



**RIVERTON CITY
PLANNING COMMISSION AGENDA
THURSDAY, DECEMBER 11, 2014**



NOTICE IS HEREBY GIVEN THAT THE RIVERTON CITY PLANNING COMMISSION WILL HOLD A PUBLIC MEETING AT **6:30 PM, THURSDAY, DECEMBER 11, 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. CONDITIONAL USE PERMIT**, ALPHA WARRANTY BUILDING EXPANSION, 12168 SOUTH REDWOOD ROAD, ALAN CARLSON, APPLICANT.
- B. MULTI-FAMILY SITE PLAN**, 14-8012, RESIDENCE AT PARK AVENUE PHASE 3, 1950 WEST PARK AVENUE, RM-8-D ZONE, 20 UNITS, 2.52 ACRES, BRAD REYNOLDS CONSTRUCTION, APPLICANT
- C. CONDITIONAL USE PERMIT**, 14-2023, PROPOSED DEVELOPMENT OF 2 LOTS ON A PRIVATE LANE, 2940 WEST 13400 SOUTH, RR-22 ZONE, VON TAYLOR, APPLICANT.
- D. ORDINANCE AMENDMENT**, AMENDING SECTIONS IN THE ZONING CODE REGARDING NEW DEVELOPMENT FENCING ADJACENT TO PROPERTIES WITH ANIMAL RIGHTS AND CLARIFYING ALLOWED SOLID FENCING TYPES

2. DECISION/ACTION ITEMS

- A. FINAL SITE PLAN**, 14-8006, SHOPS ON REDWOOD ROAD, COMMERCIAL BUILDING TO BE LOCATED AT 13700 SOUTH REDWOOD ROAD, C-G ZONE, MARLON HILL, APPLICANT
- B. DISCUSSION OF COMMERCIAL SITE PLAN**, PROPOSED BIG O TIRES SITE PLAN, 4689 W 12600 S, SP COMMERCIAL ZONE, DAVID CRITCHLOW, APPLICANT

3. MINUTES

- A. NOVEMBER 13, 2014**

4. ADJOURNMENT

ITEM 1.A
CUP REVIEW

**RIVERTON CITY
MEMORANDUM**

TO: Planning Commission

FROM: Planning Department

DATE: December 11, 2014

**SUBJECT: CONDITIONAL USE PERMIT, ALPHA WARRANTY BUILDING EXPANSION,
12168 SOUTH REDWOOD ROAD, ALAN CARLSON, APPLICANT.**

PROPOSED MOTION:

I move that the Planning Commission recommend APPROVAL of the Alpha Warranty Building expansion, located at 12168 South Redwood Road, with the following conditions:

1. A minimum of two additional trees be planted on the north property line adjacent to the addition, of the same type and full growth height as the existing trees and at a minimum 1.5 inch caliper.
2. The applicant install and maintain blinds in the second story windows.
3. Exterior lighting on the new addition be shielded to minimize impacts to the adjacent properties.

BACKGROUND:

Alpha Warranty, an existing commercial site located at 12168 South Redwood Road, has submitted an application for expansion of their site onto recently rezoned land to the south. In addition, a building permit application was made for modifications to the existing building. Specifically, existing shop/garage space was proposed for conversion into office space, and a second floor was added. Riverton City Staff approved and issued a building permit for the conversion/addition, and construction is well underway. Following concerns raised by an adjacent neighbor, the issuance of the building permit was reviewed by the City Attorney and it was determined that the proposed addition of the second floor space should have been reviewed through the Conditional Use Permit process prior to approval. It is being presented to the Planning Commission for review of the building expansion and any mitigation required to address impacts from the expansion.

The building expansion does meet all of the standards of the Commercial Neighborhood zone. The required side yard setback is twenty (20) feet from property line, which is the placement of the existing building. The expansion does not encroach any closer to the north property line. The maximum building height in the Commercial Neighborhood zone is two stories or 35 feet. The expansion does create a second story but does not exceed 35 feet. It is architecturally in keeping with the existing building materials and design.

The main concern expressed by the adjacent property owner is the inclusion of windows on the north side of the second floor, which has led to privacy concerns by that resident. The applicant is aware of the concerns and has spoken with both the adjacent property owner and City Staff regarding the issue. The applicant has proposed planting of larger caliper trees of the same

type as are existing along the north property line, and has also provided information regarding the internal use of that area relative to the windows, which is included below. While the building height has been extended and a second story included on the building, the location of structure of this height and with a second story is not at all uncommon to the area. Several images are included below of single and multi-family residential buildings in the area that of similar height to the Alpha Warranty building and are located adjacent to one or two story single family homes. With the proposed mitigation of tree planting along the north property line, the additional building height is not out of character with the surrounding area. The allowed uses within the building, and the current use as office space, are typically lower impact daytime uses.

Staff is recommending approval of this Conditional Use Permit with the conditions suggested above.

ATTACHMENTS:

The following items are attached for your review:

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

From: [Alan Carlson](#)
To: [Jason Lethbridge](#)
Subject: Alpha Warranty Building
Date: Tuesday, November 11, 2014 11:33:55 AM
Attachments: [IMAG0422.jpg](#)
[IMAG0424.jpg](#)
[IMAG0425.jpg](#)

Thank you for contacting today about the issues pertaining the visibility of the windows along the north side of our building. We have put ourselves into the shoes of the neighbor and understand the concerns. We have plans in the early spring to add two trees to the north side of the lot consistent with the current trees located a few feet to the east of the new build (attached).

