



RIVERTON CITY
PLANNING COMMISSION AGENDA
THURSDAY, JUNE 26 2014



NOTICE IS HEREBY GIVEN THAT THE RIVERTON CITY PLANNING COMMISSION WILL HOLD A PUBLIC MEETING AT **6:30 PM, THURSDAY, JUNE 26, 2014** AT THE **RIVERTON CITY MUNICIPAL BUILDING, 12830 SOUTH 1700 WEST, RIVERTON UTAH.**
ANY QUESTIONS, CALL 801-208-3141 OR 801-208-3130.



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



1. **PUBLIC HEARING**

- A. **REZONE**, REZONE .50 ACRES LOCATED AT 1640 WEST 13200 SOUTH FROM P-OS (PARK & OPEN SPACE) TO C-N (COMMERCIAL NEIGHBORHOOD), D.L. RASMUSSEN, APPLICANT.
- B. **CONDITIONAL USE PERMIT, PL-14-2010**, OUR JOURNEY SCHOOL DBA MONTESSORI AT RIVERTON, 1646 WEST 13200 SOUTH, C-N ZONE, EMILY AUNE, APPLICANT.
- C. **MULTI-FAMILY SITE PLAN, PLZ-14-8006**, RIVERTON MIXED USE RDA, 12700 SOUTH REDWOOD ROAD, RM-14-D ZONE, 88 UNITS, 6.4 ACRES (APPROX), NEWMAN CONSTRUCTION, APPLICANT
- D. **REZONE, PL-14-4004**, REZONE .28 ACRES LOCATED AT 12168 SOUTH REDWOOD ROAD FROM R-4 (RESIDENTIAL 1/4 ACRE LOTS) TO C-N (COMMERCIAL NEIGHBORHOOD), STEVEN ROSENVALL & ALAN CARLSON, APPLICANTS
- E. **CONDITIONAL USE PERMIT/HOME OCCUPATION, PL-14-2008**, MAXIMUM MACHINE, 13055 SOUTH BLAZE COURT, RR-22 ZONE, PROPOSED HOME BASED BUSINESS, TIM BROHL, APPLICANT
- F. **SINGLE PHASE SUBDIVISION, PL-13-1016**, KENADI COVE 2, 11 LOT SUBDIVISION, 11978 S REDWOOD RD, NEWMAN CONSTRUCTION, APPLICANT
- G. **CONDITIONAL USE PERMIT / HOME OCCUPATION, PL-14-2012**, TAVACI SCHOOL OF PERFORMING ARTS, 3398 WEST 12600 SOUTH, R-1 ZONE, SHARI JOHNSON APPLICANT.
- H. **CONDITIONAL USE PERMIT/ PRIVATE LANE, PL-14-2009**, PROPOSED DEVELOPMENT OF 2 LOTS ON A PRIVATE LANE, 3064 WEST 13400 SOUTH, RR-22 ZONE, MARCELINO AND CLAUDIA ARCHULETA, APPLICANTS.
- I. **ORDINANCE AMENDMENT, PL-14-5001** TEXT AMENDMENT TO RIVERTON CITY ORDINANCE 18.45.050 AREA REQUIREMENTS AMENDING MINIMUM PARCEL SIZE FOR DEVELOPMENT IN THE RM-6 ZONE, NATIONAL COMMERCIAL PROPERTIES, APPLICANT

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

3. **ADJOURNMENT**

ITEM I.A

**RIVERTON CITY
MEMORANDUM**

TO: Planning Commission

FROM: Planning Department

DATE: June 26, 2014

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

PL NO.: 14-4005 – RASMUSSEN REZONE

This application is a public hearing and legislative action item.

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

PROPOSED MOTION(S)

I move that the Planning Commission recommend APPROVAL of application # PL 14-4005 amending the General Plan designation to Community Commercial and rezoning .50 acres located at 1640 West 13200 South from P-OS (Park & Open Space) to C-N (Commercial Neighborhood).

BACKGROUND

D.L. Rasmussen has submitted an application requesting that .5 acres located at 1640 West 13200 South be rezoned from P-OS (Park and Open Space) to C-N (Commercial Neighborhood). The property to the north is zoned RR-22 (Rural Residential ½ acre lots) as are the properties to the west. Property to the east is zoned RR-22 but is currently vacant ground. To the south property is zoned C-N and is occupied by the old Crane House which has seen a few commercial activities come and go such as a reception center and an antiques shop.

The applicant is requesting the rezone in order to incorporate the parcel into the existing commercial use as the old Crane Home. The parcel's current zoning of P-OS is a remnant zoning from the time that Riverton City owned and operated the Crane Home as a museum. At that time this parcel, the parcel occupied by the Crane Home and the parcel to the east were all zoned P-OS. Since that time and due to budget constraints Riverton City has sold the Crane Home to private investors and the zoning changed to both C-N and RR-22. However, this remnant parcel has not been rezoned and has since maintained the P-OS zoning.

Currently, there is a large agricultural barn on the property. This building does have the potential to be converted into a useable commercial structure such as a meeting hall, classroom or reception center. That, of course would require a site plan application in which Riverton City would review the structure and site for ordinance compliance. This application is concerning the zoning of the land, only.

Given that the property is sandwiched into a corner behind a commercial property and an existing residential subdivision access is very limited. If the parcel were to develop residentially, it could potentially be a single-family lot accessed by a private lane. However, the barn structure would have to be removed. This applicant, representing Montessori School is proposing to incorporate the parcel into a commercial business thus eliminating future issues related to development of the parcel as residential. Developing the parcel as commercial will also clean up the property, provide maintenance on the property and re-develop and existing blighted structure. This is a win-win for both Riverton City and the surrounding residents.

The zoning being requested is C-N. This commercial zone is Riverton City's most restrictive commercial zoning and all commercial activities permitted within this zone are permitted as a Conditional Use and require a public hearing with Planning Commission prior to operating at the site. Uses in this zone are limited to commercial uses that would be utilized by those residing in the neighborhood. Regional commercial activities such as grocery stores are not permitted within this zone. A private school, such as Montessori School is a use that will be utilized by people residing in the area and is appropriate.

The Riverton City General Plan designates the area as estate density residential which requires residential lots of ½ acre or larger. The C-N zone does not comply with the General Plan designation which is why this application also includes an amendment to Riverton City's General Plan. Riverton City staff is in favor of this rezone application as it is an appropriate use in combination with the existing commercial zoning of the Crane Home to the south.

Zoning Ordinance Compliance Checklist	
Meets Criteria	Part 12-200-10 Amendments
Yes	<p>1. The proposed amendment will place all property similarly situated into the same zoning classification or in complementary classifications.</p> <p style="padding-left: 40px;">The property to the south is zoned C-N. Access to the subject parcel will be gained through the existing commercial property.</p>
Yes	<p>2. All uses permitted under the proposed zoning amendment are in the general public interest and not merely in the interest of an individual or small group.</p> <p style="padding-left: 40px;">Commercial zoning provides jobs and economic activity that benefit Riverton City. The request to expand an existing commercial business into this property is beneficial to the General public in that jobs will be provided and property properly maintained.</p>
Yes	<p>3. All uses permitted under the proposed zoning classification amendment will be appropriate in the area to be included in the proposed zoning amendment.</p> <p style="padding-left: 40px;">The property will access 13200 South through the existing commercially zoned property.</p>
Yes	<p>4. The character of the neighborhood will not be adversely affected by any use permitted in the proposed zoning classification.</p> <p style="padding-left: 40px;">The property is not part of any residential subdivision and has no access into any residential subdivision. In its current location being absorbed by the commercial property to the north is its highest and best use.</p>
Yes	<p>5. The proposed zoning amendment is consistent with the City's Master Plan.</p> <p style="padding-left: 40px;">This application includes a General Plan amendment for this property.</p>

Levels of Service Compliance

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

<i>Levels of Service Compliance Checklist</i>	
<i>Complies</i>	Levels of Service
Yes	<p>1. Culinary Water. Evidence to demonstrate meeting this level of service shall include the best estimate of the proposed gallons per day needs of the entire project and the effect the project on existing psi pressure in the affected public water system.</p> <p><input type="checkbox"/> No issues from the Water Department, and will primarily rely on infrastructure improvements to Sunday Drive.</p>

<p>Yes</p>	<p>2. Fire Protection. Evidence to demonstrate meeting this level of service shall include a projection of the size of lines within the proposed system and projected pressure within the system shall be included.</p> <p><input type="checkbox"/> No issues from Fire Department, and will primarily rely on infrastructure improvements to Sunday Drive..</p>
<p>Yes</p>	<p>3. Sanitary sewer. Evidence to demonstrate meeting this level of service shall include the satisfactory compliance with the sanitary sewer specification of the Salt Lake County Sewage Improvement District #1.</p> <p><input type="checkbox"/> No issues from Staff. Sewer is an issue between developers and the Sewer District.</p>
<p>Yes</p>	<p>4. Storm Drainage. Evidence to demonstrate meeting this level of service shall demonstrate viable connection to a municipal storm drainage system.</p> <p><input type="checkbox"/> No issues from Staff</p>
<p>Yes</p>	<p>5. Transportation. Evidence to demonstrate meeting this level of service shall include a transportation study estimating the number of average daily trips and distribution that the proposed development will generate.</p> <p><input type="checkbox"/> Will primarily rely on infrastructure improvements to Sunday Drive.</p>

ATTACHMENTS:

The following items are attached for your review:

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

PL No. 14-4005
Date 6/4/14

Application Rezone

A. Applicant's Name D.L. Rasmussen
Home Address 199 E. Dorchester Drive
City Salt Lake City State UT Zip 84103
Telephone # 801-363-3770 Mobile # 801-231-9984 Fax # 801-485-4418

B. Property Owner's Name (If Different From Applicant) Harold Christensen
Address 6193 Amber St
City Drivada, State CO Zip 80403
Telephone # _____ Mobile # 801-673-8005 Fax # _____

C. Project Information

1. Address 1640 W. 13200 South
2. Sidwell/Tax ID# 27-34-402-05 Total Acreage of the Site 0.5
3. Current Zoning of the Proposed Site PARK / OPEN SPACE
Zoning of Adjacent Parcels North RR-22 South RR-22 East RR-22 West RR-22
4. Requested Zoning C-N
5. Riverton City General Plan Designation _____
6. Description of the Proposed Zone/Use for the Property
School / MONTESORRI

This application is for a request for change of zoning only. Any concept plans, drawings, or other indication of proposed development are included for reference only and are NOT approved as part of this process. A checklist outlining required materials and fees is included below.


Applicant's Signature

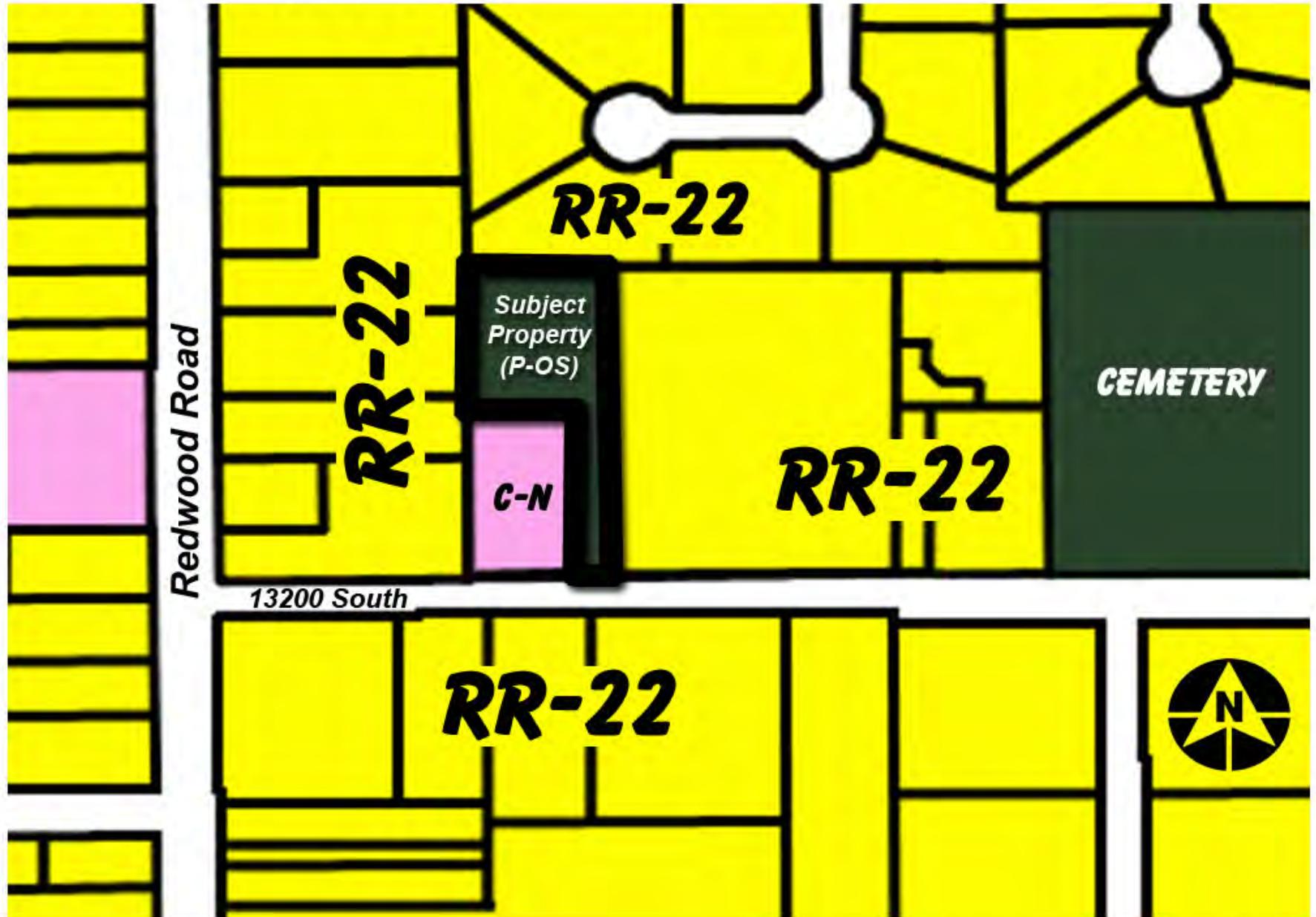
6/4/2014
Date

RASMUSSEN REZONE



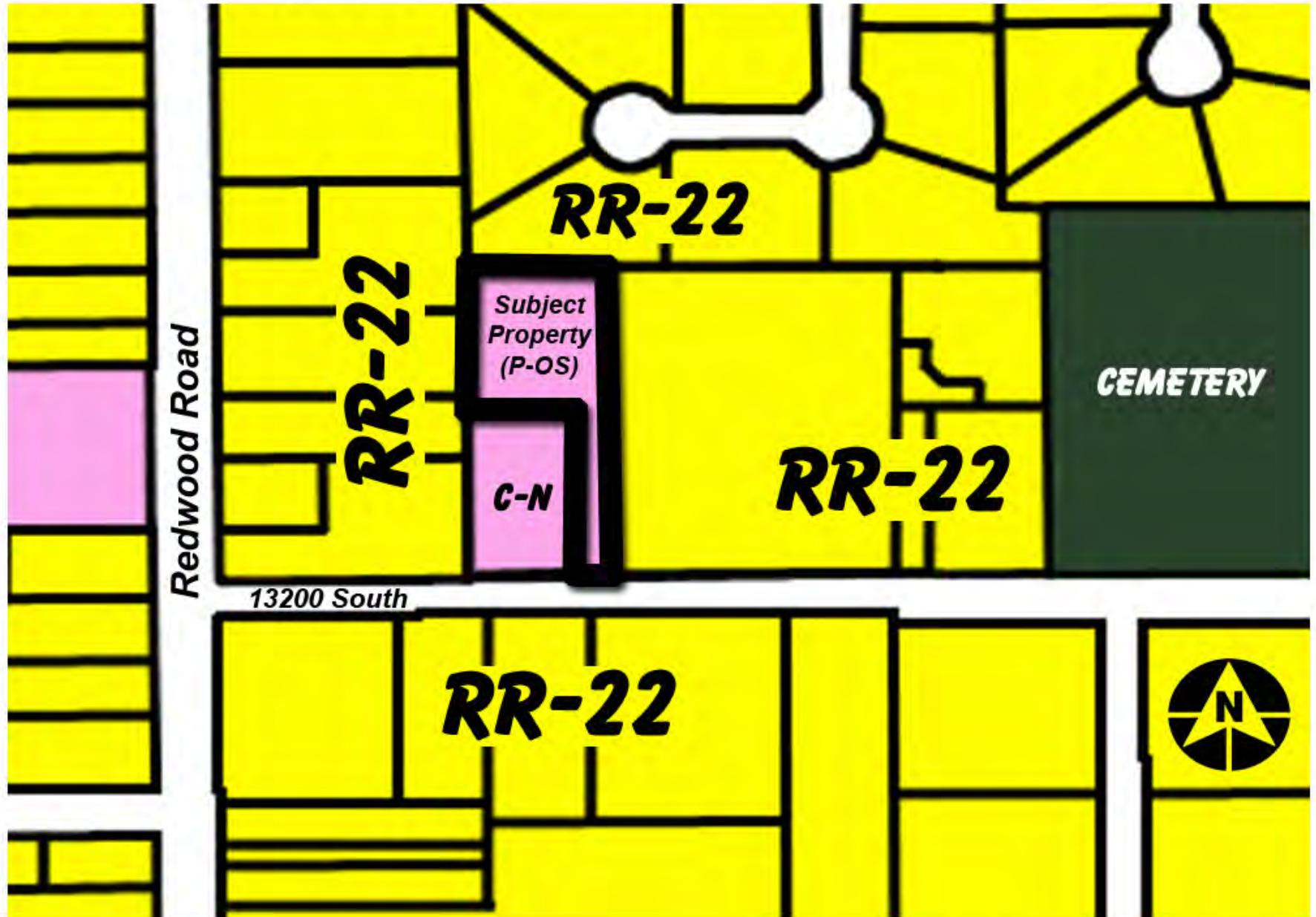
AERIAL VIEW

RASMUSSEN REZONE



CURRENT ZONING

RASMUSSEN REZONE



PROPOSED ZONING

ITEM I.B

**RIVERTON CITY
MEMORANDUM**

TO: Planning Commission

FROM: Development Review Committee

DATE: June 26, 2014

SUBJECT: CONDITONAL USE PERMIT, OUR JOURNEY SCHOOL DBA MONTESSORI AT RIVERTON, 1646 WEST 13200 SOUTH, C-N ZONE, EMILY AUNE, APPLICANT.

