) from entering the sewer system. Recently, Riverton City was contacted by legal counsel for the South Valley Sewer District, who advised that a number of federal regulations which restrict discharge of pollutants into sewers had changed. The City Attorney responded by working with counsel for the South Valley Sewer District to amend the Sewer Ordinance to update pollutant discharge standards found therein. Pollutant discharge standards were updated under the ordinance by creating an appendix which is incorporated by reference into the Ordinance. While working on the Sewer Ordinance, the City Attorney took the opportunity to update some terms which describe the South Valley Sewer District, and make other minor changes.		
Recommendation: City staff recommends adoption of Ordinance No. 13-18 - amending Riverton City Code, Title 13, Chapter 15, regulating the public's access to and use of sewer facilities owned by the South Valley Sewer District.		
Recommended Motion: "I move the City Council adopt <u>Ordinance No. 13-18</u> - amending Riverton City Code, Title 13, Chapter 15, regulating the public's access to and use of sewer facilities owned by the South Valley Sewer District."		

RIVERTON CITY, UTAH
ORDINANCE NO. 13-18

**AN ORDINANCE AMENDING TITLE 13 CHAPTER 15 OF THE RIVERTON
CITY MUNICIPAL CODE TO UPDATE POLLUTANT DISCHARGE
STANDARDS PUBLIC SEWER SYSTEMS WITHIN RIVERTON CITY**

WHEREAS, Title 13 Chapter 15 of the Riverton City Municipal Code (“RCMC”) regulates the public’s access to and use of sewer systems within Riverton City; and

WHEREAS, the South Valley Sewer District (“District”) has recommended that Cities which process sewage through the District update their respective ordinances which restrict pollutants from entering public sewer systems; and

WHEREAS, although the sewer systems located within Riverton City are owned by the District, it is the City’s duty to establish pollutant discharge standards and enforce said standards against violators of the same; and

WHEREAS, the Riverton City Council finds and determines that updating the pollutant discharge standards for the public sewer system located within Riverton City will protect the health and safety of the public.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF
RIVERTON CITY, UTAH** as follows:

- Section 1. Title 13 Chapter 15 of the RCMC is hereby amended as described in the attached Exhibit “A” incorporated herein by reference.
- Section 2. The provisions of this ordinance shall be severable, and in any provision hereof, or the application of such provision is in any way found to be held invalid, all other provisions shall continue to be in full force and effect.
- Section 3. All other ordinances in conflict with or inconsistent with this ordinance are hereby repealed.
- Section 4. This Ordinance shall take effect upon publication or upon posting as required by law.

PASSED AND ADOPTED by the City Council of Riverton, Utah, on this 17th day of September, 2013 by the following vote:

Council Member Brent Johnson	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
Council Member Al Leavitt	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
Council Member Sheldon Stewart	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
Council Member Tracy Thaxton	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
Council Member Roy Tingey	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No

RIVERTON CITY

[SEAL]

ATTEST:

Bill Applegarth, Mayor

**Virginia Loader, MMC
City Recorder**

EXHIBIT “A”

Chapter 13.15 SEWERS

Sections:

- [13.15.010](#) Purposes.
- [13.15.020](#) Definitions.
- [13.15.030](#) Nonlimitation of powers.
- [13.15.040](#) Civil and criminal penalties.
- [13.15.050](#) Mandatory connection.
- [13.15.060](#) Subdivisions and other developments.
- [13.15.070](#) Damage.
- [13.15.080](#) Manholes.
- [13.15.090](#) Runoff.
- [13.15.100](#) Pretreatment and discharge permit requirements.
- [13.15.110](#) Wastewater discharge prohibitions and limitations.
- [13.15.120](#) When permits shall not be issued.
- [13.15.130](#) Revocation of permits.
- [13.15.140](#) Pipes to be kept in good repair.
- [13.15.150](#) Quality of service pipe.
- [13.15.160](#) District to have free access.
- [13.15.170](#) Trial sewer survey.
- [13.15.180](#) Prohibited uses.
- [13.15.190](#) Regulations.
- [13.15.200](#) Ownership of connecting lines.
- [13.15.210](#) Sewer manholes.
- [13.15.220](#) Destruction.

13.15.010 Purposes.

Sewer facilities and services to all of the residents of the city are provided through the South Valley Sewer District (“district”). The district provides sewer treatment through the Jordan Basin Water Reclamation Facility (JBWRF) and/or the South Valley Water Reclamation Facility (SVWRF). In order to preserve and promote the health, safety and welfare of its residents, and in cooperation with the district, the city has determined that regulation of sewage disposal within and by the city is necessary and desirable. It is also in the public interest that the city participate in achieving a degree of uniformity in the area served by the JBWRF and the SVWRF and to enable those facilities to comply with applicable state and federal law. [Ord. 7-19-05-1 § 1 (Exh. A); Ord. 9-16-97-1 § 2. Code 1997 § 14-2-11.]

13.15.020 Definitions.

For the purposes of this chapter and unless the context specifically requires otherwise, the following words shall have the following meanings:

“Building permit” means any permit issued pursuant to Chapter [15.05](#) RCC.

“Cesspool” means a pit or hole in the ground used for final sewage disposal.

“City” means Riverton City, a municipal corporation organized and existing under the laws of the state of Utah.

“Discharge” means to cause a substance to enter the sewer system by any means, whether directly or indirectly.

“District” means South Valley Sewer District, an improvement district organized and existing pursuant to Title 17B, Chapter 2a, Part 4, Utah Code Annotated 1953.

“Final sewerage disposal” means the depositing of sewage in the earth, water or elsewhere, under circumstances which, in time, cause oxidation together with dissipation or absorption of sewage.

“Industrial user” means any user of the sewer system that discharges wastewater from commercial and/or industrial processes.

“Occupant” means any person in possession of the property mentioned, either by claim or of right or with the consent or acquiescence of the owner of such property.

“Ordinary domestic sewage” means sewage of the type and contents commonly discharged from homes, as distinguished from businesses or industries.

“Outhouse” means building or other structure located over a cesspool.

“Owner” means any person holding or claiming title, legal or equitable, to the property mentioned, whether alone or in conjunction with others.

“Privy vault” means a structure for containing sewage prior to final sewage disposal, unless such structure is located in a vehicle.

“Prohibited substance” means any substance listed, described, or referred to as prohibited in RCC [13.15.110](#).

“Septic tank” includes any means of final sewage disposal, which is located principally underground, but does not include the public sewer system.

“Sewage” means liquid or waterborne waste.

“Sewer system” means the facilities owned or used by the district for collecting, transmitting, treating, and disposing of sewage, whether located in or out of the city.

“Sludge” means either:

- (a) The accumulated solid slurry separated from liquids such as water or wastewater during processing; or
- (b) Deposits on bottoms of streams or other bodies of water; or
- (c) The precipitate resulting from chemical treatment, coagulation, or sedimentation of waste or wastewater.

“Substance” means any physical matter, including any solid, liquid or gas whatsoever.

“Surface water” means any water running, standing or found on or within five inches of the surface of the ground.

“Treatment” means the processes employed by the district and/or SVWRF whereby sewage is rendered less harmful or objectionable, and/or less of a health hazard.

“Treatment plant” means the JBWRF and SVWRF treatment facilities used for treatment.

“Utah Code” means the Utah Code Annotated 1953, as amended. [Amended during 2011 recodification; Ord. 7-19-05-1 § 1 (Exh. A); Ord. 9-16-97-1 § 2. Code 1997 § 14-2-12.]

13.15.030 Nonlimitation of powers.

Nothing in this chapter is intended to restrict or limit the extent or exercise of any power conferred on the district or the SVWRF by the laws of Utah. In delegating certain regulatory authority to the district or the SVWRF, the city does not affect any authority the district or SVWRF may have independent of the city to regulate the same or similar matters, except as may be agreed by the city and the district in a written interlocal cooperation agreement. [Ord. 7-19-05-1 § 1 (Exh. A); Ord. 9-16-97-1 § 2. Code 1997 § 14-2-13.]

13.15.040 Civil and criminal penalties.

Civil and criminal enforcement of this chapter shall be governed by the applicable provisions of Title 19, Chapter 5, Utah Code Annotated 1953, or a successor statute. A violation of any provision of this chapter not covered by the Utah Code Annotated constitutes a class B misdemeanor, carrying with it the punishments permitted by law. [Amended during 2011 recodification; Ord. 7-19-05-1 § 1 (Exh. A); Ord. 9-16-97-1 § 2. Code 1997 §§ 14-2-14, 14-2-15.]

13.15.050 Mandatory connection.

(1) Mandatory. The owner or occupant of real property on which a building has been or is being constructed shall connect such building to the Sewer System within 60 days after receiving written notice

from the district or city that facilities of the Sewer System are available for connection to the building, if any part of such facilities is situated within 300 feet of any point of any property line of such property.

(2) Subsequent Use of Private Systems. If connection to the Sewer System is required pursuant to subsection (1) of this section, the owner or occupant hereby required to connect shall immediately plug any septic tank or privy vault, remove any outhouse; fill with earth any cesspool located on his property, and make no further use of those or any other privately owned facilities for final sewage disposal. Any cesspool, outhouse, or unplugged septic tank or privy vault on property required to be connected to the Sewer System is hereby declared to be a public nuisance.

(3) Construction of Private System. No person shall construct or cause to be constructed a septic tank or other privately owned means of final sewage disposal on property required to be connected to the Sewer System by subsection (1) of this section.

(4) Conditions. Nothing in this section as adopted shall be construed as creating any obligation on the part of the district or the city to connect any property to the Sewer System or retain any connection to the sewer system. The district may impose reasonable conditions and requirements for sewer connection without affecting the obligation of a private person to either connect to the Sewer System, discontinue use of a private system, or otherwise comply with this section. [Amended during 2011 recodification; Ord. 7-19-05-1 § 1 (Exh. A); Ord. 9-16-97-1 § 2. Code 1997 § 14-2-16.]

13.15.060 Subdivisions and other developments.

No subdivision plat, planned unit development, industrial park, or commercial development shall be approved or recommended by the city planning commission, nor shall a building permit or certificate of occupancy be issued for any lot or part thereof or for the whole thereof, unless the city shall have first received a signed document from the district approving the sewer aspects of the proposed development. [Ord. 7-19-05-1 § 1 (Exh. A); Ord. 9-16-97-1 § 2. Code 1997 § 14-2-17.]

13.15.070 Damage.

No person shall intentionally or negligently cause any damage to the Sewer System. [Ord. 7-19-05-1 § 1 (Exh. A); Ord. 9-16-97-1 § 2. Code 1997 § 14-2-18.]

13.15.080 Manholes.

No person shall open a manhole of the Sewer System without first receiving authorization to do so from the district. [Ord. 7-19-05-1 § 1 (Exh. A); Ord. 9-16-97-1 § 2. Code 1997 § 14-2-19.]

13.15.090 Runoff.

No owner or occupant shall permit a condition to exist on his or her property whereby surface water, storm drainage, cooling water, or groundwater is discharged into the Sewer System, nor shall any person install or create such a condition. [Ord. 7-19-05-1 § 1 (Exh. A); Ord. 9-16-97-1 § 2. Code 1997 § 14-2-20.]

13.15.100 Pretreatment and discharge permit requirements.

(1) Those persons required to pretreat wastewater in order to comply with federal pretreatment standards, the district and/or the SVWRF pretreatment rules and regulations and any permits issued thereunder shall provide, operate and maintain the necessary pretreatment facilities in accordance with the district's pretreatment rules and regulations.