In addition we believe the following things will reduce someone's visibility for the time being and in the future:

- The windows are for individual offices, not for common area, which reduces the traffic.
- The windows will have blinds placed in them, generally no one opens the blinds by the draw string, but by shifting the blades.
- These office will have wrap around desks in them, these desk make it so no one can actually walk up to the window to look down. They can only look directly out and allows the light in.
- The location of the persons desk and computer looks to the front of the office (south) not the window.
- We are a 7-6 business, it is not very often that we have someone late in the evening in the building.

We are open to purchasing trees that are more mature than seedlings and changing the type of trees. But we will need to consider the space limitations, aesthetics, costs, and long-term maintenance of the trees.

ALAN CARLSON

CHIEF FINANCIAL OFFICER
OFFICE: 1.800.662.5519 ext. 222
DIRECT: 801.987.9922
CELL: 801.635.8023
FAX: 801.987.9951
WWW.ALPHAWARRANTY.COM



TOP 3 WARRANTY PROVIDER BY CAWA | TOP 5 BY CARSDIRECT.COM | TOP 6 BY AUTOS.COM



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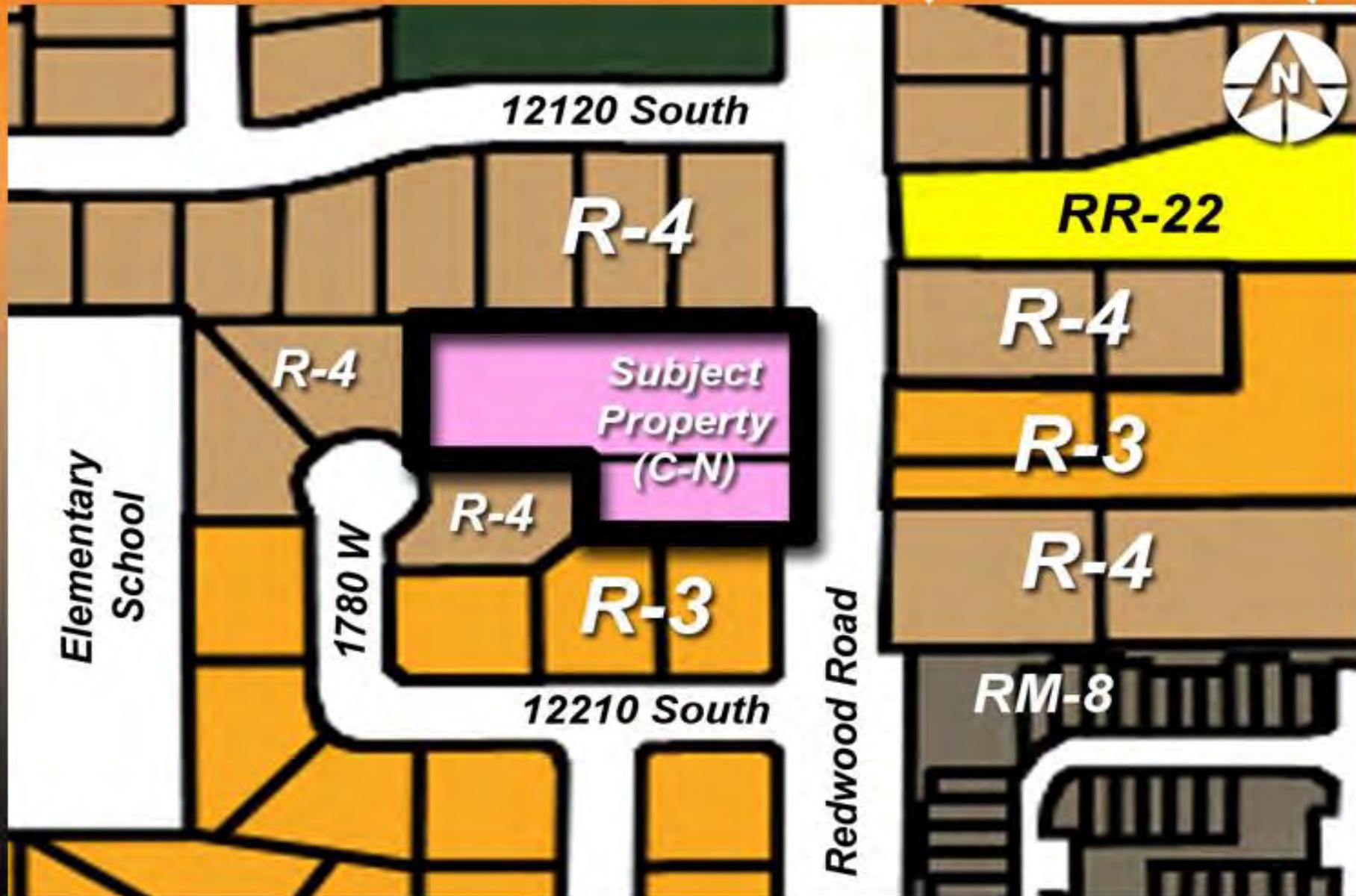
ALPHA WARRANTY PARKING EXPANSION

