



**RIVERTON CITY
REGULAR CITY COUNCIL MEETING
AGENDA**

October 21, 2014

Notice is hereby given that the Riverton City Council will hold a **Regular City Council Meeting** beginning at **6:30 p.m.** on **October 21, 2014** at Riverton City Hall, located at 12830 South 1700 West, Riverton, Utah.

1. GENERAL BUSINESS

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

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

1. **Public Hearing** - Proposed amendment to Section 18.85.060.5.A, Exterior Surfaces, in the Commercial Regional Zone, allowing glass as an exterior material in the lower wall, proposed by Riverton City – *Jason Lethbridge, Planning Manager*
 1. **Ordinance No. 14-21** - Amending Sections 18.85.060.5.A, Exterior Surfaces, allowing glass as an exterior material on the lower wall in the Commercial Regional Zone, revisions proposed by Riverton City

3. DISCUSSION/ACTION ITEMS

1. **Commercial Site Plan**, 14-8008, Riverton Hospital Expansion, 3741 W 12600 S, C-R Zone, Intermountain Health Care, Inc., Applicant – *Jason Lethbridge, Planning Manager*
2. **Final Plat Approval**, Midas Crossing Phase 1, 11800 South 2700 West, 30 Lots, Ivory Development, LLC, Applicant – *Jason Lethbridge, Planning Manager*
3. Consideration and selection of a contract model for Riverton City to pursue with the Jordan Valley Water Conservancy District if the City determines, through a vote of its residents or otherwise, to provide culinary water Citywide which is supplied by the District – *Lance Blackwood, Trace Robinson, Ryan Carter*

4. CONSENT AGENDA

1. **Minutes:** RCCM 10-07-14
2. **Bond Releases:**
 1. Riverton Meadows, Lot 7 – 90% Performance Release
 2. Manchester Fields – 90% Performance Release

5. STAFF REPORTS

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

6. ELECTED OFFICIAL REPORTS

1. Mayor Bill Applegarth
2. Council Member Brent Johnson

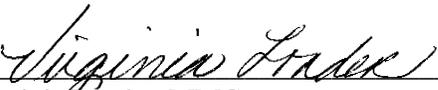
3. Council Member Trent Staggs
4. Council Member Sheldon Stewart
5. Council Member Tricia Tingey
6. Council Member Paul Wayman

7. UPCOMING MEETINGS

1. October 23, 2014 - 6:00-8:00 p.m. – District 4 & 5 Joint Open House re. Water Option – *City Hall Council Conference Room*
2. November 6, 2014 – 5:00-8:00 p.m. – District 3 Open House re. Water Option – *City Hall*
3. November 11, 2014 – 5:30-7:00 p.m. – Regular City Council Meeting – *City Hall*
4. November 18, 2014 – 5:00-9:00 p.m. – 2nd City-wide Open House re. Water Option – *City Hall*

8. ADJOURN

Dated this 16th day of October 2014



Virginia Loader, MMC
Recorder

Public Comment Procedure

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

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

Certificate of Posting

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

Dated this 16th day of October 2014

Virginia Loader
Recorder



Issue Paper

Item No. 2.1

Presenter/Submitted By:	Jason Lethbridge, Planning Manager	
Subject: ORDINANCE AMENDMENT, PROPOSED AMENDMENT TO SECTION 18.85.060.5.A, EXTERIOR SURFACES, IN THE COMMERCIAL REGIONAL ZONE, ALLOWING GLASS AS AN EXTERIOR MATERIAL IN THE LOWER WALL, PROPOSED BY RIVERTON CITY	Meeting Date: October 21, 2014	
	Fiscal Impact: N/A	
	Funding Source: N/A	
Background: <p>Riverton City has had for quite some time in its architectural standards a requirement that the lower portion of the wall in commercial zones consist of masonry such as brick or stone, and that glass extending down to ground level is restricted to entryways and entry features only. This standard has been consistently applied throughout the commercial development in the City. Several years ago, the City amended the ordinance to better define what constituted an 'entryway', and to extend the potential for utilization of glass within such areas to up to twenty (20) percent of a building's façade.</p> <p>With the recently increased pace of commercial development in Riverton City, and the relatively architectural impact of this issue on building designs, staff is proposing an amendment to this section to remove the restriction on glass as a lower wall material.</p>		
Recommendation: <p>On October 9, 2014, the Planning Commission voted to recommend approval of this Ordinance Amendment.</p>		
Proposed Motion: <p>I move the City Council adopt <u>Ordinance No. 14-21</u> - Amending Section 18.85.060.5.a, Exterior Surfaces, to read as follows:</p> <p>(a) Lower Wall. [T]he lower third of the wall may consist of brick, tile, stone, glass, or decorative concrete.</p>		

RIVERTON CITY, UTAH
ORDINANCE NO. 14-21

AN ORDINANCE AMENDING SECTIONS 18.85.060.5.a, EXTERIOR SURFACES, ALLOWING GLASS AS AN EXTERIOR MATERIAL ON THE LOWER WALL IN THE COMMERCIAL REGIONAL ZONE, REVISIONS PROPOSED BY RIVERTON CITY

WHEREAS, the Riverton City Planning Commission has received public input and made a recommendation regarding the above listed ordinance amendment; and,

WHEREAS, the City Council has held a public hearing to consider said amendment; and,

WHEREAS, the Riverton City Council has determined that it is in the best interest of the public to amend Riverton City Ordinance Section 18.85.60.5.a, as described.

NOW THEREFORE, BE IT ORDAINED by the City Council of Riverton City, Utah as follows:

Section 1. The Riverton City Ordinance Section 18.85.060.5.a, Exterior Surfaces, is hereby amended to read as follows, and as described on the attached Exhibit "A";

(5) Exterior Surfaces.

(a) Lower Wall. The lower one-third of the wall may consist of brick, tile, stone, glass, or decorative concrete

Section 2. This ordinance shall take effect upon passage.

PASSED AND APPROVED by the City Council of Riverton, Utah, on this 21st day of October, 2014 by the following vote:

Council Member Sheldon Stewart	___	Yes	___	No
Council Member Brent Johnson	___	Yes	___	No
Council Member Trent Staggs	___	Yes	___	No
Council Member Tricia Tingey	___	Yes	___	No
Council Member Paul Wayman	___	Yes	___	No

RIVERTON CITY

[SEAL]

ATTEST:

Bill Applegarth, Mayor

Virginia Loader, MMC
City Recorder

EXHIBIT “A”

18.85.060 Architectural standards.

(5) Exterior Surfaces.

(a) ~~Protected Lower Wall. The lower wall shall be at least one-third the height of the first story. This~~The
lower ~~portion one-third~~ of the wall may consist of brick, tile, stone, glass, or decorative concrete. ~~Entries~~
~~and entryway features that extend to the floor may be excluded from this requirement as approved by~~
~~the planning commission and city council. Approved entries or entryway features that extend to the floor~~
~~may not constitute more than 20 percent of the length of the elevation.~~

**RIVERTON CITY
MEMORANDUM**

TO: Honorable Mayor and City Council

FROM: Planning Department

DATE: October 21, 2014

SUBJECT: ORDINANCE AMENDMENT, PROPOSED AMENDMENT TO SECTION 18.85.060.5.A, EXTERIOR SURFACES, IN THE COMMERCIAL REGIONAL ZONE, ALLOWING GLASS AS AN EXTERIOR MATERIAL IN THE LOWER WALL, PROPOSED BY RIVERTON CITY

On October 9, 2014, the Planning Commission voted to recommend APPROVAL of this ordinance amendment. A record of motion is attached below, and minutes from that meeting will be distributed once transcribed. The Planning Commission recommended the following motion:

I move the City Council ADOPT Ordinance #14-21 amending Section 18.85.060.5.a, Exterior Surfaces, to read as follows:

- (a) Lower Wall. [T]he lower third of the wall may consist of brick, tile, stone, glass, or decorative concrete.

BACKGROUND:

Riverton City has had for quite some time in its architectural standards a requirement that the lower portion of the wall in commercial zones consist of masonry such as brick or stone, and that glass extending down to ground level is restricted to entryways and entry features only. This standard has been consistently applied throughout the commercial development in the City. Several years ago, the City amended the ordinance to better define what constituted an 'entryway', and to extend the potential for utilization of glass within such areas to up to twenty (20) percent of a building's façade.

The ordinance currently reads as follows:

(5) Exterior Surfaces.

(a) Protected Lower Wall. The lower wall shall be at least one-third the height of the first story. This lower portion of the wall may consist of brick, tile, stone, or decorative concrete. Entries and entryway features that extend to the floor may be excluded from this requirement as approved by the planning commission and city council. Approved entries or entryway features that extend to the floor may not constitute more than 20 percent of the length of the elevation.

With the recently increased pace of commercial development in Riverton City, and the relatively architectural impact of this issue on building designs, staff is proposing an amendment to this section to remove the restriction on glass as a lower wall material. Used in the right context and design, glass extending to ground level is not in and of itself a negative feature, as the ordinance has implied. The design standards and architectural look that has become the expectation for Riverton City can be maintained, while allowing additional flexibility in design for building facades. With the anticipated commercial development along the Bangerter Highway and Mountain View Corridor, this amendment will accommodate a wider diversity of building types and designs, allowing the Planning Commission and City Council discretion in approving building architecture

that may include glass in the lower wall areas. The amendment as proposed at this time would only apply to the Commercial Regional Zone.

ATTACHMENTS:

The following items are attached for your review:

1. A copy of the amended section.

RIVERTON CITY, UTAH
ORDINANCE NO. 14-21

**AN ORDINANCE AMENDING SECTIONS 18.85.060.5.a, EXTERIOR SURFACES,
ALLOWING GLASS AS AN EXTERIOR MATERIAL ON THE LOWER WALL IN THE
COMMERCIAL REGIONAL ZONE, REVISIONS PROPOSED BY RIVERTON CITY.**

WHEREAS, the Riverton City Planning Commission has received public input and made a recommendation regarding the above listed ordinance amendment; and,

WHEREAS, the City Council has held a public hearing to consider said amendment; and,

WHEREAS, the Riverton City Council has determined that it is in the best interest of the public to amend Riverton City Ordinance Section 18.85.60.5.a, as described.

NOW THEREFORE, BE IT ORDAINED by the City Council of Riverton City, Utah as follows:

- | | |
|------------|---|
| Section 1. | The Riverton City Ordinance Section 18.85.060.5.a, Exterior Surfaces, is hereby amended to read as follows, and as described on the attached Exhibit "A"; |
| | (5) Exterior Surfaces. |
| | (a) Lower Wall. The lower one-third of the wall may consist of brick, tile, stone, glass, or decorative concrete |

- | | |
|------------|--|
| Section 2. | This ordinance shall take effect upon passage. |
|------------|--|

PASSED AND APPROVED by the City Council of Riverton, Utah, on this 21st day of October, 2014 by the following vote:

Council Member Sheldon Stewart	_____ Yes	_____ No
Council Member Brent Johnson	_____ Yes	_____ No
Council Member Trent Staggs	_____ Yes	_____ No
Council Member Paul Wayman	_____ Yes	_____ No
Council Member Tricia Tingey	_____ Yes	_____ No

RIVERTON CITY

[SEAL]

ATTEST:

Bill Applegarth, Mayor

Virginia Loader, MMC
City Recorder

EXHIBIT “A”

18.85.060 Architectural standards.

(5) Exterior Surfaces.

(a) ~~Protected Lower Wall. The lower wall shall be at least one-third the height of the first story. This~~ The lower ~~portion one-third~~ of the wall may consist of brick, tile, stone, glass, or decorative concrete. ~~Entries and entryway features that extend to the floor may be excluded from this requirement as approved by the planning commission and city council. Approved entries or entryway features that extend to the floor may not constitute more than 20 percent of the length of the elevation.~~

Planning Commission Record of Motion

Meeting Date: October 9, 2014

Item: Amendment to Commercial Regional Ordinance

Agenda Item# 1A

	Brian Russell	Dennis Hansen	Kent Hartley	Cade Bryant	James Endrizzi	Scott Kochevar	James Webb
Motion			✓				
Second					✓		

Motion(s): Motion # _____ (if multiple motions)

I move the Planning Commission recommend APPROVAL of the amendment to Section 18.85.060.5, Exterior Surfaces, to read as follows:

(a) ~~Protected~~ Lower Wall. The lower wall shall be at least one-third the height of the first story. This lower portion of the wall may consist of brick, tile, stone, glass, or decorative concrete.

^ 1/3
- Strike "protected"

VOTE:

	Brian Russell	Dennis Hansen	Kent Hartley	Cade Bryant	James Endrizzi	Scott Kochevar	James Webb
AYE		✓	✓	✓	✓		
NAY							
ABSTAIN							

PASS

FAIL



Issue Paper

Item No. 3.1

Presenter/Submitted By:	Jason Lethbridge, Planning Manager	
Subject: COMMERCIAL SITE PLAN, 14-8008, RIVERTON HOSPITAL EXPANSION, 3741 W 12600 S, C-R ZONE, INTERMOUNTAIN HEALTH CARE, INC , APPLICANT	Meeting Date: October 21, 2014	
	Fiscal Impact: N/A	
	Funding Source: N/A	
Background: <p>Intermountain Health Care has submitted application for Commercial Site Plan approval for an expansion to the existing hospital site and buildings. The existing project area is approximately 56 acres located at the southeast corner of the Bangerter Highway and 12600 South intersection. The property is zoned Commercial Regional.</p> <p>The approval of the original site plan for the hospital complex included designations of areas for future expansion. The applicant has submitted plans for a major expansion of the existing hospital, extending a new wing from the north side of the building. The expansion will consist of approximately 115,000 square feet within four stories, and will house a mix of hospital and medical office space.</p>		
Recommendation: <p>On October 9, 2014, the Planning Commission voted to recommend approval of this Commercial Final Site Plan.</p>		
Proposed Motion: <p>"I move City Council approve the Riverton Hospital Expansion Site Plan, Application Number PL-14-8008, located at 3741 W 12600 S, with the conditions outlined in the Staff Report."</p>		

**RIVERTON CITY
MEMORANDUM**

TO: Honorable Mayor and City Council

FROM: Development Review Committee

DATE: October 21, 2014

SUBJECT: COMMERCIAL SITE PLAN, 14-8008, RIVERTON HOSPITAL EXPANSION, 3741 W 12600 S, C-R ZONE, INTERMOUNTAIN HEALTH CARE, INC , APPLICANT

PL NO.: 14-8008 – RIVERTON HOSPITAL EXPANSION

On October 9, 2014, the Planning Commission voted to recommend APPROVAL of this Site Plan application. A record of motion is attached below, and minutes will be distributed once transcribed. The Planning Commission recommended the following motion:

I move City Council APPROVE the Riverton Hospital Expansion site plan, application number PL-14-8008, located at 3741 W 12600 S, with the following conditions:

1. Storm drainage systems and accommodation comply with Riverton City standards and ordinances, and with the recommendations of the Riverton City Engineering Division.
2. An interim storm drainage and erosion control plan and an access management plan be approved by the City prior to any construction or grading on the site.
3. The site and structures comply with any and all applicable Riverton City standards and ordinances, including the International Building and Fire Codes.
4. Lighting, both on the building and in the site shall be designed and installed to minimize impacts to the surrounding properties.
5. Any and all rooftop mechanical equipment shall be fully screened from view from the roadway and surrounding properties.