(2) Industrial users required to apply for a discharge permit pursuant to the district's pretreatment rules and regulations shall obtain such permit prior to discharging into the Sewer System. Applications shall be in the form prescribed by the district. [Ord. 7-19-05-1 § 1 (Exh. A); Ord. 9-16-97-1 § 2. Code 1997 § 14-2-21.]

13.15.110 Wastewater discharge prohibitions and limitations.

(1) Generally. No person shall discharge into the Sewer System any substance or in a manner which, under ordinary circumstances, either is harmful or detrimental to or interferes with the Sewer System without treatment, thereby creating a significant health hazard or diminishing the quality of the environment.

(2) Discharge Prohibition. No person shall discharge into the Sewer System any substance listed in Appendix A or in any manner which violates the wastewater discharge prohibitions and limitations contained within Chapter 2, Section 2.2 of the district's pretreatment rules and regulations currently in force and as amended from time to time, which are incorporated by this reference as a part hereof as though fully set forth herein, together with any schedules or appendices which are a part of Chapter 2, Section 2.2 of the district's pretreatment rules and regulations.

(3) Immediate Reporting. Immediately upon discharging a prohibited substance or upon discovering that a prohibited substance has been discharged, the person performing or discovering such discharge shall immediately notify the staff of the district of the discharge by the most rapid available means, if such person knows or reasonably should have known that (a) the substance was discharged, and (b) the discharge of substance was prohibited. Notification pursuant to this subsection does not relieve the person notifying of any liability, except liability for violation of this subsection.

(4) Preventing Accidental Discharge.

(a) Generally. Every person conducting an activity which creates a substantial risk that a prohibited substance will be discharged into the sewer system shall provide adequate protection against accidental discharge of such a prohibited substance by either (i) implementing procedures or practices which tend to reduce the likelihood of such a discharge and/or (ii) installing facilities designed to prevent such accidental discharge. The district and/or the SVWRF may identify persons required to provide such protection and direct them to comply with this subsection.

(b) District May Require. The district pretreatment coordinator is hereby authorized to specify particular procedures, practices, and/or facilities which shall be implemented by any person:

- (i) If the district pretreatment coordinator finds that there is a substantial risk of a discharge prohibited by this section if preventive measures are not undertaken; and
- (ii) If such procedures, practices and/or facilities substantially reduce the risk of discharge prohibited by this section; and
- (iii) If the cost of implementing such procedures, practices, and/or installing such facilities is found by the district to be reasonable in light of both the potential damage to the sewer system and/or the environment if an accidental discharge occurs, and the effectiveness of the equipment in preventing such an accidental discharge.

(c) Plans. In every case where facilities are required to be installed pursuant to this subsection, the district engineer is hereby authorized to require submission of detailed plans for the required facilities and their operation before construction of the facilities is begun.

(5) Preventative Requirements.

(a) Reports. Within five days after the discharge of a prohibited substance, the person who discharged such substance shall file with the district board a written report describing:

- (i) The nature and content of the discharge;
- (ii) The cause(s) of the discharge; and
- (iii) Remedial measures to be taken by the discharger to prevent similar discharges in the future.

The district pretreatment coordinator may inspect the site of the accidental discharge and interview any person involved in the discharge in order to ascertain or confirm what happened and assure that remedial measures adequate to prevent future accidents are carried out as represented.

(b) District May Require Changes. If (i) a person has discharged a prohibited substance, and (ii) it is likely that the same person will again discharge a similar prohibited substance in the future if preventive measures are not undertaken, then the district treatment facility manager is hereby authorized to require the person who discharged the prohibited substance to make changes(s) in equipment, facilities, procedures or practices, which changes(s) (i) have the effect of substantially reducing the risk of a similar discharge in the future, and (ii) are found by the district treatment facility manager to be reasonable in cost in light of the potential damage to the system and environment arising out of a similar prohibited discharge in the future. Nothing in this subsection relieves any person of any liability, except liability for violation of this subsection.

(6) Self-Monitoring and Reporting. The district treatment facility manager is hereby authorized to require that persons discharging into the Sewer System, other than persons discharging only ordinary domestic sewage, monitor and report their sewage discharges in a manner and to the extent necessary to:

- (a) Provide adequate compliance with and enforcement of the district's pretreatment rules and regulations;
- (b) Assess the source of the components of the sewage transmitted, treated, and disposed of by the district or the SVWRF;
- (c) Charge reasonable fees and surcharges to dischargers based on actual discharges or reasonable classifications of discharges.

The district's pretreatment coordinator is further hereby authorized to require that such monitoring and reporting be performed at the expense of the person discharging. Every person required to monitor and report pursuant to this section shall monitor and report as required by the district's pretreatment coordinator rules and regulations and in conformity with this section.

(7) Compliance Monitoring. The district's pretreatment coordinator is hereby authorized to sample and analyze the sewage of, and inspect the facilities of persons discharging into the Sewer System in order to determine or verify compliance with this section. The district is further authorized to require the installation of reasonable facilities, such as manholes, to enable such sampling. However, nothing in this section limits any power that the district or the SVWRF may have to investigate or enforce compliance with other sections of this chapter or through means not specified in this subsection.

(8) Strict Liability. Any person violating any provision of this section shall be guilty without regard to fault, knowledge, intent, or the state of mind of the person committing the violation.

(9) Nuisance. Any condition or situation which causes a violation of this section is hereby declared to be a public nuisance and may be abated as provided by law. [Amended during 2011 recodification; Ord. 7-19-05-1 § 1 (Exh. A); Ord. 9-16-97-1 § 2. Code 1997 § 14-2-22.]

13.15.120 When permits shall not be issued.

Permits to connect to the district Sewer System shall not be issued unless the plumbing in the house or building to be connected is in accordance with the provisions of the building and plumbing codes of the city. [Ord. 7-19-05-1 § 1 (Exh. A); Ord. 9-16-97-1 § 2. Code 1997 § 14-2-23.]

13.15.130 Revocation of permits.

Any required construction permits for sewer connections or installations shall be issued to the plumber who is to do the work or to the owner of the property, subject to the inspection by the district. The superintendent may at any time revoke a permit because of defective work or because of undue delay in completing the permitted work. [Ord. 7-19-05-1 § 1 (Exh. A); Ord. 9-16-97-1 § 2. Code 1997 § 14-2-24.]

13.15.140 Pipes to be kept in good repair.

All users of the sewer services shall keep their service pipes, connections, and other apparatus in good repair and protected from frost at their own expense. No person, without permission of the city, shall be

allowed to dig into the street for the purpose of removing or repairing any sewer service pipe or main. [Ord. 7-19-05-1 § 1 (Exh. A); Ord. 9-16-97-1 § 2. Code 1997 § 14-2-25.]

13.15.150 Quality of service pipe.

All service and other pipes used in conjunction with the sewer services of the district shall be of such material, quality and specifications as the district may from time to time by resolution provide and shall be installed at such distances below ground as may be specified by the regulations of the district. All work, alterations or extensions affecting sewer pipes shall be subject to the acceptance of the district, and no connections with sewer mains shall be made without first obtaining a permit therefor from the district. [Ord. 7-19-05-1 § 1 (Exh. A); Ord. 9-16-97-1 § 2. Code 1997 § 14-2-26.]

13.15.160 District to have free access.

The district and its designees shall at all ordinary hours have free access to places supplied with sewer services from the district's Sewer System for the purpose of examining the apparatus, ascertaining the sewer service being used and the manner of its use. [Ord. 7-19-05-1 § 1 (Exh. A); Ord. 9-16-97-1 § 2. Code 1997 § 14-2-27.]

13.15.170 Trial sewer survey.

In order to determine the feasibility of connecting a basement or proposed basement to a sanitary sewer, the owner or plumber may make an application for a trial sewer survey, the cost of which shall be as established from time to time by resolution of the district. The result of trial sewer survey shall not constitute a permit to connect to the sewer and is merely for information purposes. [Ord. 7-19-05-1 § 1 (Exh. A); Ord. 9-16-97-1 § 2. Code 1997 § 14-2-28.]

13.15.180 Prohibited uses.

(1) Inflammables. It shall be unlawful for any person to injure, break or remove any part or portion of any sewer appliance or appurtenance, or to discharge into a sewer any inflammable gas, gasoline or oil, any calcium carbide or residue therefrom, or any liquid or other inflammable gas when in contact with water, sewage or fire. Oil separators installed in any building where volatile fluids are used must not be connected directly or indirectly with a sewer.

(2) Waste Pipes from Enumerated Establishments. The contents of waste pipes from water filters, gas engines, air compressors, vacuum or dry cleaners, garages, wash racks, stores or warehouses containing inflammable substances, car barns, buildings for the stabling or keeping of horses, cows and other animals, or plants using milk or processing milk products, and all similar establishments shall not be disposed of through connection with a sanitary sewer unless such contents are discharged into settling tanks properly trapped and vented. The construction of such tanks must be approved by the district pretreatment coordinator, and must be subject to his inspection, approval, or condemnation before cement is poured and at all times thereafter until completion of such construction. Upon condemnation by the district pretreatment coordinator, the sewage from the tanks shall not be allowed to flow into the sewer until satisfactory alterations have been made and the construction approved by the district pretreatment coordinator.

(3) Obstructive Material. It shall be unlawful for any person to empty or discharge into the public sanitary sewer any garbage, refuse or other similar matter or substance likely to obstruct the sewer, or any substance, solid or liquid, other than the waste products for which the sewer is provided.

(4) Drainage Waters and Destructive Materials. It shall be unlawful for any person to connect with a public sanitary sewer any drain or pipe which discharges rain water, cellar or surface water, acids, alkalis, lye or other injurious liquids, or the contents of any spring, flowing well, creek, ditch, or other watercourses. No boiler or heating plant shall be directly connected to the sanitary sewer. The overflow from boilers or heating plants, when cooled to a temperature not to exceed 120 degrees Fahrenheit, will be allowed to run a sump, which sump shall be connected to the sewer. The discharge of the contents of waste pipes from water filters, gas engines, air compressors, vacuum or dry cleaners, garages, wash racks, stores or warehouses which contain inflammable substances, buildings for the stabling or keeping of horses, cows and other animals, and all similar establishments shall not be made into or connected with a sanitary sewer unless such contents are discharged into settling tanks properly trapped and vented. Settling tanks shall be constructed of a material approved by the district pretreatment coordinator and shall be at all times subject to his inspection and approval or condemnation. Upon condemnation by the district pretreatment coordinator, the sewage from said tanks shall not be allowed to flow into sewer until satisfactory alterations have been made and the construction approved by the district pretreatment coordinator. [Ord. 7-19-05-1 § 1 (Exh. A); Ord. 9-16-97-1 § 2. Code 1997 § 14-2-31.]

13.15.190 Regulations.

The district may adopt regulations controlling the manner and circumstances under which the Sewer System may be used in addition to the regulatory provisions set forth expressly in this chapter. [Ord. 7-19-05-1 § 1 (Exh. A); Ord. 9-16-97-1 § 2. Code 1997 § 14-2-32.]

13.15.200 Ownership of connecting lines.

Unless provision is expressly made for ownership of mains or lines by the owner of the adjacent property by means of a written agreement, all lines and mains connecting the Sewer System to a landowner's or resident's premises which are situated on the public way between the main and the property line shall be deemed to be the property of the municipality and subject to its absolute control and supervision even though actual installation may have been performed by the owner or resident of the premises. [Ord. 7-19-05-1 § 1 (Exh. A); Ord. 9-16-97-1 § 2. Code 1997 § 14-2-33.]