Aerial View



ALPHA WARRANTY PARKING EXPANSION

Zoning Map





Building as Originally Constructed



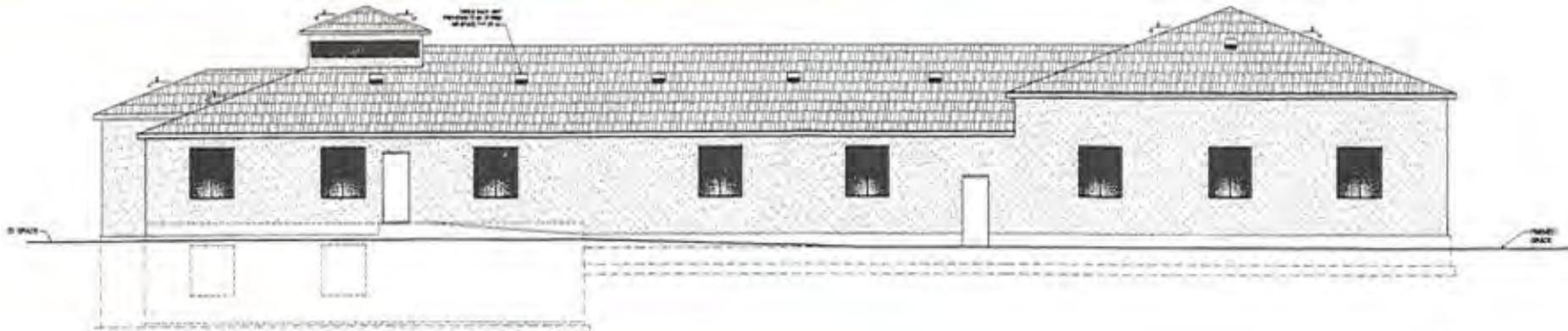


Building as Originally Constructed



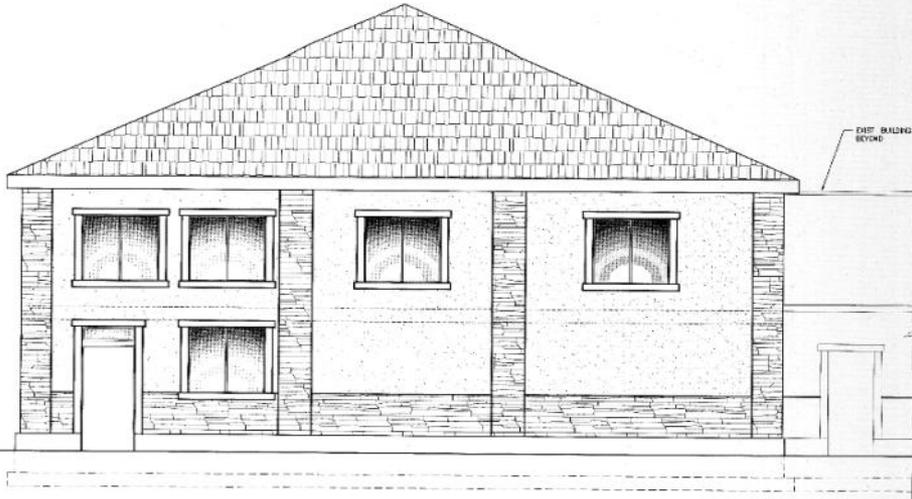
FRONT ELEVATION

SCALE 1/4" = 1'-0"



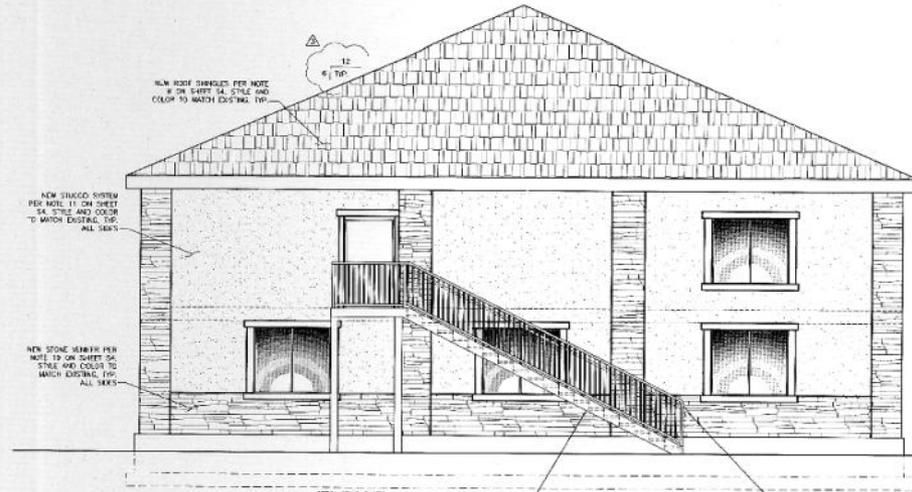


Building Expansion



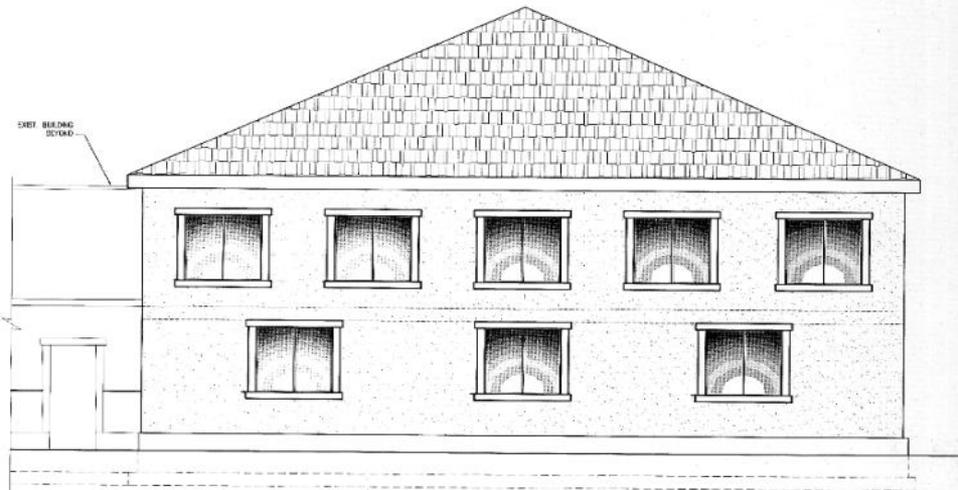
SOUTH ELEVATION
OFFICE SPACE CONVERSION

1/4" = 1'-0"