PL NO.: 14-2010 – MONTESSORI SCHOOL CONDITIONAL USE

This application is a public hearing and administrative action item.

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

PROPOSED MOTION:

I move the Planning Commission APPROVE the Conditional Use Permit for the Montessori School located at 1646 West 13200 South, with the following conditions:

1. All customer parking and child drop-off and pick-up shall occur off-street
2. A site plan application shall be submitted for city review and approval prior to any site construction on the site. This includes all related land disturbance permits and building permits for any remodeling work done on the building or future buildings to be used in conjunction with the school.
3. The site and structures comply with any and all applicable Riverton City standards and ordinances, including the International Building and Fire Codes.
4. Fencing type and location to be determined at site plan.

BACKGROUND:

Emily Aune has submitted an application requesting a conditional use permit to operate a private school at 1646 West 13200 South. The property is zoned C-N (Commercial Neighborhood) and is currently occupied by the old Crane Home which has seen a number of commercial uses come and go in recent years such as a reception center and an antiques shop. Property to the west is zoned RR-22 (Rural Residential ½ acre lots) as is the property to the east. Property to the north is zoned Park and Open Space, however, an application has been submitted requesting that this parcel be rezoned to C-N.

The applicant is proposing to operate a private school for ages two and half up to eighth grade. The number of students indicated on the proposed plans are 37 on the upper floor and 30 on the lower floor with another 30 on the main floor. Occupancy limits are determined by the Unified Fire Authority and building code and both would be required to inspect and sign off on the proposals prior to the school operating at this location.

Riverton City staff does have an application to rezone the property to the north. The property to the north has two structures on it. The application for rezoning the parcel indicates that this parcel will eventually be utilized by Montessori School. It should be emphasized that in order for these buildings to be utilized in a commercial manner there will be extensive requirements for both the buildings and the site to bring both up to current commercial standards. Therefore, this application before the Planning Commission is to consider only the use on the subject property.

The applicant has also provided a site plan that shows changes to the access into the property, a lot line adjustment for the property, a lot consolidation, and the addition of parking stalls along the eastern boundary. These items, although pertinent information, are all dealt with as part of the site plan application that will come before the Planning Commission at a later date. The site plan was provided to help illustrate to the Planning Commission how the applicant plans on dealing with vehicular stacking related to child pick-up and drop-off. Vehicles will enter the property from 13200 South, drive north, turn behind the structure, loop around and head back out to 13200 South. According to scaled drawings there is enough stacking room for 21 vehicles.

Currently there are no solid fences on the site and child play areas are not shown on the submitted site plans. The residential properties adjacent to the proposed school are zoned for large animals. The Planning Commission should consider fencing requirements, especially when children could be playing adjacent to properties where large animals are present.

Riverton City Staff supports the applicant's request to utilize this old historic home as a private school with the conditions listed above.

ATTACHMENTS:

The following items are attached for your review:

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



PL No. 14-2010
Date 6/5/2014

Application

Conditional Use Permit

(For site plans of any retail use within 300 feet of residence or any conditional use as defined in the zoning district)

Applicant's Name Emily Aune
Home Address 849 Alan Point Drive
City Draper State Utah Zip 84020
Telephone # 801-913-6564 Mobile # 801-913-6564
E-mail Address emily@omner.org Fax # 801-303-6934

Contact Person and Title Emily Aune, Director
Address 849 Alan Point Drive
City Draper State Utah Zip 84020
Telephone # 801-913-6564 Mobile # 801-913-6564
E-mail Address emily@omner.org Fax # 801-303-6934

1. Project Information

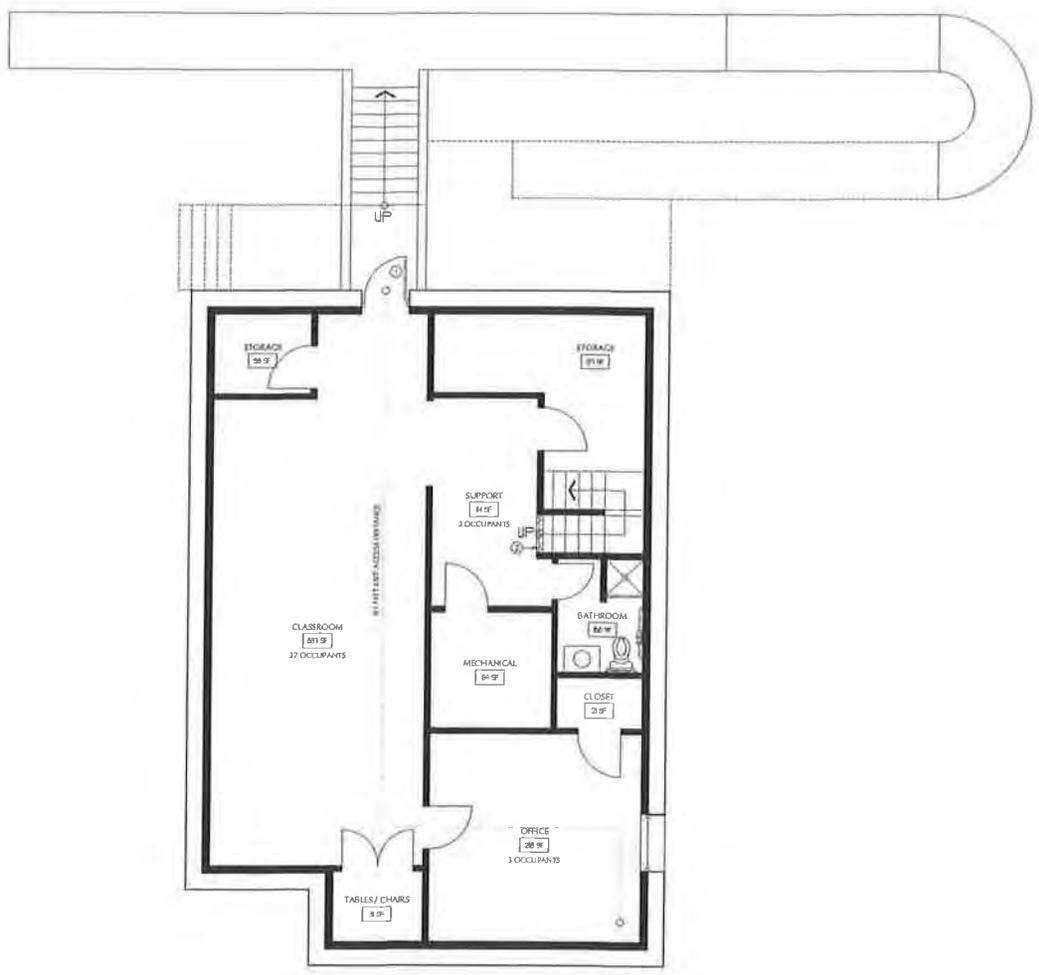
- Name of proposed business Our Journey School DBA Montessori at Riverton
- Address 1646 W 13200 S
- Description of the proposed use Montessori School for ages 2.5 through 8th grade
- Sidwell/Tax ID# 27344020510000 Total Acreage of the Site 0.5
- Current Zoning of the Proposed Site ~~CC~~ C-N
Zoning of Adjacent Parcels: North RR-22 / P South RR-22 East RR-22 / P West RR-22
- Current Use of Land Previously an antique shop, currently vacant
- Number of Existing Structures 1

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

Emily Aune
Applicant's Signature

5/30/14
Date

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



FLOOR LEVEL INFORMATION

OCCUPANCY: E - EDUCATIONAL
 AGGREGATE FLOOR AREA: 1,323 SF
 FLOOR OCCUPANT LOAD: 30 OCCUPANTS

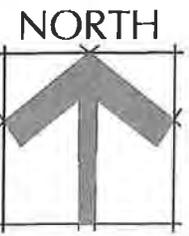
IBC 2014 - TABLE 1021.2(2), STORIES W/ ONE EXIT:
 MAX. OCCUPANTS PER STORY: 49 OCCUPANTS
 MAX. EXIT ACCESS TRAVEL DISTANCE: 75 FEET

IBC 2014 - 1104.4 ACCESSIBLE ROUTE - EXCEPTION #1
 AN ACCESSIBLE ROUTE IS NOT REQUIRED TO STORIES THAT HAVE AN AGGREGATE AREA OF NOT MORE THAN 3,000 SF.

IBC 2014 - 3411.8.11, TOILET ROOMS
 WHERE IT IS TECHNICALLY INFEASIBLE TO ALTER EXISTING TOILET AND BATHING ROOMS TO BE ACCESSIBLE, AN ACCESSIBLE FAMILY OR ASSISTED-USE TOILET OR BATHING ROOM IN ACCORDANCE WITH 1109.2.1 IS PERMITTED.

KEY NOTES

- ① PROVIDE ADA COMPLIANT DOOR HOPPOLES AT EXISTING EXTERIOR DOORWAYS.
- ② FILL IN GYM ACCESS WITH STAIR RAMP TO PREVENT USE FROM AND FRONT TO MATCH ADJACENT SURFACE.



BASEMENT LEVEL



JAMES & WEAVER
ARCHITECTS

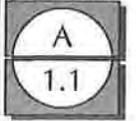
PASKER GC
CONCRETE FOUNDATION - 2008 (04)



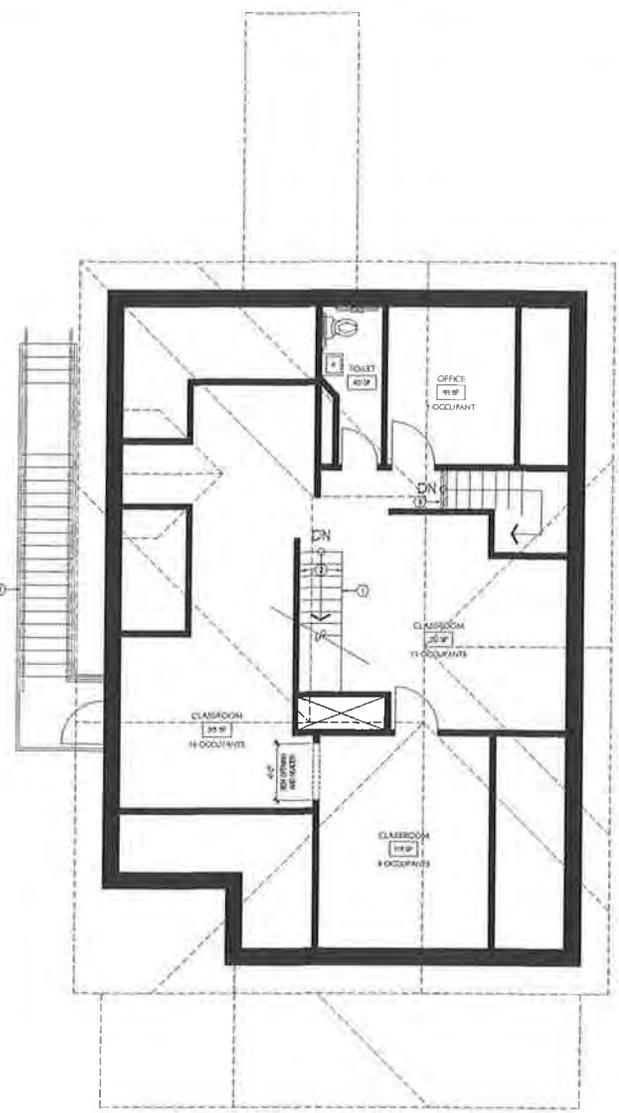
BASEMENT LEVEL PLAN
 A NEW MONTESSORI SCHOOL
OUR JOURNEY
1/16/14

CONDITIONAL USE PERMIT APPLICATION

DATE: MAY 22, 2014
 JOB NO.: 201403



20140303_0001.dwg, 20140303_0002.dwg, 20140303_0003.dwg, 20140303_0004.dwg, 20140303_0005.dwg, 20140303_0006.dwg, 20140303_0007.dwg, 20140303_0008.dwg, 20140303_0009.dwg, 20140303_0010.dwg, 20140303_0011.dwg, 20140303_0012.dwg, 20140303_0013.dwg, 20140303_0014.dwg, 20140303_0015.dwg, 20140303_0016.dwg, 20140303_0017.dwg, 20140303_0018.dwg, 20140303_0019.dwg, 20140303_0020.dwg, 20140303_0021.dwg, 20140303_0022.dwg, 20140303_0023.dwg, 20140303_0024.dwg, 20140303_0025.dwg, 20140303_0026.dwg, 20140303_0027.dwg, 20140303_0028.dwg, 20140303_0029.dwg, 20140303_0030.dwg, 20140303_0031.dwg, 20140303_0032.dwg, 20140303_0033.dwg, 20140303_0034.dwg, 20140303_0035.dwg, 20140303_0036.dwg, 20140303_0037.dwg, 20140303_0038.dwg, 20140303_0039.dwg, 20140303_0040.dwg, 20140303_0041.dwg, 20140303_0042.dwg, 20140303_0043.dwg, 20140303_0044.dwg, 20140303_0045.dwg, 20140303_0046.dwg, 20140303_0047.dwg, 20140303_0048.dwg, 20140303_0049.dwg, 20140303_0050.dwg, 20140303_0051.dwg, 20140303_0052.dwg, 20140303_0053.dwg, 20140303_0054.dwg, 20140303_0055.dwg, 20140303_0056.dwg, 20140303_0057.dwg, 20140303_0058.dwg, 20140303_0059.dwg, 20140303_0060.dwg, 20140303_0061.dwg, 20140303_0062.dwg, 20140303_0063.dwg, 20140303_0064.dwg, 20140303_0065.dwg, 20140303_0066.dwg, 20140303_0067.dwg, 20140303_0068.dwg, 20140303_0069.dwg, 20140303_0070.dwg, 20140303_0071.dwg, 20140303_0072.dwg, 20140303_0073.dwg, 20140303_0074.dwg, 20140303_0075.dwg, 20140303_0076.dwg, 20140303_0077.dwg, 20140303_0078.dwg, 20140303_0079.dwg, 20140303_0080.dwg, 20140303_0081.dwg, 20140303_0082.dwg, 20140303_0083.dwg, 20140303_0084.dwg, 20140303_0085.dwg, 20140303_0086.dwg, 20140303_0087.dwg, 20140303_0088.dwg, 20140303_0089.dwg, 20140303_0090.dwg, 20140303_0091.dwg, 20140303_0092.dwg, 20140303_0093.dwg, 20140303_0094.dwg, 20140303_0095.dwg, 20140303_0096.dwg, 20140303_0097.dwg, 20140303_0098.dwg, 20140303_0099.dwg, 20140303_0100.dwg



FLOOR LEVEL INFORMATION

OCCUPANCY: E - EDUCATIONAL
 AGGREGATE FLOOR AREA: 845 SF
 FLOOR OCCUPANT LOAD: 37 OCCUPANTS - SEE PLAN

IBC 2014 - TABLE 1021.2(2), STORIES W/ ONE EXIT:
 NOT ALLOWED FOR E-OCCUPANCIES ON SECOND STORY.

IBC 2014 - TABLE 1014.3, COMMON PATH OF EGRESS TRAVEL
 75 FEET FOR BUILDINGS WITHOUT SPRINKLER SYSTEM

IBC 2014 - TABLE 1016.2, EXIT ACCESS TRAVEL DISTANCE
 200 FEET FOR BUILDINGS WITHOUT SPRINKLER SYSTEM

IBC 2014 - 1104.4 ACCESSIBLE ROUTE - EXCEPTION #1
 AN ACCESSIBLE ROUTE IS NOT REQUIRED TO STORIES THAT
 HAVE AN AGGREGATE AREA OF NOT MORE THAN 3,000 SF.

IBC 2014 - 3411.8.11, TOILET ROOMS
 WHERE IT IS TECHNICALLY INFEASIBLE TO ALTER EXISTING
 TOILET AND BATHING ROOMS TO BE ACCESSIBLE, AN
 ACCESSIBLE FAMILY OR ASSISTED-USE TOILET OR BATHING
 ROOM IN ACCORDANCE WITH 1109.2.1 IS PERMITTED.

KEY NOTES

- ① REMOVE AND REPLACE EXISTING QUARTERLY WITH NEW 42" HIGH QUARTERLY SPACE BALUSTRADE TO PREVENT PASSAGE OF 4" SPHERE.
- ② REMOVE EXISTING STAIR HANDRAIL AND REPLACE WITH NEW 42" HIGH HANDRAIL, BOTH SIDES OF STAIRS POINT AT 36" ABOVE FINISH FLOOR.
- ③ FILL IN STAIR ACCESS WITH GLASS PARTITION TO PREVENT ICE, SNOW AND FLOOD TO MATCH ADJACENT SURFACE.
- ④ PROVIDE NEW FINISH FLOOR GRAZED BY PERMIT TO BE SMOOTH AND NEW EXTERIOR SURFACE GRADE.