13.15.210 Sewer manholes.

It shall be unlawful for any person to open any manhole without permission from the district. [Ord. 7-19-05-1 § 1 (Exh. A); Ord. 9-16-97-1 § 2. Code 1997 § 14-2-34.]

13.15.220 Destruction.

It shall be unlawful for any person to destroy, deface, injure or interfere with the operation of any part or appurtenance of the Sewer System. [Ord. 7-19-05-1 § 1 (Exh. A); Ord. 9-16-97-1 § 2. Code 1997 § 14-2-35.]

APPENDIX A

PROHIBITED SUBSTANCES

1. Pollutants which create a fire or explosive hazard in the Publicly Owned Treatment Works of the South Valley Sewer District (“POTW”), including, but not limited to, waste streams with a closed-cup flash point of less than 140° F (60° C) using the test method specified in 40 CFR 261.21.
2. Pollutants which will cause corrosive structural damage to the POTW, but in no case arrives at the POTW with a pH lower than 5.0 or greater than 12.0.
3. Solid or viscous pollutants in amounts which will cause obstruction of the flow in the POTW resulting in Interference.
4. Any pollutants, including oxygen-demanding pollutants (BOD, TSS, etc.), released in a discharge at a flow rate and/or pollutant concentration which will cause Interference with the POTW.
5. Wastewater having a temperature greater than 60° C (140° F), which will inhibit biological activity in the sewage treatment facility resulting in Interference but in no case in such quantities that cause the temperature at the treatment facility headworks to exceed 40° C (104° F).
6. Petroleum oil, non-degradable cutting oil, or products of mineral oil origin, in amounts that will cause Interference or pass through.
7. Petroleum oil, non-biodegradable cutting oil, or products of mineral oil origin exceeding 100 mg/l.
8. Pollutants which result in the presence of toxic gases, vapors or fumes within the POTW in a quantity that may cause acute worker health and/or safety problems.
9. Storm water, surface water, ground water, artisan well water, roof runoff, subsurface drainage, swimming pool drainage, condensate, deionized, non-contact cooling water, and unpolluted wastewater, unless specifically authorized by the District.
10. Pollutants in violation of the National Categorical Treatment Standards established by EPA in 40 CFR, Chapter I, Subchapter N, Parts 405-471.
11. Wastewater exceeding the Local Limits established by the District in its Pretreatment Program.

Chapter 13.15 SEWERS

Sections:

- [13.15.010](#) Purposes.
- [13.15.020](#) Definitions.
- [13.15.030](#) Nonlimitation of powers.
- [13.15.040](#) Civil and criminal penalties.
- [13.15.050](#) Mandatory connection.
- [13.15.060](#) Subdivisions and other developments.
- [13.15.070](#) Damage.
- [13.15.080](#) Manholes.
- [13.15.090](#) Runoff.
- [13.15.100](#) Pretreatment and discharge permit requirements.
- [13.15.110](#) Wastewater discharge prohibitions and limitations.
- [13.15.120](#) When permits shall not be issued.
- [13.15.130](#) Revocation of permits.
- [13.15.140](#) Pipes to be kept in good repair.
- [13.15.150](#) Quality of service pipe.
- [13.15.160](#) District to have free access.
- [13.15.170](#) Trial sewer survey.
- [13.15.180](#) Prohibited uses.
- [13.15.190](#) Regulations.
- [13.15.200](#) Ownership of connecting lines.
- [13.15.210](#) Sewer manholes.
- [13.15.220](#) Destruction.

13.15.010 Purposes.

Sewer facilities and services to ~~various-all of the~~ residents of the city are provided ~~by-through~~ the South Valley Sewer District ("district") ~~and the South Valley Water Reclamation Facility ("SVWRF").~~ ~~The district provides sewer treatment through the Jordan Basin Water Reclamation Facility (JBWRF) and/or the South Valley Water Reclamation Facility (SVWRF).~~ In order to preserve and promote the health, safety and welfare of its residents, and in cooperation with the district, ~~and the SVWRF,~~ the city has determined that regulation of sewage disposal within and by the city is necessary and desirable. It is also in the public interest that the city participate in achieving a degree of uniformity in the area served by the ~~JBWRF and the~~ SVWRF and to enable ~~said facility-those facilities~~ to comply with applicable state and federal law. [Ord. 7-19-05-1 § 1 (Exh. A); Ord. 9-16-97-1 § 2. Code 1997 § 14-2-11.]

13.15.020 Definitions.

For the purposes of this chapter and unless the context specifically requires otherwise, the following words shall have the following meanings:

“Building permit” means any permit issued pursuant to Chapter [15.05](#) RCC.

“Cesspool” means a pit or hole in the ground used for final sewage disposal.

“City” means Riverton City, a municipal corporation organized and existing under the laws of the state of Utah.

“Discharge” means to cause a substance to enter the sewer system by any means, whether directly or indirectly.

“District” means South Valley Sewer District, ~~a county an~~ improvement district organized and existing pursuant to Title 17AB, Chapter 2a, Part 34, Utah Code Annotated 1953.

“Final sewerage disposal” means the depositing of sewage in the earth, water or elsewhere, under circumstances which, in time, cause oxidation together with dissipation or absorption of sewage.

“Industrial user” means any user of the sewer system that discharges wastewater from commercial and/or industrial processes.

“Occupant” means any person in possession of the property mentioned, either by claim or of right or with the consent or acquiescence of the owner of such property.

“Ordinary domestic sewage” means sewage of the type and contents commonly discharged from homes, as distinguished from businesses or industries.

“Outhouse” means building or other structure located over a cesspool.

“Owner” means any person holding or claiming title, legal or equitable, to the property mentioned, whether alone or in conjunction with others.

“Privy vault” means a structure for containing sewage prior to final sewage disposal, unless such structure is located in a vehicle.

“Prohibited substance” means any substance listed, described, or referred to as prohibited in RCC [13.15.110](#).

“Septic tank” includes any means of final sewage disposal, which is located principally underground, but does not include the public sewer system.

“Sewage” means liquid or waterborne waste.

“Sewer system” means the facilities owned or used by the district ~~and/or SVWRF~~ for collecting, transmitting, treating, and disposing of sewage, whether located in or out of the city.

“Sludge” means either:

- (a) The accumulated solid slurry separated from liquids such as water or wastewater during processing; or
- (b) Deposits on bottoms of streams or other bodies of water; or
- (c) The precipitate resulting from chemical treatment, coagulation, or sedimentation of waste or wastewater.

~~“South Valley Water Reclamation Facility board” means the governing board of the South Valley Water Reclamation Facility (SVWRF), a legal entity created pursuant to the Utah Interlocal Cooperation Act. The SVWRF board is comprised of representatives from its member entities, i.e., Midvale City, West Jordan City, Salt Lake City Suburban Sanitary District No. 2, Sandy Suburban Improvement District and the South Valley Sewer District. SVWRF’s purpose is to provide sewage treatment and final disposal services.~~

“Substance” means any physical matter, including any solid, liquid or gas whatsoever.

“Surface water” means any water running, standing or found on or within five inches of the surface of the ground.

“Treatment” means the processes employed by the district and/or SVWRF whereby sewage is rendered less harmful or objectionable, and/or less of a health hazard.

“Treatment plant” means ~~those sewer~~the JBWRF and SVWRF treatment facilities ~~owned by SVWRF~~used for treatment.

“Utah Code” means the Utah Code Annotated 1953, as amended. [Amended during 2011 recodification; Ord. 7-19-05-1 § 1 (Exh. A); Ord. 9-16-97-1 § 2. Code 1997 § 14-2-12.]

13.15.030 Nonlimitation of powers.

Nothing in this chapter is intended to restrict or limit the extent or exercise of any power conferred on the district or the SVWRF by the laws of Utah. In delegating certain regulatory authority to the district or the SVWRF, the city does not affect any authority the district or SVWRF may have independent of the city to regulate the same or similar matters, except as may be agreed by the city and the district ~~and/or the SVWRF~~ in a written interlocal cooperation agreement. [Ord. 7-19-05-1 § 1 (Exh. A); Ord. 9-16-97-1 § 2. Code 1997 § 14-2-13.]

13.15.040 Civil and criminal penalties.

Civil and criminal enforcement of this chapter shall be governed by the applicable provisions of Title 19, Chapter 5, Utah Code Annotated 1953, or a successor statute. A violation of any provision of this chapter not covered by the Utah Code Annotated constitutes a class B misdemeanor, carrying with it the punishments permitted by law. [Amended during 2011 recodification; Ord. 7-19-05-1 § 1 (Exh. A); Ord. 9-16-97-1 § 2. Code 1997 §§ 14-2-14, 14-2-15.]

13.15.050 Mandatory connection.

(1) Mandatory. The owner or occupant of real property on which a building has been or is being constructed shall connect such building to the ~~s~~Sewer ~~s~~System within 60 days after receiving written notice from the district or city that facilities of the ~~s~~Sewer ~~s~~System are available for connection to the building, if any part of such facilities is situated within 300 feet of any point of any property line of such property.

(2) Subsequent Use of Private Systems. If connection to the ~~S~~sewer ~~s~~System is required pursuant to subsection (1) of this section, the owner or occupant hereby required to connect shall immediately plug any septic tank or privy vault, remove any outhouse; fill with earth any cesspool located on his property, and make no further use of those or any other privately owned facilities for final sewage disposal. Any cesspool, outhouse, or unplugged septic tank or privy vault on property required to be connected to the ~~s~~Sewer ~~s~~System is hereby declared to be a public nuisance.

(3) Construction of Private System. No person shall construct or cause to be constructed a septic tank or other privately owned means of final sewage disposal on property required to be connected to the ~~s~~Sewer ~~s~~System by subsection (1) of this section.

(4) Conditions. Nothing in this section as adopted shall be construed as creating any obligation on the part of the district or the city to connect any property to the ~~S~~sewer ~~s~~System or retain any connection to the sewer system. The district may impose reasonable conditions and requirements for sewer connection without affecting the obligation of a private person to either connect to the ~~s~~Sewer ~~s~~System, discontinue use of a private system, or otherwise comply with this section. [Amended during 2011 recodification; Ord. 7-19-05-1 § 1 (Exh. A); Ord. 9-16-97-1 § 2. Code 1997 § 14-2-16.]

13.15.060 Subdivisions and other developments.

No subdivision plat, planned unit development, industrial park, or commercial development shall be approved or recommended by the city planning commission, nor shall a building permit or certificate of occupancy be issued for any lot or part thereof or for the whole thereof, unless the city shall have first received a signed document from the district approving the sewer aspects of the proposed development. [Ord. 7-19-05-1 § 1 (Exh. A); Ord. 9-16-97-1 § 2. Code 1997 § 14-2-17.]

13.15.070 Damage.

No person shall intentionally or negligently cause any damage to the ~~s~~Sewer ~~s~~System. [Ord. 7-19-05-1 § 1 (Exh. A); Ord. 9-16-97-1 § 2. Code 1997 § 14-2-18.]

13.15.080 Manholes.

No person shall open a manhole of the ~~s~~Sewer ~~s~~System without first receiving authorization to do so from the district. [Ord. 7-19-05-1 § 1 (Exh. A); Ord. 9-16-97-1 § 2. Code 1997 § 14-2-19.]

13.15.090 Runoff.

No owner or occupant shall permit a condition to exist on his or her property whereby surface water, storm drainage, cooling water, or groundwater is discharged into the ~~S~~ewer ~~s~~System, nor shall any person install or create such a condition. [Ord. 7-19-05-1 § 1 (Exh. A); Ord. 9-16-97-1 § 2. Code 1997 § 14-2-20.]