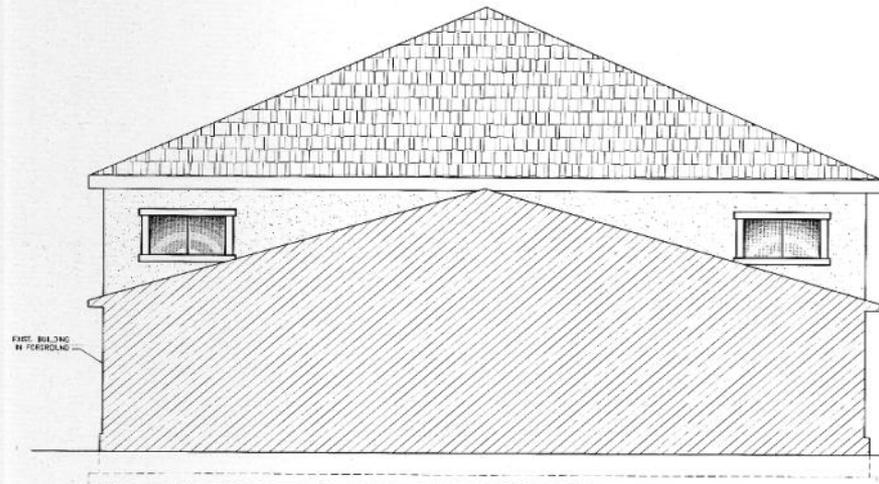
WEST ELEVATION
OFFICE SPACE CONVERSION

1/4" = 1'-0"



NORTH ELEVATION
OFFICE SPACE CONVERSION

1/4" = 1'-0"



EAST ELEVATION
OFFICE SPACE CONVERSION

1/4" = 1'-0"



12/07/2014



12/07/2014





12/07/2014







Area Properties



ITEM 1.B

ORDINANCE ADOPTION

**RIVERTON CITY
MEMORANDUM**

TO: Planning Commission

FROM: Planning Department

DATE: December 11, 2014

SUBJECT: MULTI-FAMILY SITE PLAN, RESIDENCE AT PARK AVENUE PHASE 3, 1950 WEST PARK AVENUE, RM-8-D ZONE, 20 UNITS, 2.52 ACRES, BRAD REYNOLDS CONSTRUCTION, APPLICANT

PL NO.: 14-8012 – Residences at Park Avenue Phase 3, Multi-family Site Plan

PROPOSED MOTION:

I move that the Planning Commission recommend APPROVAL of the Residences at Park Avenue Phase 3 multi-family site plan, application # PL-14-8012, 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. Six foot solid masonry fencing installed along the southern and western property lines of the parking area.

BACKGROUND:

Brad Reynolds Construction has submitted an application requesting approval of a multi-family residential site plan proposed to be located at 1950 West Park Avenue (12765 South). The property is zoned RM-8-D (Residential multi-family 8 units per acre Downtown). Property to the north is zoned C-D (Commercial Downtown) and is currently occupied a vacant building and parking area. To the east and south property is zoned R-4 (Residential ¼ acre lots) and are utilized as single-family residential. To the west property is zoned CD-EHO (Commercial Downtown Elderly Housing Overlay). There is property zoned RM-8-D located to the north east of the subject property.

The applicant is proposing to construct 20 attached townhouse style residential units on property totaling approximately 2.5 acres. The site will be constructed with an access at the east onto 1950 West and an access to the north onto Park Avenue. Three-plex and duplex type units will be located along Park Avenue with three-plex and four-plex style units south of the new drive. The density of the proposed development is 7.9 units per acre.

The site plan has been reviewed against the RM-8-D ordinance for setbacks, parking, sidewalks, open space, guest parking, etc and does comply with all criteria as found in the RM-8-D zoning code. There will be six foot (6') solid masonry fencing installed along the southern boundary adjacent to the single family residential homes.

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

“Exterior materials for all buildings in the RM-8-D zone shall include brick, stucco, stone, or other decorative masonry products including fiber-cement siding as approved by the city council upon recommendation from the planning commission. A minimum of 25 percent of the exterior shall be brick or stone. Vinyl and wood siding are not permitted.”