BACKGROUND:

Intermountain Health Care has submitted application for Commercial Site Plan approval for an expansion to the existing hospital site and buildings. The existing project area is approximately 56 acres located at the southeast corner of the Bangerter Highway and 12600 South intersection. The property is zoned Commercial Regional.

The approval of the original site plan for the hospital complex included designations of areas for future expansion. The applicant has submitted plans for a major expansion of the existing hospital, extending a new wing from the north side of the building. The expansion will consist of approximately 115,000 square feet within four stories, and will house a mix of hospital and medical office space.

The original site plan was laid out with areas for expansion of the parking lot, and this site plan includes development of all of that additional space within the ring road. The existing parking

areas contain almost 1,000 stalls, and the expansion would add almost 400 more. The ordinance allows for calculation to be made for overlap of parking between the various uses within the buildings, and based on the calculated parking needs, the existing plus proposed parking meets Riverton City's standards and ordinances. The site will still comply with the required landscaping area.

Architecturally, the expansion will be consistent with the existing buildings, in both form and in materials, while creating a distinctive look for the new construction. The exterior materials are almost exclusively brick, with style and coloring consistent with the existing buildings. The expansion will be adjacent to the existing glass stairwell feature on the front of the building, and will maintain that feature as part of the entry. The first floor wall, recessed in under the second story overhang, will be predominantly glass, with some columns incorporated into the design.

The proposed expansion also includes additions to existing mechanical and utility structures at the rear of the site, which will mimic the architecture and materials of those buildings.

The site and structures have been reviewed by Riverton City staff, and, with the suggested conditions above, are in compliance with Riverton City's standards and ordinances.