13.15.100 Pretreatment and discharge permit requirements.

(1) Those persons required to pretreat wastewater in order to comply with federal pretreatment standards, the ~~district and/or the~~ SVWRF ~~wastewater control pretreatment~~ rules and regulations and any permits issued thereunder shall provide, operate and maintain the necessary pretreatment facilities in accordance with the ~~SVWRF-district's~~ pretreatment ~~rules and~~ regulations.

(2) Industrial users required to apply for a discharge permit pursuant to the ~~SVWRF-wastewater-control~~ ~~district's pretreatment~~ rules and regulations shall obtain such permit prior to discharging into the ~~s~~Sewer ~~s~~System. Applications shall be in the form prescribed by the ~~SVWRF-board~~district. [Ord. 7-19-05-1 § 1 (Exh. A); Ord. 9-16-97-1 § 2. Code 1997 § 14-2-21.]

13.15.110 Wastewater discharge prohibitions and limitations.

(1) Generally. No person shall discharge into the ~~s~~Sewer ~~s~~System any substance or in a manner which, under ordinary circumstances, either is harmful or detrimental to or interferes with the ~~S~~ewer ~~s~~System without treatment, thereby creating a significant health hazard or diminishing the quality of the environment.

(2) Discharge Prohibition. No person shall discharge into the ~~s~~Sewer ~~s~~System any substance [listed in Appendix A](#) or in any manner which violates the wastewater discharge prohibitions and limitations contained within Chapter 2, Section 2.2 of the ~~SVWRF wastewater control-district's pretreatment~~ rules and regulations currently in force and as amended from time to time, which are incorporated by this reference as a part hereof as though fully set forth herein, together with any schedules or appendices which are a part of Chapter 2, Section 2.2 of ~~said SVWRF wastewater control-the district's pretreatment~~ rules and regulations.

(3) Immediate Reporting. Immediately upon discharging a prohibited substance or upon discovering that a prohibited substance has been discharged, the person performing or discovering such discharge shall immediately notify the staff of the ~~SVWRF-district~~ of the discharge by the most rapid available means, if such person knows or reasonably should have known that (a) the substance was discharged, and (b) the discharge of substance was prohibited. Notification pursuant to this subsection does not relieve the person notifying of any liability, except liability for violation of this subsection.

(4) Preventing Accidental Discharge.

(a) Generally. Every person conducting an activity which creates a substantial risk that a prohibited substance will be discharged into the sewer system shall provide adequate protection against accidental discharge of such a prohibited substance by either (i) implementing procedures or practices which tend to reduce the likelihood of such a discharge and/or (ii) installing facilities designed to prevent such accidental discharge. The ~~SVWRF general manager-district and/or the SVWRF~~ may identify persons required to provide such protection and direct them to comply with this subsection.

(b) ~~South Valley District~~ May Require. The ~~SVWRF general manager-district pretreatment coordinator~~ is hereby authorized to specify particular procedures, practices, and/or facilities which shall be implemented by any person:

(i) If the ~~SVWRF general manager-district pretreatment coordinator~~ finds that there is a substantial risk of a discharge prohibited by this section if preventive measures are not undertaken; and

(ii) If such procedures, practices and/or facilities substantially reduce the risk of discharge prohibited by this section; and

(iii) If the cost of implementing such procedures, practices, and/or installing such facilities is found by the ~~SVWRF-district board~~ to be reasonable in light of both the potential damage to

the sewer system and/or the environment if an accidental discharge occurs, and the effectiveness of the equipment in preventing such an accidental discharge.

(c) Plans. In every case where facilities are required to be installed pursuant to this subsection, the ~~SVWRF general manager~~district engineer is hereby authorized to require submission of detailed plans for the required facilities and their operation before construction of the facilities is begun.

(5) Preventative Requirements.

(a) Reports. Within five days after the discharge of a prohibited substance, the person who discharged such substance shall file with the ~~SVWRF district~~ board a written report describing:

- (i) The nature and content of the discharge;
- (ii) The cause(s) of the discharge; and
- (iii) Remedial measures to be taken by the discharger to prevent similar discharges in the future.

The ~~SVWRF district~~ pretreatment ~~administrator-coordinator~~ may inspect the site of the accidental discharge and interview any person involved in the discharge in order to ascertain or confirm what happened and assure that remedial measures adequate to prevent future accidents are carried out as represented.

(b) ~~SVWRF-District~~ May Require Changes. If (i) a person has discharged a prohibited substance, and (ii) it is likely that the same person will again discharge a similar prohibited substance in the future if preventive measures are not undertaken, then the ~~SVWRF general manager~~district treatment facility manager is hereby authorized to require the person who discharged the prohibited substance to make changes(s) in equipment, facilities, procedures or practices, which changes(s) (i) have the effect of substantially reducing the risk of a similar discharge in the future, and (ii) are found by the ~~SVWRF general manager~~district treatment facility manager to be reasonable in cost in light of the potential damage to the system and environment arising out of a similar prohibited discharge in the future. Nothing in this subsection relieves any person of any liability, except liability for violation of this subsection.

(6) Self-Monitoring and Reporting. The ~~district treatment facility manager~~SVWRF general manager is hereby authorized to require that persons discharging into the ~~S~~sewer ~~s~~System, other than persons discharging only ordinary domestic sewage, monitor and report their sewage discharges in a manner and to the extent necessary to:

(a) Provide adequate compliance with and enforcement of the ~~SVWRF's wastewater control~~district's pretreatment rules and regulations;

(b) Assess the source of the components of the sewage transmitted, treated, and disposed of by the district or the SVWRF;

(c) Charge reasonable fees and surcharges to dischargers based on actual discharges or reasonable classifications of discharges.

The ~~SVWRF general manager~~district's pretreatment coordinator is further hereby authorized to require that such monitoring and reporting be performed at the expense of the person discharging. Every person required to monitor and report pursuant to this section shall monitor and report as required by the ~~SVWRF wastewater control~~district's pretreatment coordinator rules and regulations and in conformity with this section.

(7) Compliance Monitoring. The ~~SVWRF district's~~ pretreatment ~~administrator~~coordinator is hereby authorized to sample and analyze the sewage of, and inspect the facilities of persons discharging into the ~~S~~sewer sSystem in order to determine or verify compliance with this section. The ~~SVWRF board~~district is further authorized to require the installation of reasonable facilities, such as manholes, to enable such sampling. However, nothing in this section limits any power that the district or the ~~SVWRF board~~SVWRF may have to investigate or enforce compliance with other sections of this chapter or through means not specified in this subsection.

(8) Strict Liability. Any person violating any provision of this section shall be guilty without regard to fault, knowledge, intent, or the state of mind of the person committing the violation.

(9) Nuisance. Any condition or situation which causes a violation of this section is hereby declared to be a public nuisance and may be abated as provided by law. [Amended during 2011 recodification; Ord. 7-19-05-1 § 1 (Exh. A); Ord. 9-16-97-1 § 2. Code 1997 § 14-2-22.]

13.15.120 When permits shall not be issued.

Permits to connect to the district ~~S~~sewer sSystem shall not be issued unless the plumbing in the house or building to be connected is in accordance with the provisions of the building and plumbing codes of the city. [Ord. 7-19-05-1 § 1 (Exh. A); Ord. 9-16-97-1 § 2. Code 1997 § 14-2-23.]

13.15.130 Revocation of permits.

Any required construction permits for sewer connections or installations shall be issued to the plumber who is to do the work or to the owner of the property, subject to the inspection by the district. The superintendent may at any time revoke a permit because of defective work or because of undue delay in completing the permitted work. [Ord. 7-19-05-1 § 1 (Exh. A); Ord. 9-16-97-1 § 2. Code 1997 § 14-2-24.]

13.15.140 Pipes to be kept in good repair.

All users of the sewer services shall keep their service pipes, connections, and other apparatus in good repair and protected from frost at their own expense. No person, without permission of the city, shall be allowed to dig into the street for the purpose of removing or repairing any sewer service pipe or main. [Ord. 7-19-05-1 § 1 (Exh. A); Ord. 9-16-97-1 § 2. Code 1997 § 14-2-25.]

13.15.150 Quality of service pipe.

All service and other pipes used in conjunction with the sewer services of the district shall be of such material, quality and specifications as the district may from time to time by resolution provide and shall be installed at such distances below ground as may be specified by the regulations of the district. All work, alterations or extensions affecting sewer pipes shall be subject to the acceptance of the district, and no connections with sewer mains shall be made without first obtaining a permit therefor from the district. [Ord. 7-19-05-1 § 1 (Exh. A); Ord. 9-16-97-1 § 2. Code 1997 § 14-2-26.]

13.15.160 District to have free access.

The district and its designees shall at all ordinary hours have free access to places supplied with sewer services from the district's sewer system for the purpose of examining the apparatus, ascertaining the sewer service being used and the manner of its use. [Ord. 7-19-05-1 § 1 (Exh. A); Ord. 9-16-97-1 § 2. Code 1997 § 14-2-27.]

13.15.170 Trial sewer survey.

In order to determine the feasibility of connecting a basement or proposed basement to a sanitary sewer, the owner or plumber may make an application for a trial sewer survey, the cost of which shall be as established from time to time by resolution of the district. The result of trial sewer survey shall not constitute a permit to connect to the sewer and is merely for information purposes. [Ord. 7-19-05-1 § 1 (Exh. A); Ord. 9-16-97-1 § 2. Code 1997 § 14-2-28.]

13.15.180 Prohibited uses.

(1) Inflammables. It shall be unlawful for any person to injure, break or remove any part or portion of any sewer appliance or appurtenance, or to discharge into a sewer any inflammable gas, gasoline or oil, any calcium carbide or residue therefrom, or any liquid or other inflammable gas when in contact with water, sewage or fire. Oil separators installed in any building where volatile fluids are used must not be connected directly or indirectly with a sewer.

(2) Waste Pipes from Enumerated Establishments. The contents of waste pipes from water filters, gas engines, air compressors, vacuum or dry cleaners, garages, wash racks, stores or warehouses containing inflammable substances, car barns, buildings for the stabling or keeping of horses, cows and other animals, or plants using milk or processing milk products, and all similar establishments shall not be disposed of through connection with a sanitary sewer unless such contents are discharged into settling

tanks properly trapped and vented. The construction of such tanks must be approved by the **SVWRF district** pretreatment coordinator, and must be subject to his inspection, approval, or condemnation before cement is poured and at all times thereafter until completion of such construction. Upon condemnation by the **SVWRF-district** pretreatment coordinator, the sewage from the tanks shall not be allowed to flow into the sewer until satisfactory alterations have been made and the construction approved by the **SVWRF district** pretreatment coordinator.

(3) Obstructive Material. It shall be unlawful for any person to empty or discharge into the public sanitary sewer any garbage, refuse or other similar matter or substance likely to obstruct the sewer, or any substance, solid or liquid, other than the waste products for which the sewer is provided.