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

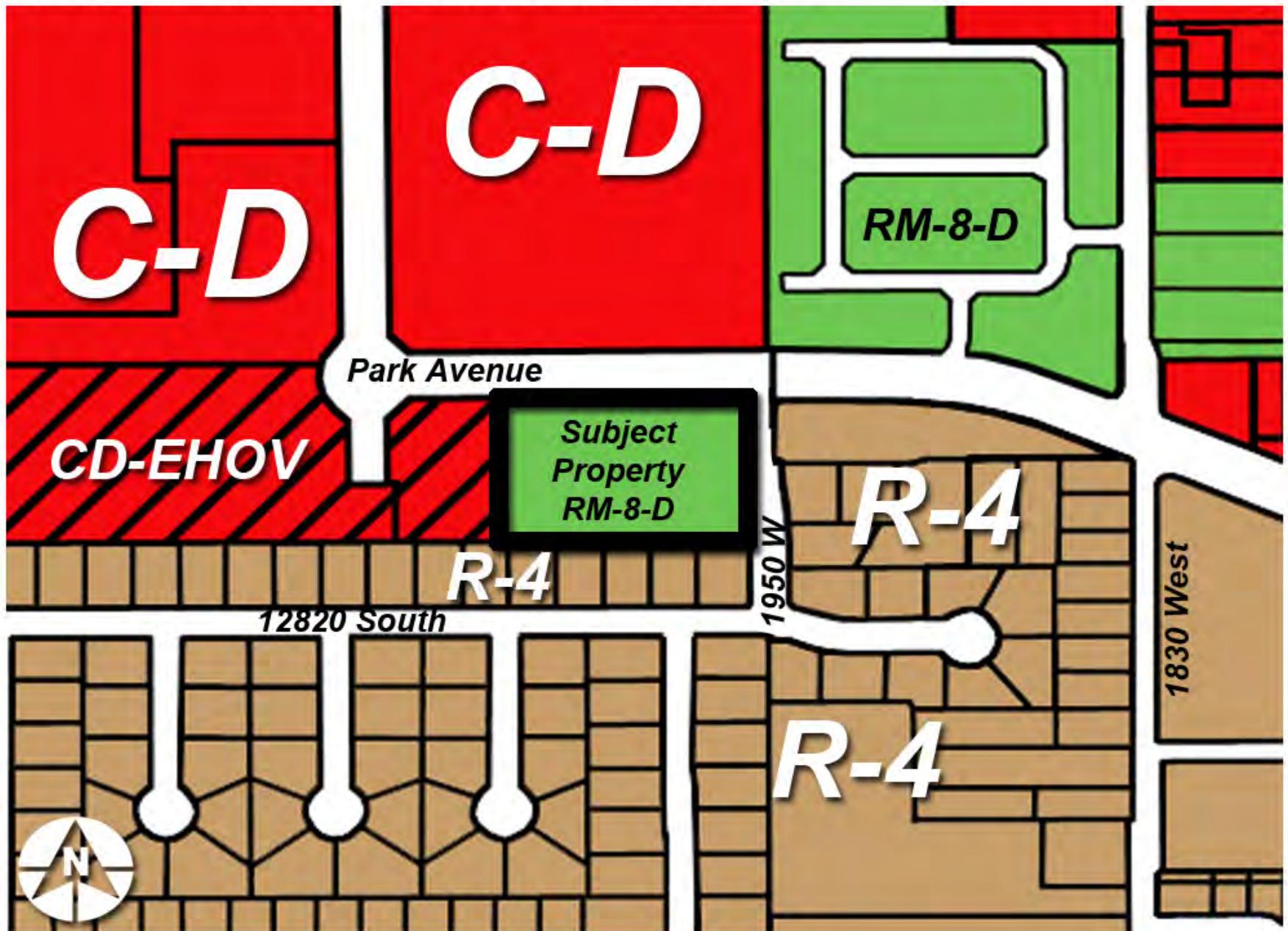
Riverton City Planning, Water and Engineering divisions are recommending approval with the conditions listed in this staff report. The Unified Fire Authority has also reviewed the proposed plan and is recommending approval.

ATTACHMENTS:

The following items are attached for your review:

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

The Residences at Park Avenue Phase 3

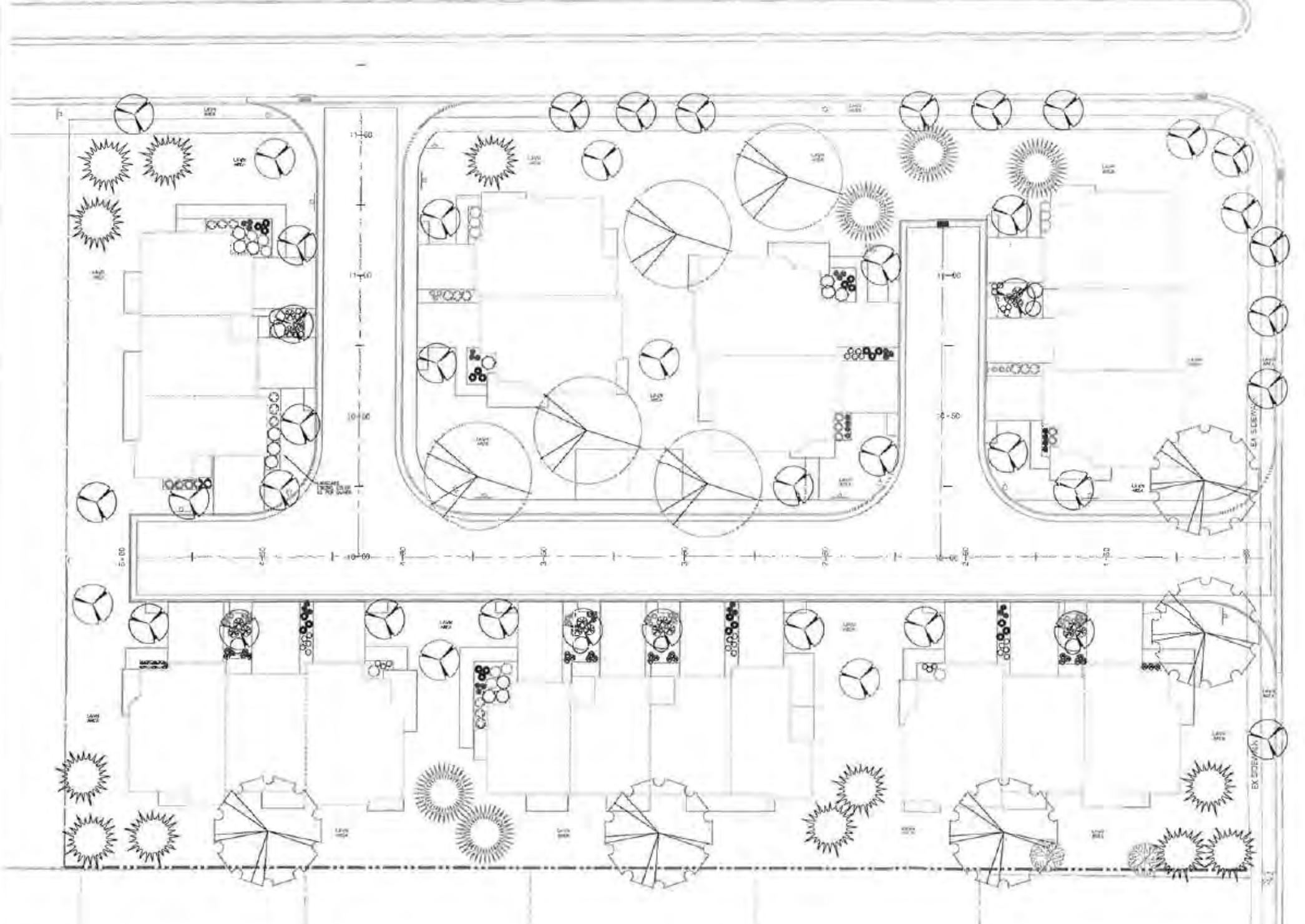


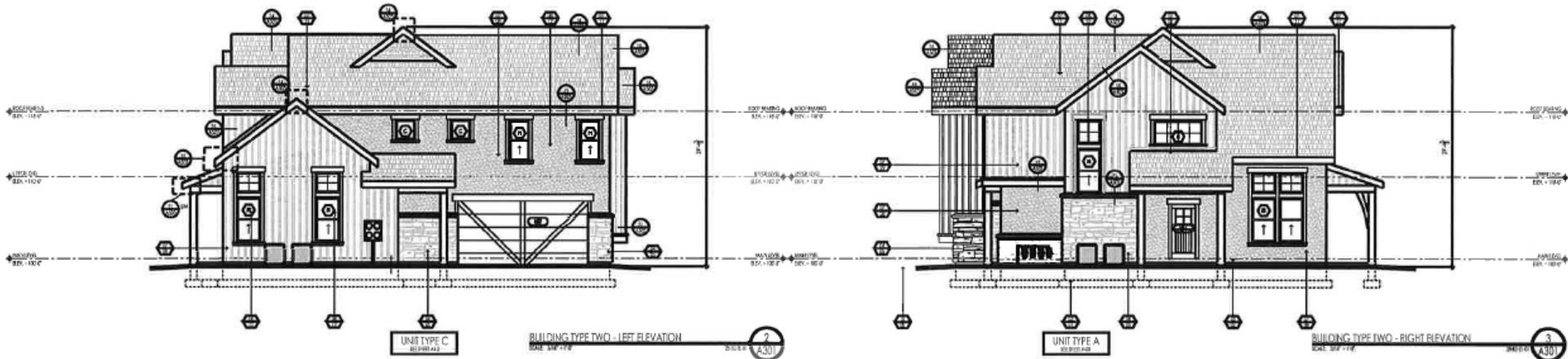
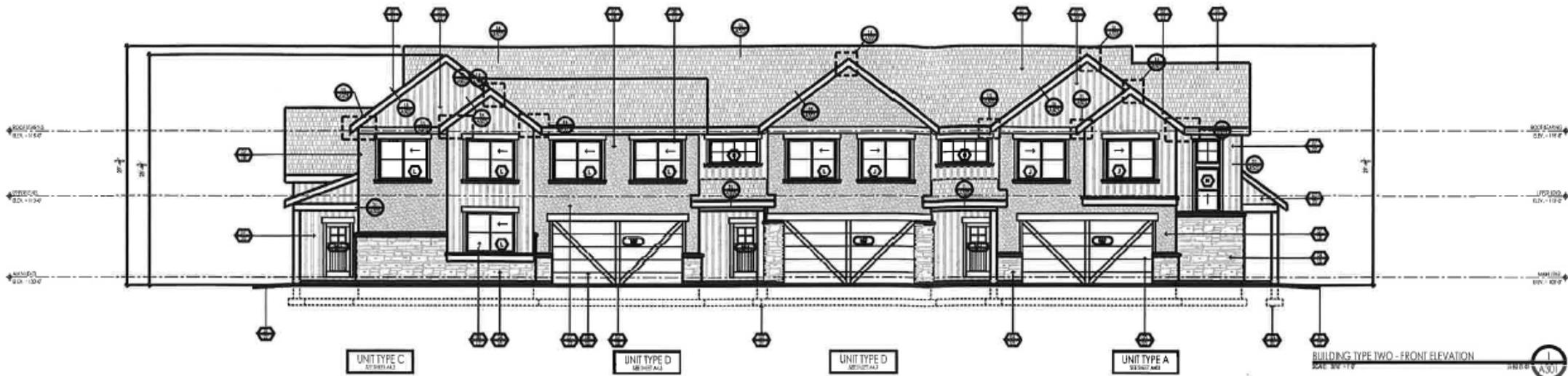
Zoning Map

The Residences at Park Avenue Phase 3



Aerial View





ITEM 1.C

GENERAL PLAN

AMENDMENT/ REZONE

**RIVERTON CITY
MEMORANDUM**

TO: Planning Commission

FROM: Development Review Committee

DATE: December 11, 2014

SUBJECT: CONDITIONAL USE PERMIT, PROPOSED DEVELOPMENT OF 1 LOT ON A PRIVATE LANE, 2940 WEST 13400 SOUTH, RR-22 ZONE, VON J TAYLOR, APPLICANT.