PASKER GC D AMES & WEAVER
 ARCHITECTS PLANNERS ENGINEERS
 5080 N. HIGHWAY 100, SUITE 100, COLUMBUS, OHIO 43240-1000
 TEL: 614.291.1000 FAX: 614.291.1001



DANELE GOULD
 REGISTERED PROFESSIONAL ARCHITECT
 NO. 148927-0014
 STATE OF OHIO

UPPER LEVEL PLAN
 A NEW MONTESSORI SCHOOL
OUR JOURNEY
 15.05.2014

CONDITIONAL USE PERMIT APPLICATION

DATE: MAY 20, 2014
 2:00 PM - 2:00 PM

A
 1.2

2014.05.20 10:00 AM 2014.05.20 10:00 AM

ITEM I.C

**RIVERTON CITY
MEMORANDUM**

TO: Planning Commission

FROM: Planning Department

DATE: June 26, 2014

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

PROPOSED MOTION:

I move that the Planning Commission TABLE the Riverton Mixed Use RDA project, a multi-family site plan, to be located at 12700 South Redwood Road pending additional submittals and review of the architectural designs *(the following is included should the Commission propose an alternative motion) with the following conditions*

1. *Solid masonry fencing be installed along the south property lines at a minimum eight (8) feet in height.*
2. *Building architecture comply with approved architectural drawings as well as the architectural requirements found in the RM-14-D zoning ordinance, including the requirement for twenty-five (25) percent of the exterior to be brick or stone.*
3. *Internal roadways and turn radii comply with the requirements of the International Fire Code as designated.*
4. *Landscaping within the project boundaries comply with the approved landscaping plan, and be wholly maintained by the Home Owners Association or property owners.*
5. *The following items shall be submitted to and approved by the Engineering Department:*
 - *Geotechnical Report, including minimum pavement section*
 - *Storm Drainage Report per Riverton City Storm Drainage Design Standards*
 - *Operation and Maintenance Plan for Post-Construction Storm Water Controls*
 - *Recorded Boundary Survey per UCLS standards*
 - *Topographical Map including all relevant information*
 - *Subdivision plat, approved by the Riverton City Engineering Division*
 - *Letter of approved street names from Salt Lake County*
 - *Construction Plans on D-size sheets, stamped, signed, and dated by a Utah-licensed professional engineer, approved by the Riverton City Engineering Division*
 - *UDOT permit for work related to Redwood Road*
 - *SVSD permit for sanitary sewer connection*
 - *Irrigation Master Plan of gravity conveyances before and after development, on a dedicated sheet, including a list of all stakeholders with their addresses and phone numbers. The Master Plan must include the following certification language, "As the developer of this property, I hereby certify that I understand: (1) how the existing gravity irrigation system works in the vicinity of this property, (2) how my development of this property will affect this system and associated stakeholders, (3) that I take full responsibility for the changes I am making to this system, (4) Riverton City does not and will not assume liability for changes I make to this system."*
 - *Necessary easement and covenant documents*
6. *The site and structures comply with any and all applicable Riverton City standards and ordinances, including the International Building and Fire Codes.*

BACKGROUND:

This application is for Site Plan approval for the yet unnamed Riverton RDA Mixed Use project. That is the current file name as submitted by the applicant, and the 'mixed use' in this case does not refer to a

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

The units are predominantly townhome style, with a mix of row-style units and units clustered around a common courtyard. The site includes 12 detached units, primarily located facing onto 1630 West, to create a street presence more consistent with the single-family developments on the east side of 1630 West. The detached units will be part of the overall development and the yard areas will be included in the open space maintained by the HOA. The unit architecture will consist of a mix of masonry, stucco, and fiber-cement siding material, as shown in the included images. As shown on the attached plans, the project will include a combination of sidewalks and internal walkways to allow for pedestrian movement through the project and along the adjacent roadways. The units all include an attached garage. However, the garages will all be rear access, meaning the internal driveways along the rear of the units will provide common access to each garage. All internal roadways will be private, and no unit will directly access any public street. The rear access garages are a type of development that is new to Riverton City, but has been utilized extensively throughout Salt Lake County. It allows for a street front

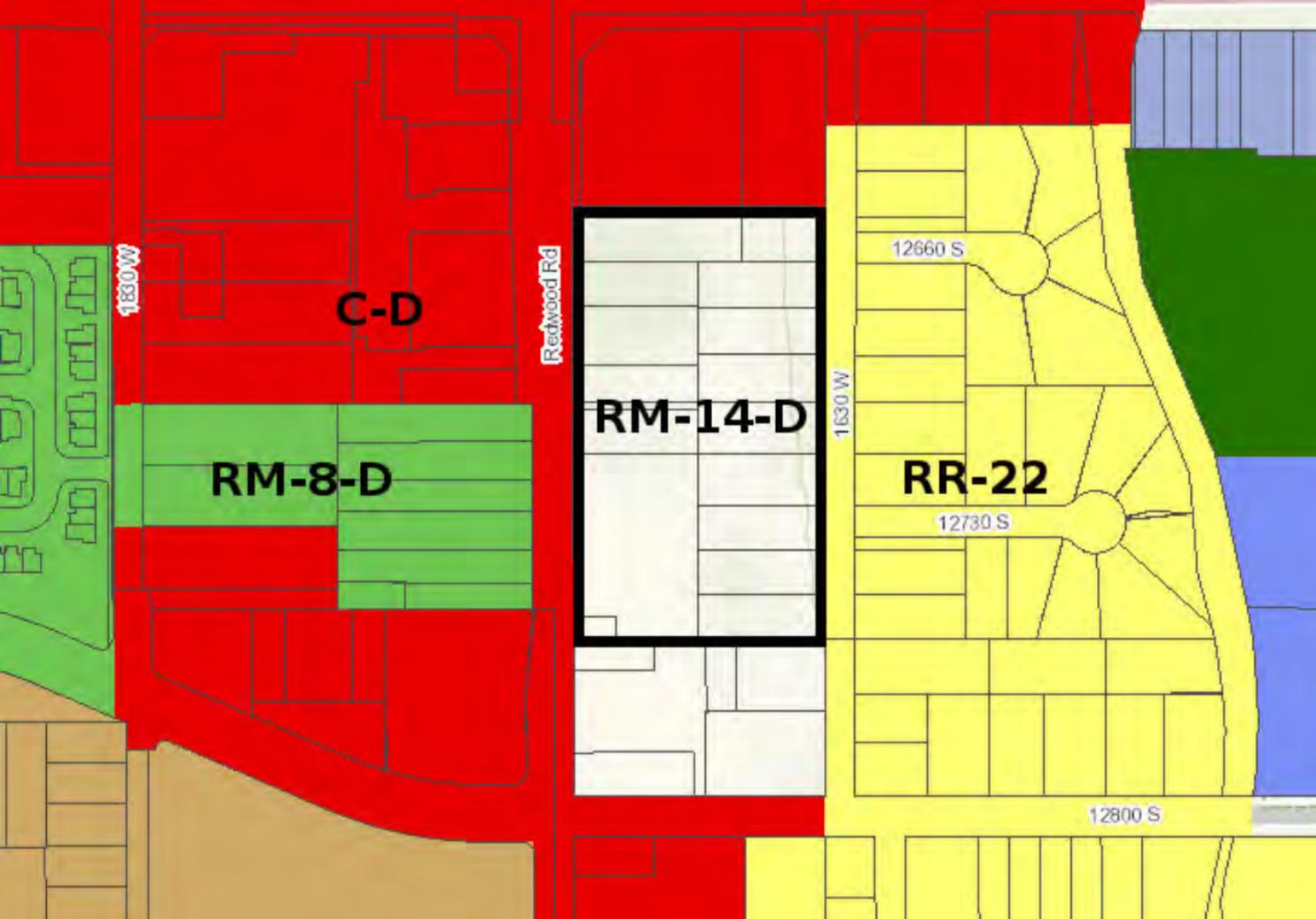
The project will have a good mix of unit types, with the larger clusters of townhome style units adjacent to Redwood Road and the Riverton Hardware property, transitioning to the detached units along 1630 West. Fencing along that south property line shall be a solid masonry fence at a minimum of eight (8) feet in height. This is included in the submitted plan. Condition #5 above, with its long list of items to be submitted to the Engineering Department, is intended to insure that all of the required submittals are made and approved by the department in a timely manner. The project has been reviewed by City Departments and is being forwarded to the Commission and Council for approval. None of the issues outlined in the proposed conditions above affect the general feasibility, overall layout, or density of the project.

The applicant did not submit architectural designs until the Tuesday prior to this meeting, and the designs that were submitted did not appear to comply with the architectural requirements of the RM-14-D zone. In addition, the designs appeared to show front loaded garages on many of the units, which does not correspond to the site plan. Overall, the architectural styles were different enough from what both the general language of the ordinance and the typical building style for the downtown area has been. Therefore, staff is recommending that the Planning Commission table this application pending more complete submittals on the building architecture that are both in compliance with the minimum standards of the ordinance and more consistent with the styles developed in the downtown area.

ATTACHMENTS:

The following items are attached for your review:

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



1630 W

C-D

Redwood Rd

RM-8-D

RM-14-D

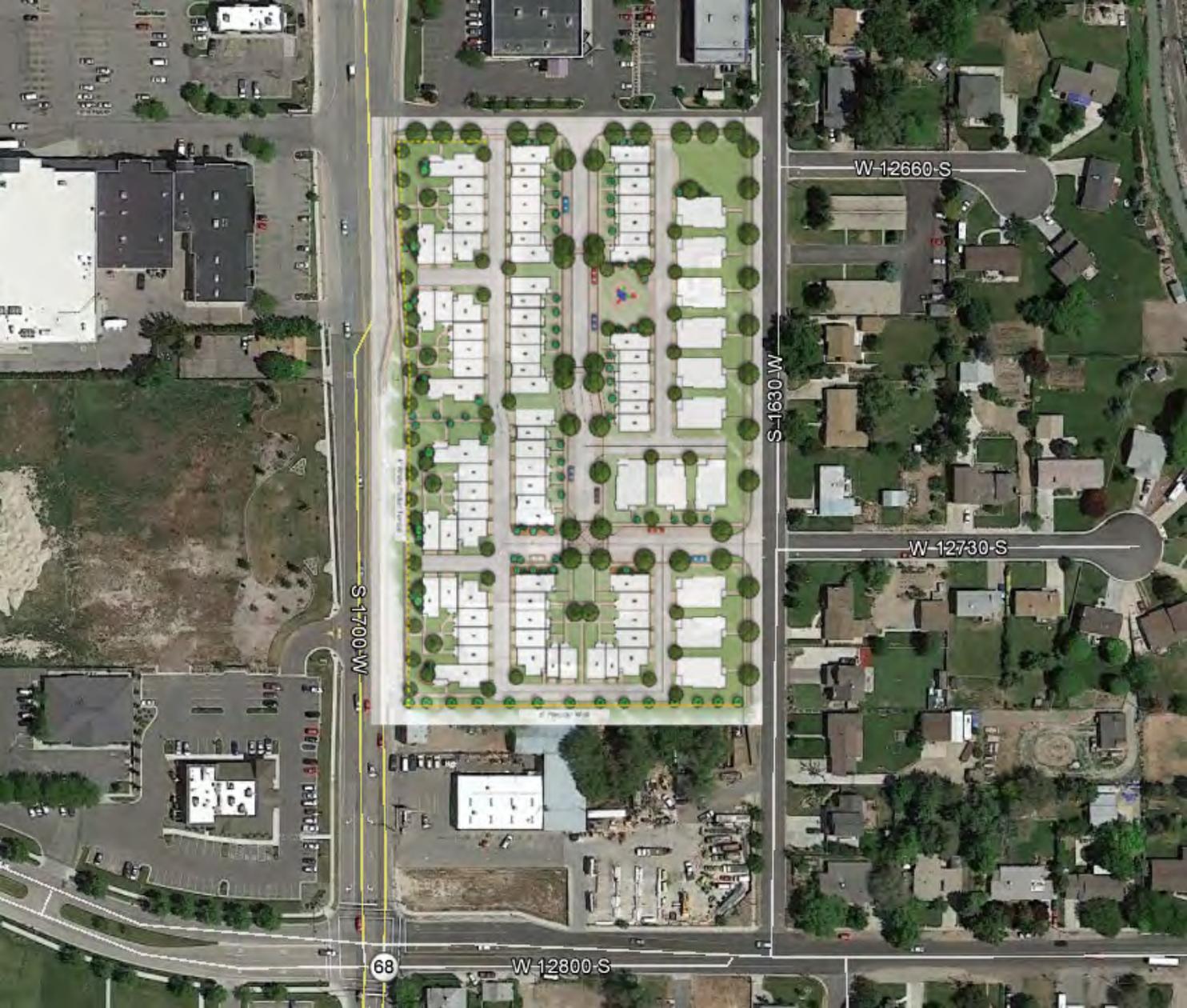
1630 W

12660 S

RR-22

12730 S

12800 S



W-12660-S

S-1630-W

W-12730-S

S-1700-W

68

W-12800-S



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

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

12800 SOUTH



PROPOSED SITE PLAN



SITE PLAN CONCEPT

RIVERTON RDA SITE PLAN

Riverton, Utah

2014.06.24

COLORS ARE REPRESENTATIONAL ONLY. FINAL COLORS MAY VARY FROM ABOVE REPRESENTATION

1630 WEST

SITE SUMMARY



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

REDWOOD ROAD



LANDSCAPE PLAN

RIVERTON RDA SITE PLAN

Riverton, Utah



STREET VIEW CONCEPT IMAGE



STREET VIEW CONCEPT IMAGE 2



ALLEY VIEW CONCEPT IMAGE

CONCEPT IMAGES



RIGHT ELEVATION



FRONT ELEVATION

ELEVATIONS



LEFT ELEVATION



REAR ELEVATION

ELEVATIONS



FRONT CONCEPT VIEW



FRONT VIEW WITH APTS IN BACKGROUND

DETACHED CONCEPT IMAGES



FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

DETACHED ELEVATIONS

ITEM I.D

**RIVERTON CITY
MEMORANDUM**

TO: Planning Commission

FROM: Planning Department

DATE: June 26, 2014

SUBJECT: REZONE, REZONE .28 ACRES LOCATED AT 12168 SOUTH REDWOOD ROAD FROM RR-4 (RESIDENTIAL 1/4 ACRE LOTS) TO C-N (COMMERCIAL NEIGHBORHOOD), STEVEN ROSENVALL & ALAN CARLSON, APPLICANTS

PL NO.: 14-4004 – ROSENVALL REZONE

This application is a public hearing and legislative action item.

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

PROPOSED MOTION(S)

I move that the Planning Commission recommend APPROVAL of application # PL 14-4004 amending the General Plan designation to Community Commercial and rezoning .27 acres located at 12168 South Redwood Road from R-4 (Rural Residential ¼ acre lots) to C-N (Commercial Neighborhood).

BACKGROUND

Steven Rosenvall and Alan Carlson have submitted an application requesting a general plan amendment and zoning change for property located at 12168 South Redwood Road. The property is currently zoned R-4 (Residential 10,000 square foot lots). Property to the north is zoned C-N (Commercial Neighborhood) and is utilized as a commercial business. To the west property is zoned R-4 and to the south property is zoned R-3 (Residential 14,000 square foot lots). On the adjacent side of Redwood Road property is zoned both R-3 and R-4.

The applicant is the owner of the commercial property located to the north of the subject property and is in seeking to acquire the subject property and convert it into additional parking for his business. In order for the property to be considered as part of the commercial business to the north a rezone to commercial must occur and then a commercial site plan reviewing the new parking area for ordinance compliance must occur.

Currently, the property is utilized as residential with a single-family dwelling unit. This property currently fronts onto Redwood Road, a highly utilized four lane arterial collector street. This home is the only home in a 1,500 foot stretch that fronts onto Redwood Road. All other residential properties in this vicinity currently front onto internal subdivision roadways. Thus, this would be the limits of commercial expansion in this area as it is highly unlikely that Riverton City would permit commercial access onto an interior subdivision roadway. The fact that the property fronts onto Redwood Road makes it less conducive to residential and more favorable to commercial. As Redwood Road continues to increase in traffic activity Riverton City should seriously consider the opportunity to relocate residential uses away from Redwood Road in favor of commercial activity such as that being proposed by the applicant.

Redwood Road is a state maintained highway so any access or amendments to existing accesses to Redwood would need to be approved by the Utah Department of Transportation.

The General Plan currently designates this property as Medium Density Residential which requires a minimum lot size of 10,000 square feet. Currently the property is zoned as required by the General Plan.

Therefore, in order to accomplish a zoning change to commercial the General Plan will need to be amended to a Community Commercial designation. The property to the north is also designated as medium density residential, therefore, staff is requesting that the Planning Commission recommend that the General Plan designation for both the subject property as well as the commercial property to the north be amended to community commercial to bring the zoning into compliance with that of the General Plan.

Staff feels that this is an appropriate use for the property given its proximity to the commercial property to the north, that it is the only residential property in this area that fronts onto Redwood Road and that the property is aged. Staff is recommending approval of the general plan amendment and the request to rezone to C-N.

Zoning Ordinance Compliance Checklist	
Meets Criteria	Part 12-200-10 Amendments
Yes	<p>1. The proposed amendment will place all property similarly situated into the same zoning classification or in complementary classifications.</p> <p style="padding-left: 40px;">All of the surrounding properties that are zoned Residential front onto and access internal subdivision streets. This property is not part of any residential subdivision and fronts onto Redwood Road, a busy arterial collector that is not conducive to Redwood Road. The property to the north is zoned commercial and is utilized as commercial and desires to absorb this property into its existing site.</p>
Yes	<p>2. All uses permitted under the proposed zoning amendment are in the general public interest and not merely in the interest of an individual or small group.</p> <p style="padding-left: 40px;">Commercial zoning provides jobs and economic activity that benefit Riverton City. The request to expand an existing commercial business into this property is beneficial to the General public in that jobs will be provided and property properly maintained.</p>
Yes	<p>3. All uses permitted under the proposed zoning classification amendment will be appropriate in the area to be included in the proposed zoning amendment.</p> <p style="padding-left: 40px;">The property fronts onto and accesses Redwood Road and is not conducive to residential uses.</p>
Yes	<p>4. The character of the neighborhood will not be adversely affected by any use permitted in the proposed zoning classification.</p> <p style="padding-left: 40px;">The property is not part of any residential subdivision and has no access into any residential subdivision. In its current location being absorbed by the commercial property to the north is its highest and best use.</p>
Yes	<p>5. The proposed zoning amendment is consistent with the City's Master Plan.</p> <p style="padding-left: 40px;">This application includes a General Plan amendment for this property.</p>

Levels of Service Compliance

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

<i>Levels of Service Compliance Checklist</i>	
<i>Complies</i>	Levels of Service
Yes	<p>1. Culinary Water. Evidence to demonstrate meeting this level of service shall include the best estimate of the proposed gallons per day needs of the entire project and the effect the project on existing psi pressure in the affected public water system.</p>

	<input type="checkbox"/> No issues from the Water Department, and will primarily rely on infrastructure improvements to Sunday Drive.
Yes	<p>2. Fire Protection. Evidence to demonstrate meeting this level of service shall include a projection of the size of lines within the proposed system and projected pressure within the system shall be included.</p> <input type="checkbox"/> No issues from Fire Department, and will primarily rely on infrastructure improvements to Sunday Drive..
Yes	<p>3. Sanitary sewer. Evidence to demonstrate meeting this level of service shall include the satisfactory compliance with the sanitary sewer specification of the Salt Lake County Sewage Improvement District #1.</p> <input type="checkbox"/> No issues from Staff. Sewer is an issue between developers and the Sewer District.
Yes	<p>4. Storm Drainage. Evidence to demonstrate meeting this level of service shall demonstrate viable connection to a municipal storm drainage system.</p> <input type="checkbox"/> No issues from Staff
Yes	<p>5. Transportation. Evidence to demonstrate meeting this level of service shall include a transportation study estimating the number of average daily trips and distribution that the proposed development will generate.</p> <input type="checkbox"/> Will primarily rely on infrastructure improvements to Sunday Drive.