(4) Drainage Waters and Destructive Materials. It shall be unlawful for any person to connect with a public sanitary sewer any drain or pipe which discharges rain water, cellar or surface water, acids, alkalis, lye or other injurious liquids, or the contents of any spring, flowing well, creek, ditch, or other watercourses. No boiler or heating plant shall be directly connected to the sanitary sewer. The overflow from boilers or heating plants, when cooled to a temperature not to exceed 120 degrees Fahrenheit, will be allowed to run a sump, which sump shall be connected to the sewer. The discharge of the contents of waste pipes from water filters, gas engines, air compressors, vacuum or dry cleaners, garages, wash racks, stores or warehouses which contain inflammable substances, buildings for the stabling or keeping of horses, cows and other animals, and all similar establishments shall not be made into or connected with a sanitary sewer unless such contents are discharged into settling tanks properly trapped and vented. Settling tanks shall be constructed of a material approved by the **SVWRF-district** pretreatment coordinator and shall be at all times subject to his inspection and approval or condemnation. Upon condemnation by the **SVWRF district** pretreatment coordinator, the sewage from said tanks shall not be allowed to flow into sewer until satisfactory alterations have been made and the construction approved by the **SVWRF-district** pretreatment coordinator. [Ord. 7-19-05-1 § 1 (Exh. A); Ord. 9-16-97-1 § 2. Code 1997 § 14-2-31.]

13.15.190 Regulations.

The district may adopt regulations controlling the manner and circumstances under which the **Ssewer sSystem** may be used in addition to the regulatory provisions set forth expressly in this chapter. [Ord. 7-19-05-1 § 1 (Exh. A); Ord. 9-16-97-1 § 2. Code 1997 § 14-2-32.]

13.15.200 Ownership of connecting lines.

Unless provision is expressly made for ownership of mains or lines by the owner of the adjacent property by means of a written agreement, all lines and mains connecting the **Ssewer sSystem** to a landowner's or resident's premises which are situated on the public way between the main and the property line shall be deemed to be the property of the municipality and subject to its absolute control and supervision even though actual installation may have been performed by the owner or resident of the premises. [Ord. 7-19-05-1 § 1 (Exh. A); Ord. 9-16-97-1 § 2. Code 1997 § 14-2-33.]

13.15.210 Sewer manholes.

It shall be unlawful for any person to open any manhole without permission from the district. [Ord. 7-19-05-1 § 1 (Exh. A); Ord. 9-16-97-1 § 2. Code 1997 § 14-2-34.]

13.15.220 Destruction.

It shall be unlawful for any person to destroy, deface, injure or interfere with the operation of any part or appurtenance of the ~~s~~Sewer ~~s~~System. [Ord. 7-19-05-1 § 1 (Exh. A); Ord. 9-16-97-1 § 2. Code 1997 § 14-2-35.]

LEGISLATIVE COPY



Issue Paper

Item No. 5

Presenter/Submitted By:		Mayor Applegarth	
Subject: Consent Agenda		Meeting Date: September 17, 2013	
		Fiscal Impact:	
		Funding Source:	
Background:			
<p>5. CONSENT AGENDA</p> <ol style="list-style-type: none"> 1. Minutes: RCCM 09-03-13 2. Bond Releases: N/A 3. <u>Resolution No. 13-45</u> – Approval of a contract with Okland Construction for the construction of the Main Park Renovation Project 4. <u>Resolution No. 13-46</u> – Adopting the Official Names of the Riverton City Park Buildings and Facilities 			
Recommendation:			
Approve the Consent Agenda.			
Recommended Motion:			
“I move to approve the Consent Agenda as presented.”			

1
2
3
4
5
6
7
8
9

Riverton City
REGULAR CITY COUNCIL MEETING
Minutes
Tuesday, September 3, 2013

Riverton City Hall
12830 South 1700 West
Riverton, Utah 84065

10 **Attendance:**

11
12 Mayor William R. Applegarth

13
14 **Council Members:**

15 Council Member Brent Johnson
16 Council Member Al Leavitt
17 Council Member Sheldon Stewart
18 Council Member Tracy Thaxton
19 Council Member Roy Tingey

20
21
22
23 **City Staff:**

Lance Blackwood, City Manager
Ryan Carter, City Attorney
Virginia Loader, Recorder
Trace Robinson, Public Works Director
Jason Lethbridge, Planning Manager
Sheril Garn, Parks & Recreation Director
Chief Norton, UPD
Erik Sandstron, UFA Asst. Chief

24 **Citizens:** Michael Johnson, Wyoma Darlington, Gina Sipos, Curtis Butterfield, Maryanne Butterfield &
25 kids, Dale G, Stan Holland, Leslie Mascaro, Bob Ford, Mark Newman, Bus Kemp, Dan Bowles, Mike
26 Rowe, Troop 352, Lisa Stocking, Carol Stocking, Shevson Astle, Paul Wayman, Dean Chappell, Gorm
27 Klungervik

28
29
30 **GENERAL BUSINESS**

31
32 [6:30:42 PM](#) **Call to Order and Roll Call** - Mayor Applegarth called the meeting to order at 6:30
33 p.m. and welcomed those in attendance. He then conducted a Roll Call and Council Members
34 Johnson, Leavitt, Stewart, Thaxton and Tingey were present.

35
36 **Pledge of Allegiance** – Council Member Sheldon Stewart directed the Pledge of Allegiance.

37
38 **PUBLIC COMMENTS**

39
40 Mayor Applegarth explained the public comment procedure and welcomed public comments.

41
42 [6:35:22 PM](#) **Jason Bible** proposed that Riverton City adopt an ordinance allowing the use of
43 Low Speed Vehicles (LSV's) and Personal Neighborhood Vehicles (PNV's), and Golf Carts;
44 defined by the National Highway Transportation Safety Administration as a 4-wheel vehicle
45 designed not to exceed 25 mph, on City streets where speed limits do not exceed 35 mph. He
46 provided the Council Members with a copy of his proposal and spoke of the advantages of his
47 proposal.

1 [7:08:52 PM](#) There were no further public comments and Mayor Applegarth closed the Public
2 Comment period.

3
4 **STAFF REPORTS**

5
6 [6:38:27 PM](#) Lance Blackwood, City Manager, called for Staff Reports – No reports.

7
8 **Safety Training** – No report.

9
10 **PUBLIC HEARINGS**

11
12 **1. Public Hearing – regarding proposed amendments to the Land Use Element of the**
13 **Riverton City General Plan, Amendments proposed by Riverton City**

14
15 [6:39:07 PM](#) Mayor Applegarth explained that a General Plan is a plan, along with a map
16 showing proposed future land uses for properties within Riverton City. Riverton City has
17 proposed amendments to the Land Use Element, to update future land use designations for
18 specific properties within Riverton City. The update primarily affects existing vacant land
19 within the City, but also addressed land use designations for existing developed areas.

20
21 [6:48:41 PM](#) Jason Lethbridge, Planning Manager, explained that the Planning Commission,
22 following several work sessions and public hearings, forwarded a recommended Land Use Map
23 to the City Council with their proposed amendments and the City Council reviewed and made
24 initial comments on the Draft at a Work Session. Mr. Lethbridge then reviewed the map
25 explaining each area in detail.

26
27 Brief discussion was held regarding the area from the Jordan River east to Redwood Road from
28 12600 South to the northern border.

29
30 [7:08:55 PM](#) Mr. Lethbridge explained the proposed Business Transition District on 1700 West
31 north from 12600 South.

32
33 Mayor Applegarth opened a Public Hearing and called for public comments.

34
35 [7:14:57 PM](#) Council Member Al Leavitt clarified that the lots in the proposed Business
36 Transition District Zone are deep and the proposed zone would run from the front property line
37 to the back property line.

38
39 The area from Redwood Road to 2700 West included two rezones; however, no comments were
40 given.

41
42 **2. Public Hearing – regarding a proposed rezone of 37.11 acres located at 2542 W 11800 S**
43 **from R-3 (Residential 1/3 Acre Lots) to R-4 (Residential ¼ Acre Lots) – Ivory**
44 **Development, Applicant**

45
46 [7:16:34 PM](#) Jason Lethbridge, Planning Manager, explained that Ivory Homes submitted a
47 rezone application for 37.11 acres located at approximately 2542 West 11800 South. The
48 property is currently zoned R-3, which requires a minimum lot size of 1/3 acre lots. The

1 surrounding property to the north and east is also zoned R-3, but is separated from the property
2 by Midas Creek to the north and a canal to the east. The property to the south, across 11800
3 South is zoned a mix of RR-22 and R-4. The property to the west, across 2700 West, is in South
4 Jordan City, and is zoned for single family lots. He said that Ivory Homes has requested a rezone
5 of the property to R-4, which would allow for a minimum lot size of 10,000 square feet.
6

7 Mr. Lethbridge said that on June 27, 2013, the Planning Commission voted to recommend
8 approval of the rezone application and Staff concurs with their recommendation.
9

10 [7:18:33 PM](#) Mayor Applegarth opened a Public Hearing and first called for public comments
11 from Riverton residents living on 11625 South.
12

13 [7:19:32 PM](#) **Clyde Page** proposed that City Council agree with the proposal as explained by Mr.
14 Lethbridge.
15

16 [7:22:44 PM](#) **Randy Larsen** said the Midas Creek easement was his main concern and that the
17 easement not be included in determining 14,000 sq ft lots.
18

19 [7:25:16 PM](#) **Dan Bowles** said his general concern was regarding high density because he does
20 not feel that the infrastructure supports high density.
21

22 **Kathleen Clemens** agreed with the proposed compromise but said she preferred 1/3 acre lots
23 and she wanted to ensure there would not be an opening on to their street.
24

25 [7:29:29 PM](#) **Katie Bowles** said the proposed rezone was of great concern to her neighborhood
26 because the County operates the creek and she related her concern about the easement. It was
27 then explained to her that the zoning would be included in a subdivision plot, which the County
28 is required to sign off on, and then it would go to the Council for subdivision approval.
29

30 [7:35:02 PM](#) **Richard Clemens** said he supported the comments that had previously been made
31 and he supported the proposed compromise.
32

33 [7:36:09 PM](#) **Lisa Stocking** said she and her mother Carol Stocking preferred 1/3 acre lots with
34 no traffic but they were sportive of the proposed compromise.
35

36 Mayor Applegarth then opened the Public Hearing to the public.
37

38 [7:37:29 PM](#) **Unidentified** - spoke of twin homes and said he was concerned with the intersection
39 at 2700 West 11800 South.
40

41 City Engineer Trace Robinson said he was working with South Jordan City regarding that
42 intersection.
43

44 [7:42:03 PM](#) **Gina Sipos**, representing Monte Vista Elementary, said she did not like the smaller
45 lots and would like to keep larger lots and open spaces. She also said she was concerned about
46 additional schools and traffic.
47

1 [7:46:29 PM](#) **Mike Rowe** said he moved to Riverton for the space and did not want to see ¼ acre
2 lots. He said he did not see the economic benefit of ¼ acre lots or how it benefited anyone except
3 the developer.

4
5 [7:48:51 PM](#) **Trent Staggs** voiced support for the proposed compromised plan.

6
7 [7:50:00 PM](#) **Curtis Butterfield** expressed his concern of going from larger lots to smaller lots.
8 He said the property was zoned that way years ago but it returns to the City Council for change
9 to occur. He urged the Council to manage the growth and match was what was currently there.
10 He spoke in favor of the compromise.

11
12 [7:51:27 PM](#) **Cody Bearden** said that none of the residents want R-4 zoning except the
13 landowners and developers; the residents want R-3.

14
15 [7:52:47 PM](#) **Ralph Braddick** said he agreed with some comments but he would prefer R-3
16 zoning. He said he moved to Riverton in order to have ½ acre lot and now Riverton is losing its
17 rural status.

18
19 [7:53:47 PM](#) **Dan McDougal** said he agreed with previous comments and he would like to keep
20 1/3 acre lots.

21
22 [7:54:42 PM](#) **Sam Omen** said he agreed with previous comments and he would like to keep 1/3
23 acre lots.