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



12600 South

Bangerter Highway

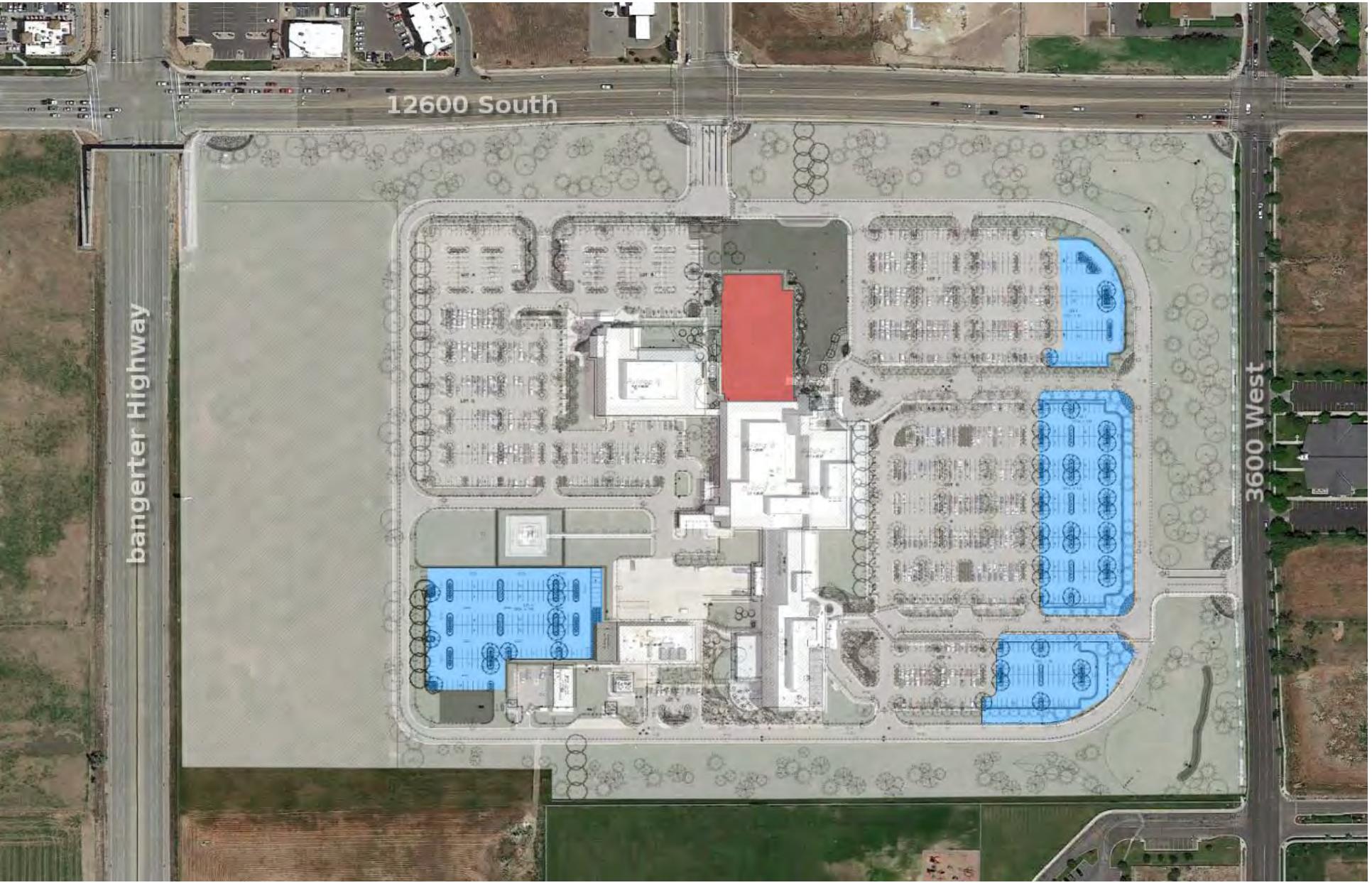
3600 West



12600 South

bangerter Highway

3600 West



12600 South

Bangerter Highway

3600 West

BANGERTER HIGHWAY

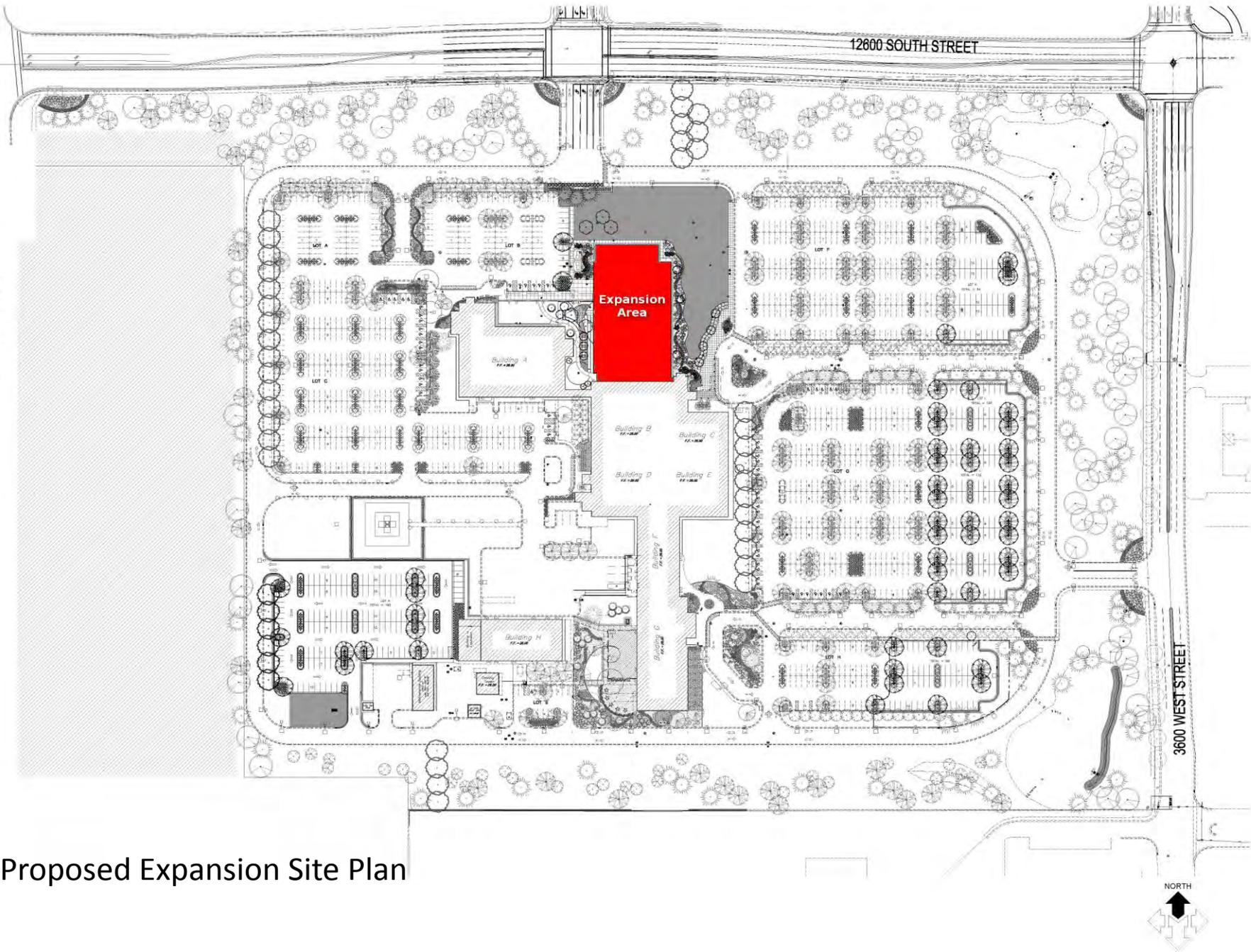
12600 SOUTH STREET

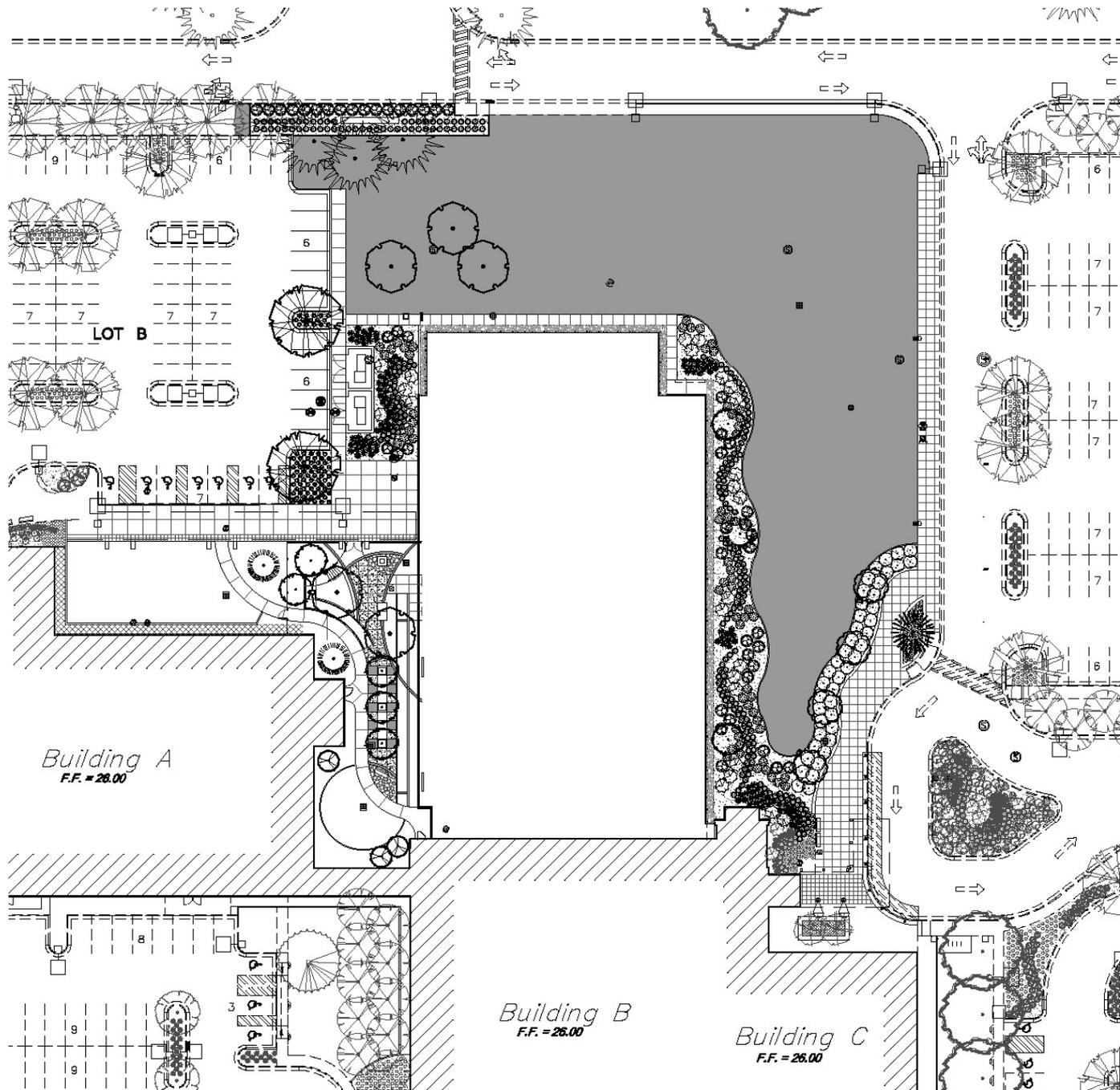
Expansion Area

3600 WEST STREET

Proposed Expansion Site Plan

NORTH



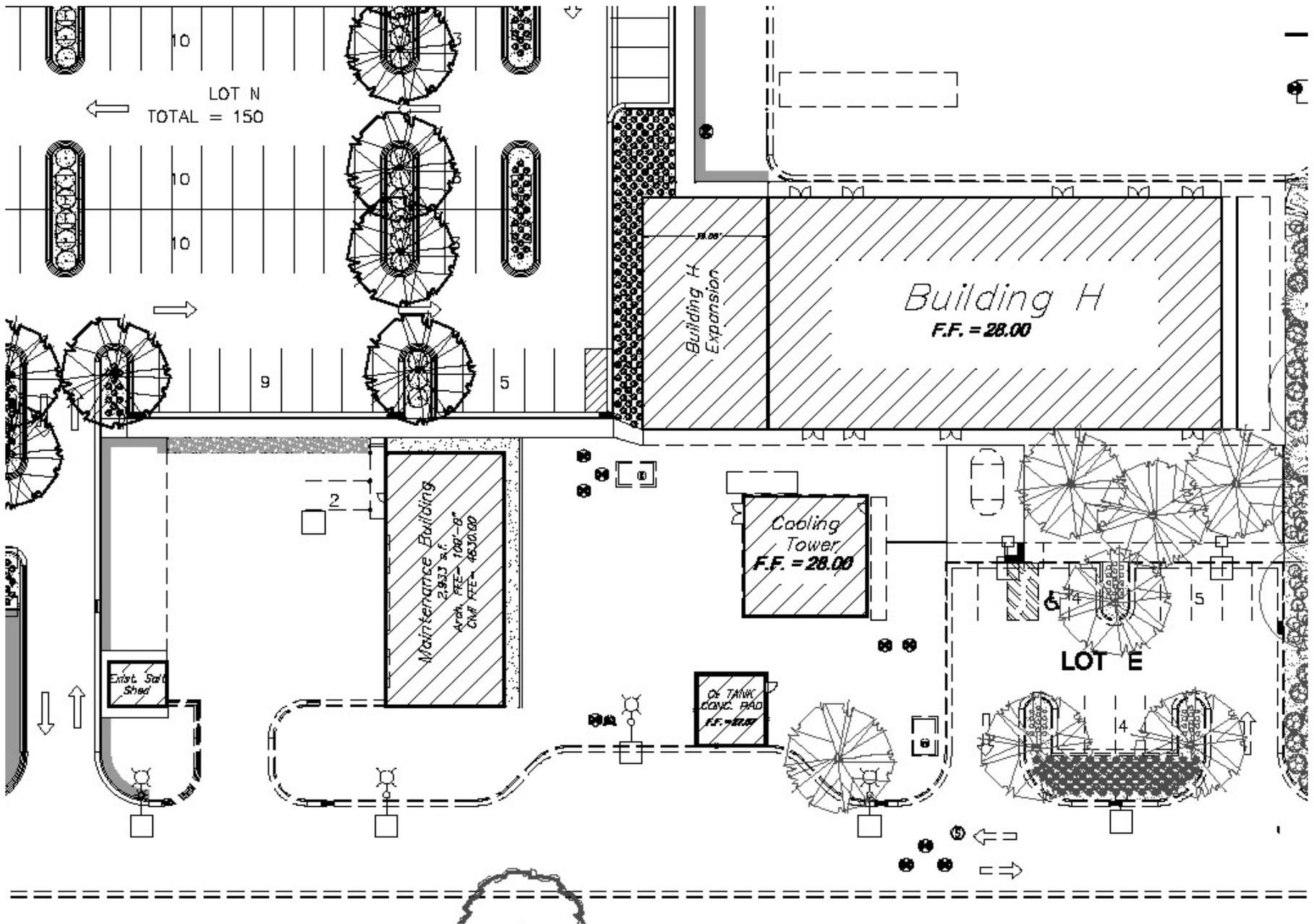


LOT B

Building A
F.F. = 26.00

Building B
F.F. = 26.00

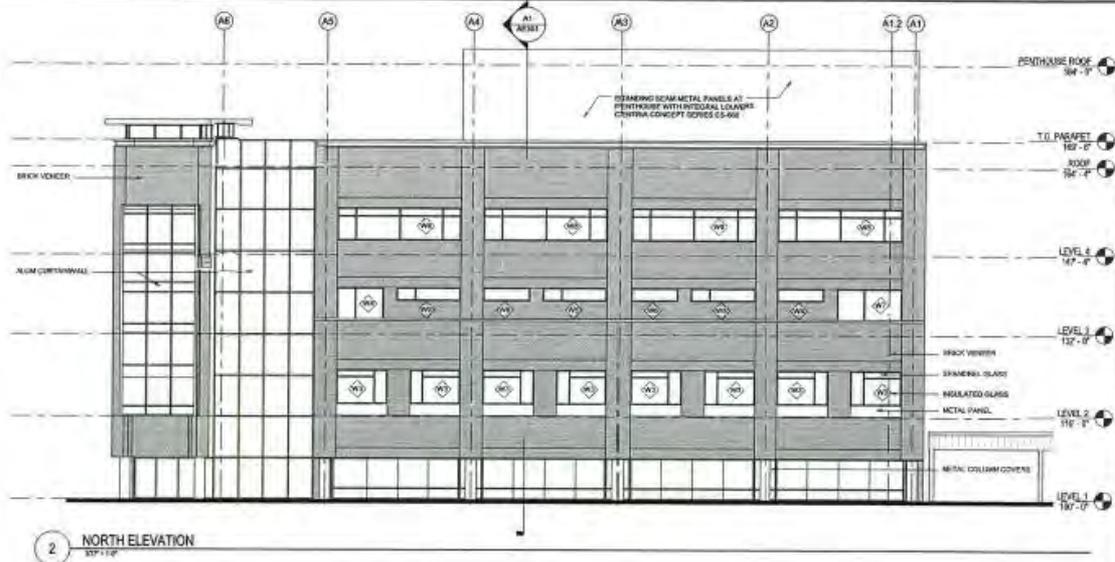
Building C
F.F. = 26.00



Expansion Architectural View



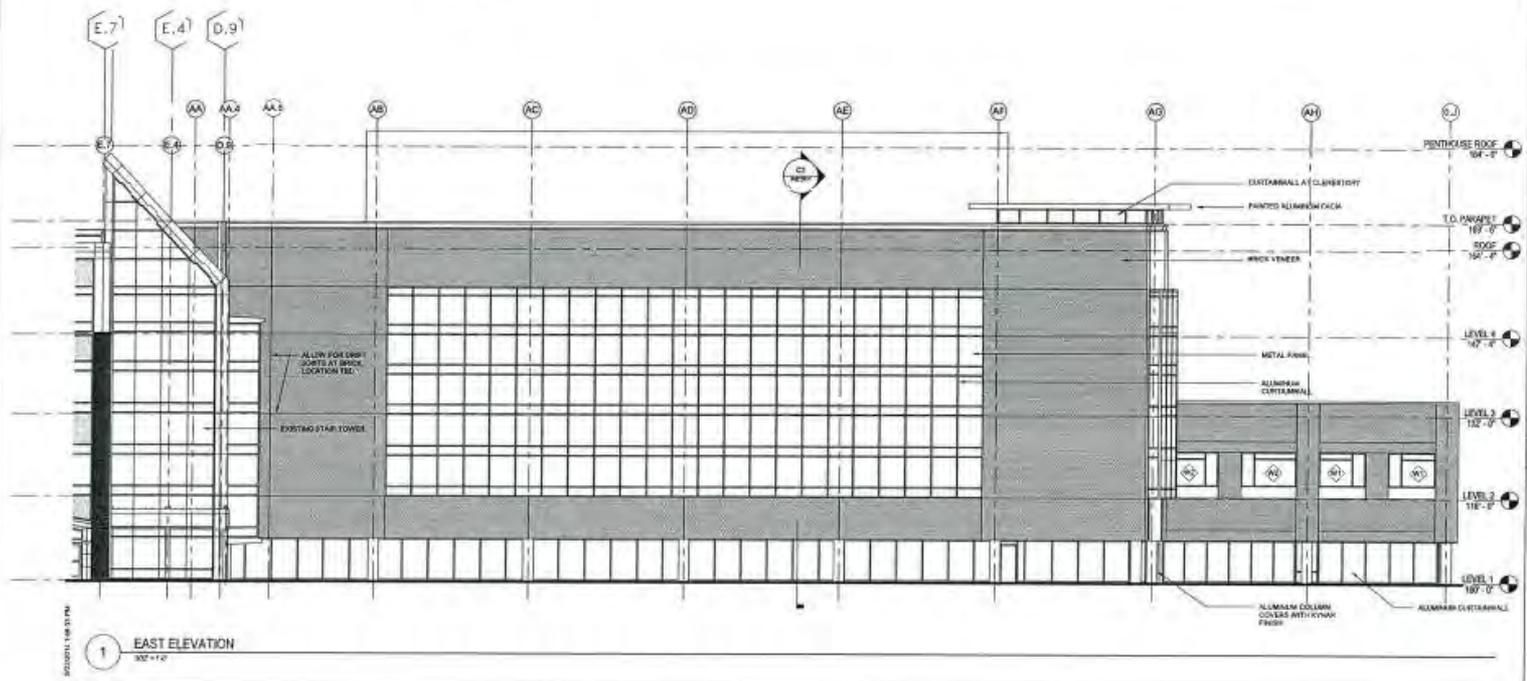




SHEET NOTE

1. BRICK GLASS ON THE EAST/EASTNORTH
 ELEVATION AS "VIEW GLASS"
 WWW.VIEWGLASS.COM
 CONTACT: JEFF WITTEN AND BOB SMITH
 JEFF@VIEWGLASS.COM

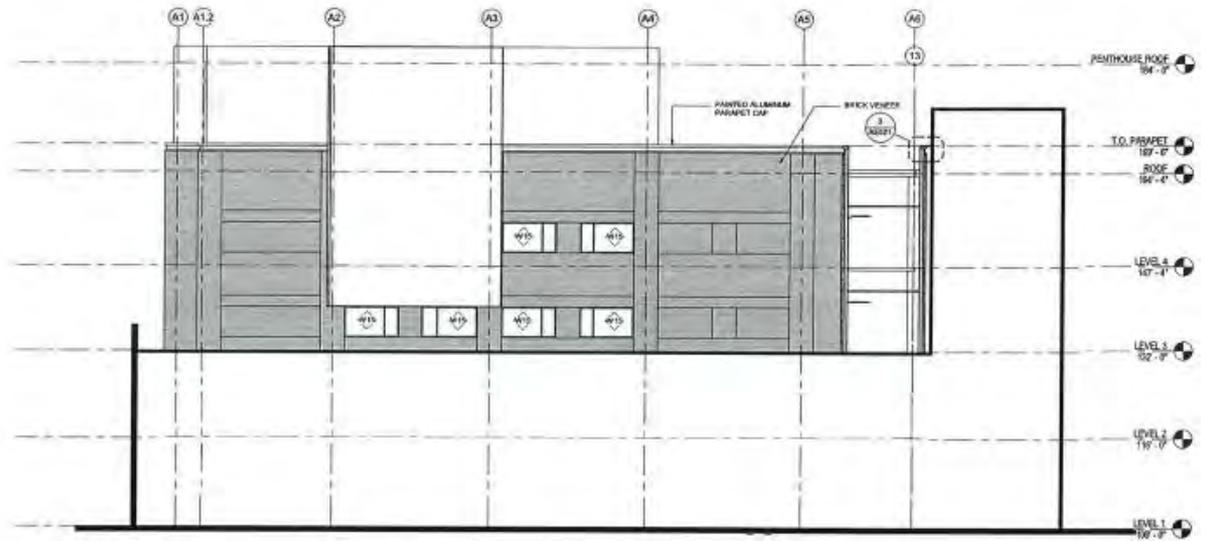
KEYNOTE



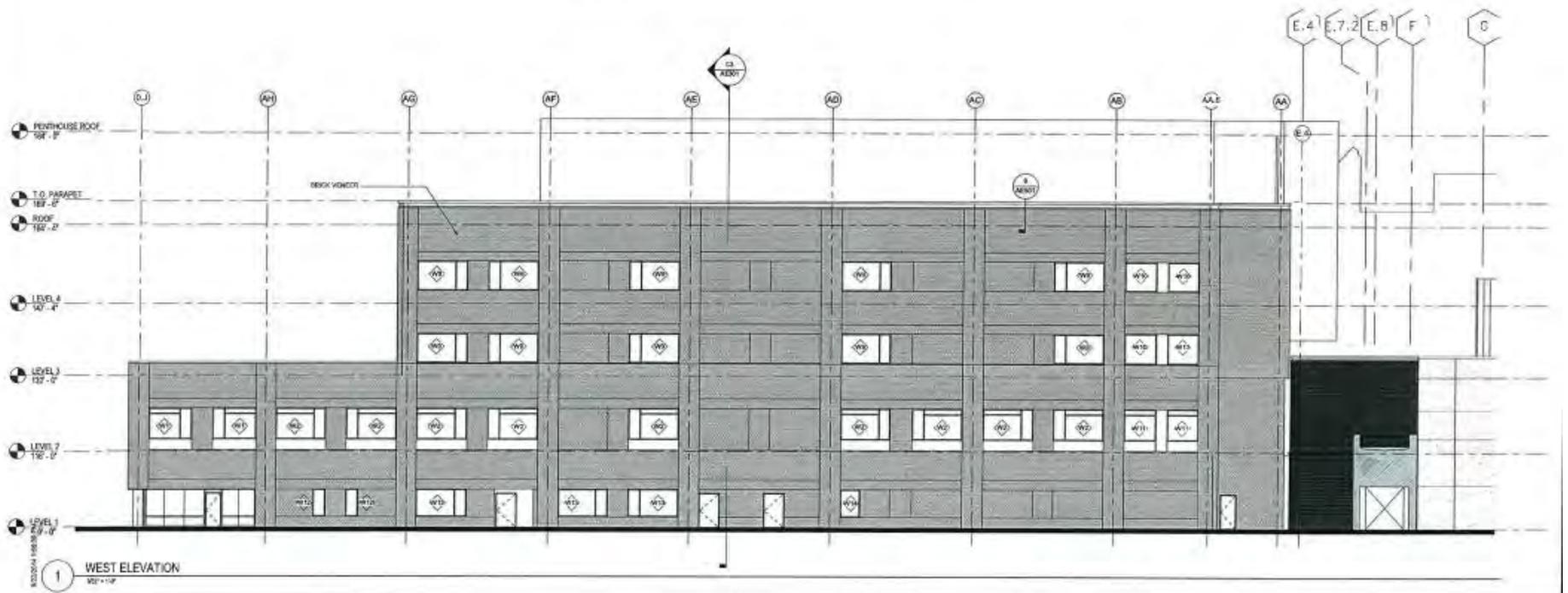
FLOOR PLAN LEGEND

KEY PLAN

SECTION 1.08 21.01



2 SOUTH ELEVATION
102'-11 1/2"



1 WEST ELEVATION
102'-11 1/2"

Planning Commission Record of Motion

Meeting Date: October 9, 2014

Item: Riverton Hospital Expansion Site Plan

Agenda Item# 1B

	Brian Russell	Dennis Hansen	Kent Hartley	Cade Bryant	James Endrizzi	Scott Kochevar	James Webb
Motion	/				✓	/	/
Second	/		✓			/	/