PL NO.: 14-2023 – Von J Taylor Private Lane

PROPOSED MOTION:

I move that the Planning Commission APPROVE conditional use permit to allow construction of a home with access from a private lane located at 2940 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:

Von J Taylor has submitted an application for a conditional use permit for development of one residential to be accessed by a private lane. The property is located at 2940 West 13400 South and is currently zoned RR-22 (Rural Residential ½ acre lots). Properties to the north, east and west are all zoned RR-22. Property the south is 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 property is currently .95 acres and is zoned RR-22 which requires a minimum lot size of 21,780 square feet. The applicant is proposing to subdivide the parcel into two 1/2 acre lots with access to the new lot with a private lane rather than a public right-of-way.

The ordinance listed above provides criteria where private lane developments may be considered in lieu of development on a public street. The first criteria is regarding the amount of frontage to provide for a public street. In this instance the applicant has approximately 110 linear feet of frontage along 13400 South but the parcel will not be subdivided along 13400 South. Therefore there is no frontage for the property. There is an existing home that would require removal and therefore making a public road impossible. There is more than sufficient width to accommodate a private lane to the proposed lot to the north. The second criteria requires the applicant to demonstrate that the property cannot be subdivided with a public street. In this situation the property cannot be subdivided with a public street without removing the existing home and accessory structures on the northern portion of the lot. Sufficient width and frontage exists on the southern portion to provide a full public right-of-way access to the new lots. In regards to the third criteria, this proposed development does not impede the necessary access from adjoining properties.

Given the application does comply with the three criteria established by City ordinance this is a clear cut case for a private road instead of a public street. Therefore, Riverton City planning staff supports the request that this be a private lane and is recommending approval with the conditions listed above. Staff needs to emphasize that this application is for consideration of the private lane only. Subdivision of the property and issues related to the subdivision will be addressed when a subdivision application has been submitted.

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. 14-2023
Date 11/17/2014

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 Von J Taylor
Home Address 2940 W. 13400 S.
City Riverton State VT Zip 84065
Telephone # 801-254-3730 Mobile # 801-243-0701
E-mail Address _____ Fax # _____

Contact Person and Title Jon Zwahlen
Address 2940 W. 13400 S.
City Riverton State VT Zip 84065
Telephone # 801-230-8424 Mobile # 801-230-8424
E-mail Address JVZ.1@netzer.com Fax # _____

1. Project Information

- Name of proposed business _____
- Address 2940 W. 13400 S. Riverton, UT 84096
- Description of the proposed use Private Lane for access to a land locked Rear Property
- Sidwell/Tax ID# _____ Total Acreage of the Site .95 acres
- Current Zoning of the Proposed Site R-22
Zoning of Adjacent Parcels: North R-4 South R-22 East R-22 West R-22
- Current Use of Land Residential
- Number of Existing Structures 1

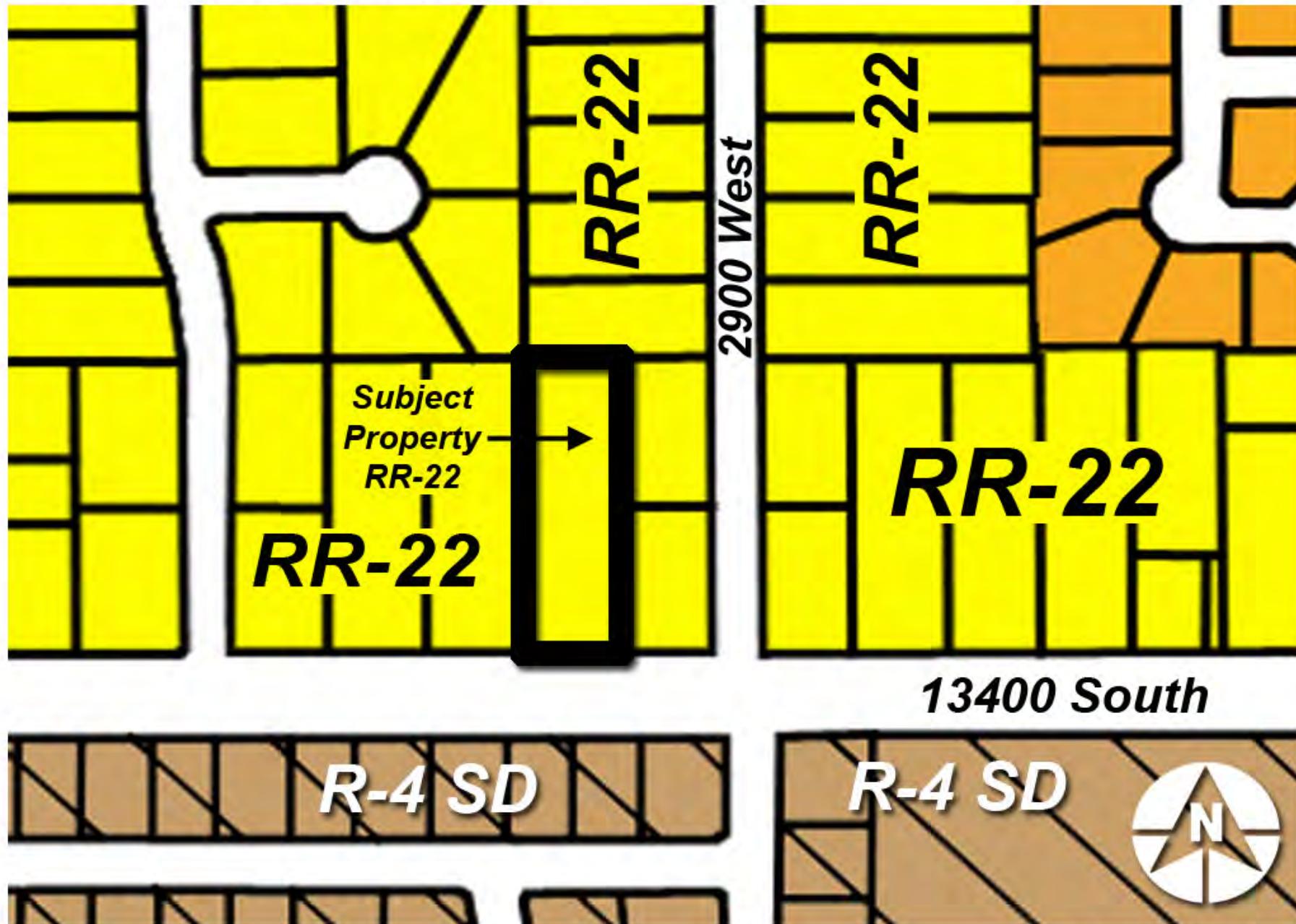
All drawings and other requirements must meet Riverton City Engineering Standards and Development Standards as presented by ordinance. Please note that for your convenience, an application checklist is enclosed. Incomplete applications will not be accepted or approved.