24
25 [7:56:17 PM](#) **Chris Gamvroulous**, Ivory Development, thanked all who spoke. He said he
26 concurred with the SD Designation of the R-3 around the perimeter on the north and the east
27 side, no road access on to 11625 and to have the roads connect on to 11800 South and to 2700
28 West. He said he would work out the easement issue with Engineer Trace Robinson and County
29 Flood Control. He spoke of meetings that had been held regarding the proposed rezone issue and
30 said that no secret meeting had been held. He then asked for a positive approval on the proposed
31 rezone request.

32
33 [7:59:33 PM](#) There being no further comments, Mayor Applegarth declared the Public Hearing
34 closed.

35
36 **Ordinance No. 13-13 – Rezoning 37.11 Acres, 2542 West 11800 South, proposed**
37 **rezone from R-3 to R-4, Ivory Homes, Applicant**

38
39 [8:00:05 PM](#) Council Member Al Leavitt **MOVED** the City Council adopt **Ordinance No. 13-**
40 **13 – Rezoning 37.11 Acres, located at approximately 2542 West 11800 South leaving all**
41 **residential building lots adjacent to the north and east property lines to meet the minimum**
42 **1/3 acre lot size and that is to not include any easement on Midas Creek; 2. no roadway**
43 **connection shall be made to 11605 or 11625 South, the contractor would have a solid**
44 **masonry fence consistent with the required collector street fencing on 2700 West and 11800**
45 **South to be installed on the north and east property lines adjacent to Midas Creek and the**
46 **canal.** Council Member Tracy Thaxton **SECONDED** the motion. Council Member Leavitt
47 added the following to his motion: **suggested leaving all the lots along on the north and east**
48 **property lines all remaining lots would then be ¼ acre.** Council Member Thaxton accepted

1 the addition as part of his Second. Mayor Applegarth called for discussion on the motion; there
2 being none, he called for a Roll Call Vote. The vote was as follows: Johnson-No, Leavitt-Yes,
3 Stewart-Yes, Thaxton-Yes and Tingey-No. **The motion passed 3 to 2.**
4

5 **3. Public Hearing - regarding a proposed rezone of 6.89 acres located at 1863 W 11900 S**
6 **be rezoned from R-3 (Residential 1/3 Acre Lots) to R-4-SD (Residential ¼ Acre Lots with**
7 **Specific Development Designation) – Henry Walker Homes, Applicant**
8

9 [8:03:10 PM](#) Jason Lethbridge, Planning Manager, explained that Henry Walker Homes
10 previously submitted an application to rezone properties located at 1863 West 11900 South. That
11 application for rezone to R-4 was denied by the City Council. The applicant proposed via a new
12 application rezone to R-4-SD, the 'SD' signifying a Specific Development designation, which
13 allows the City to make additional requirements on the zoning, such as an increase in minimum
14 required square footage, architectural requirements, etc. The applicant proposed several
15 restrictions that are reflected in the Planning Commission's recommendation. The Commission
16 also included the limitation on number of lots, specifying no more than 17 lots and the applicant
17 accepted that limitation.
18

19 Mr. Lethbridge said that on July 18, 2013, the Planning Commission voted to recommend
20 approval of the rezone application.
21

22 [8:06:54 PM](#) **Leslie Mascaro**, Henry Walker Homes, addressed Council's questions and
23 explained that the maximum density for 1/3 acre lots would be 16 lots and the maximum density
24 for ¼ acre lots would be 22. However, she said they have requested one additional lot, due to
25 stubbed road and detention pond requirements. She spoke of fencing, tree lined streets and
26 various home types.
27

28 [8:11:18 PM](#) Mayor Applegarth opened a Public Hearing and called for public comments.
29

30 [8:11:30 PM](#) **Unidentified**, asked about previous ¼ acre proposed rezones. He spoke in favor of
31 keeping the area the same as R-3 for consistency in zoning.
32

33 [8:16:47 PM](#) **Jack Butterfield**, Riverton resident, expressed his concerns with increased traffic
34 and infrastructure and said that if the proposed rezone were approved the City would be
35 obligated to rezone adjacent properties. He also said that, although the City does not have
36 authority over the School District but they have the ability and obligation to govern how many
37 children go into the schools. He then said to leave the zoning as R-3 designation.
38

39 [8:18:43 PM](#) **Mike Behr** said to leave it R-3; there was no point to the proposed rezone.
40

41 [8:18:58 PM](#) **Wilford Green**, Riverton resident, said his property was zoned R-3 and with the
42 roads and detention pond it is only feasible for it to be zoned for ¼ acre lots.
43

44 [8:19:49 PM](#) **Curtis Butterfield** said he appreciated the open forum. He spoke of the community
45 that Riverton is and that in order to have continuity in the community it should be zoned R-3 as
46 they were told and not keep going to the City Council for rezone consideration. He then told
47 Council Member Leavitt that since the proposed rezone was in his Council District his vote and
48 other votes for the upcoming election were dependent on Mr. Leavitt's vote regarding the rezone.

1 [8:21:31 PM](#) **Maryann Butterfield** asked about previous votes regarding the area and said that
2 she was concerned with increased traffic and spoke in favor of keeping the zoning at 1/3 acre.

3
4 [8:24:05 PM](#) **Brenda Frank** said she preferred 1/3 acre lots, she spoke of lot values and asked the
5 Council to keep it at 1/3 acre lots for continuity.

6
7 [8:25:35 PM](#) **Cody Bearden** said he favors large lots; he lives on a 1/3 acre lot and urged the
8 Council to keep the zoning at 1/3 acre lots.

9
10 [8:27:49 PM](#) There being no further comments, Mayor Applegarth declared the Public Hearing
11 closed.

12
13 [8:27:56 PM](#) Questions were addressed from the Council Members and City Attorney Ryan
14 Carter explained that there was no limitation to the number of times a property owner or
15 developer could come before the Council and that it was a landowners property right.

16
17 **Ordinance No. 13-15 - Rezoning 6.89 acres located at 1863 West 11900 South**
18 **from R-3 (Residential 1/3 Acre Lots) to R-4-SD (Residential ¼ Acre Lots with**
19 **Specific Development Designations), Henry Walker Homes, Applicant**

20
21 [8:30:12 PM](#) Council Member Roy Tingey **MOVED to approve Ordinance No. 13-15,**
22 **rezoning 6.89 acres located at approximately 11900 South 1863 West from R-3 (Residential**
23 **1/3 acre lots) to R-4-SD (Residential ¼ acre lots, Specific Development Designation), with**
24 **the following SD designations:**

- 25 **1. The maximum number of residential lots shall be seventeen (17).**
26 **2. The development shall include the following:**
27 **a. Full perimeter fencing**
28 **b. Standard 3-car garage**
29 **c. Mix of housing types**
30 **d. Ornamental street trees in park strips**
31 **e. Pedestrian mobility and connections to surrounding neighborhoods.**

32 **With the designations included in our packet which includes the designation you say with**
33 **the exception of the price point of the home.** Council Member Sheldon Smith **SECONDED**
34 the motion. Mayor Applegarth called for discussion on the motion; there being none, he called
35 for a Roll Call Vote. The vote was as follows: Johnson-Yes, Leavitt-No, Stewart-Yes, Thaxton-
36 No and Tingey-Yes. **The motion passed 3 to 2.**

37
38 [8:31:44 PM](#) Mayor Applegarth led discussion back to between Redwood Road and 2700 West
39 and there was no discussion. Mayor Applegarth then led discussion to the quadrant from 2700
40 West to Bangerter Highway north of 12600 South and there was no discussion. [8:32:58 PM](#)
41 Mayor Applegarth then led discussion to the quadrant north of 12600 South and Bangerter
42 Highway to the western City limits and there was no discussion. [8:33:47 PM](#) Mayor Applegarth
43 then led discussion to the quadrant south of 12600 from the Jordan River east of Redwood Road.

44
45 Mr. Lethbridge re-emphasized the changes that were previously discussed.

46
47 [8:35:09 PM](#) **Bob Ford** spoke in favor of the plan and said it was consistent with The Heritage
48 Group's ideas and plans for the area.

1 [8:35:49 PM](#) **Mark Newman** asked about property near the Vistas and what commercial uses
2 were allowed there.

3
4 There being no further comments on that section, Mayor Applegarth declared the Public Hearing
5 closed.

6
7 [8:45:43 PM](#) Mayor Applegarth then led discussion to the quadrant from 12600 South to the
8 southern boundary from Redwood Road to 2700 West and there was no discussion.

9
10 [8:47:49 PM](#) Mayor Applegarth led discussion to the quadrant from 12600 South 2700 West and
11 Bangerter Highway and there was no discussion.

12
13 **4. Public Hearing – regarding a proposed rezone of approximately 13 acres located at**
14 **13350 S 3300 W be rezoned from RR-22 (Rural Residential with ½ Acre Min. Lot Size) to**
15 **R-3 (Residential 1/3 Acre Lots) – Custom Craft Homes, Applicant**

16
17 [8:49:28 PM](#) Jason Lethbridge, Planning Manager, explained that Custom Craft Homes submitted
18 an application requesting that three parcels located at approximately 3300 West 13260 South
19 totaling 13.42 acres be rezoned from RR-22 (Rural Residential ½ acre lots) to R-3 (Residential
20 14,000 square foot lots). The surrounding properties are all zoned RR-22 and have a minimum
21 of half an acre thus carrying with them the right to have large animals. Along the east is a canal.

22
23 Mr. Lethbridge said the current General Plan designates the properties as low-density residential.
24 The designation suggests a lot size minimum of 14,000 square feet. The R-3 zoning that was
25 requested by the applicant does comply with the General Plan. However, while the General Plan
26 designation allows for a minimum lot size of 1/3, it does not preclude the development of larger
27 lots within the area, especially if determined to be appropriate to the surrounding area by the
28 Planning Commission and/or City Council. An application requesting the rezoning of this
29 property was heard by the Planning Commission and City Council in April and June of 2012.

30
31 Mr. Lethbridge said that on July 18, 2013, the Planning Commission voted to recommend denial
32 of the rezone application.

33
34 [8:50:21 PM](#) Clarification was made that the current applicant was different from the applicant of
35 June 2012.

36
37 [8:51:36 PM](#) Mayor Applegarth opened a Public Hearing and called for public comments.

38
39 [8:51:44 PM](#) **Travis West**, Riverton resident, thanked the Council for keeping the property 1/2
40 acre lots and said it was the third time for a rezone request. He then spoke of property and the
41 animal rights associated with the property.

42
43 [8:53:00 PM](#) **Drew Larsen**, Sandy resident, representing Custom Craft Homes, said they were
44 proposing R-3 SD Designation with a cap on the number of lots to 25 rather than 36, which
45 would allow them to create a buffer of ½ acre lots on the north and the west boundary with a few
46 lots that would be a scant short of ½ acre.