Motion(s): Motion # _____ (if multiple motions)

I move that the Planning Commission recommend APPROVAL of the Riverton Hospital Expansion site plan, application number PL-14-8008, located at 3741 W 12600 S, with the following conditions:

1. Storm drainage systems and accommodation comply with Riverton City standards and ordinances, and with the recommendations of the Riverton City Engineering Division.
2. An interim storm drainage and erosion control plan and an access management plan be approved by the City prior to any construction or grading on the site.
3. The site and structures comply with any and all applicable Riverton City standards and ordinances, including the International Building and Fire Codes.
4. Lighting, both on the building and in the site shall be designed and installed to minimize impacts to the surrounding properties.
5. Any and all rooftop mechanical equipment shall be fully screened from view from the roadway and surrounding properties.

VOTE:

	Brian Russell	Dennis Hansen	Kent Hartley	Cade Bryant	James Endrizzi	Scott Kochevar	James Webb
AYE	/	✓	✓	✓	✓	/	/
NAY							
ABSTAIN							

- PASS
- FAIL



Issue Paper

Item No. 3.2

Presenter/Submitted By:	Jason Lethbridge, Planning Manager	
Subject: FINAL PLAT APPROVAL, MIDAS CROSSING PHASE 1, 11800 SOUTH 2700 WEST, 30 LOTS, IVORY DEVELOPMENT, LLC, APPLICANT	Meeting Date: October 21, 2014	
	Fiscal Impact: N/A	
	Funding Source: N/A	
Background: <p>Ivory Development, LLC, has submitted an application for Final Plat approval for the Midas Crossing Phase 1. The application is for 30 lots within the Midas Crossing development, located at approximately 11800 South 2700 West. That development is zoned R-4-SD, with the 'SD' designation requiring a mix of 1/3 and ¼ acre lots.</p> <p>This is the first phase of development within this subdivision, and is on east side of the overall development area. Staff has reviewed the subdivision and finds it in compliance with the technical requirements of Riverton City's standards and ordinances.</p>		
Recommendation: <p>On October 9, 2014, the Planning Commission voted to recommend approval of this Final Plat application.</p>		
Proposed Motion: <p>"I move the City Council approve the Midas Crossing Phase 1 Final Plat, application number PL-14-1004, located at approximately 11800 South 2700 West with the conditions outlined in the Staff Report."</p>		

**RIVERTON CITY
MEMORANDUM**

TO: Honorable Mayor and City Council

FROM: Development Review Committee

DATE: October 21, 2014

SUBJECT: FINAL PLAT APPROVAL, MIDAS CROSSING PHASE 1, 11800 SOUTH 2700 WEST, 30 LOTS, IVORY DEVELOPMENT, LLC., APPLICANT.

PL NO.: 14-1004 – MIDAS CROSSING PHASE 1 FINAL PLAT

On October 9, 2014, the Planning Commission voted to recommend APPROVAL of this Final Subdivision Plat. A record of motion is included below, and minutes will be made available once transcribed. The Planning Commission recommended the following motion:

I move the City Council APPROVE the Midas Crossing Phase 1 Final Plat, application number PL-14-1004, located at approximately 11800 South 2700 West with the following conditions:

1. This phase of the subdivision comply with the overall requirements of the approved preliminary plat, including the SD designations relating to lot size requirements.
2. Any and all required fencing be installed prior to the issuance of building permits for this phase.
3. Storm drainage systems and accommodation comply with Riverton City standards and ordinances, and with the recommendations of the Riverton City Engineering Division.
4. An interim storm drainage and erosion control plan and an access management plan be approved by the City prior to any construction or grading on the site.
5. The site and structures comply with any and all applicable Riverton City standards and ordinances, including staff review requirements and the International Building and Fire Codes.
6. A temporary turnaround shall be installed at the end of Midas Side Way as approved by the Unified Fire Authority.

BACKGROUND:

Ivory Development, LLC, has submitted an application for Final Plat approval for the Midas Crossing Phase 1. The application is for 30 lots within the Midas Crossing development, located at approximately 11800 South 2700 West. That development is zoned R-4-SD, with the 'SD' designation requiring a mix of 1/3 and ¼ acre lots.

This is the first phase of development within this subdivision, and is on east side of the overall development area. Staff has reviewed the subdivision and finds it in compliance with the technical requirements of Riverton City's standards and ordinances.

The overall development approval included requirements for solid masonry fencing on all perimeters of the project. Phase 1 includes the required fencing for its perimeters, and also complies with the requirement for 1/3 acre lots along the north and east boundary lines. This

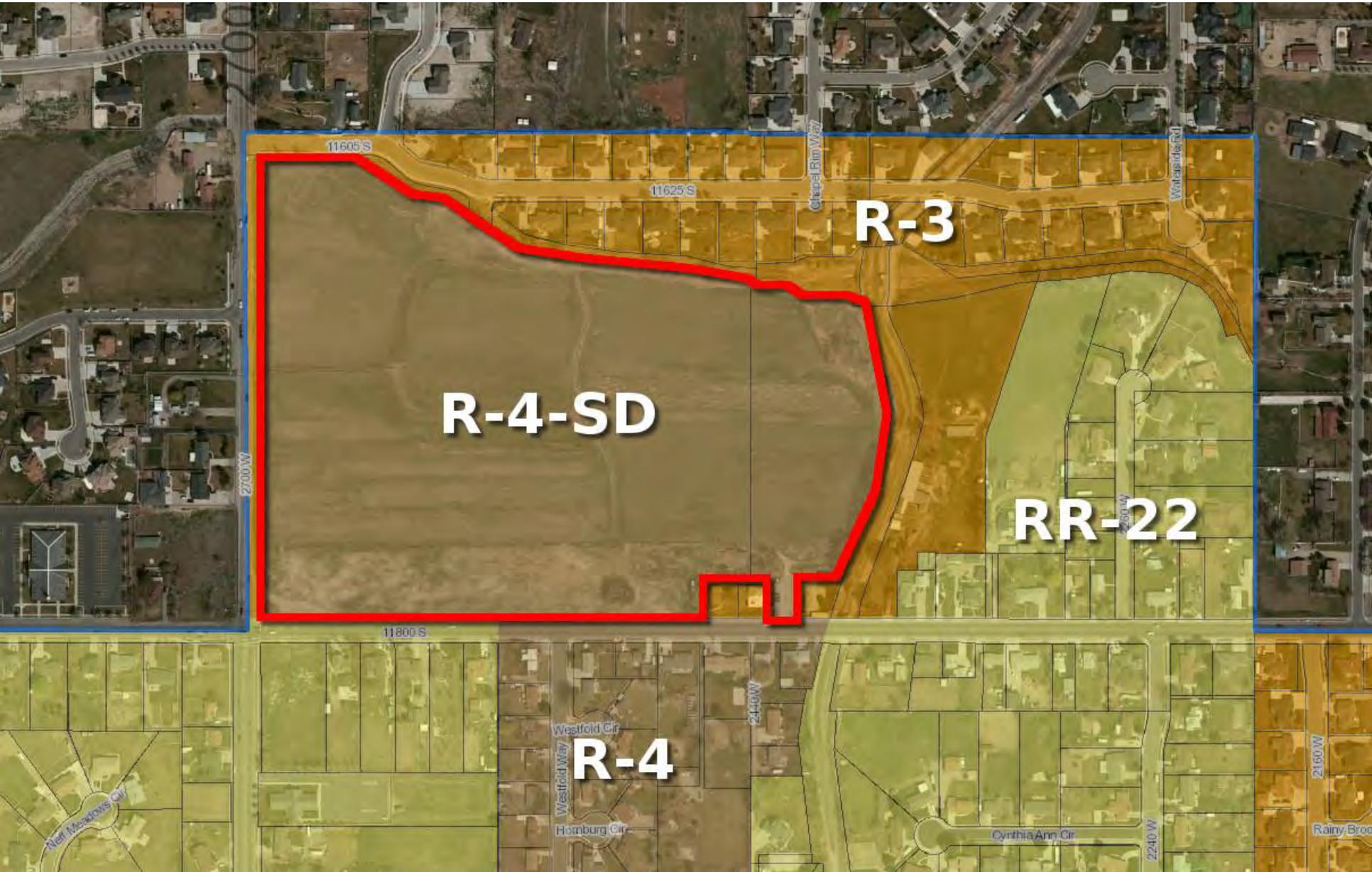
phase also includes a storm water pond at the northeast corner of the property.

Condition #6 above refers to a required turnaround at the end of Midas Side Way. The length of that road requires that a turnaround be installed at the end of the road for emergency vehicles. The turnaround must meet Unified Fire Authority standards for surfacing, but will not be part of the public right-of-way and therefore will not be paved or striped for public access.