ATTACHMENTS:

The following items are attached for your review:

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

PL No. 14-4004
Date 5/21/2014

Application

Rezone

A. Applicant's Name STEVEN ROSENWALL / ALAN CARLSON
Home Address 12376 S JUNIPER HAYEN Dr
City RIVERTON State UT Zip 84065
Telephone # _____ Mobile # 801-9635-8023 Fax # _____

B. Property Owner's Name (If Different From Applicant) LOWELL VANDEBY
Address 11959 SOUTH 224061
City RIVERTON State UT Zip 84065
Telephone # 801-254-4393 Mobile # _____ Fax # _____

C. Project Information

1. Address 12168 REDWOOD ROAD
2. Sidwell/Tax ID# 27271780300000 Total Acreage of the Site .28
3. Current Zoning of the Proposed Site RESIDENTIAL
Zoning of Adjacent Parcels North COM South R East N/A West R
4. Requested Zoning COMMERCIAL
5. Riverton City General Plan Designation _____
6. Description of the Proposed Zone/Use for the Property CONVERTED TO A
PARKING LOT FOR ADJACENT LOT

This application is for a request for change of zoning only. Any concept plans, drawings, or other indication of proposed development are included for reference only and are NOT approved as part of this process. A checklist outlining required materials and fees is included below.



Applicant's Signature

5/15/14

Date

ROSENVALL REZONE



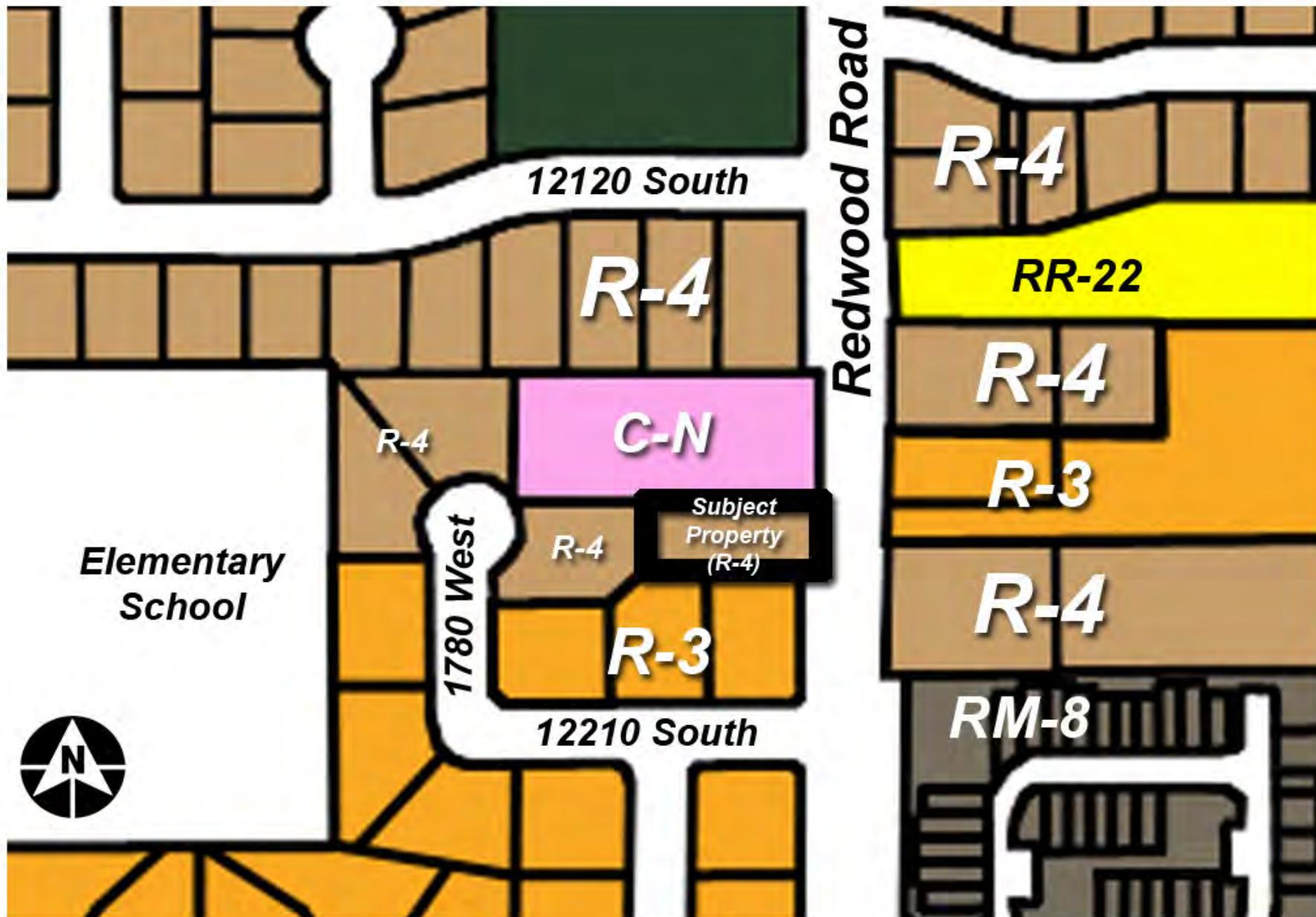
AERIAL VIEW

ROSENVALL REZONE



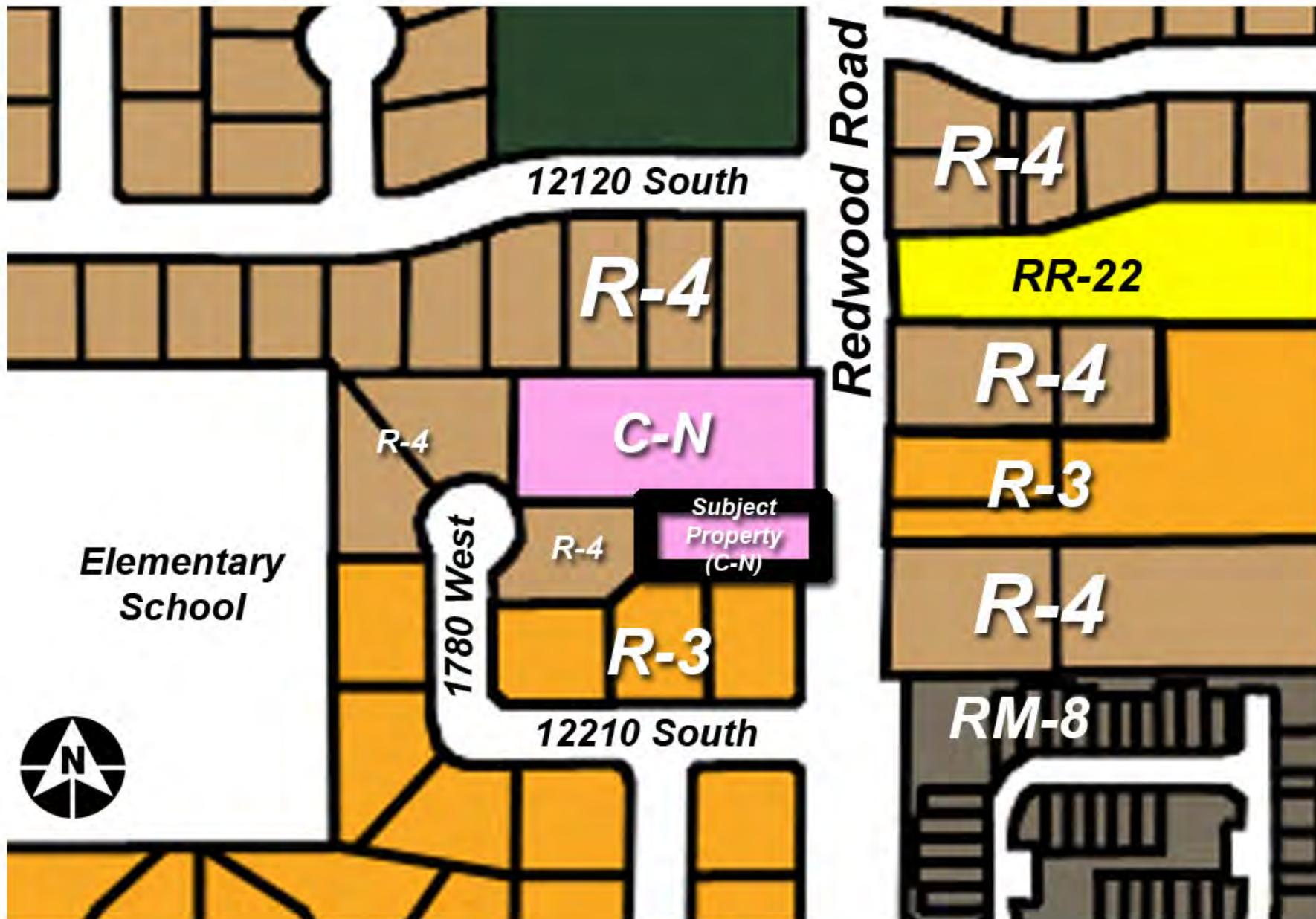
AERIAL VIEW

ROSENVALL REZONE



CURRENT ZONING

ROSENVALL REZONE



PROPOSED ZONING

ITEM I.E

**RIVERTON CITY
MEMORANDUM**

TO: Planning Commission

FROM: Development Review Committee

DATE: June 26, 2014

SUBJECT: CONDITIONAL USE PERMIT-HOME OCCUPATION, MAXIMUM MACHINE, 13055 SOUTH BLAZE COURT, RR-22 ZONE, PROPOSED HOME BASED BUSINESS, TIM BROHL, APPLICANT

PL NO.: 14-2008 – MAXIMUM MACHINE HOME OCCUPATION

PROPOSED MOTION:

I move the Planning Commission APPROVE the Conditional Use Permit for Maximum Machine Home Occupation located at 13055 South Blaze Court, with the following conditions:

1. The business and machines shall comply with the recommendations of the Building and Fire Departments, including the following;
 - A. Provide fire extinguishers in the building, utilize good housekeeping practices, maintain clear aisles in the storage areas and to exit doors.
 - B. Install lighted exit signs / emergency lighting above all exit doors.
 - C. Maintain MSDS sheets for all raw material used in processes on site.
 - D. The storage of the palletized raw materials cannot exceed 500sqft of floor area and cannot exceed 5' in height. Exceeding these limitation will require the installation of a fire sprinkler system in the building.
2. The building shall be properly ventilated and inspected by the Riverton City Building Department, and the business shall not operate before 10 am or after 5 pm with the garage doors open.
3. No more than one (1) non-resident employee may perform work associated with this business on the property.
4. All work and storage associated with this business shall be conducted within the accessory building.
5. No tractor trailer deliveries or pickups associated with this business shall be allowed.
6. The site, structures, and use shall remain in compliance with any and all applicable Riverton City standards and ordinances, including the International Building and Fire Codes.

BACKGROUND:

This item was tabled at the May 22, 2014 Planning Commission meeting for further review by the Building and Fire Departments. Riverton City ordinance for home based businesses states the following:

Prohibited Uses:

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

There was concern at the previous hearing that the proposed business may fall into this category. The Building and Fire Departments have reviewed the proposed business operation and determined that no operational permits are required. There were general safety regulations that will need to be followed, but nothing that would require additional permitting. The Fire Department requested the items in Condition 1 above.

Tim Brohl has made application for a Conditional Use for Home Occupation for property located at 13055 South Blaze Court in Riverton City. The property is zoned RR-22, a single family residential designation requiring a minimum lot size of ½ acre. The surrounding properties are all similarly zoned. The lot is compliant with the requirements of that zone.

The application is for the operation of a plastic injection molding business to be operated from an existing accessory building on the property. The applicant has indicated in the application and in conversation with staff that the business will be conducted entirely within the accessory building, with no outside storage of materials or goods, and that deliveries and pickups will be by standard sized trucks only. The business involves raw materials....generally plastic beads (polyethylene, polypropylene, vinyl, abs, etc) that are dumped from a hopper into the injection machine. The beads are heated up in a heating tube (450-600 degrees) and then the liquid plastic is injected into a mold. The applicant will be present at the hearing to answer additional questions regarding the use and potential impacts.

The type of use is more industrial in nature than may be typical for a home based business. However, from the applicant's description, there will be usually be little if any visible evidence that a business is being conducted on the site. The application indicates that noise levels will be in the range of a typical air compressor. With no outside storage or work being done in association with the business, it appears that with appropriate conditions the business can be conducted without significant impact to the surrounding properties. Staff has included suggested conditions above. The Planning Commission may include additional conditions as deemed appropriate following the public hearing.

ATTACHMENTS:

The following items are attached for your review:

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



PL No. _____
 Date 14-2008

Application

Conditional Use - Home Occupation

A. Applicant's Name 13055 S Blazett R1 Tim Brouh
 Home Address 13055 S Blazett Ct
 City Riverton State Utah Zip 84065
 Telephone # 801-253-3931 Mobile # 801-828-0490

B. Project Information

- Name of proposed business Maximum Machine
- Description of proposed business Machine Shop Plastic injection molding
- Slidwell/Tax ID # _____ Total acreage of site .5
- Current zoning of proposed site Residential
 Zoning of adjacent parcels: North _____ South _____ East _____ West _____

C. Please Answer the Following Questions Related to Your Proposed Business

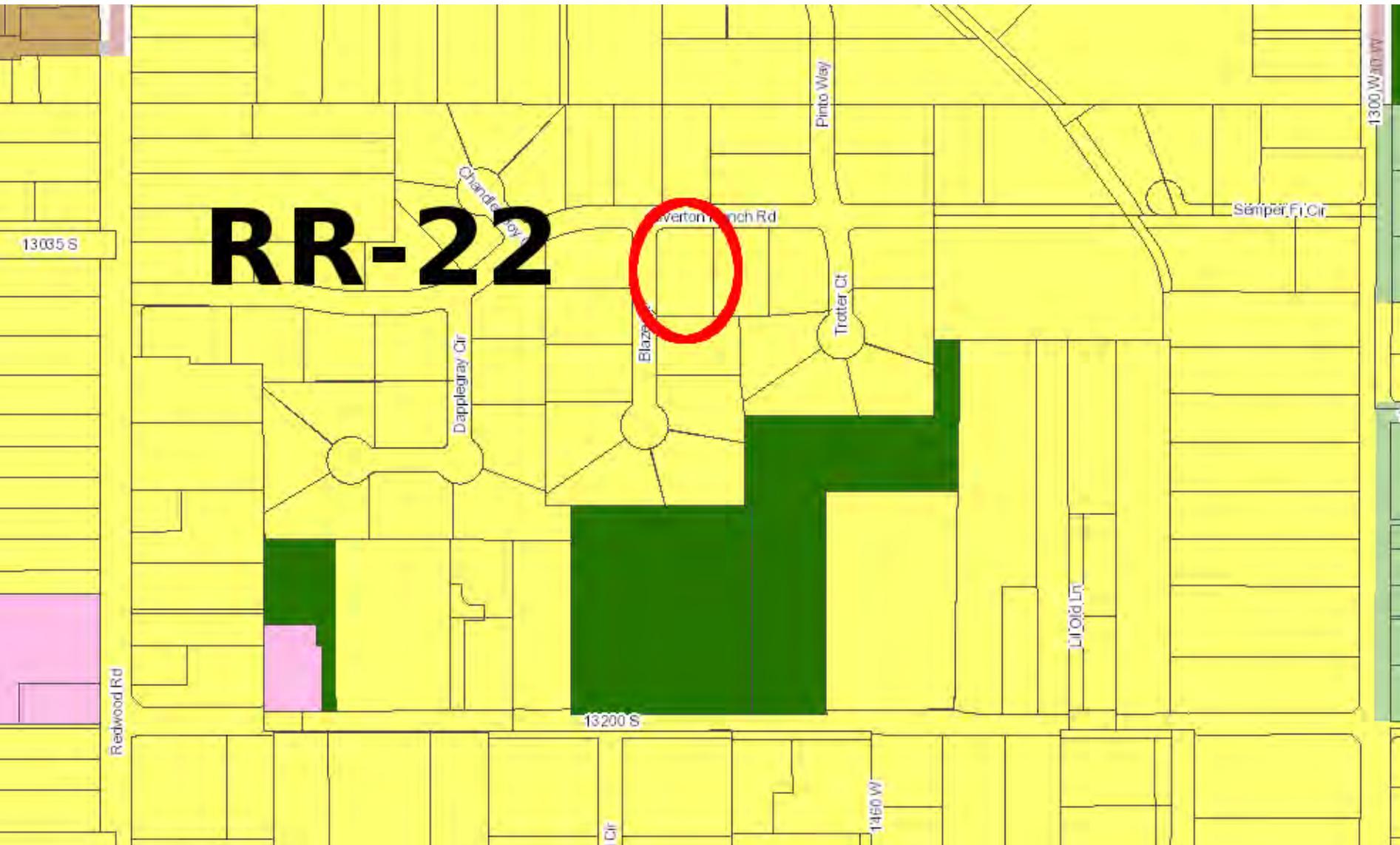
- Are there other Home Occupations on a site? Yes No
- How many employees will work at your home? 2
- Will there be any noise, vibrations or toxins in connection with this business? Yes No
 If yes, please describe Air Compressor
- Where will most of the business be conducted? Big Garage
- Will there be a need for on-site storage? Yes No Type of storage _____
 Where will it be located? _____
- How many visitors per day do you expect to have in connection with this business? rarely
 Is the number of visitors all at once or at different times during the day? (If at different times during the day, please explain) _____
- How many cars will come and go per day in relation to your business? N/A
 Where will they park? _____
- How many deliveries per week do you expect to have in connection with this business? 2
- Will your business include producing food products, ammunition, explosives, caustic materials or storing animals (This relates only to products actually made on site)? Yes No
 If yes, please explain _____
- Will you have any vehicles that pertain to your business on site? Yes No
 If yes, where will they be stored? _____