47

1 Discussion was held regarding lots with animal rights and closure of the north road. In response
2 to Mayor Applegarth, Staff requested that the proposal be reworked and a formal presentation for
3 an SD be submitted to the Council.
4

5 [9:08:11 PM](#) **Travis West** said he was told that the property would be zoned for ½ acre lots but it
6 would not be zoned for animals.
7

8 [9:09:11 PM](#) **James Graham**, Custom Craft Homes, said they are proposing a R-3 SD
9 Designation with a cap on the number of lots to 25, but he said they are open to suggestions and
10 they are flexible.
11

12 [9:09:45 PM](#) Riverton resident said she did not want smaller lots; Riverton is no longer the place
13 they moved to and they do not want smaller lots.
14

15 [9:10:45 PM](#) There being no further comments, Mayor Applegarth declared the Public Hearing
16 closed.
17

18 **Ordinance No. 13-14 - Rezoning 13.42 acres located at approximately 3300 West**
19 **13260 South from RR-22 (Rural Residential ½ Acre Lots) to R-3 (Residential 14,000**
20 **Square Foot Residential Lots), Custom Craft Homes, Applicant**
21

22 [9:10:48 PM](#) Council Member Sheldon Stewart **MOVED the City Council DENY Ordinance**
23 **No. 13-14, the proposed rezone of three properties located at 13204 S 3300 W, 13207 S 3300**
24 **W and 13350 S 3300 W from RR-22 to R-3.** Council Member Tracy Thaxton **SECONDED** the
25 motion. Mayor Applegarth called for discussion on the motion; there being none, he called for a
26 Roll Call Vote. The vote was as follows: Johnson-Yes, Leavitt-Yes, Stewart-Yes, Thaxton-Yes
27 and Tingey-Yes. **The motion passed unanimously.**
28

29 [9:12:54 PM](#) Mayor Applegarth then led discussion to the City's western boundary and 12600
30 South to the southern boundary. Mr. Lethbridge re-emphasized the changes that were previously
31 discussed. There were no further questions or comments.
32

33 There being no further comments, Mayor Applegarth declared the Public Hearing closed.
34

35 **DISCUSSION/ACTION ITEMS**
36

37 **Commercial Site Plan, Rivertowne Professional Plaza, 3018 West 12600 South, C-PO**
38 **Zone, Gorm Klungervik, Applicant**
39

40 [9:18:40 PM](#) Jason Lethbridge, Planning Manager, explained Gorm Klungervik has submitted an
41 application for Commercial Site Plan approval of the Rivertowne Professional Plaza commercial
42 site plan, located at 3018 West 12600 South. The property is zoned C-PO (Commercial
43 Professional Office) and is currently vacant. Property the west is zoned C-PO but is still utilized
44 as residential. To the east property is zoned RR-22 (Rural Residential ½ acre lots) and to the
45 north property is also zoned RR-22 and are utilized as residential. South of 12600 South property
46 is zoned R-4 (Residential ¼ acre lots).
47
48

1 Mr. Lethbridge said the applicant proposed a multi-building-pad, multi-building commercial
2 development. The parking area would be the common area maintained by an agreement with the
3 owners of the individual pad sites within the development. There would be five individual
4 building pad sites between 5000 and 6000 square feet along the east and north property lines. A
5 subdivision plat creating the lots, as well as the common area, was being considered for approval
6 along with the site plan.

7
8 Mr. Lethbridge said on August 22, 2013, the Planning Commission voted to recommend
9 approval of the Rivertowne Professional Plaza Commercial Site Plan, Application number PL-
10 12-8005, located at 3018 West 12600 South, with the following conditions:

- 11 1. Storm drainage systems and accommodation comply with Riverton City standards
12 and ordinances, and with the recommendations of the Riverton City Engineering
13 Division.
- 14 2. An interim storm drainage and erosion control plan and an access management plan
15 be approved by the City prior to any construction or grading on the site.
- 16 3. The site and structures comply with any and all applicable Riverton City standards
17 and ordinances, including the International Building and Fire Codes.
- 18 4. Building pads 2 – 5 shall be landscaped with sod and include an irrigation system
19 until development shall occur on the pad.
- 20 5. Building architecture for building pads 2 – 5 shall be approved by Planning prior to
21 building permit issuance and shall resemble the original building constructed in the
22 development.
- 23
- 24

25 Mayor Applegarth called for comments from the Council.

26
27 [9:22:41 PM](#) Brief discussion was held and clarification was made that fencing would be required
28 at the front end of construction.

29
30 [9:24:20 PM](#) Council Member Tracy Thaxton **MOVED** the City Council approve the
31 **Rivertowne Professional Plaza Commercial Site Plan, Application Number PL-12-8005,**
32 **located at 3018 West 12600 South, with the conditions outlined in the Staff Report.** Council
33 Member Brent Johnson **SECONDED** the motion. Mayor Applegarth called for discussion on
34 the motion; there being none, he called for a Roll Call Vote. The vote was as follows: Johnson-
35 Yes, Leavitt-Yes, Stewart-Yes, Thaxton-Yes and Tingey-Yes. **The motion passed**
36 **unanimously.**

37
38 **Single Phase Subdivision, Kenadi Cove, 12026 South Redwood Road, 2.87 Acres, 11 Lots,**
39 **R-4 Zone, Mark Newman, Applicant**

40
41 [9:25:20 PM](#) Jason Lethbridge, Planning Manager, explained an application for a Single Phase
42 Subdivision for property located at approximately 12026 South Redwood Road. The property is
43 zoned R-4, as are the properties to the west and the south. The property to the north is zoned R-4
44 and C-N (Commercial Neighborhood). The proposed development consists of eleven (11) lots,
45 all of which access from Kenadi Cove Court, a public street that would be stubbed at the north
46 property line for future connectivity as those properties develop.

47

1 Mr. Lethbridge said the subdivision was originally approved by both the Planning Commission
2 and City Council in 2005. However, although improvements were made to the site, the developer
3 did not record a subdivision plat and therefore never formally divided the ground. In such
4 circumstances, Riverton City ordinance states that the City's approval shall lapse after one (1)
5 year. The applicant is proposing moving forward with development of the subdivision, but was
6 required to reapply for and receive subdivision approval by the City.

7
8 Mr. Lethbridge said that on August 22, 2013, the Planning Commission voted to recommend
9 approval of Application #13-1003, the Kenadi Cove Single Phase Subdivision, located at
10 approximately 12026 South Redwood Road with the following conditions:

- 11
- 12 1. Driveway access for all lots, including Lot 11, shall be from Kenadi Cove Court, with
- 13 no direct access to/from Redwood Road.
- 14 2. Storm drainage systems and installation shall comply with Engineering Department
- 15 requirements and standards.
- 16 3. Any and all irrigation ditches associated with the property be addressed, with
- 17 disposition of the irrigation systems approved by Riverton City and the proper
- 18 irrigation company or users.
- 19 4. The subdivision comply with any and all applicable Riverton City standards and
- 20 ordinances, including the International Building and Fire Codes.
- 21 5. Collector street fencing (6' solid masonry) be installed along the lots that are adjacent
- 22 to Redwood Road.

23
24 [9:29:49 PM](#) Council Member Brent Johnson **MOVED** the City Council approve **Application**
25 **No. 13-1003, the Kenadi Cove Single Phase Subdivision, located at approximately 12026**
26 **South Redwood Road with the conditions outlined in the Staff Report.** Council Member Al
27 Leavitt **SECONDED** the motion. Mayor Applegarth called for discussion on the motion; there
28 being none, he called for a Roll Call Vote. The vote was as follows: Johnson-Yes, Leavitt-Yes,
29 Stewart-Yes, Thaxton-Yes and Tingey-Yes. **The motion passed unanimously.**

30 31 **CONSENT AGENDA**

32
33 Mayor Applegarth presented the following Consent Agenda:

- 34 1. **Minutes:** RCCM 08-20-13
2. **Bond Releases:** N/A
3. **Resolution No. 13-41** – Authorizing the City to enter into a contract with Kilgore Contracting
to complete the 1300 West (11940 South to Creekhaven Drive) Road Way Improvement Project
4. **Resolution No. 13-42** – Ratifying the Emergency Repair made to the Maynard Well Pump by
Widdison Turbine Service
5. **Resolution No. 13-43** – Approving a Nonexclusive Lease Agreement with Southwest
Commonwealth for the use of the Sandra N. Lloyd Community Center
6. **Resolution No. 13-44** - Rescinding an Improvement Agreement with Auburn Fields at
Cedar Hollow, LLC for Cedar Hollow Townhomes Phase 1 Subdivision
7. **Ordinance No. 13-16** – Repealing Riverton City Code of Ordinances Chapter 2.130
Campaign Finance Disclosure Requirements

1 [9:30:37 PM](#) Council Member Brent Johnson **MOVED to approve the Consent Agenda as**
2 **presented.** Council Member Al Leavitt **SECONDED** the motion. Mayor Applegarth called for
3 discussion on the motion; there being none, he called for a Roll Call Vote. The vote was as
4 follows: Johnson-Yes, Leavitt-Yes, Stewart-Yes, Thaxton-Yes and Tingey-Yes. **The motion**
5 **passed unanimously.**

6 7 **ELECTED OFFICIAL REPORTS**

8
9 **Mayor Bill Applegarth** – Thanked the Council Member and Staff for their work and preparation
10 for the Council Meeting.

11
12 **Council Member Brent Johnson** – [9:32:43 PM](#) said he was pleased to see the work being done
13 on the cemetery.

14
15 **Council Member Al Leavitt** – No report.

16
17 **Council Member Sheldon Stewart** – [9:33:52 PM](#) thanked Sheril Garn and Trace Robinson for
18 their responsiveness to some park issues.

19
20 **Council Member Tracy Thaxton** – No report.

21
22 **Council Member Roy Tingey** – No report.

23 24 **UPCOMING MEETINGS**

25
26 Mayor Applegarth reviewed the following tentative upcoming meetings:

- 27
1. September 17, 2013 – General Plan Open House General Plan – 5:00 p.m.
 2. September 17, 2013 – Regular City Council Meeting – 6:30 p.m.
 3. October 1, 2013 – Regular City Council Meeting – 6:30 p.m.
 4. October 15, 2013 – Regular City Council Meeting – 6:30 p.m.

28 29 **ADJOURN**

30
31 [9:34:45 PM](#) Council Member Roy Tingey **MOVED to adjourn.** Council Member Brent Johnson
32 **SECONDED** the motion. Mayor Applegarth called for discussion on the motion; there being
33 none, he called for a vote. The vote was as follows: Council Member Johnson-Yes, Leavitt-Yes,
34 Stewart-Yes, Thaxton-Yes and Tingey-Yes. **The motion passed unanimously.** The City
35 Council Meeting adjourned at 9:36 p.m.

36
37
38
39
40 _____
41 Virginia Loader, MMC
42 Recorder

43 Approved:



Issue Paper

Item No. 5.3

Presenter/Submitted By:	Craig Calvert, Purchasing Manager	
Subject: Request approval to enter into a contract with Okland Construction for the construction of the Main Park Renovation Project.	Meeting Date: September 17, 2013	
	Fiscal Impact: \$15,045,194.00	
	Funding Source: 45-69-220	
Background: A two phase bid was issued for the construction of the Main Park Renovation Project. The first phase of this bid was a qualifications phase where general contractors were pre-qualified to bid on the renovation project. The second phase of this bid, which is the pricing phase, is complete and a tabulation is attached		
Recommendation: Staff's recommendation is to enter into a contract with Okland Construction for the construction of the Main Park Renovation Project.		
Recommended Motion: "I move the City Council approve <u>Resolution No. 13-45</u> - allowing the City to enter into a contract with Okland Construction for the construction of the Main Park Renovation Project."		

RIVERTON CITY, UTAH
RESOLUTION NO. 13-45

**A RESOLUTION ALLOWING THE CITY TO ENTER INTO A ENTER INTO A
CONTRACT WITH OKLAND CONSTRUCTION FOR THE CONSTRUCTION OF
THE MAIN PARK RENOVATION PROJECT**

WHEREAS, Riverton City is required by ordinance to approve any contract that exceeds \$25,000 in a public meeting; and,

WHEREAS, the Mayor would like to proceed with the construction of the Main Park Renovation Project.

**NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF
RIVERTON CITY AS FOLLOWS:**

1. Riverton City approves the execution of a enter into a contract with Okland Construction for the construction of the Main Park Renovation Project.
2. This resolution shall become effective upon passing.