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 Subdivision Plans

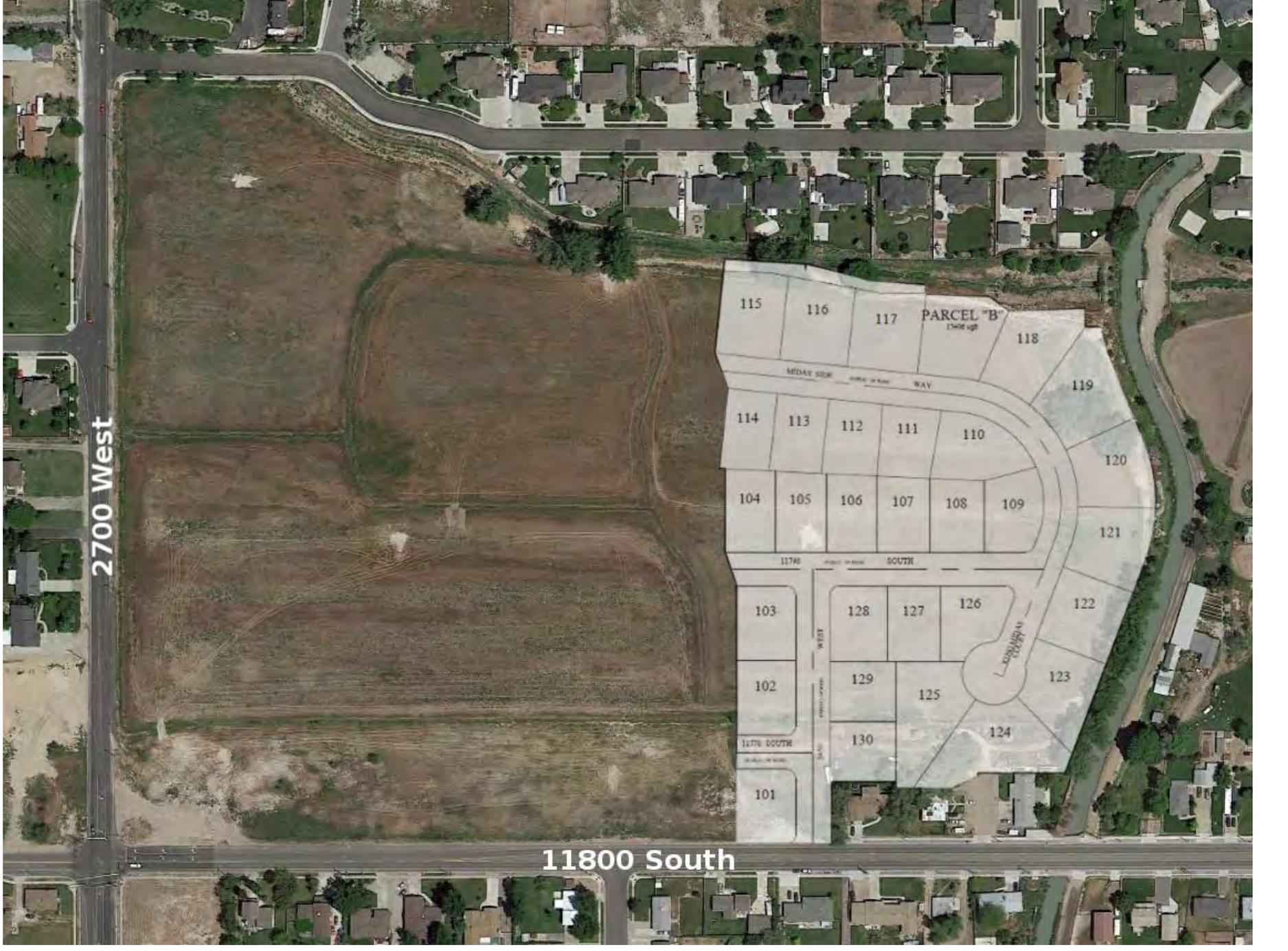


R-4-SD

R-3

RR-22

R-4



2700 West

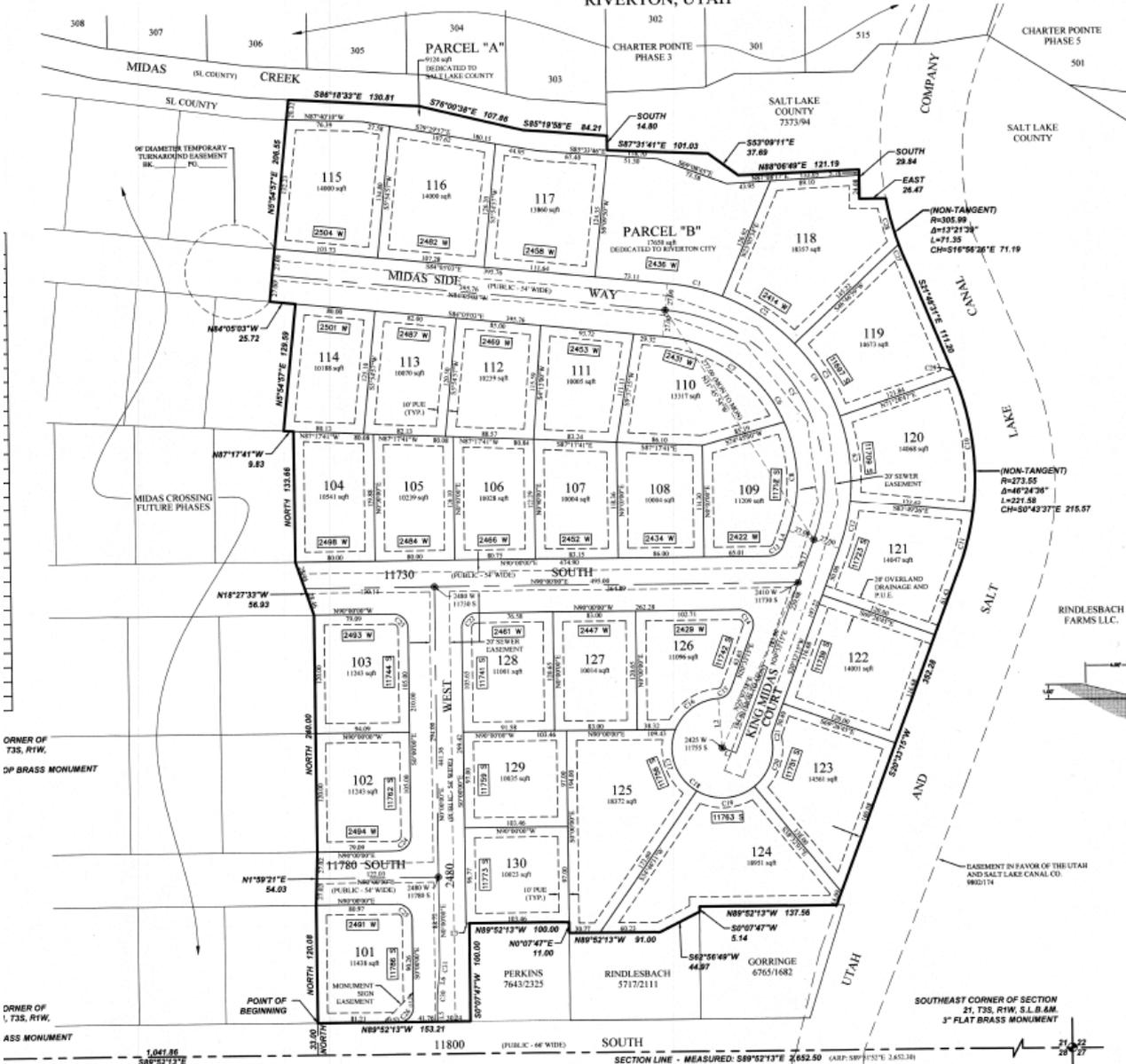
11800 South



MIDAS CROSSING

PHASE 1

A PORTION OF THE SE1/4 OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 1 WEST,
SALT LAKE BASE & MERIDIAN
RIVERTON, UTAH



GENERAL NOTES:

- POTENTIAL PURCHASERS OF PROPERTY LEGALLY DESCRIBED BY THIS PLAT ARE ADVISED TO FAMILIARIZE THEMSELVES WITH ALL NOTES, LOT INFORMATION, EASEMENTS AND OTHER FURTHER INFORMATION CONTAINED WITH THIS PLAT AND ALSO WITH ANY CONVEYING CONDITIONS AND RESTRICTIONS RECORD DOCUMENTS RECORDED AGAINST LAND LEGALLY DESCRIBED BY THIS PLAT. FAILURE TO ADHERE TO THESE NOTES, EASEMENTS, COVENANTS OR OTHER DOCUMENTS RECORDED AGAINST THE LAND COULD RESULT IN FINANCIAL LOSSES TO OR CHANGES IN EXPECTED PROPERTY USE OF THE PROPERTY OWNER. PROPERTY OWNERS AND PURCHASERS ARE RESPONSIBLE TO REVIEW AND TAKE COMPLIANCE WITH ALL NOTES, EASEMENTS, COVENANTS, AND OTHER RECORDED DOCUMENTS RELATED TO THIS PLAT, AS CURRENTLY EXISTING OR AS MAY FROM TIME TO TIME BE CHANGED AND/OR AMENDED.
- UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS (HEREIN IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND INCLUDING THE RIGHT OF REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE FILE. THE UTILITY MAY REQUEST THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE FILE AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURE BE PLACED WITHIN THE PUB OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUB WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES FACILITIES IN THE FILE.
- SHALLOW SEWER DEPTH CONTRACTOR SHALL VERIFY SEWER LATERAL DEPTH AND SET FOR FOUNDATION ELEVATIONS TO PROVE ADEQUATE FALL INTO SEWER LATERAL. BUILDINGS WITH A BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.
- THE PROPERTIES SHOWN HEREON LIE WITHIN ZONE X AREAS DETERMINED TO BE OUTSIDE THE 2% ANNUAL CHANCE FLOOD HAZARD AND ZONE AE (BASE FLOOD ELEVATIONS DETERMINED ACCORDING TO FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY 1% A.M. FLOOD INSURANCE RATE MAP), MAY BE PROHIBITED, EFFECTIVE DATE: SEPTEMBER 15, 2009. BUILDING STRUCTURES IN PROHIBITED CITY JURISDICTION: FRONT - 2' SIDE - 4' OF CORNER STREET SIDEWALK GARAGE SIDE REAR - 2'
- ALL FILED PUBLIC UTILITY EASEMENTS INCLUDE A FRAUDULENT EASEMENT (D.E.) IN FAVOR OF RIVERTON CITY.
- A GEOTECHNICAL REPORT HAS BEEN PREPARED BY AGC FOR MIDAS CROSSING PHASE 1 SUBDIVISION. THIS INFORMATION IS ON FILE AT THE RIVERTON CITY PUBLIC WORKS OFFICE AND ALSO AT THE OFFICE OF AGC.
- MONUMENT SIGN EASEMENT ON LOT 101 IS IN FAVOR OF THE MIDAS CROSSING HOME OWNERS ASSOCIATION.
- STREET MOVEMENT TO BE SET.
- ALL BEARER AND CAP POINTS ENGI TO BE SET AT ALL LOT CORNERS. LEAD PLAS TO BE SET IN THE TOP BACK OF CURB ON THE PROJECTION OF SIDE LOT LINES.



OVERLAIN DRAINAGE SWALE DETAIL

QUESTAR GAS NOTE

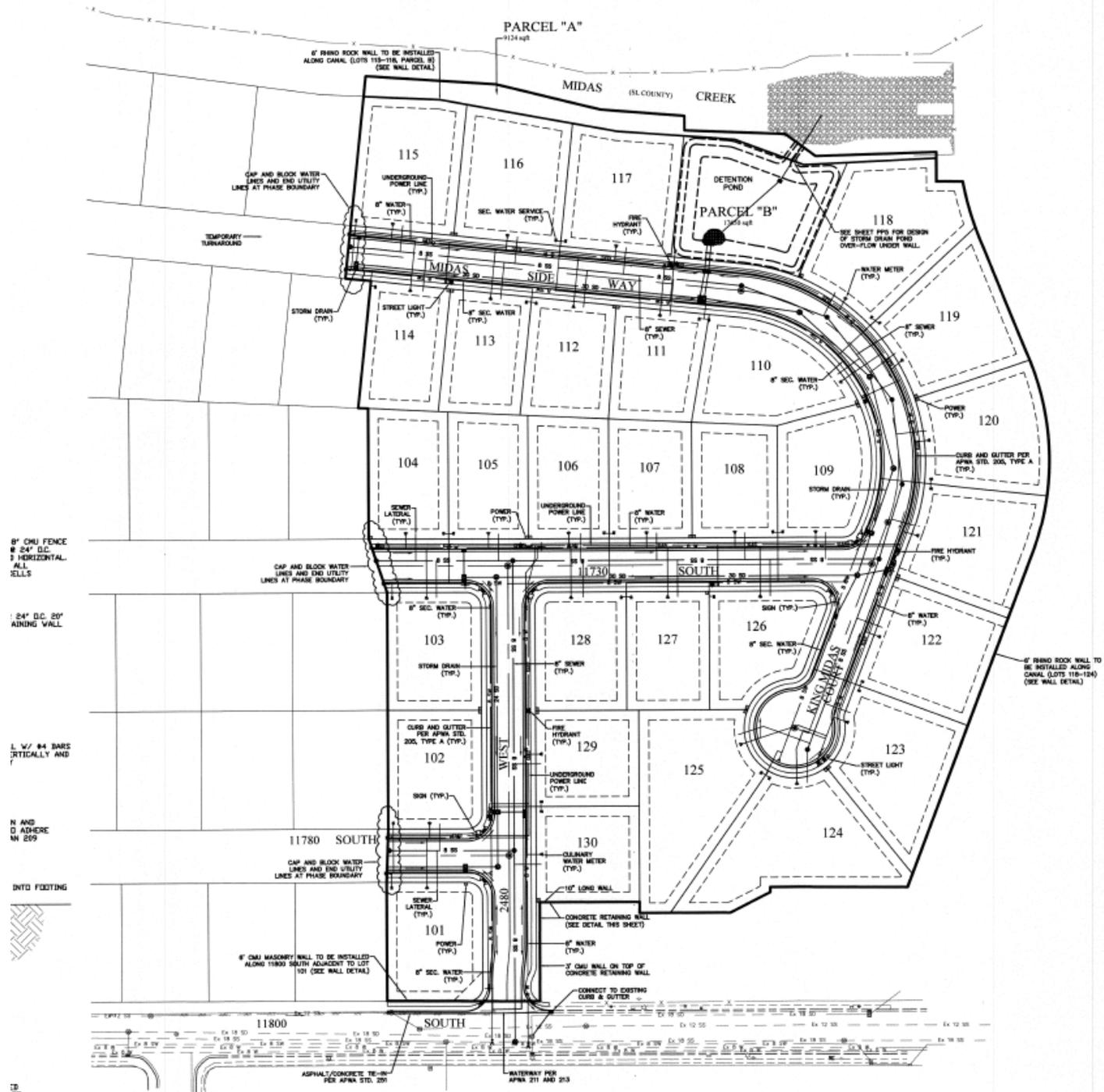
QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE A GUARANTEE, APPROVAL OR COMPLETMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET IN THE OWNER'S DECLARATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION, PLEASE CONTACT QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 1-888-244-8533.

EASEMENT APPROVAL

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

RIVERTON CITY WATER

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





SITE MAP

Planning Commission Record of Motion

Meeting Date: October 9, 2014

Item: Midas Crossing Phase 1 Final Plat Approval

Agenda Item# 2a

	Brian Russell	Dennis Hansen	Kent Hartley	Cade Bryant	James Endrizzi	Scott Kochevar	James Webb
Motion	/		✓	✓		/	/
Second	/			✓		/	/

Motion(s): Motion # _____ (if multiple motions)

I move that the Planning Commission recommend APPROVAL of the Midas Crossing Phase 1 Final Plat, application number PL-14-1004, located at approximately 11800 South 2700 West with the following conditions:

1. This phase of the subdivision comply with the overall requirements of the approved preliminary plat, including the SD designations relating to lot size requirements.
2. Any and all required fencing be installed prior to the issuance of building permits for this phase.
3. Storm drainage systems and accommodation comply with Riverton City standards and ordinances, and with the recommendations of the Riverton City Engineering Division.
4. An interim storm drainage and erosion control plan and an access management plan be approved by the City prior to any construction or grading on the site.
5. The site and structures comply with any and all applicable Riverton City standards and ordinances, including staff review requirements and the International Building and Fire Codes.
6. *A temp. turnaround shall be installed at the end of Midas Side Way as approved by the Unified Fire Authority.*

VOTE:

	Brian Russell	Dennis Hansen	Kent Hartley	Cade Bryant	James Endrizzi	Scott Kochevar	James Webb
AYE	/	✓	✓	✓	✓	/	/
NAY	/					/	/
ABSTAIN	/					/	/

PASS

FAIL



Issue Paper

Item No. 3.3

Presenter/Submitted By:	Lance Blackwood, Trace Robinson, Ryan Carter	
Subject: To consider and select a contract model for Riverton City to pursue with the Jordan Valley Water Conservancy District if the City determines, through a vote of its residents or otherwise, to provide culinary water Citywide which is supplied by the District.	Meeting Date: October 21, 2014	
	Fiscal Impact: N/A.	
	Funding Source:	
Background: Riverton City's elected officials and staff have engaged in a lengthy dialog about Riverton City's culinary water quality and whether the City should change the source of its culinary water supply in the future. On the meeting of October 7, 2014, the Riverton City Council adopted a resolution which authorized the Mayor to distribute: 1) public information which will assist Riverton City culinary water account holders to make a choice regarding their preference for future culinary water supply; and 2) a ballot for Riverton City culinary water utility customers to consider and return to assist the City Council in determining the future source of Riverton City's culinary water supply. This resolution framed how the process to reach an ultimate decision will proceed and gave formal direction to the Mayor as to how to carry the process forward. The present issue before the City Council is to determine what sort of contract model the City ought to negotiate with the Jordan Valley Water Conservancy District ("District"), in the event a majority of Riverton City culinary water account holders return a ballot which opts for culinary water sourced from the District. If the City Council is able to give direction to City staff as to which option it ought to pursue while Riverton City goes through the above described ballot process, then staff will be able to return to the City Council with an appropriate contract for approval immediately after the voting process is complete. This is a timely step in any forthcoming process to quickly implement a changeover to District-supplied culinary water. If a majority of residents opt to not change the source of their culinary water, then tonight's decision will have no effect upon the City's existing culinary water system. The District has created four basic options which the City may pursue to formulate a new contract between the parties. Richard Bay, Chief Executive Officer of the District, has supplied a summary of the four options for the Council to consider		

(enclosed in the Council packet). Mr. Bay will be present at the meeting of October 21, 2014 to discuss these options with the Council.