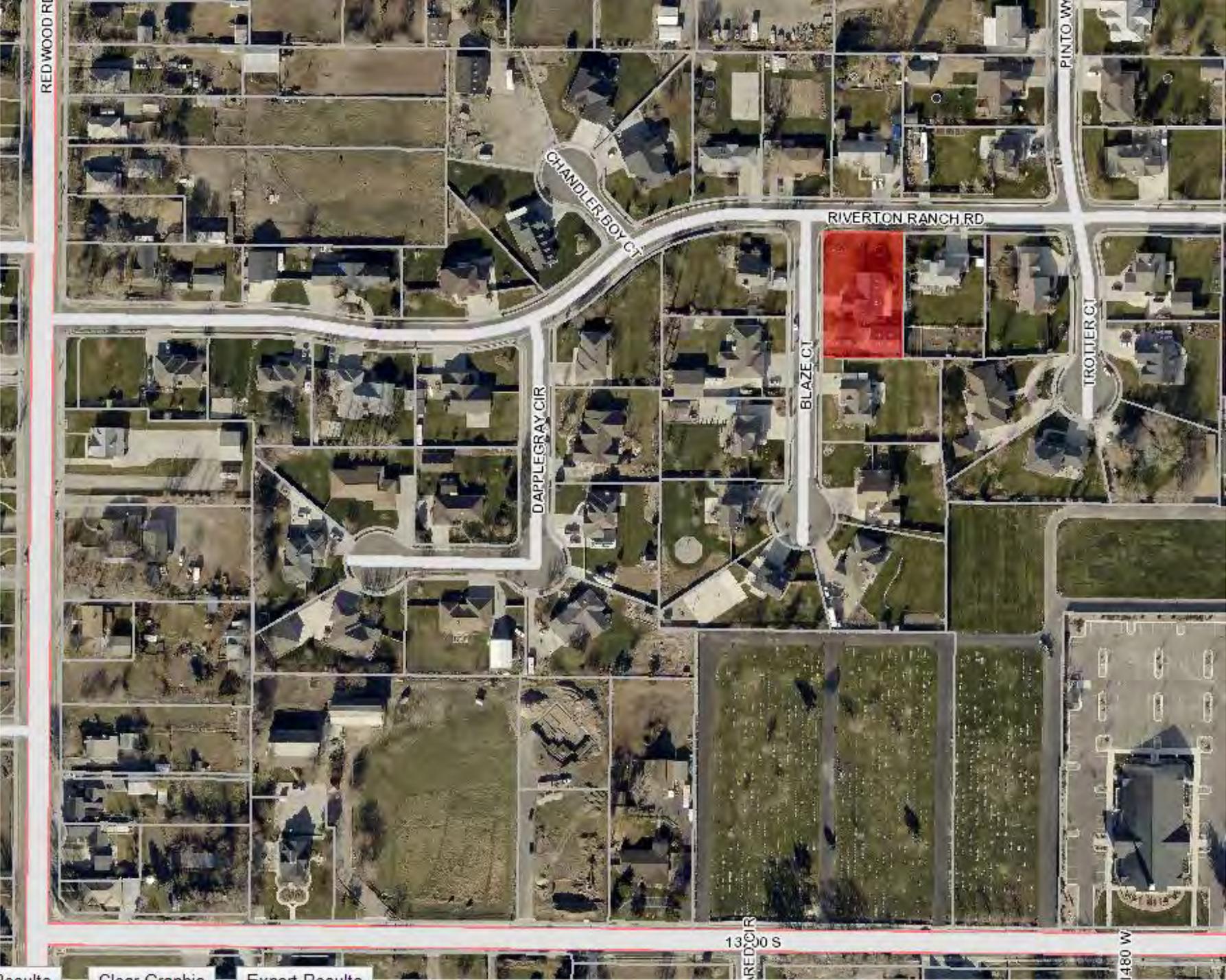
[Signature]
 Applicant's Signature

5/5/2014
 Date

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

RR-22





REDWOOD RD

PINTO WAY

CHANDLER BOY CT

RIVERTON RANCH RD

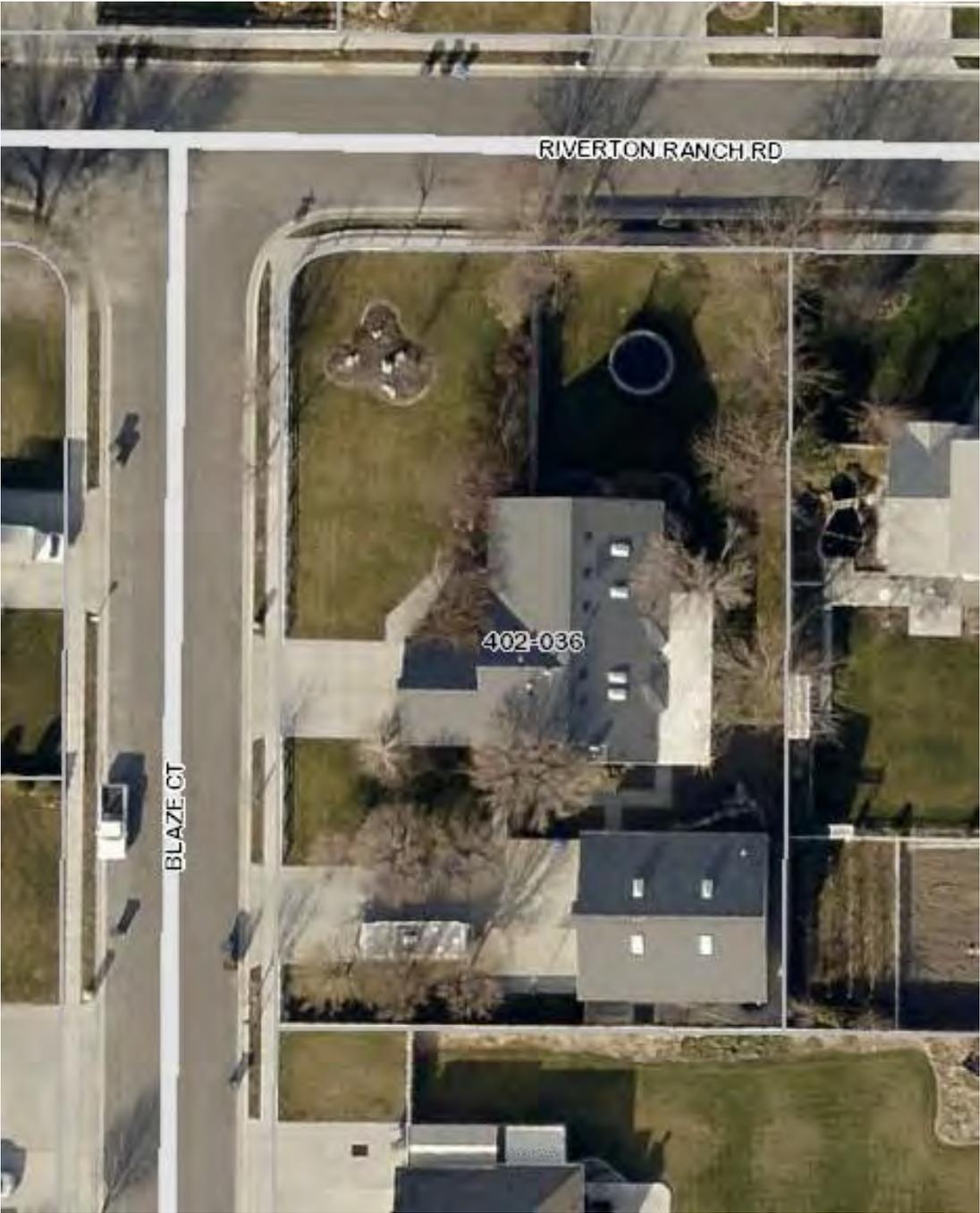
DAPPLE GRAY CIR

BLAZE CT

TROTTER CT

13000 S

1480 W



RIVERTON RANCH RD

402-036

BLAZE CT



S 1530 W



S 1530 W

ITEM I.F

**RIVERTON CITY
MEMORANDUM**

TO: Planning Commission

FROM: Development Review Committee

DATE: June 26, 2014

SUBJECT: SINGLE PHASE SUBDIVISION, KENADI COVE 2, 11978 SOUTH REDWOOD ROAD, 11 LOTS, R-4 ZONE, MARK NEWMAN, APPLICANT.

PL NO.: 13-1016 – Kenadi Cove 2

PROPOSED MOTION

I move the Planning Commission recommend APPROVAL of application #13-1016, the Kenadi Cove 2 Single Phase Subdivision, located at approximately 11978 South Redwood Road with the following conditions:

1. Solid masonry fencing at a minimum of six (6) feet in height shall be installed along the east property line adjacent to the existing commercial zoning.
2. The full right-of-way improvements, including curb, gutter, sidewalk, and park strip, be installed for the length of the internal rights-of-way, including where right-of-way is installed adjacent to existing and approved subdivision lots.
3. Storm drainage systems and installation shall comply with Engineering Department requirements and standards.
4. Any and all irrigation ditches associated with the property be addressed, with disposition of the irrigation systems approved by Riverton City and the proper irrigation company or users.
5. The subdivision comply with any and all applicable Riverton City standards and ordinances, including the International Building and Fire Codes.

BACKGROUND:

This application is of an 11 lot single phase subdivision to be located at 11978 South Redwood Road. The property is zoned R-4, which is a single family residential designation allowing a minimum ¼ acre lot. The property to the south and the northwest is also zoned R-4. The property to the north and west is zoned R-3, and the property to the east is zoned Commercial Neighborhood.

The property will connect to the existing stub road to the south in the Kenadi Cove 1 subdivision, and with the recently approved Manchester Fields development to the northwest. This will allow for access to this and adjacent developments from Redwood Road and also from 11800 South through the existing road network there. As the newer developments to the north were approved, this connection was shown and the additional traffic has been accounted for in the reviews of traffic flow and road layout for the area. Access to Redwood Road has been approved through UDOT, which controls access to and from state roads such as Redwood Road.

The subdivision itself is very straight forward. The lot configuration and layout has been reviewed by staff and is in compliance with relevant ordinances and standards. The only property line shared by this development with an incompatible use is the east line, which is adjacent to the existing Commercial Neighborhood zoning. Along that property line, the development is required to install a six (6) foot high solid masonry fence, which is included as condition #1 above. Condition #2 is in reference to the northwest corner of this development, where a portion of the public right-of-way for the proposed road was part of the recently approved Manchester Fields development. An agreement was reached whereby this project would install the full right-of-way improvements for that section, which includes curb, gutter, sidewalk, and park strip. The applicant is aware of this requirement.

Staff is recommending APPROVAL of this Single Phase Subdivision, with the conditions outlined above.

ATTACHMENTS:

The following items are attached:

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



Kenadi Cove Ct

Redwood Road

R-3

R-4

C-N

Kenadi Cove Ct

Melba Ln

1650 W

Redwood Rd

W

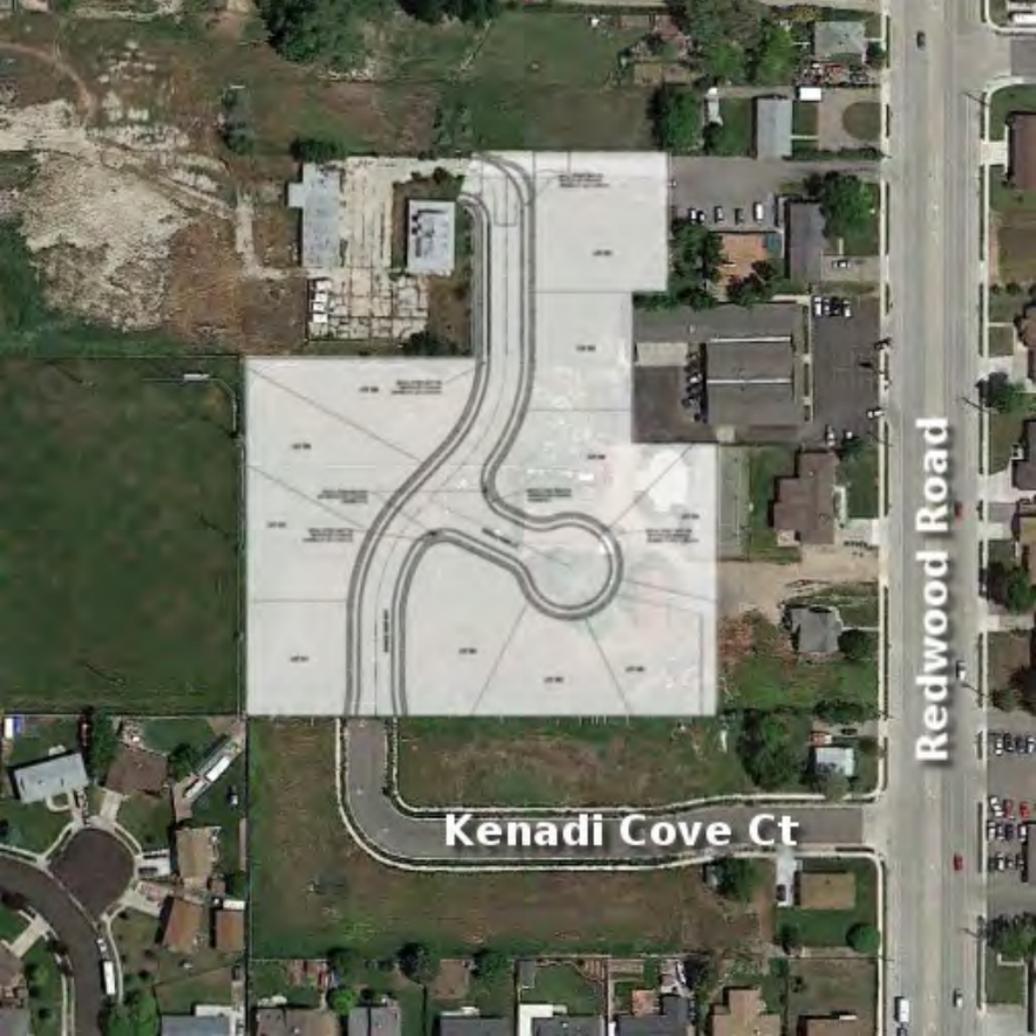
UT-68

68

UT-68 S REI

12/2/26

OO



Kenadi Cove Ct

Redwood Road

KENADI COVE PHASE 2 SUBDIVISION

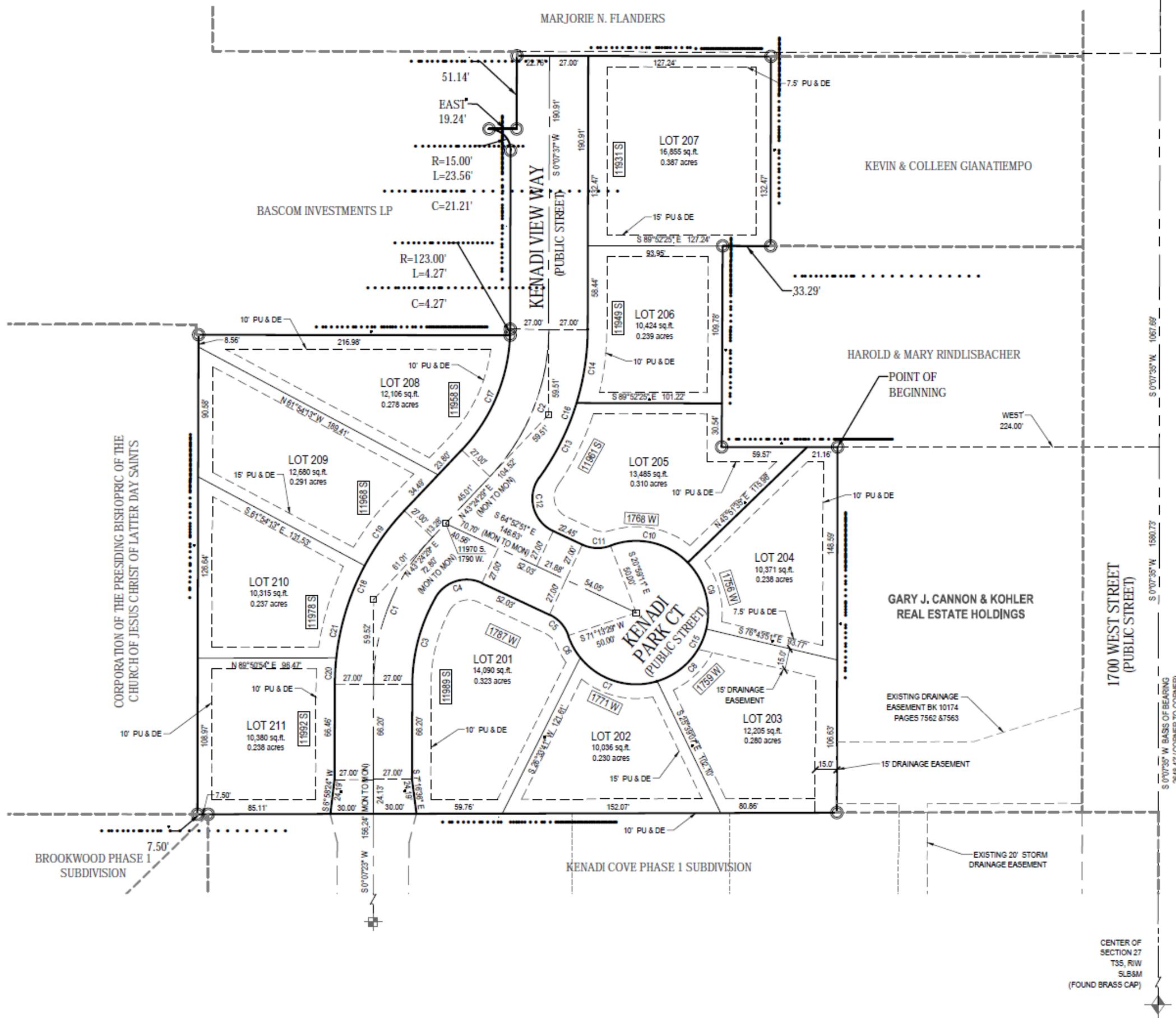
LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
RIVERTON CITY, SALT LAKE COUNTY, UTAH

NORTH QUARTER CORNER
SECTION 27
T3S, R1W
SLB&M
(FOUND BRASS CAP)

SALT LAKE
COUNTY
MONUMENTS

NOTE:

1. Subject property is located within Zone "X" according to the Federal Insurance Rate Map, Map Number 4903SC0437F, with a map revised date of May 15, 2002.
2. Public utility and drainage easements are conveyed to Riverton City.
3. A geotechnical report has been prepared by Applied Geotechnical Engineering Consultants P.C. for Kenadi Cove 2. This information is on file at Riverton City Public Works Office, and in the office of Applied Geotechnical Engineering Consultants.