PASSED AND ADOPTED by the City Council of Riverton, Utah, on this 17th day of September by the following vote:

Council Member Brent Johnson	___	Yes	___	No
Council Member Al Leavitt	___	Yes	___	No
Council Member Sheldon Stewart	___	Yes	___	No
Council Member Tracy Thaxton	___	Yes	___	No
Council Member Roy Tingey	___	Yes	___	No

RIVERTON CITY

[SEAL]

Bill Applegarth, Mayor

ATTEST:

Virginia Loader, MMC
City Recorder

Bid No. C13-270

Due Date: September 11, 2013

Item: Main Park Renovation Project

Award: Okland Construction

Tabulation

	Darrell W. Anderson	Hogan & Associates	Interwest Construction	Layton Construction	Okland Construction
Specification/Plan Reference Number(s)	Bid Amount	Bid Amount	Bid Amount	Bid Amount	Bid Amount
Base Bid Amount	16,348,367.00	15,055,000.00	15,303,903.00	15,641,953.00	14,497,000.00
Alternate #1	179,000.00	188,000.00	172,000.00	215,900.00	187,216.00
Alternate #2	54,000.00	53,000.00	32,000.00	70,000.00	28,985.00
Alternate #3	153,000.00	206,000.00	141,000.00	182,000.00	136,872.00
Alternate #4	147,000.00	170,000.00	234,000.00	172,000.00	131,740.00
Alternate #5	73,000.00	83,000.00	69,000.00	112,000.00	63,381.00
Total	16,954,367.00	15,755,000.00	15,951,903.00	16,393,853.00	15,045,194.00

Unit Price Breakdown	Darrell W. Anderson	Hogan & Associates	Interwest Construction	Layton Construction	Okland Construction
Mobilization	62,177.00	24,881.00	12,300.00	117,557.00	27,084.00
Traffic Control and Security Fence	153,702.00	28,274.00	15,000.00	34,272.00	18,850.00
Construction Staking	16,305.00	19,939.00	15,110.00	50,337.00	62,618.00
Erosion Control Elements and Tree Protection	56,834.00	107,443.00	43,760.00	114,474.00	81,328.00
Demolition/Site Clearing	541,812.00	81,996.00	866,278.00	133,449.00	86,837.00
Earthwork and Grading	1,739,254.00	1,759,456.00	736,920.00	1,002,754.00	1,485,286.00
Sanitary Sewer System	113,613.00	33,205.00	209,637.00	251,296.00	47,748.00
Culinary Water System	230,414.00	138,845.00	223,333.00	273,462.00	219,280.00
Fire Hydrants	34,777.00	66,283.00	20,000.00	44,339.00	21,667.00
Strom Drainage System	326,220.00	312,899.00	298,165.00	342,897.00	297,791.00
Electrical System	1,409,610.00	1,176,408.00	1,765,000.00	1,178,284.00	1,126,881.00
Telecommunications System	80,977.00	54,024.00	36,000.00	51,534.00	51,750.00
Natural Gas Line	30,309.00	33,251.00	30,477.00	2,463.00	30,421.00

Curb & Gutter	230,030.00	199,514.00	174,409.00	271,005.00	233,707.00
Drive Ways, Waterways, Crosswalks and Ramps	113,552.00	109,677.00	96,576.00	99,706.00	88,687.00
Asphalt Paving	440,267.00	459,283.00	373,960.00	514,080.00	426,223.00
Gravel Paving at Maintenance Area	59,785.00	51,912.00	25,000.00	37,485.00	39,001.00
Parking Lot Striping, ADA Signage, No Parking Zones, Street Signage and Tirestops	57,009.00	11,386.00	22,000.00	13,879.00	32,807.00
Concrete Paving	613,672.00	561,365.00	485,500.00	766,380.00	679,930.00
Colored and Stamped Concrete Paving	153,871.00	134,991.00	119,358.00	202,357.00	181,232.00
Pre-Cast Concrete Pavers	69,246.00	67,858.00	60,000.00	96,926.00	62,835.00
Playground #1 - Includes Play Equipment and Surfacing	225,888.00	245,159.00	198,200.00	228,866.00	214,096.00
Playground #2 - Includes Play Equipment and Surfacing	159,210.00	170,086.00	133,630.00	165,066.00	149,890.00
Existing Playground - Includes Surfacing, Concrete Edge, Ramp and Drainage Boxes	196,197.00	172,646.00	143,482.00	161,652.00	165,262.00
Splash Pad and Related Appurtenances	134,068.00	181,109.00	113,304.00	109,686.00	122,970.00
Pre-Engineered Trellis Structure	225,170.00	197,764.00	184,886.00	190,700.00	246,767.00

Drinking Fountains	14,254.00	7,351.00	11,107.00	12,437.00	13,392.00
Bike Racks	1,734.00	1,803.00	1,094.00	3,367.00	1,402.00
BBQ Grills	2,330.00	1,970.00	1,542.00	2,242.00	1,888.00
Round Tables - Assembly and Installation Only	0.00	0.00	2,000.00	0.00	0.00
Benches - Assembly and Anchor Installation Only	10,870.00	4,976.00	4,500.00	5,998.00	5,146.00
Picnic Tables - Assembly and Installation Only	15,083.00	18,831.00	11,655.00	13,661.00	11,424.00
Basketball Court and Related Appurtenances	46,616.00	37,322.00	30,047.00	42,126.00	43,816.00
Tennis Court and Related Appurtenances	158,157.00	157,671.00	101,244.00	160,067.00	151,033.00
Exercise Stations and Concrete Pads	17,257.00	17,467.00	9,772.00	15,505.00	17,117.00
Pickel Ball Courts and Related Appurtenances	118,715.00	123,742.00	77,063.00	121,281.00	122,029.00
Sand Volleyball Court and Related Appurtenances	80,281.00	63,451.00	1,105.00	50,891.00	53,591.00
Pre-Engineered Picnic Shelters and Concrete Pad	176,306.00	151,392.00	129,180.00	177,543.00	167,933.00
Seat Walls	188,780.00	179,654.00	24,000.00	131,035.00	181,782.00

Street and Parking Lot Parking	14,609.00	272,144.00	0.00	276,991.00	260,297.00
Building #1 - Indoor Pavillion and Related Appurtenances	2,473,909.00	2,432,727.00	4,854,000.00	2,630,916.00	2,268,751.00
Building #2 - Large Outdoor Pavillion and Related Appurtenances	1,731,725.00	1,704,379.00	750,000.00	1,658,506.00	1,744,260.00
Retaining Wall, Steps, Railing and Decorative Fence with Columns	214,067.00	174,915.00	50,000.00	253,508.00	144,736.00
Water Feature and Related Appurtenances	308,586.00	127,718.00	84,000.00	146,507.00	239,977.00
Entry Monument and Related Appurtenances	68,611.00	84,364.00	35,000.00	55,557.00	77,432.00
Building #3 - Small Outdoor Pavillion and Related Appurtenances	306,272.00	297,446.00	250,000.00	315,730.00	304,883.00
Bollard (fixed and removable)	12,414.00	13,957.00	8,000.00	536.00	15,481.00
Building #5 - Restroom Building and Related Appurtenances	189,061.00	209,230.00	80,000.00	344,434.00	202,793.00
Chainlink Fence and Gate at Maintenance Building	1,936.00	3,280.00	5,000.00	17,363.00	3,299.00
Precast Concrete Fence/Wall	122,910.00	120,542.00	97,502.00	113,314.00	111,913.00
Tubular Steel Fence with Precast Columns and Gates	171,059.00	57,456.00	71,500.00	76,427.00	12,134.00
Trash Receptacles - Placement Only	2,704.00	2,488.00	1,300.00	1,885.00	1,289.00

Trash Pad #1 & #2	10,217.00	4,870.00	3,807.00	50,736.00	7,270.00
Historical Markers	10,127.00	22,794.00	1,300.00	18,070.00	16,233.00
Building #4 - Concession Building and Related Appurtenances	787,837.00	781,504.00	500,000.00	701,936.00	732,515.00
Building #6 - Maintenance Building and Appurtenances	318,087.00	310,805.00	510,000.00	379,794.00	341,423.00
Irrigation System and Related Appurtenances	484,585.00	441,754.00	445,800.00	498,551.00	442,657.00
Import and Place Topsoil	202,508.00	210,701.00	186,300.00	226,302.00	196,900.00
Trees/Staking & Mulch	195,660.00	191,135.00	180,000.00	208,845.00	175,502.00
Shrubs and Mulch	12,229.00	8,215.00	11,250.00	22,759.00	7,870.00
Perennials and Mulch	1,685.00	6,237.00	1,550.00	7,015.00	8,344.00
Topsoil and Annual Flowers in Planters	598.00	622.00	550.00	4,338.00	678.00
Fine Grading	27,392.00	22,925.00	25,200.00	53,764.00	71,068.00
Sod Placement	275,228.00	286,419.00	253,250.00	287,296.00	255,610.00
Maintenance Period Services	100,004.00	100,657.00	92,000.00	99,817.00	63,732.00
Total Base Bid	16,348,372.00	15,054,568.00	15,303,903.00	15,641,956.00	14,678,548.00



Issue Paper

Item No. 5.4

Presenter/Submitted By:	Sheril Garn, Parks and Recreation Director	
Subject: Official name of each of the buildings located in the Riverton City Park	Meeting Date: September 17, 2013	
	Fiscal Impact: \$.0	
	Funding Source: N/A	
Background: With the remodel of the Riverton Park there will be new buildings and pavilions added to the park. For consistency in park reservations as well as community events it is important that each building have a specific name designation. The name designations are listed in the attached resolution.		
Recommendation: Approve the naming of the buildings outlined in Resolution No. 13-46.		
Recommended Motion: “I move the Riverton City Council adopt <u>Resolution No. 13-46</u> – adopting the official names of the Riverton City Park Buildings and Facilities.”		

RIVERTON CITY, UTAH
RESOLUTION NO. 13-46

**A RESOLUTION OF THE GOVERNING BODY OF RIVERTON CITY ADOPTING
THE OFFICIAL NAMES OF THE RIVERTON CITY PARK BUILDINGS AND
FACILITIES**

WHEREAS, the Riverton City Park will be constructing new buildings in the Riverton City Park, located at 12765 S. 1400 W, and

WHEREAS, the Riverton City Council finds and determines that the use of the park and park buildings by a variety of groups maximizes the value of the Park to the community as a whole, and

WHEREAS, the Riverton City Council finds and determines that the Riverton City Council should invite the use of the park and the buildings located inside the park, and

WHEREAS, the Riverton City Council has determined that naming the new buildings at the Riverton City Park is in the best interest of the public.

**NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF
RIVERTON CITY, AS FOLLOWS:**

- Building #1-Old Dome Meeting Hall
- Building #2-Large Outdoor Pavilion
- Building #3-South Outdoor Pavilion
- Building #4-Riverton Rodeo Arena Concession Building
- Building #5-Riverton Parks/Facility Maintenance Building

PASSED AND ADOPTED by the City Council of Riverton, Utah, on this 17th day of September, 2013 by the following vote:

Council Member Brent Johnson	___ Yes	___ No
Council Member Al Leavitt	___ Yes	___ No
Council Member Sheldon Steward	___ Yes	___ No
Council Member Tracy Thaxton	___ Yes	___ No
Council Member Roy Tingey	___ Yes	___ No

RIVERTON CITY

[SEAL]

ATTEST:

Bill Applegarth, Mayor

Virginia Loader, MMC
City Recorder