Recommendation:

City Staff has no recommendation as to whether the City's culinary water supply should be changed. However, staff recommends selection of an option at this time so the Council may receive an appropriate contract to consider soon after voting concludes, and assuming the results demonstrate a majority of culinary water account customers desire a change. It is also possible that the City Council will have to consider for itself whether to change its respective water source, if the City receives an insufficient number of ballots to rely upon the ballot process. This possibility strengthens the basis for Staff's recommendation to consider contract alternatives at the present time.

Proposed Motion:

"I move the Riverton City Council direct the Mayor to negotiate a contract with the Jordan Valley Water Conservancy District which includes the general features described in Option # _____ of the options provided by Mr. Bay of the Jordan Valley Water Conservancy District, and return to the Council with a final contract for consideration after the voting process to decide the future source of Riverton culinary water is completed."

JORDAN VALLEY WATER CONSERVANCY DISTRICT

Some Options for Riverton City to Contract for Increased Potable Water Deliveries

October 17, 2014

Current Contract Amount: 545 acre-feet (AF) per year, as a category A contract, with a perpetual term.

JVWCD Contract Categories Available:

- A - First priority for water supply (volume) and capacity, with a perpetual term and a minimum purchase amount.
- B - 20% over contract category A, if available, with no commitment to purchase. This is second priority for water volume and capacity.
- C - Third priority for water volume and capacity, with a fixed term, minimum and maximum purchase amounts specified.

“Zone B Water” - Up to 1,840 AF of category A water is available for Riverton City as one of the “Four Affected Municipalities” in the Southwest Jordan Valley Groundwater Project, as long as it is not contracted for by another Affected Municipality. So, it is first-come, first-served. The term is 37 years, and at that time the City could elect to relinquish this water or convert it to category A water with a perpetual term.

Current Annual City Potable Water Use: approx. 4,800 AF

Some Contract Options for the City:

Option	Contract Amount (AF/yr.)				Comments
	Category A	Zone B	Category B	Category C	
1	4,800				Most firm
2	4,000		800		More firm
3	2,160	1,840	800		Firm, with flexibility in 37 years for Zone B Water
4	545		109	4,146	Risky



Issue Paper

Item No. 4

Presenter/Submitted By:	Mayor Applegarth	
Subject: Consent Agenda	Meeting Date: October 7, 2014	
	Fiscal Impact:	
	Funding Source:	
<p>Background:</p> <p>4. CONSENT AGENDA</p> <ol style="list-style-type: none"> 1. Minutes: RCCM 10-07-14 2. Bond Releases: <ol style="list-style-type: none"> 1. Riverton Meadows, Lot 7 – 90% Performance Release 2. Manchester Fields – 90% Performance Release 		
<p>Recommendation:</p> <p>Approve the Consent Agenda as listed.</p>		
<p>Recommended Motion:</p> <p>“I move the City Council approve the Consent Agenda as listed.”</p>		

1
2
3
4
5
6
7
8
9

Riverton City
REGULAR CITY COUNCIL MEETING
Minutes
October 7, 2014

Riverton City Hall
12830 South 1700 West
Riverton, Utah 84065

10 **Attendance:**

11
12 Mayor William R. Applegarth

13
14 **Council Members:**

15 Council Member Brent Johnson
16 Council Member Trent Staggs
17 Council Member Sheldon Stewart
18 Council Member Tricia Tingey
19 Council Member Paul Wayman

20
21
22
23
24 **City Staff:**

Lance Blackwood, City Manager
Virginia Loader, Recorder
Ryan Carter, City Attorney
Jason Lethbridge, Planning Manager
Trace Robinson, Public Works Director
Lisa Dudley, Finance Director
Sheril Garn, Parks & Recreation Director
Rod Norton, UPD Chief, Riverton Precinct
Erik Sandstrom, UFA Asst. Chief

25 **Citizens:** Michael S. Johnson, Wyoma Darlington, Boy Scout Troops, Brian Dell Beckstead & Father,
26 Tish Buroker, Norma Bench, Dennis Page, Perry Newman, Greg Hill, Rachael Garner, Rick Stomack,
27 Kristen McDonald

28
29
30 **1. GENERAL BUSINESS**

31
32 **Call to Order and Roll Call**

33
34 [6:28:42 PM](#) Mayor Applegarth called the meeting to order at 6:30 p.m. and welcomed those in
35 attendance. He then conducted a Roll Call and Council Members Johnson, Staggs, Stewart,
36 Tingey, and Wayman were present.

37
38 **Pledge of Allegiance** – Bent, Boy Scout Troop Number 25, directed the Pledge of Allegiance.

39
40 **Presentations/Reports**

41
42 **Recognition of Boy Scout Troops**

43
44 Mayor Applegarth recognized the Boy Scouts in attendance from Troops 25, 1261, and 1188.
45
46
47

1 **Riverton Choice Awards for Excellence in Education – Ft. Herriman Middle School**

2
3 [6:34:55 PM](#) Council Member Trent Staggs presented the Riverton Choice Awards for Excellence
4 in Education for the following Ft. Herriman Middle School students:

5
6 **Esther Diaz- Rojo - 9th Grade Girl Student** - Esther is an amazing young lady. Although
7 school is not always easy for her, she has an amazing and joyful personality that everyone loves.
8 She is kind and thoughtful, intelligent and always makes everyone around her feel good. We love
9 having Esther at Fort Herriman.

10
11 **Braxten Felice - 9th Grade Boy Student** - Braxten is a freshman at Fort Herriman and has been
12 a great example of kindness and friendship to everyone. Braxten always has a smile on his face
13 and always makes everyone around him smile too. He is an exceptional baseball player and
14 understands the importance of dedication and hard work. We are very proud of Braxten.

15
16 **Amy Lloyd – Math Teacher** – Amy is an amazing math teacher at Fort Herriman. She teaches
17 Secondary Math 1, Secondary Math 1 Honors, and Secondary Math 2 Honors classes. She has
18 some of our students who struggle the most with math as well as students who are gifted. Amy’s
19 quiet disposition, her calm demeanor and her love of her students helps her to be a successful
20 teacher.

21 **Public Comments**

22
23
24 Mayor Applegarth explained the public comment procedure and called for public comments.
25 There were no public comments; therefore, Mayor Applegarth closed the Public Comment
26 period.

27 **2. PUBLIC HEARINGS**

- 28
29
30 1. **Public Hearing** – **Proposed Amendments to Sections 18.85.090, 18.187.10, and**
31 **18.187.20, including ‘Title Loan’ businesses in the current ordinances regulating**
32 **Check Cashing Businesses, revisions proposed by Riverton City**

33
34 [6:41:45 PM](#) Jason Lethbridge, Planning Manager, explained that in 2009/2010, Riverton City
35 adopted ordinances regulating and restricting check cashing businesses. That ordinance limited
36 those businesses to the Commercial Regional Zone, and established population based restrictions
37 on the number of such businesses. It also regulated the proximity of such businesses to each
38 other. At the time that ordinance was adopted, it specifically excluded ‘title loan’ businesses.
39 Such businesses are defined in Riverton City’s ordinance as follows;

40
41 *“Title loan” means a loan secured by the title to a motor vehicle, mobile home, or motor boat, as*
42 *defined by state statute. “Title loan” does not include a purchase money loan or loan made in*
43 *connection with the sale of a motor vehicle, mobile home, or motor boat.*

44
45 Mr. Lethbridge said the City has determined that while the original ordinance excluded ‘title
46 loan’ businesses, many if not all of the concerns expressed in the adoption of the ‘check cashing’
47 ordinance do in fact apply to ‘title loan’ businesses, as well. With the proliferation of such
48 businesses with the City and the region, the City proposed amending the existing ordinance to

1 include 'title loan' businesses and to regulate and restrict such businesses. 'Title loan' businesses
2 will be allowed only in the Commercial Regional Zone, and will be limited to one per 10,000
3 persons within the City. The current language differentiates between the two types of businesses,
4 allowing one business per 10,000 population of check cashing businesses, and one per 10,000
5 population of title loan businesses. The Planning Commission recommended that the limitation
6 apply to the two types of businesses as a group, with no more than one per 10,000 population of
7 either type of businesses.

8
9 Mr. Lethbridge said that on September 25, 2014, the Planning Commission voted to recommend
10 approval of the proposed ordinance amendment.

11
12 [6:46:01 PM](#) Mr. Lethbridge and City Attorney Ryan Carter addressed questions from Council
13 Members.

14
15 Mayor Applegarth opened a Public Hearing and called for public comments.

16
17 [6:47:53 PM](#) Kristen McDonald said there is a very distinct difference between deferred deposit
18 lenders and check cashing. She said that Petersons Market cashes checks for free. She spoke of
19 Title 7 of the Utah Code. She then thanked the City Council for the public process.

20
21 There being no further comments, Mayor Applegarth declared the Public Hearing closed.

22
23 [6:50:11 PM](#) City Attorney Ryan Carter clarified the definition of check cashing that is stated in
24 the Riverton City Code of Ordinances.

25
26 **Ordinance No. 14-18 - Amending Sections 18.85.090, 18.187.10, and 18.187.20,**
27 **including 'Title Loan' businesses in the current ordinances regulating Check**
28 **Cashing Businesses, revisions proposed by Riverton City**

29
30 [6:51:11 PM](#) Council Member Sheldon Stewart **MOVED** the City Council approve **Ordinance**
31 **No. 14-18, amending Riverton City ordinances regulating "Check Cashing" businesses to**
32 **include "Title Loan" businesses with those sections, with the following changes:**

33
34 *Section 18.85.090.2.a. shall be amended to read that the total number of allowed*
35 *businesses shall include both "Check cashing" AND "Title Loans", with no more than*
36 *one of either business per 10,000 population", and also amending the distance from*
37 **600 feet to one mile and he requested that language be added to include deferred**
38 **deposit.**

39
40 Council Member Tricia Tingey **SECONDED** the motion. Mayor Applegarth called for
41 discussion on the motion.

42
43 Council Member Trent Staggs made a **friendly amendment to include Sections 18.187.10, and**
44 **18.187.20 in the motion.** Council Member Stewart **accepted the friendly amendment.** Council
45 Member Paul Wayman **SECONDED** the motion. Mayor Applegarth called for a Roll Call Vote.
46 The vote was as follows: Johnson-Yes, Staggs-Yes, Stewart-Yes, Tingey-Yes, and Wayman-
47 Yes. **The motion passed unanimously.**

48

1 City Attorney Ryan Carter explained that when the ordinance amendment was made, it would be
2 brought back to the City Council for final approval.

3
4 2. **Public Hearing** – **Proposed Amendments allowing Chickens to be kept under**
5 **‘Household Pets’ in all Single Family Residential Zones, revisions proposed by**
6 **Riverton City**

7
8 Mayor Applegarth seated himself in the audience and asked that Mayor Pro Tempore Stewart
9 conduct the meeting for the following issue:

10
11 [6:54:31 PM](#) Jason Lethbridge, Planning Manager, explained the proposed amendment would
12 allow all single family residential lots to keep up to six chickens on property, with no
13 requirement for permitting or other separate licensing. He said that as the City has reviewed
14 various methods and requirements adopted by other jurisdictions, there have been concerns with
15 the enforcement and permitting process that many adopt. Under the category of household pets,
16 all noise and nuisance ordinances would still apply, similar to those for other pets such as dogs
17 but no other specific requirements would be in effect. He said that the only limitation would be
18 that no roosters are permitted and the amendment would not apply to higher density homes.

19
20 Mr. Lethbridge said that on August 28, 2014, the Planning Commission voted to recommend
21 approval of the proposed ordinance amendment.

22
23 [6:57:33 PM](#) Mr. Lethbridge and City Attorney Ryan Carter addressed questions from Council
24 Members.

25
26 [7:00:13 PM](#) Mayor Pro Tempore Stewart opened a Public Hearing and called for public
27 comments.

28
29 [7:00:20 PM](#) Michael Johnson spoke in opposition to the proposed amendment and said that
30 chickens are barnyard animals and should not be allowed in ¼ acre or smaller subdivisions but
31 on larger lots that are already zoned for animals.

32
33 [7:02:22 PM](#) Rick Stomack said that Riverton City is the only city in the surrounding area that
34 does not allow chickens on smaller lots. He said that there are some hens that crow and
35 suggested that no roosters along with crowing hens not be allowed. He said it is a trend that is
36 happening all over the country and he spoke in favor of the proposed amendment.

37
38 [7:04:16 PM](#) Bill Applegarth spoke in opposition to the proposed amendment and spoke of
39 potentially dangerous incidents that occurred with chickens and his family members. He said he
40 did not have any issues with animals on larger lots. He said the City is responsible to protect
41 property rights, not take them away.

42
43 [7:08:39 PM](#) Greg Hill spoke in favor of the proposed amendment and said he was glad it
44 included RR-22 zoning.

45
46 [7:10:07 PM](#) Rachael Garner spoke in favor of the proposed amendment and suggested that
47 surrounding property owner’s approval might be a requirement.

48

1 [7:12:09 PM](#) There being no further comments, Mayor Pro Tempore Stewart declared the Public
2 Hearing closed.