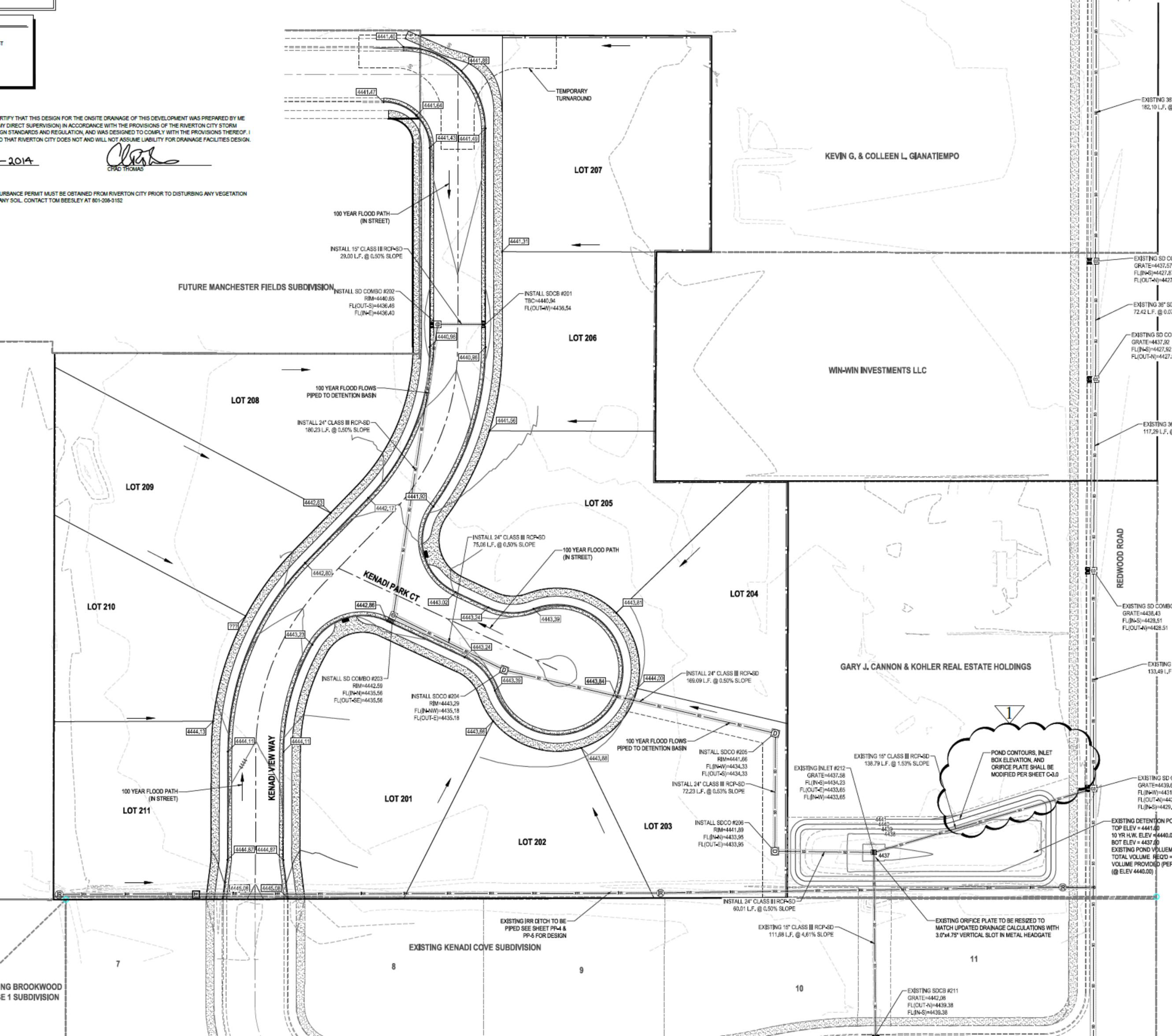
CENTER OF
SECTION 27
T3S, R1W
SLB&M
(FOUND BRASS CAP)

CERTIFY THAT THIS DESIGN FOR THE ONSITE DRAINAGE OF THIS DEVELOPMENT WAS PREPARED BY ME (BY DIRECT SUPERVISION) IN ACCORDANCE WITH THE PROVISIONS OF THE RIVERTON CITY STORM DRAINAGE STANDARDS AND REGULATION, AND WAS DESIGNED TO COMPLY WITH THE PROVISIONS THEREOF. I DO NOT ASSUME LIABILITY FOR DRAINAGE FACILITIES DESIGN.

2014

Chris
CHRIS THOMAS

URBANCE PERMIT MUST BE OBTAINED FROM RIVERTON CITY PRIOR TO DISTURBING ANY VEGETATION ON ANY SOIL. CONTACT TOM BEESLEY AT 801-208-3152



FUTURE MANCHESTER FIELDS SUBDIVISION

KEVIN G. & COLLEEN L. GIANATIEMPO

WIN-WIN INVESTMENTS LLC

GARY J. CANNON & KOHLER REAL ESTATE HOLDINGS

EXISTING KENADI COVE SUBDIVISION

NG BROOKWOOD
E 1 SUBDIVISION

100 YEAR FLOOD PATH
(IN STREET)

INSTALL 15" CLASS III RCP-SD
29.00 L.F. @ 0.50% SLOPE

INSTALL SD COMBO #202
RIM=4440.55
FL(OUT-S)=4436.46
FL(IN-E)=4436.40

INSTALL SDCB #201
TBC=4440.94
FL(OUT-W)=4436.54

100 YEAR FLOOD FLOWS
PIPED TO DETENTION BASIN

INSTALL 24" CLASS III RCP-SD
180.23 L.F. @ 0.50% SLOPE

INSTALL 24" CLASS III RCP-SD
75.06 L.F. @ 0.50% SLOPE

100 YEAR FLOOD PATH
(IN STREET)

INSTALL SD COMBO #203
RIM=4442.59
FL(IN-W)=4435.56
FL(OUT-SE)=4435.56

INSTALL SDCO #204
RIM=4443.29
FL(IN-W)=4435.18
FL(OUT-E)=4435.18

INSTALL 24" CLASS III RCP-SD
169.09 L.F. @ 0.50% SLOPE

100 YEAR FLOOD FLOWS
PIPED TO DETENTION BASIN

INSTALL SDCO #205
RIM=4441.66
FL(IN-W)=4434.33
FL(OUT-S)=4434.33

INSTALL 24" CLASS III RCP-SD
72.23 L.F. @ 0.53% SLOPE

INSTALL SDCO #206
RIM=4441.89
FL(IN-W)=4433.95
FL(OUT-E)=4433.95

INSTALL 24" CLASS III RCP-SD
60.01 L.F. @ 0.50% SLOPE

EXISTING 15" CLASS III RCP-SD
111.88 L.F. @ 4.61% SLOPE

EXISTING 15" CLASS III RCP-SD
138.79 L.F. @ 1.53% SLOPE

EXISTING INLET #212
GRATE=4437.58
FL(IN-S)=4434.23
FL(OUT-E)=4433.65
FL(IN-W)=4433.65

POND CONTOURS, INLET
BOX ELEVATION, AND
ORIFICE PLATE SHALL BE
MODIFIED PER SHEET C-3.0

EXISTING SD COMBO
GRATE=4438.43
FL(IN-S)=4428.51
FL(OUT-W)=4428.51

EXISTING DETENTION PO
TOP ELEV = 4441.00
10 YR H.W. ELEV = 4440.00
BOT ELEV = 4437.00
EXISTING POND VOLUME
TOTAL VOLUME REQ'D =
VOLUME PROVIDED (PER
(@ ELEV 4440.00)

EXISTING SDCB #211
GRATE=4442.06
FL(OUT-N)=4439.38
FL(IN-S)=4439.38

EXISTING 36"
182.10 L.F. @

EXISTING SD CO
GRATE=4437.57
FL(IN-S)=4427.8
FL(OUT-N)=4427

EXISTING 36" SD
72.42 L.F. @ 0.0

EXISTING SD CO
GRATE=4437.82
FL(IN-S)=4427.92
FL(OUT-N)=4427

EXISTING 36"
117.29 L.F. @

EXISTING SD COMBO
GRATE=4438.43
FL(IN-S)=4428.51
FL(OUT-W)=4428.51

EXISTING
133.49 L.F.

EXISTING SD CO
GRATE=4439.8
FL(IN-W)=4431
FL(OUT-N)=4429
FL(IN-S)=4429

EXISTING DETENTION PO
TOP ELEV = 4441.00
10 YR H.W. ELEV = 4440.00
BOT ELEV = 4437.00
EXISTING POND VOLUME
TOTAL VOLUME REQ'D =
VOLUME PROVIDED (PER
(@ ELEV 4440.00)

EXISTING SD CO
GRATE=4439.8
FL(IN-W)=4431
FL(OUT-N)=4429
FL(IN-S)=4429

EXISTING DETENTION PO
TOP ELEV = 4441.00
10 YR H.W. ELEV = 4440.00
BOT ELEV = 4437.00
EXISTING POND VOLUME
TOTAL VOLUME REQ'D =
VOLUME PROVIDED (PER
(@ ELEV 4440.00)

EXISTING SD CO
GRATE=4439.8
FL(IN-W)=4431
FL(OUT-N)=4429
FL(IN-S)=4429

KEVIN G. & COLLEEN L. GIAN...

LOT 207

INSTALL STREET LIGHT PER RIVERTON CITY STANDARD DRAWING LP-1 (ALT 1) AND LP-A

FUTURE MANCHESTER FIELDS SUBDIVISION

WIN-WIN INVESTMENTS LLC

LOT 206

LOT 208

INSTALL STREET LIGHT PER RIVERTON CITY STANDARD DRAWING LP-1 (ALT 1) AND LP-A

LOT 209

LOT 205

INSTALL PEDESTRIAN RAMP PER RIVERTON CITY STANDARD DRAWING ST-10

INSTALL STREET SIGN PER RIVERTON CITY STANDARD DRAWING SG-1

LOT 204

LOT 210

INSTALL STREET LIGHT PER RIVERTON CITY STANDARD DRAWING LP-1 (ALT 1) AND LP-A

INSTALL STREET LIGHT PER RIVERTON CITY STANDARD DRAWING LP-1 (ALT 1) AND LP-A

GARY J. CANNON & KO...

KENADI PARK CT

LOT 211

KENADI VIEW WAY

LOT 201

LOT 203

LOT 202

EXISTING KENADI COVE SUBDIVISION

7

8

9

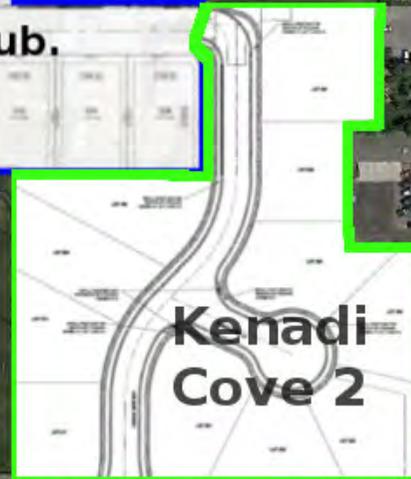
10



Green Haven Subdivision



Manchester Fields Sub.



**Kenadi
Cove 2**

ITEM I.G

**RIVERTON CITY
MEMORANDUM**

TO: Planning Commission

FROM: Development Review Committee

DATE: June 26, 2014

SUBJECT: CONDITIONAL USE PERMIT / HOME OCCUPATION, TAVACI SCHOOL OF PERFORMING ARTS, 3398 WEST 12600 SOUTH, R-1 ZONE, SHARI JOHNSON APPLICANT.

PL NO.: 14-2012 – Tavaci School of Performing Arts Conditional Use

PROPOSED MOTION:

I move that the Planning Commission APPROVE the conditional use permit for Tavaci School of Performing Arts, application number PL-14-2012, located at 3398 West 12600 South, with the following conditions:

1. Home Occupation activities conducted only in the designated areas as shown on the submitted building and site plans.
3. The Home Occupation shall meet all requirements of the Unified Fire Authority and Riverton City Building Department, including inspections and permits required for any structural remodeling related to the business.
4. The applicant will instruct clients to park on the driveway when possible and if parking on the street is necessary that clients be instructed to park clear of neighboring driveways, mailboxes and intersection corners.
5. Three sessions per day with a maximum of 8 students per session.

BACKGROUND:

Shari Johnson has submitted an application requesting a conditional use permit to operate a home-based performing arts / singing business. The property is located at 3398 West 12600 South and is currently zoned R-1 (Residential 1 acre lots). Properties to the north, east and west are also zoned R-1 and are all single-family residential. To the south property is zoned M-1 (Light manufacturing) and C-PO (Commercial Professional Office).

The application is proposing a home-based business involving group singing lessons for children ages 4 to 12. Classes will be conducted in an accessory structure on the property and will contain 12 children per class, two classes per day for a maximum of 24 children per day. What is being requested is the maximum number of children and classes that can be had per day on the site that is allowed by the section **18.190.080 Conditional Use Permit Required**. The code reads as follows:

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

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

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

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

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

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

The applicant has indicated on the application that vehicular stacking will occur on 12600 South and possibly around the corner at Janice Drive. Staff is concerned about this for a couple of reasons. The first being 12600 South is arterial collector street with a high amount of vehicular traffic. The applicant is proposing that vehicular stacking occur in a designated bicycle lane. The second concern is the potential for vehicular stacking on the corner of the intersection of Janice Drive and 12600 South and thus impeding site visibility at the corner thus creating traffic dangers for drivers wishing to enter 12600 South. Therefore, to alleviate potential stacking on 12600 South and to avoid stacking at the corner staff is recommending that the conditional use permit include a condition limiting the number of students per session to eight. The applicant can have a maximum of 3 sessions per day, thus keeping the maximum number of students per day at 24. Reducing the number of children per session reduces the number of vehicles potentially stacking in 12600 south from 12 to 8, keeping cars away from the intersection and clearing the cars out more quickly.

The applicant is proposing to operate the business in an accessory structure. City ordinance reads as follows when a home occupation is proposed in an accessory structure:

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

This parcel is one acre and therefore does qualify for an exception if the Planning Commission makes that determination. The Riverton City Building Department and the Unified Fire Authority will each make on site inspections of the accessory structure to ensure it complies with all pertinent safety and building codes.

Staff is recommending approval with the conditions listed above.

ATTACHMENTS:

The following items are attached for your review:

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



PL No. 14-2012
Date 6/9/14

Application

Conditional Use - Home Occupation

A. Applicant's Name Shari Johnson
Home Address 33918 W. 12600 S.
City Riverton State UT Zip 84065
Telephone # 801-870-4817 Mobile # same Fax # —

B. Project Information
1. Name of proposed business TaVaci School of Performing Arts
2. Description of proposed business Children's Singing Group, ages 4-12
3. Sidwell/Tax ID # _____ Total acreage of site _____
4. Current zoning of proposed site _____
Zoning of adjacent parcels: North _____ South _____ East _____ West _____

C. Please Answer the Following Questions Related to Your Proposed Business

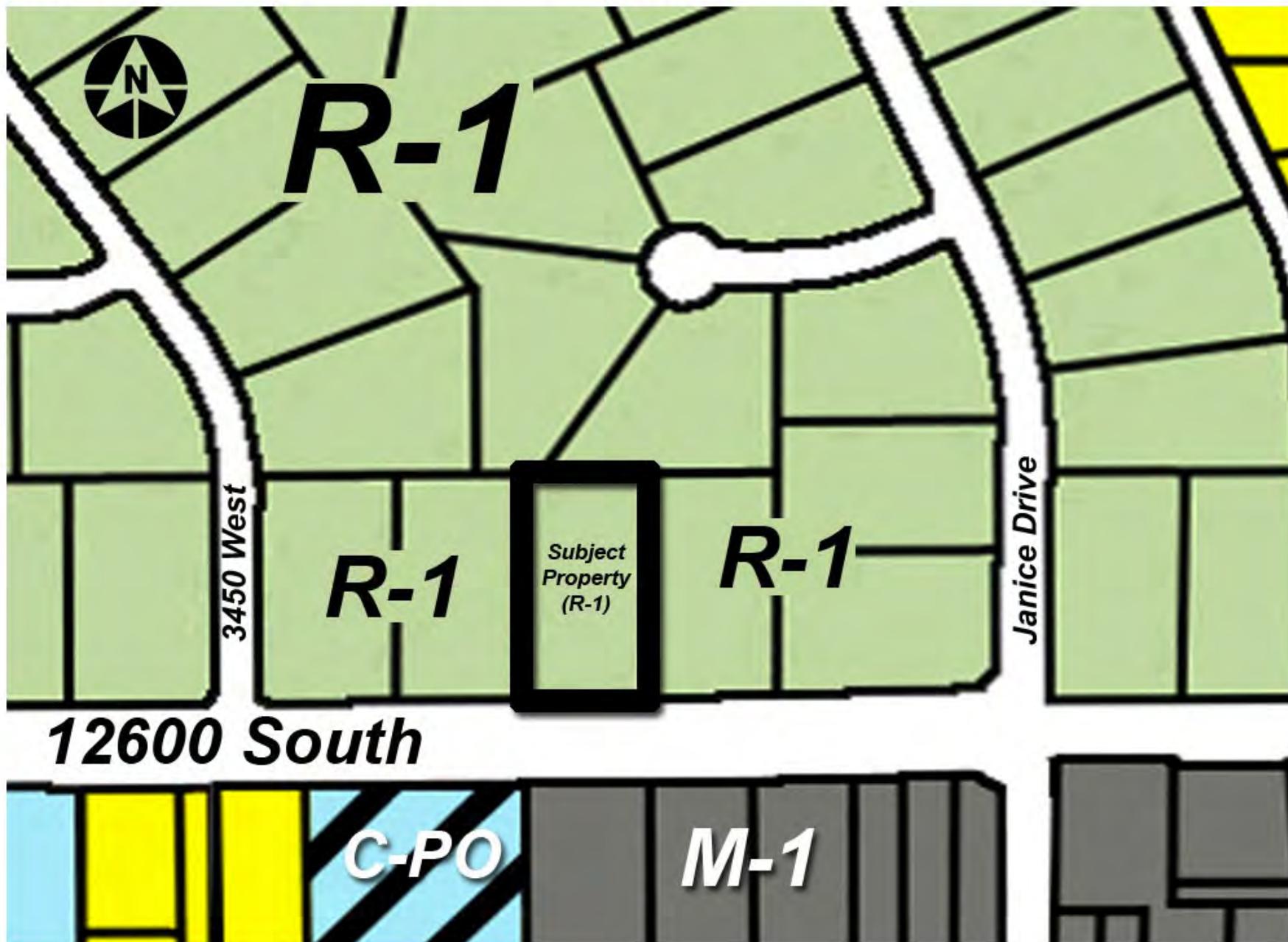
- Are there other Home Occupations on site? Yes / No
- How many employees will work at your home? 0
- Will there be any noise, vibrations or toxins in connection with this business? Yes / No
If yes, please describe children - they will be singing & having fun.
- Where will most of the business be conducted? detached garage/studio
- Will there be a need for on-site storage? Yes No Type of storage? _____
Where will it be located? _____
- How many visitors per day do you expect to have in connection with this business 24
Is the number of visitors all at once or at different times during the day? (If at different times during the day, please explain) I will hold 2 classes of 12, a day 2 times
- How many cars will come and go per day in relation to your business? _____
Where will they park? Around the corner on Jahice Drive
- How many deliveries per week do you expect to have in connection with this business? none
- Will your business include producing food products, ammunition, explosives, caustic materials or storing animals (This relates only to products actually made on site)? Yes / No
If yes, please explain: _____
- Will you have any vehicles that pertain to your business on site? Yes / No
If yes, where will they be stored? _____

Shari Johnson
Applicant's Signature

6/4/14
Date

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

TAVACI SCHOOL OF PERFORMING ARTS



ZONING MAP

TAVACI SCHOOL OF PERFORMING ARTS



AERIAL VIEW

TAVACI SCHOOL OF PERFORMING ARTS



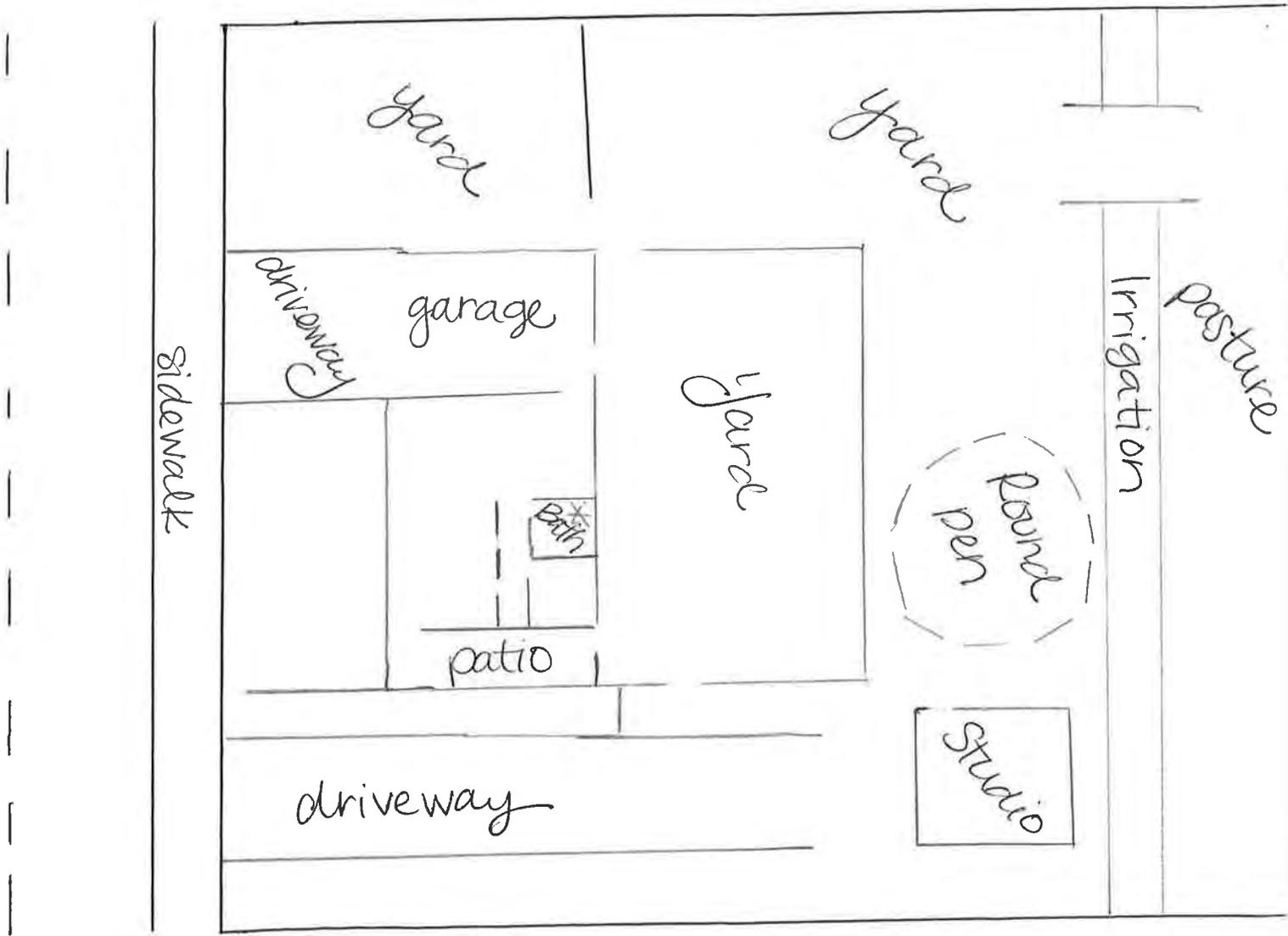
12600 South

71

W 12600 S

Janice Drive

AERIAL VIEW



ITEM I.H

**RIVERTON CITY
MEMORANDUM**

TO: Planning Commission

FROM: Development Review Committee

DATE: June 26, 2014

SUBJECT: CONDITIONAL USE PERMIT, PROPOSED DEVELOPMENT OF 2 LOTS ON A PRIVATE LANE, 3064 WEST 13400 SOUTH, RR-22 ZONE, MARCELINO AND CLAUDIA ARCHULETA, APPLICANTS.

PL NO.: 14-2009 – Archuleta Private Lane

PROPOSED MOTION:

I move that the Planning Commission APPROVE conditional use permit allowing two existing lots to develop with access from a private lane on property located at 3064 West 13400 South, with the following conditions:

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

BACKGROUND:

Marcelino and Claudia Archuleta have submitted an application requesting a conditional use permit for two homes to be constructed with access from a private lane. The properties are located at 3064 West 13400 South and are zoned RR-22 (Rural Residential ½ acre lots). Properties to the north, east, and west are also zoned RR-22. Properties to the south are zoned R-4 SD (Residential 10,000 square foot lots Specific Development).

Riverton City Ordinance 17.05.120 states the following in regulating development of private lanes;

(4) Private Streets and Rights-of-Way.

(a) Public Street Systems Encouraged. Public street systems shall be encouraged for access to all residential dwelling sites. However, the city recognizes that there are cases where it is impossible or impractical to develop the lot according to normal subdivision standards. In situations where insufficient land access exists for a public street system, a conditional use for a private lane or right-of-way may be approved by the planning commission.

(b) Subdivision for Lots on Private Lanes. Subdivisions on private lanes or rights-of-way may be developed in any residential zone where at least two of the following conditions exist (subsection (4)(b)(i) or (ii) of this section and subsection (4)(b)(iii) of this section). All subdivisions on private lanes shall submit the same materials that are required for standard subdivisions and shall be approved via the process for standard subdivisions.

(i) A lot of record which is preexisting and has no frontage or adequate property to construct a public street; or

(ii) It can be demonstrated by the applicant that the property cannot be physically subdivided with public streets, either now or in the foreseeable future; and

(iii) The development does not impede the necessary access from adjoining properties as required by the master transportation plan.

In this situation, the subject properties are existing lots of record. There will be no subdivision of property related to this development. Both lots are currently legally non-conforming lots in regards to lot size, meaning, the lots are smaller than the ½ acre minimum lot size as required by the RR-22 zone. The applicant will do a lot line adjustment shifting the property line to the north making each lot approximately 1/3 of an acre. Both lots are currently buildable in regards to building setbacks and will be even more so once the lot line adjustment has been completed.

The issue being discussed here is whether these homes should be constructed on a public street rather than a private lane. Due to the home and existing structures being located where they are a public street is not feasible. Not only would a requiring a public street require an existing structure to be removed but it would also place two currently legal and conforming homes into a non-conforming status regarding setbacks. Therefore, Staff can securely state that the above criteria as listed in the ordinance has been satisfied and the proposed development is properly suited for a private lane.

City ordinances require a private lane with two users to be a minimum of twenty five feet wide with a minimum of 20 feet of asphalt. The lane shall be fully improved prior to the homes being occupied.

Staff is recommending approval with the conditions listed above.

ATTACHMENTS:

The following items are attached for your review:

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



PL No. 14-2009
Date 5/7/2014

Application

Conditional Use Permit

(For site plans of any retail use within 300 feet of residence or any conditional use as defined in the zoning district)

Applicant's Name MARCELINO & CLAUDIA ARCHULETA
Home Address 3064 W. 13400 SOUTH
City RIVERTON State UTAH Zip 84065
Telephone # 801-254-0355 Mobile # 801-599-3251 or 599
E-mail Address _____ Fax # _____

Contact Person and Title MARCELINO & CLAUDIA ARCHULETA
Address 3064 WEST 13400 SOUTH
City RIVERTON State UTAH Zip 84065
Telephone # 801-254-0355 Mobile # _____
E-mail Address _____ Fax # _____

1. Project Information

1. Name of proposed business _____
2. Address _____
3. Description of the proposed use _____
4. Sidwell/Tax ID# _____ Total Acreage of the Site _____
5. Current Zoning of the Proposed Site _____
Zoning of Adjacent Parcels: North _____ South _____ East _____ West _____
6. Current Use of Land _____
7. Number of Existing Structures _____

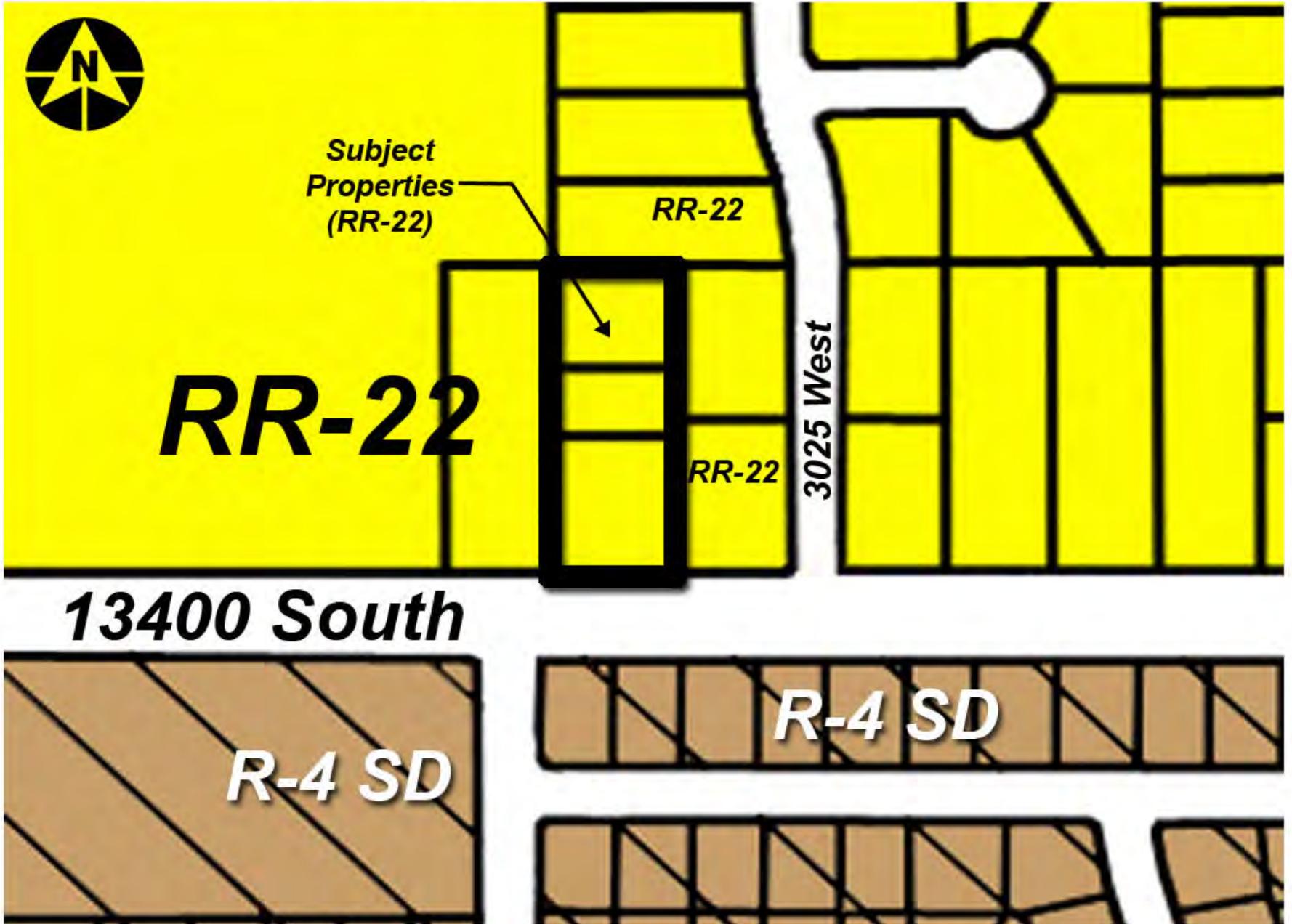
All drawings and other requirements must meet Riverton City Engineering Standards and Development Standards as presented by ordinance. Please note that for your convenience, an application checklist is enclosed. Incomplete applications will not be accepted or approved.


Applicant's Signature

5-7-2014
Date

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

ARCHULETA PRIVATE LANE

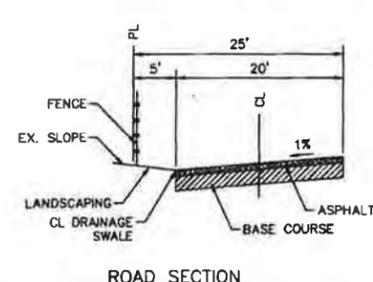
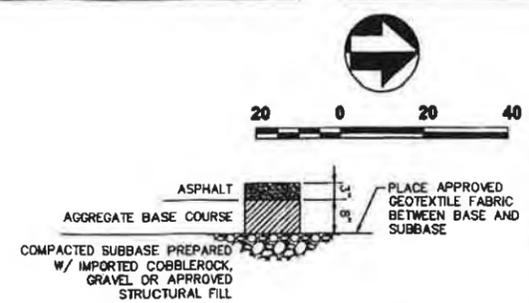
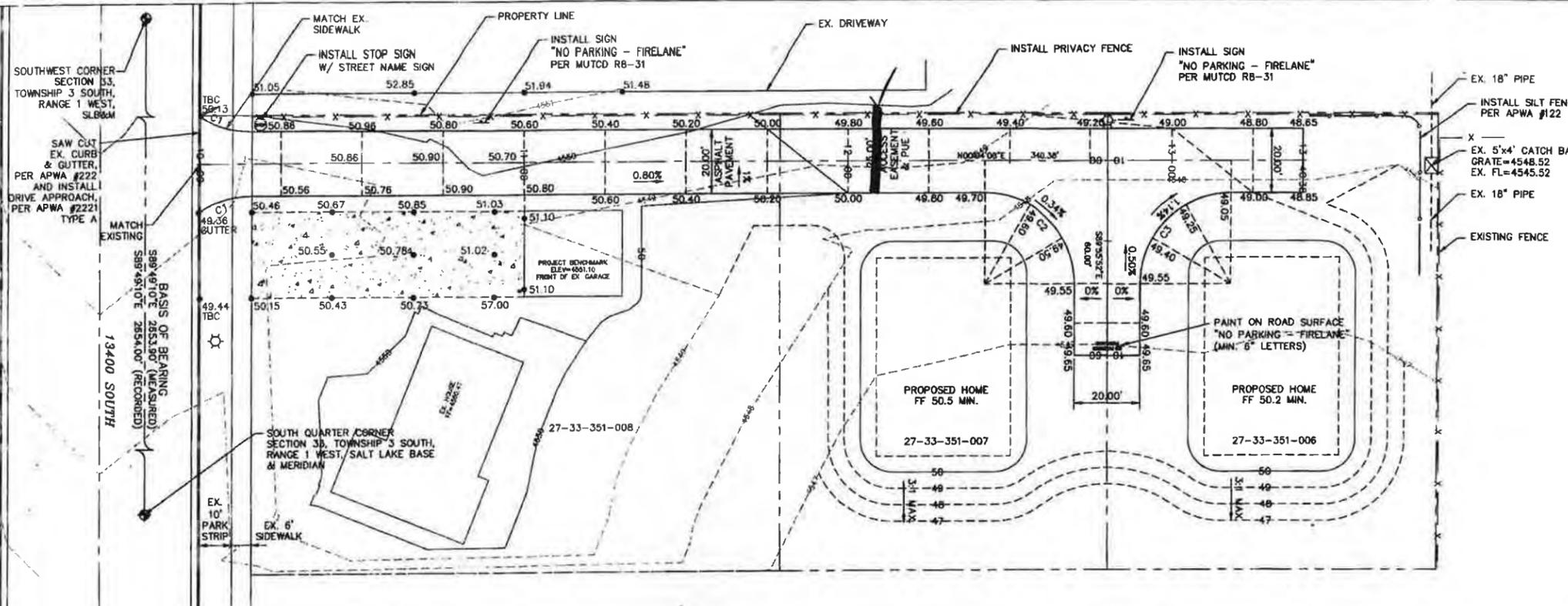