3
4 **Ordinance No. 14-19 - Amending Sections 18.20.020.5, 18.25.020.5, 18.30.020.3,**
5 **18.35.020.3, and 18.40.020.3, allowing chickens to be kept under ‘Household Pets’**
6 **in all Single Family Residential Zones, revisions proposed by Riverton City**
7

8 [7:14:04 PM](#) Council Member Trent Staggs **MOVED** the City Council **adopt Ordinance No. 14-**
9 **19, amending sections in each residential zone defining allowances for ‘Household Pets’, to**
10 **include the following language:**

11 **(*) Household pets (maximum two, may include a maximum six (6) chickens, with no**
12 **roosters and no crowing hens allowed).’’**

13 Council Member Paul Wayman **SECONDED** the motion. Mayor Pro Tempore Stewart called
14 for discussion on the motion; [7:15:52 PM](#) Council Member Paul Wayman commented on smells
15 that are created from other yard materials that might be a worse smell than chickens. City
16 Attorney Ryan Carter responded to questions from Council Members. Mayor Pro Tempore
17 Stewart called for a Roll Call Vote. The vote was as follows: Johnson-No, Staggs-Yes, Stewart-
18 No, Tingey-No, and Wayman-Yes. **The motion failed 3 to 2.** Mayor Applegarth then took his
19 seat on the Dias.

20
21 **3. Public Hearing – Proposed Amendments to the 2014-2015 Fiscal Year Budget**
22

23 Mayor Applegarth explained that budgets are estimates, and therefore, from time to time it may
24 be necessary to amend the City’s budget. It is necessary periodically, based on year-to-date
25 budget to actual comparisons to open and amend the fiscal budget as needed.

26
27 Lisa Dudley, Finance Director, then explained the proposed budget amendments.

28
29 Mayor Applegarth opened a Public Hearing and called for public comments.

30
31 [7:25:01 PM](#) Brian Dell Beckstead spoke of increased traffic in the cul-de-sac where he lives and
32 spoke in favor of the budget amendment for the 1900 W Project, which includes sidewalk
33 construction, which will provide for the safety of those who reside there.

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

36
37 **Resolution No. 14-62 - Approving Amendments to the 2014-2015 Fiscal Year Budget**
38

39 [7:27:07 PM](#) Council Member Trent Staggs spoke in favor of the budget amendment for the 1900
40 W Project. He then spoke in opposition to the RDA expenditure for Gold’s Gym but said he
41 agreed with the remaining RDA expenditures.

42
43 [7:28:35 PM](#) Council Member Trent Staggs **MOVED** the City Council **adopt Resolution No. 14-**
44 **62 – Amending the Budget for the 2014-2015 Fiscal Year.** Council Member Sheldon Stewart
45 **SECONDED** the motion. Mayor Applegarth called for discussion on the motion; there being
46 none, he called for a Roll Call Vote. The vote was as follows: Johnson-Yes, Staggs-Yes,
47 Stewart-Yes, Tingey-Yes, and Wayman-Yes. **The motion passed unanimously.**
48

3. DISCUSSION/ACTION ITEMS

1. **Commercial Site Plan, 14-8007, Karnam Office Development, 1543 W 12600 S, C-G Zone, Dr. Uma Karnam, Applicant**

[7:34:26 PM](#) Jason Lethbridge, Planning Manager, explained that Dr. Uma Karnam submitted an application for a commercial site plan to be located on 1.78 acres at 1543 West 12600 South. The property is zoned Commercial Gateway, as is the property to the east. The properties to the north across 12600 South are zoned C-G and R-4, and the property to the west, across the canal, is zoned C-D. The property to the south is zoned P-OS, and is part of the Main City Park. The site does include a portion of the right-of-way for the 1500 West roadway, which was abandoned with the reconfiguration of the park. This property will be vacated by action of the City Council as part of the site plan.

Mr. Lethbridge said the proposed project will consist of two buildings oriented to the rear of the property, with parking between the buildings and 12600 South. The buildings will be a combination of medical office and retail space, with the applicant occupying some of the medical space for his practice. He said the site details and associated engineering have been reviewed by Riverton City staff and is compliant with the standards and specifications of the City. Access from 12600 South is by permit from U.D.O.T., for which an application has been made by the applicant.

Mr. Lethbridge said that on September 25, 2014, the Planning Commission voted to recommend approval of the site plan application with the following conditions:

1. Storm drainage systems and accommodation comply with Riverton City standards and ordinances, and with the recommendations of the Riverton City Engineering Division.
2. An interim storm drainage and erosion control plan and an access management plan be approved by the City prior to any construction or grading on the site.
3. The site and structures comply with any and all applicable Riverton City standards and ordinances, including the International Building and Fire Codes.
4. Lighting, both on the building and in the site shall be designed and installed to minimize impacts to the surrounding properties.
5. Any and all rooftop mechanical equipment shall be fully screened from view from the roadway and surrounding properties.
6. Obtain and maintain a UDOT access permit for access to 12600 South.
7. Architecture on the second building will match that of the first, as approved herein.
8. The site be maintained per Riverton City standards until the entire site is completed.

Discussion was held regarding the landscaping in front of the neighboring Bombdiggity property and Ryan Carter agreed to work with them on that issue and report back to the City Council.

[7:37:04 PM](#) Questions from Council Members were then addressed.

[7:37:38 PM](#) Council Member Brent Johnson **MOVED** the City Council approve the Karnam Office Development Site Plan, Application Number PL-14-8007, located at 1543 W 12600 S, with the conditions outlined in the Staff Report. Council Member Trent Staggs **SECONDED**

1 the motion. Mayor Applegarth called for discussion on the motion; there being none, he called
2 for a Roll Call Vote. The vote was as follows: Johnson-Yes, Staggs-Yes, Stewart-Yes, Tingey-
3 Yes, and Wayman-Yes. **The motion passed unanimously.**

- 4
5 2. **Resolution No. 14-63 – Authorizing the Mayor to distribute: 1) Public Information**
6 **which will assist Riverton City Culinary Water Account Holders to make a choice**
7 **regarding their preference for future culinary water supply; 2) A ballot for Riverton**
8 **City Culinary Water Utility Customers to consider and return to assist the City**
9 **Council in determining the future source of Riverton City’s Culinary Water Supply**

10
11 [7:39:08 PM](#) The Council Members reviewed the following dates for a series of “open house”
12 events at the following locations, dates, and times:

- 13
14 a. Riverton City Public Works Building, at the address of 12526 South 4150
15 West, Riverton Utah, on the date of October 14, 2014, from 5:00 pm to 9:00
16 pm.
17 b. Riverton City Public Works Building, at the address of 12526 South 4150
18 West, Riverton Utah, on the date of October 16, 2014, from 5:00 pm to 8:00
19 pm (to accommodate Districts 1 and 2).
20 c. Riverton City Hall, at the address of 12830 South Redwood Road, Riverton,
21 Utah, on the date of October 23, 2014, from 6:00 pm to 8:00 pm (to
22 accommodate Districts 4 and 5).
23 d. **Riverton City Hall**, at the address of 12830 South Redwood Road, Riverton,
24 Utah, on the date of November 16, 2014, from 5:00 pm to 8:00 pm (to
25 accommodate District 3).
26

27 The Council Members then reviewed the proposed Fact Sheet and addressed the following:

- 28
29 Page 1 & Page 2 – Add Ranges under the third column Milligrams or Parts/Million
30 Page 2 – Add “Pricing” to Current in the second column title
31 Page 2 - TDS Comparisons – add Classification column to mirror the Water Hardness
32 Comparison chart on Page 1
33

34 Council Member Paul Wayman disagreed with the TDS recommendation and said it is a
35 technical misnomer and it is not accurate.

36
37 Council Member Trent Staggs **MOVED to add a Classification for TDS Comparison on the**
38 **Water Fact Sheet.** Council Member Sheldon Stewart **SECONDED** the motion. Mayor
39 Applegarth called for discussion on the motion; there being none, he called for a Roll Call Vote.
40 The vote was as follows: Johnson-Yes, Staggs-Yes, Stewart-Yes, Tingey-Yes, and Wayman-No.
41 **The motion passed 4 to 1.**
42

43 Council Member Paul Wayman presented information from Jordan Valley Water Conservancy
44 District (JVWCD) regarding Salt Lake County Agency Residential Retail Rates Survey prepared
45 November 2013. Mr. Wayman said he felt it was important to include the rate survey in the Fact
46 Sheet.
47
48

1 Council Member Paul Wayman **MOVED to add the comparison with other cities the Fact**
2 **Sheet. The motion died for lack of a Second.**

3
4 Mayor Applegarth reviewed Open House Dates and corrected the following in red in the
5 proposed resolution:

6
7 7. Prior to distribution of the information described in Sections 1., 2., and 3., of this
8 Resolution, the Mayor is directed to arrange a series of “open house” events at the
9 following locations, dates, and times:

10
11 e. Riverton City Public Works Building, at the address of 12526 South 4150
12 West, Riverton Utah, on the date of October 14, 2014, from 5:00 pm to 9:00
13 pm.

14 f. Riverton City Public Works Building, at the address of 12526 South 4150
15 West, Riverton Utah, on the date of October 16, 2014, from 5:00 pm to 8:00
16 pm (to accommodate Districts 1 and 2).

17 g. Riverton City Hall, at the address of 12830 South Redwood Road, Riverton,
18 Utah, on the date of October 23, 2014, from 6:00 pm to 8:00 pm (to
19 accommodate Districts 4 and 5).

20 h. **Riverton City Hall**, at the address of 12830 South Redwood Road, Riverton,
21 Utah, on the date of November 6, 2014, from 5:00 pm to 8:00 pm (to
22 accommodate District 3).

23
24 8. ... Section 3. of this Resolution. Said open house event shall occur at the location of
25 Riverton City Hall, 12830 South Redwood Road, Riverton, Utah, on the date of
26 November 18, 2014, from 5:00 pm to 9:00 pm.

27
28 9. The City Council agrees that it shall abide by the result of the aggregate votes cast by
29 Riverton City culinary water utility customers in making its decision as to whether or
30 not the source of Riverton City culinary water shall be switched from City owned
31 wells to water supplied by the Jordan Valley Water Conservancy District, for
32 customers located east of 4800 West Street. **The Riverton City Council’s reliance on**
33 **votes cast by Riverton City culinary water utility customers is subject to the City’s**
34 **receipt of not less than 15% of the distributed ballots, and not less than 15% of the**
35 **distributed ballots from at least three council districts.**

36
37 **8:05:55 PM** Council Member Paul Wayman **MOVED that the resolution include a cost of**
38 **approximately two million dollars to change to JWCD and include the changes on the**
39 **open house and the clarification in paragraph 9. The motion died for lack of a Second.**

40
41 **8:06:41 PM** Council Member Sheldon Stewart **MOVED the Riverton City Council adopt**
42 **Resolution No. 14-63 - Authorizing the Mayor to distribute: 1) public information which**
43 **will assist Riverton City culinary water account holders to make a choice regarding their**
44 **preference for future culinary water supply; 2) a ballot for Riverton City culinary water**
45 **utility customers to consider and return to assist the City Council in determining the future**
46 **source of Riverton City’s culinary water supply with the changes that have been discussed.**
47 Council Member Trent Staggs **SECONDED** the motion. Mayor Applegarth called for discussion
48 on the motion; there being none, he called for a Roll Call Vote. The vote was as follows:

1 Johnson-Yes, Staggs-Yes, Stewart-Yes, Tingey-Yes, and Wayman-No. **The motion passed 4 to**
2 **1.**

3
4 Mayor Applegarth moved to the Consent Agenda for discussion.

5
6 **4. CONSENT AGENDA**

7
8 [8:08:25 PM](#) Mayor Applegarth presented the following Consent Agenda:

- 9
1. **Minutes:** RCCM 09-16-14; CC/TS 09-30-14
 2. **Bond Releases:** N/A
 3. **Resolution No. 14-64** – Authorizing the execution and recording of a Delay Agreement between Riverton City and Norma R. Bench for property located at 2164 West 13250 South

10
11 Council Member Paul Wayman **MOVED the City Council approve the Consent Agenda as**
12 **written.** Council Member Brent Johnson **SECONDED** the motion. Mayor Applegarth called for
13 discussion on the motion; there being none, he called for a Roll Call Vote. The vote was as
14 follows: Johnson-Yes, Staggs-Yes, Stewart-Yes, Tingey-Yes, and Wayman-Yes. **The motion**
15 **passed unanimously.**

16
17 **5. STAFF REPORTS**

- 18
19 **1. City Manager Lance Blackwood** called for the following Staff Reports:

20
21 UFA Asst. Chief Erik Sandstrom said it was currently Fire Safety week and recommend that
22 everyone change the batteries in their Smoke Alarms. Council Member Brent Johnson
23 recommended that everyone and to check their water filters and hold fire drills with their
24 families. It was noted that information regarding these issues would be made available to and by
25 the Communications Manager.

- 26
27 **2. Safety Training** – Ryan Carter, City Attorney, reported on a new employee incentive
28 Program.

29
30 **6. ELECTED OFFICIAL REPORTS**

31
32 **Mayor Bill Applegarth** – [8:14:22 PM](#) reported that he is happy with what is currently
33 happening within the City; i.e. Secondary Water being shut down and laying sod in new City
34 Park. He then spoke of B&C Road Funds that have been used for City road projects and spoke of
35 legislation involving those funds.

36
37 **Council Member Brent Johnson** – [8:22:20 PM](#) No Report

38
39 **Council Member Trent Staggs** – [8:22:24 PM](#) reported that he had concerns with the townhome
40 project at Pinnacle Acre Court regarding property and fencing issues and requested that staff
41 review it. He also reported that a resident's trees were trimmed by the City and they did not
42 provide any prior notice to the resident and the trimming may have damaged his tree. Also, he

1 said that a resident lives next to an area where seedlings are popping up. Mayor Applegarth and
2 Jason Lethbridge will review the Code Enforcement Ordinance and report to the Council.
3 Councilman Staggs asked about training for staff regarding the Water Fact Sheet. Mayor
4 Applegarth reported that every City employee would receive a Fact Sheet, Resolution and
5 Newsletter and while they are acting as City employees they are to stay with the script.

6
7 **Council Member Sheldon Stewart** – [8:30:25 PM](#) asked if printed information would be
8 available at the Water Alternative Open Houses. Mayor Applegarth said they would and they
9 would also be available on the website. Mr. Stewart then spoke of a proposed traffic light on
10 Morning Cloak Drive and he has been working with Herriman City for their cooperation and
11 participation.