ZONING MAP

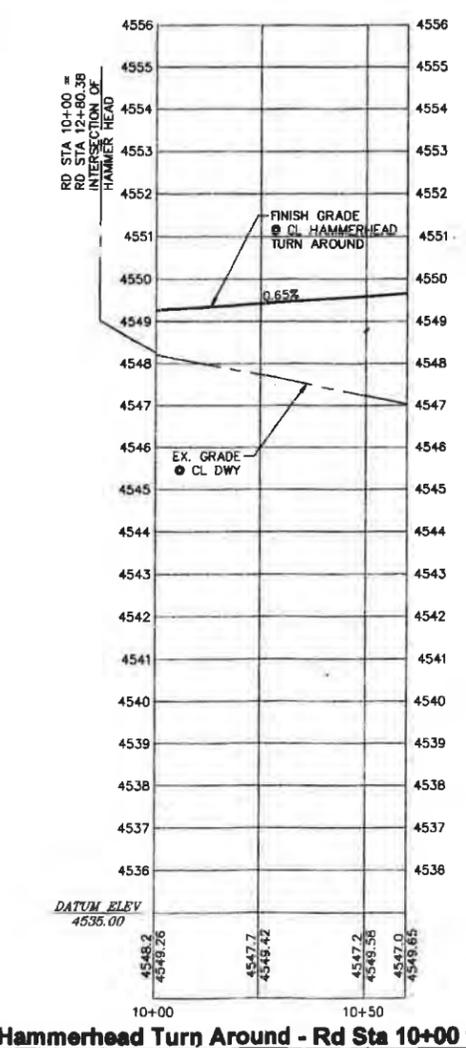
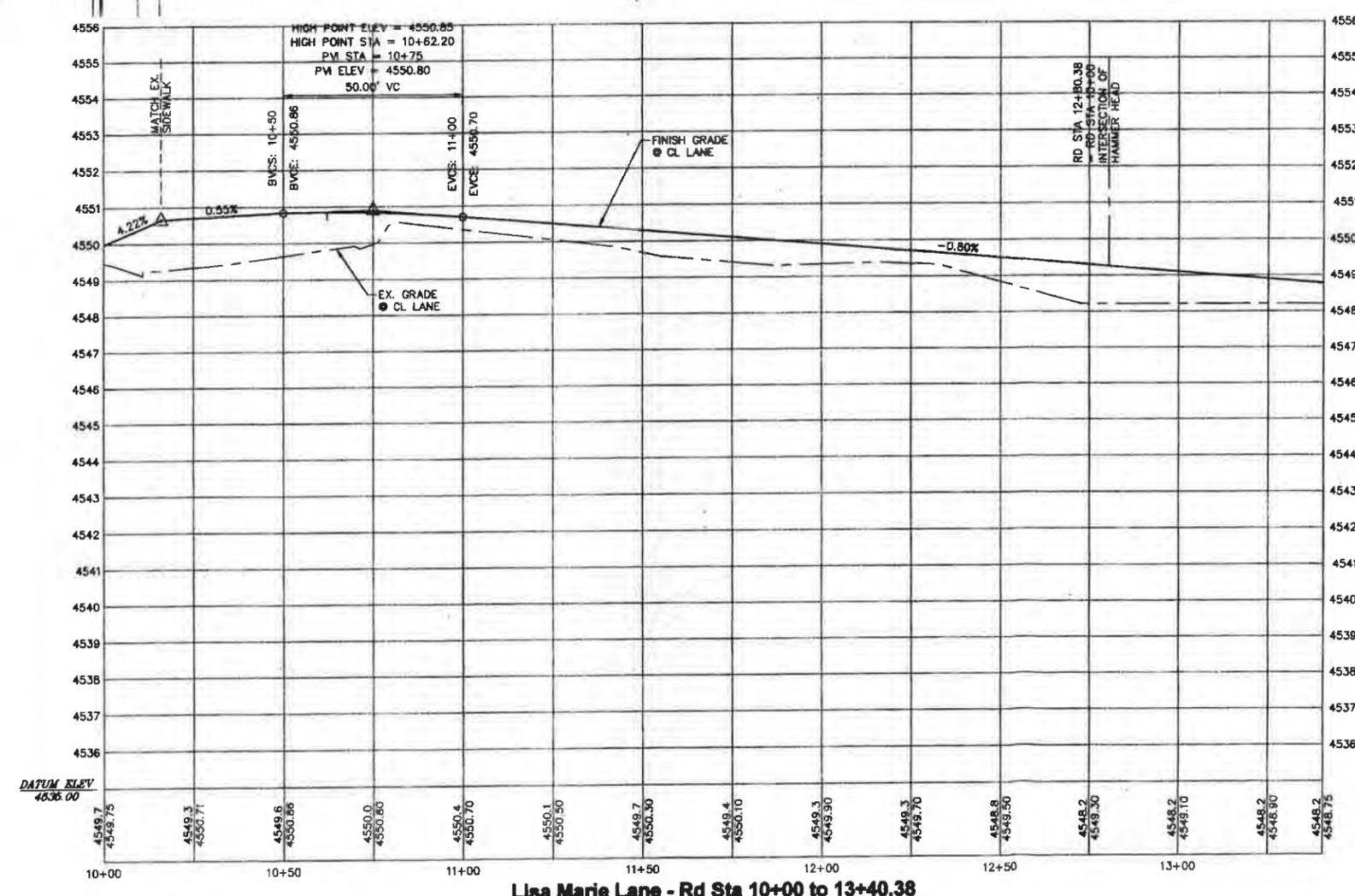
ARCHULETA PRIVATE LANE



AERIAL VIEW



EDGE OF PAVEMENT CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	28.00'	18.48'	33°44'14"	N18°28'15"E	18.22'
C2	28.00'	43.85'	89°50'50"	S45°02'04"E	39.57'
C3	28.00'	44.02'	89°54'58"	S44°37'59"W	39.82'



MAY 09 2014



Claudia & Marcelino Archuleta
 3064 West 13400 South
 Lisa Marie Lane Plan & Profile
 Riverton City, Salt Lake County, Utah



DWG DATE: 8 January 08
 PLOT DATE:
 SHEET: 1/3

ITEM I.I

**RIVERTON CITY
MEMORANDUM**

TO: Planning Commission

FROM: Planning Department

DATE: June 26, 2014

SUBJECT: ORDINANCE AMENDMENT, TEXT AMENDMENT TO RIVERTON CITY
ORDINANCE 18.45.050 AREA REQUIREMENTS AMENDING MINIMUM PARCEL
SIZE FOR DEVELOPMENT IN THE RM-6 ZONE, NATIONAL COMMERCIAL
PROPERTIES, APPLICANT

PL NO: 14-5001 – RM-6 ORDINANCE AMENDMENT

PROPOSED MOTION

I move the Planning Commission recommend APPROVAL of amending Section 18.45.050 Area Requirements of the RM-6 zone reducing the minimum lot size for development in the zone from 3 acres to 1.5 acres.

BACKGROUND:

National Commercial Properties, LLC, has submitted an application requesting an amendment to the RM-6 zoning code, particularly section 18.45.050 Area Requirements. The current text reads as follows:

- (1) Parcel Size. Each application pursuant to this chapter shall be for a site of not less than three acres and not more than six acres.*

The applicant is proposing the ordinance be amended to read as follows:

- (1) Parcel Size. Each application pursuant to this chapter shall be for a site of not less than one and a half acres and not more than six acres.*

National Commercial Properties has submitted this application to help facilitate development of an existing two acre commercially zoned parcel located at 11688 South Redwood Road. This parcel has some unique circumstances that have prevented its development as a commercial property. However, residentially there is more possibility, especially with a multi-family zoning designation given the surrounding property is zoned RM-8 (Residential Multi-Family 8 Units per Acre). Even though the applicant has submitted this application to facilitate development on one parcel, Riverton City must consider the impacts of this ordinance on a city wide basis.

Riverton City, especially, eastern Riverton City is running out of large tracts of land for development. As these larger properties develop what is left behind is "infill" development, or, development on smaller remnant parcels. In many instances these infill parcels are left behind due to unique circumstances that make development of the parcel somewhat difficult, or they are not developed because an agreement could not be reached between property owners and buyers. In any case, in order to facilitate and more effectively develop infill parcels staff is recommending in favor of this amendment to the RM-6 zoning ordinance. This ordinance amendment affects only the RM-6 zone and does not affect the RM-8 or other RM zones.

ATTACHMENTS:

The following items are attached:

1. A copy of the proposed ordinance amendment.

PL No. _____

Date _____

Application

Ordinance / General Plan Amendment

A. Applicant's Name National Commercial Properties, LLC
 Home Address 766 Parkway Drive
 City North Salt Lake State Utah Zip 84054
 Telephone # 850-699-3448 Mobile # 850-699-3448 Fax # N/A

B. Ordinance Amendment

1. Ordinance Section and Title 18.45.050 Area Requirements
2. Reason for Request To allow the development and construction of a approximately 12 units of town homes upon the property located at 11688S. Redwood Road, Riverton, Utah (Parcel I.D. # 27223770210000) which is approximately 2 acres +/- the lot fronts Redwood Rd. but due to Midas Creek, has little or no commercial value.
3. Proposed Text Change (1) Parcel Size. Each application pursuant to this chapter shall be for a site of not less than three acres and not more than six acres. Parcels of not less than 1.5 acres which also front Redwood Road may also apply for re-zoning to the RM-6 Residential Zone. (Change would affect 15 lots total)

C. General Plan Amendment

1. General Plan Section _____
2. Reason for Request _____

3. Proposed Text Change _____

Submit Attachments as Needed
 Please refer to the attached Ordinance, 12-200-010 Amendments, for complete application requirement details. See attached Application Fee Schedule for required fees.

 Applicant's Signature _____
 Date

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

Chapter 18.45 RM-6 RESIDENTIAL ZONE

Sections:

18.45.010	Purpose.
18.45.020	Permitted uses.
18.45.030	Conditional uses.
18.45.040	Permitted accessory uses.
18.45.050	Area requirements.
18.45.060	Private yard requirements.
18.45.070	Frontage requirements.
18.45.080	Setback requirements.
18.45.090	Square footage of dwelling units.
18.45.100	Building height.
18.45.110	Development standards.
18.45.120	Parking and access.
18.45.130	Trash storage.
18.45.140	Vehicle storage.
18.45.150	Standards for open space.
18.45.160	Fencing.
18.45.170	Swimming pools.

18.45.010 Purpose.

To provide areas of medium residential density with the opportunity for varied housing styles and neighborhood character, with a maximum density of six dwelling units per gross acre. [Ord. 07-08 § 1. Code 1997 § 12-250-005.]

18.45.020 Permitted uses.

- (1) Condos or townhomes (attached or detached) as part of a residential planned development.
- (2) Single-family units.
- (3) Parks and open spaces (public).
- (4) Household pets (two maximum). [Ord. 07-08 § 1. Code 1997 § 12-250-010.]

18.45.030 Conditional uses.

- (1) Golf course (public or private) as part of a planned development.
- (2) Independent senior citizen housing.
- (3) Other compatible uses, not elsewhere specified, approved by the city council after recommendation by the planning commission. [Ord. 07-08 § 1. Code 1997 § 12-250-015.]

18.45.040 Permitted accessory uses.

- (1) Accessory Buildings. Detached garages, sheds, and any building on a foundation with a maximum one story or 15 feet in height.

(2) Recreation Facilities. Basketball and tennis courts, other sports facilities, gazebos and pavilions, and pools and jacuzzis, subject to this chapter.

(3) Community Facilities. Club houses, common meeting rooms, pool houses, etc., subject to the same setback, height requirements, and architectural standards of this chapter as apply to dwelling units. [Ord. 07-08 § 1. Code 1997 § 12-250-020.]

18.45.050 Area requirements.

(1) Parcel Size. Each application pursuant to this chapter shall be for a site of not less than ~~three~~ **one and a half** acres and not more than six acres.

(2) Percent Open Space. Each development in the RM-6 zone shall have a minimum of 30 percent of the site reserved for common open space. [Ord. 07-08 § 1. Code 1997 § 12-250-025.]

18.45.060 Private yard requirements.

A minimum of 500 square feet of private yard space per unit shall be required in the RM-6 zone. [Ord. 07-08 § 1. Code 1997 § 12-250-030.]

18.45.070 Frontage requirements.

No more than six units per 200 feet of frontage shall be allowed. [Ord. 07-08 § 1. Code 1997 § 12-250-035.]

18.45.080 Setback requirements.

(1) Front Yard Setback. The minimum setback shall be 20 feet from the back of a sidewalk which abuts a private driveway, private road, and/or parking areas. The minimum setback from the foundation of the residential building to a dedicated public right-of-way shall be no less than 25 feet.

(2) Side Yard Setback. All buildings shall have a setback of 14 feet between detached buildings. Where a side yard is located contiguous with a public street the side yard setback shall not be less than 25 feet. Where a side yard is adjacent to a property line shared with an incompatible zone (single-family residential, commercial, or as determined by the planning commission and city council), the side yard setback shall be 25 feet, with an additional one foot of setback for every foot in building height over 25 feet.

(3) Rear Yard Setback. All buildings shall have a rear setback of 25 feet from any property line. The setback may include both private yard and common open space. Where a rear yard is adjacent to a property line shared with an incompatible zone (single-family residential, commercial, or as determined by the planning commission and city council), the rear yard setback shall be 25 feet, with an additional one foot of setback for every foot in building height over 25 feet.

(4) Parking areas shall have a setback of 10 feet from any property line. Adjacent to a single-family residential zone, a minimum of seven feet depth of landscaping shall be installed along that property line.

(5) Accessory Buildings and Uses.

(a) There shall be a five-foot minimum setback from the side and rear property lines to the foundation. If the accessory building is located within 20 feet of a dwelling or

main building on an adjoining lot, it shall be constructed of fire-resistant materials that provide a one-hour or greater fire rating.

(b) Accessory buildings shall be set at least 15 feet back of the front plane of the home and a minimum of 10 feet from the any dwelling unit.

(c) Accessory buildings or uses shall not encroach upon any easement or right-of-way.

(d) Accessory buildings shall be of quality design and workmanship to match the integrity and materials of the homes. Similar and/or complementary materials to those on the main structure shall be used on the accessory structure. Exterior materials may not include metal, particle board, plywood or other similar materials. [Ord. 07-08 § 1. Code 1997 § 12-250-040.]

18.45.090 Square footage of dwelling units.

A minimum of 1,200 square feet main level living area, exclusive of garage or basement area, shall be required for all dwelling units, whether attached or detached. [Ord. 07-08 § 1. Code 1997 § 12-250-045.]

18.45.100 Building height.

The maximum height for all buildings and structures in RM-6 zone shall be no more than 35 feet or two and one-half stories. Accessory buildings shall be a maximum of 20 feet in height. [Ord. 07-08 § 1. Code 1997 § 12-250-050.]

18.45.110 Development standards.

(1) Building Materials. All dwellings within the RM-6 zone shall be constructed with consistent architectural elements and themes as established during site plan approval. A minimum of 40 percent of the total combined area of the facades must be brick, stone, or comparable material, with no more than 60 percent of the combined area of the facades in stucco, EFIS, etc. Vinyl, aluminum, or fibrous cement siding is not allowed. Building facades which face onto public rights-of-way must include brick, stone, or comparable material.

(2) Attached Units. Dwelling units may be clustered in common wall construction. Such units may have no more than two walls in common with other dwelling units, not including units situated above other dwelling units. Such developments shall be limited to a maximum of three attached units. [Ord. 07-08 § 1. Code 1997 § 12-250-055.]

18.45.120 Parking and access.

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

(1) Number and Width of Driveways. Two driveways shall be used for each 200 feet of parcel frontage or fraction thereof. Each driveway shall have a minimum width of 24 feet and a maximum width of 40 feet exclusive of turnout areas to allow access to a garage or side yard.

(2) Restrictions on Corner Lots. On any corner lot, no driveway shall be closer than 30 feet to the point of intersection as measured at the property line.

(3) Restrictions of Driveways on Arterial and Collector Streets. No residential units in the RM-6 zone may front or access directly onto an arterial or collector street as defined by the city engineer.

(4) Minimum Number of Parking Spaces. Each unit, attached or detached, shall include an enclosed garage of sufficient size for two cars. In addition, each unit shall have a minimum of two off-street parking spaces. Driveways on individual units may be counted as an off-street parking space only if there is a minimum driveway depth of 20 feet from back of sidewalk.

(5) Internal Roadways. Internal roadways shall include a minimum of 28 feet measured face of curb to face of curb, with high-backed curbs required. Sidewalks shall be installed on both sides of the roadway, but may be installed in an easement if the roadway is privately maintained. Park strips along the roadways are not required, but may be counted towards the common open space requirement if commonly maintained. All paved surfaces shall meet minimum standards of construction as specified in the Riverton City Standards and Specifications Manual. Internal roadways may be publicly or privately owned and maintained, as determined by the city council. Publicly owned and maintained rights-of-way may not be included in the area used for density calculations.

(6) Other Requirements. Parking in the RM-6 zone shall follow all other applicable parking regulations as listed in Chapter 18.145 RCC. [Ord. 07-08 § 1. Code 1997 § 12-250-060.]

18.45.130 Trash storage.

No trash receptacles shall be stored in an open area. All such receptacles must be screened from public streets and adjacent properties with a solid decorative masonry enclosure with solid gating, or must be stored within an enclosed building. Storage of commercial goods or materials is expressly prohibited. [Ord. 07-08 § 1. Code 1997 § 12-250-065.]

18.45.140 Vehicle storage.

(1) RV Storage. Common recreational vehicle storage areas or within common parking areas are prohibited in the RM-6 zone. [Ord. 07-08 § 1. Code 1997 § 12-250-070.]

18.45.150 Standards for open space.

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

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

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

(3) Trees. All areas shall have a minimum number of both deciduous and evergreen trees to provide for shade and to provide visual relief and a source of rural atmosphere. The following shall be required:

(a) A minimum of 20 trees per acre shall be planted and maintained.

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

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

(5) Amenities. Amenities such as club houses, swimming pools, tot lots, and other play equipment may be included in the open space requirement, provided they are commonly owned and maintained. Structural amenities such as a club house shall be consistent with the standards of this chapter and shall be approved as part of the site plan approval process for the development. [Amended during 2011 recodification; Ord. 07-08 § 1. Code 1997 § 12-250-075.]

18.45.160 Fencing.

(1) Collector Street Fencing. All residential subdivisions that have properties adjacent to or abutting onto a collector or arterial residential street shall have decorative fencing, in compliance with Chapter 18.155 RCC.

(2) Incompatible Land Uses. All properties adjacent to or abutting a single-family residential or commercial zone shall install decorative masonry fencing of at a minimum of six feet in height.

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

(4) Corner Lots. No wall, fence, opaque hedge, or screening material in excess of two feet shall be placed on any corner lot within a triangular area formed by the street property lines and a line connecting them at points equal to the required setback lines. [Amended during 2011 recodification; Ord. 07-08 § 1. Code 1997 § 12-250-080.]

18.45.170 Swimming pools.

Any private swimming pool not completely enclosed within a building having solid walls shall be set back at least five feet from all property lines, and any public swimming pool not completely enclosed within a building having solid walls shall be set back at least 10 feet from all property lines. Any swimming pool shall be completely surrounded by a nonaccessible wall or fence having a height of at least six feet in which there shall be no openings larger than 36 square inches except for gates which shall be equipped with self-closing and self-latching devices, with latches placed a minimum of four feet above finished grade of the fence. [Ord. 07-08 § 1. Code 1997 § 12-250-085.]