12
13 **Council Member Tricia Tingey** – [8:35:47 PM](#) reported that there are a lot of dead trees at
14 Canyonview Park and requested that they be added to the list for replacement as funds are
15 available. Also, there are problems in Canyonview Park with sprinkler heads being broken by
16 four wheelers and she requested additional police protection at that park in hopes of solving the
17 problem. She then reported on a park strip in that area that is maintained by the City that looks
18 unsightly. She requested that it be groomed to a manageable level and neighbors could be
19 encouraged to do service projects in that area.

20
21 **Council Member Paul Wayman** – [8:38:11 PM](#) reported that there are several dead trees along
22 Myers Lane. He then questioned some facts regarding the Water Alternative and, if the choice is
23 to contract with JVWCD, what the actual cost would be to the City per year and what those costs
24 cover. Mr. Wayman said he wanted to ensure the validity of the numbers in the Zion Study.

25
26 Council Member Brent Johnson **MOVED the City Council recess the meeting until the next**
27 **agenda item could be addressed.** Council Member Trent Staggs **SECONDED** the motion.
28 Mayor Applegarth called for discussion on the motion; there being none, he called for a Roll Call
29 Vote. The vote was as follows: Johnson-Yes, Staggs-Yes, Stewart-Yes, Tingey-Yes, and
30 Wayman-Yes. **The motion passed unanimously.**

31
32 [9:07:02 PM](#) Mayor Applegarth reconvened the City Council Meeting.

33 34 **Presentation of Sesquicentennial Celebration Event by O2 Productions**

35
36 Mayor Applegarth explained that as part of the Riverton City Sesquicentennial Celebration he is
37 proposing an extravaganza on Monday, June 22, 2015 that will serve as the Main Park Opening.
38 He said a proposal has been submitted by O2 Productions that would be specifically centered on
39 the theme of recognizing Riverton City's 150th year birthday.

40
41 Merrill Osmond and Justin Osmond, O2 Productions, presented details of their proposal for a
42 spectacular extravaganza for the opening of the Main Park on June 22nd and they addressed
43 questions and comments from Council Members.

44
45 Mayor Applegarth asked Council Member Trent Staggs to Chair a Fund Raising Committee i.e.
46 corporate sponsors, etc. He said the City will be responsible for \$125,000 and any sponsor
47 donations would reduce that amount. Council Member Staggs said that his time commitments
48 would not allow him to serve as that Chair.

- 1 1. **Resolution No. 14-65** – Authorizing the Mayor to negotiate with O2 Productions to
2 obtain Event Planning and Production Services for a concert Event to occur at the
3 Riverton City Main Park in the Summer of 2015
4

5 [10:10:32 PM](#) Council Member Brent Johnson **MOVED** the City Council approve **Resolution**
6 **No. 14-65 - Authorizing Mayor Applegarth to enter into an agreement with O2 Productions**
7 **for a Main Park Opening Extravaganza.** Council Member Tricia Tingey **SECONDED** the
8 motion. Mayor Applegarth called for discussion on the motion; [10:11:05 PM](#) Paul Wayman
9 asked questions regarding sponsorships. Mayor Applegarth called for a Roll Call Vote. The vote
10 was as follows: Johnson-Yes, Staggs-Yes, Stewart-Yes, Tingey-Yes, and Wayman-No. **The**
11 **motion passed 4-1.**
12

13 **7. UPCOMING MEETINGS**

14 Mayor Applegarth reviewed the following upcoming meetings:
15

1. October 14, 2014 - 5:00-9:00 p.m. – Open House re. Water Option Survey – *City Public Works Building - 12526 S 4160 W*
2. October 16, 2014 - 5:00-8:00 p.m. – District 1 & 2 Joint Open House re. Water Option - *City Public Works Building – 12526 S 4160 W*
3. October 21, 2014 - 6:30 p.m. – Regular City Council Meeting – *City Hall*
4. October 23, 2014 - 6:00-8:00 p.m. – District 4 & 5 Joint Open House re. Water Option – *City Hall*
5. November 6, 2014 – 5:00-8:00 p.m. – District 3 Open House re. Water Option – *City Hall*

16 **8. ADJOURN**

17 Council Member Brent Johnson **MOVED to adjourn the City Council Meeting.** Council
18 Member Tricia Tingey **SECONDED** the motion. Mayor Applegarth called for discussion on the
19 motion; there being none, he called for a vote. The vote was as follows: Council Member
20 Johnson-Yes, Staggs-Yes, Stewart-Yes, Tingey-Yes, and Wayman-Yes. **The motion passed**
21 **unanimously.** Mayor Applegarth declared the meeting adjourned 10:20 p.m.
22
23
24
25
26
27

28 Virginia Loader, MMC
29 Recorder

30
31 Approved: Pending Minutes
32



Issue Paper

Item No. _____

Presenter/Submitted By:	G Trace Robinson	
Subject: Performance Bond release for RIVERTON MEADOWS LOT 7	Meeting Date: 6/23/2014	
	Fiscal Impact: \$N/A	
	Funding Source: N/A	
Background: Engineering, Public Works and Water Departments have performed the necessary infrastructure inspections for the RIVERTON MEADOWS LOT 7 and have found the site complete and constructed to Riverton City's standards. All improvements have been constructed and we recommend that approval be given for a Performance release of the bond and that the City accept the improvements.		
Recommendation: It is recommended that approval be give to release \$35,187.45 of the bond and that the City accept the improvements.		
Recommended Motion: Motion for approval of bond release.		

**DESCRIPTION OF SUBDIVISION IMPROVEMENTS COMPLETED
AND THE DOLLAR AMOUNT REQUESTED FOR EACH.**

RIVERTON MEADOWS LOT 7 Improvement	ORIGINAL BOND AMOUNT 10/10/2013	80% RELEASE DATE	80% RELEASE AMOUNT	90% RELEASE DATE	90% RELEASE AMOUNT	100% RELEASE DATE	100% RELEASE AMOUNT	AMOUNT REMAINING
SEWER	Separate Agreement							
Culinary Water	\$ 31,966.26			10/22/2014	\$ 28,769.63			\$ 3,196.63
Secondary Water	6,470.91			10/22/2014	5,823.82			647.09
Demolition	-			10/22/2014	-			-
Storm Drain	-			10/22/2014	-			-
Streets	-			10/22/2014	-			-
Sidewalk & Signs	-			10/22/2014	-			-
Street Lights	-			10/22/2014	-			-
Fencing & Landscaping	-			10/22/2014	-			-
Record Drawings & GIS	660.00			10/22/2014	594.00			66.00
Other	-			10/22/2014	-			-
								-
								-
								-
								-
								-
Total	\$ 39,097.17		\$ -		\$ 35,187.45		\$ -	\$ 3,909.72

Total amount of bond release requested: **\$ 35,187.45**

**APPROVAL AND ACCEPTANCE STATUS
OF THE SUBJECT SUBDIVISION IMPROVEMENTS:**

Engineer's Certification: All work described above has been inspected and the above quantities verified. All work appears to have been completed in accordance with Riverton City Subdivision Standards and Specifications.

Traci Dolan
Public Works Director/ City Engineer

10-13-14
Date

City Inspection Certification: All work described above has been inspected and the appropriate testing requirements have been successfully completed or exceeded.

RIVERTON CITY
SUBDIVISION BOND REDUCTION REQUEST

DEVELOPER'S INFORMATION

1. Subdivision Name: RIVERTON MEADOWS LOT 7
2. Address: 12575 S RHETSKI LN
3. Subdivision Developer: Name
4. Bond Company: Western Surety Company
5. 90% Bond Release Request date: September 2, 2014
6. Date of bond release approval by City Council: October 22, 2014
7. Description of completed subdivision improvements (attached.)

CITY APPROVAL

Amount of bond release approved by Staff: \$ 35,187.45

Date of bond release approval by Staff: October 13, 2014

The bond amount for the subdivision shall be reduced by an amount equal to as shown above.

Mayor, Riverton City

Date

Attest:

Date

Item No. _____



Issue Paper

Presenter/Submitted By:	G Trace Robinson	
Subject: Performance Bond release for RIVERTON MEADOWS LOT 7	Meeting Date: 6/23/2014	
	Fiscal Impact: \$N/A	
	Funding Source: N/A	
Background: Engineering, Public Works and Water Departments have performed the necessary infrastructure inspections for the RIVERTON MEADOWS LOT 7 and have found the site complete and constructed to Riverton City's standards. All improvements have been constructed and we recommend that approval be given for a Performance release of the bond and that the City accept the improvements.		
Recommendation: It is recommended that approval be give to release \$35,187.45 of the bond and that the City accept the improvements.		
Recommended Motion: Motion for approval of bond release.		

**DESCRIPTION OF SUBDIVISION IMPROVEMENTS COMPLETED
AND THE DOLLAR AMOUNT REQUESTED FOR EACH.**

RIVERTON MEADOWS LOT 7 Improvement	ORIGINAL	80%	80%	90%	90%	100%	100%	AMOUNT REMAINING
	BOND AMOUNT 10/10/2013	RELEASE DATE	RELEASE AMOUNT	RELEASE DATE	RELEASE AMOUNT	RELEASE DATE	RELEASE AMOUNT	
SEWER	Separate Agreement							
Culinary Water	\$ 31,966.26			10/22/2014	\$ 28,769.63			\$ 3,196.63
Secondary Water	6,470.91			10/22/2014	5,823.82			647.09
Demolition	-			10/22/2014	-			-
Storm Drain	-			10/22/2014	-			-
Streets	-			10/22/2014	-			-
Sidewalk & Signs	-			10/22/2014	-			-
Street Lights	-			10/22/2014	-			-
Fencing & Landscaping	-			10/22/2014	-			-
Record Drawings & GIS	660.00			10/22/2014	594.00			66.00
Other	-			10/22/2014	-			-
								-
								-
								-
								-
								-
Total	\$ 39,097.17		\$ -		\$ 35,187.45		\$ -	\$ 3,909.72

Total amount of bond release requested: **\$ 35,187.45**

**APPROVAL AND ACCEPTANCE STATUS
OF THE SUBJECT SUBDIVISION IMPROVEMENTS:**

Engineer's Certification: All work described above has been inspected and the above quantities verified. All work appears to have been completed in accordance with Riverton City Subdivision Standards and Specifications.


Public Works Director/ City Engineer

10-13-14
Date

City Inspection Certification: All work described above has been inspected and the appropriate testing requirements have been successfully completed or exceeded.

RIVERTON CITY
SUBDIVISION BOND REDUCTION REQUEST

DEVELOPER'S INFORMATION

1. Subdivision Name: **RIVERTON MEADOWS LOT 7**
2. Address: **12575 S RHETSKI LN**
3. Subdivision Developer: **Name**
4. Bond Company: **Western Surety Company**
5. **90%** Bond Release Request date: **September 2, 2014**
6. Date of bond release approval by City Council: **October 22, 2014**
7. Description of completed subdivision improvements (attached.)

CITY APPROVAL

Amount of bond release approved by Staff: **\$ 35,187.45**

Date of bond release approval by Staff: **October 13, 2014**

The bond amount for the subdivision shall be reduced by an amount equal to as shown above.

Mayor, Riverton City

Date

Attest:

Date

**DESCRIPTION OF SUBDIVISION IMPROVEMENTS COMPLETED
AND THE DOLLAR AMOUNT REQUESTED FOR EACH.**

MANCHESTER FIELDS Improvement	ORIGINAL BOND AMOUNT date	80% RELEASE DATE	80% RELEASE AMOUNT	90% RELEASE DATE	90% RELEASE AMOUNT	100% RELEASE DATE	100% RELEASE AMOUNT	AMOUNT REMAINING
SEWER	Separate Agreement							
Culinary Water	\$ 129,179.82			10/21/2014	\$ 116,261.84			\$ 12,917.98
Secondary Water	74,187.30			10/21/2014	66,768.57			7,418.73
Demolition	-			10/21/2014	-			-
Storm Drain	143,769.89			10/21/2014	129,392.90			14,376.99
Streets	129,269.60			10/21/2014	116,342.64			12,926.96
Sidewalk & Signs	60,094.50			10/21/2014	54,085.05			6,009.45
Street Lights	12,960.00			10/21/2014	11,664.00			1,296.00
Fencing & Landscaping	Separate Agreement							
Record Drawings & GIS	25,710.00			10/21/2014	23,139.00			2,571.00
Other	-							-
								-
								-
								-
								-
								-
								-
Total	\$ 575,171.11		\$ -		\$517,654.00		\$ -	\$ 57,517.11

Total amount of bond release requested: **\$ 517,654.00**

**APPROVAL AND ACCEPTANCE STATUS
OF THE SUBJECT SUBDIVISION IMPROVEMENTS:**

Engineer's Certification: All work described above has been inspected and the above quantities verified. All work appears to have been completed in accordance with Riverton City Subdivision Standards and Specifications

Public Works Director/ City Engineer

Date



City Inspection Certification: All work described above has been inspected and the appropriate testing requirements have been successfully completed or exceeded.

RIVERTON CITY
SUBDIVISION BOND REDUCTION REQUEST

DEVELOPER'S INFORMATION

1. Subdivision Name: **MANCHESTER FIELDS**
2. Address: **11926 S REDWOOD RD**
3. Subdivision Developer: **HENRY WALKER HOMES**
4. Bond Company: **Improve First**
5. **90%** Bond Release Request date: **September 17, 2014**
6. Date of bond release approval by City Council: **October 21, 2014**
7. Description of completed subdivision improvements (attached.)

CITY APPROVAL

Amount of bond release approved by Staff: **\$ 517,654.00**

Date of bond release approval by Staff: **October 15, 2014**

The bond amount for the subdivision shall be reduced by an amount equal to as shown above.

Mayor, Riverton City

Date

Attest:

Date

Item No. _____



Issue Paper

Presenter/Submitted By:	G Trace Robinson	
Subject: Performance Bond release for MANCHESTER FIELDS	Meeting Date: 10/21/2014	
	Fiscal Impact: \$N/A	
	Funding Source: N/A	
Background: Engineering, Public Works and Water Departments have performed the necessary infrastructure inspections for the MANCHESTER FIELDS and have found the site complete and constructed to Riverton City's standards. All improvements have been constructed and we recommend that approval be given for a Performance release of the bond and that the City accept the improvements.		
Recommendation: It is recommended that approval be give to release \$517,654.00 of the bond and that the City accept the improvements.		
Recommended Motion: Motion for approval of bond release.		