Von J Taylor
Applicant's Signature

11-17-14
Date

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

Von Taylor Private Lane C.U.P.

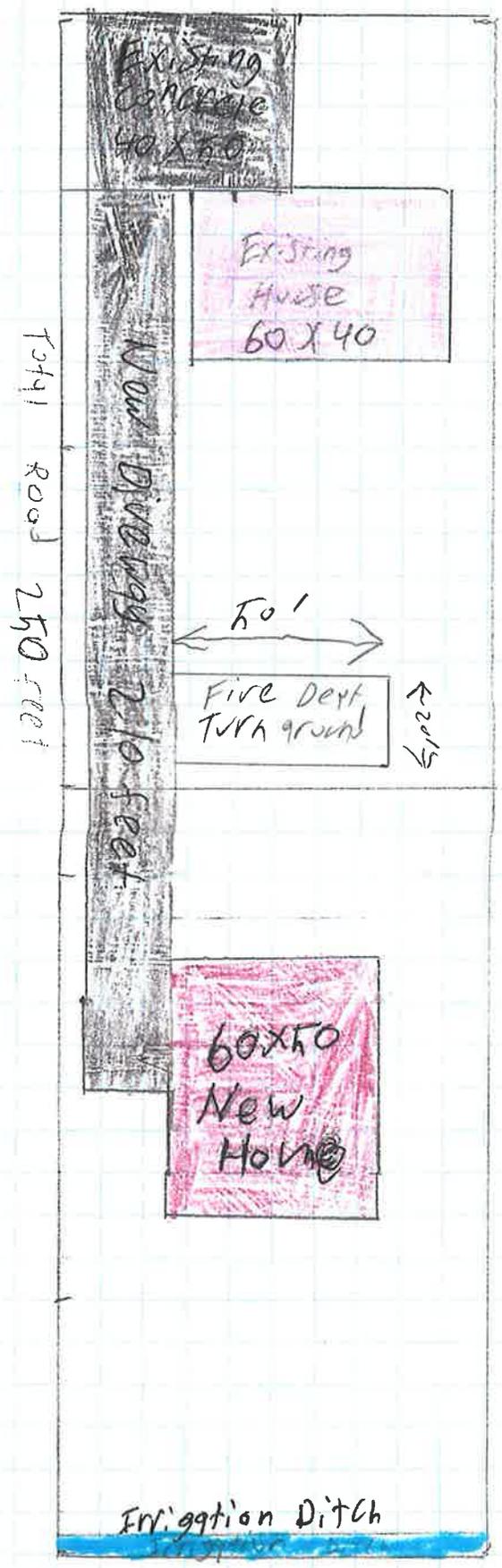


Zoning Map

Von Taylor Private Lane C.U.P.



Aerial View



Property length \approx 360 feet
 New properties \approx 180 feet

Property width \approx 113 feet

ITEM 1.D

REZONE

**RIVERTON CITY
MEMORANDUM**

TO: Planning Commission

FROM: Planning Department

DATE: December 11, 2014

SUBJECT: ORDINANCE AMENDMENT, AMENDING SECTIONS IN THE ZONING CODE REGARDING NEW DEVELOPMENT FENCING ADJACENT TO PROPERTIES WITH ANIMAL RIGHTS AND CLARIFYING ALLOWED SOLID FENCING TYPES

PROPOSED MOTION

This item is for discussion only.

BACKGROUND:

This amendment is regarding fencing requirements for solid masonry fencing, and for fencing requirements between new development and properties with large animal rights. There is language currently in several sections of the Land Use Code which addresses the such fencing requirements. For incompatible uses regarding animal rights, there is language in the residential codes that reads as follows:

All properties adjacent to or abutting zones which are not rural residential or agricultural in nature shall install fencing of sufficient quality, able to withstand an impact from large animals. Fencing may also be required by the planning commission or city council for other potential noncompatible uses.

This language has led to significant questions in the application on this ordinance as to what constitutes a fence 'able to withstand an impact from large animals'. That standard has been interpreted in various ways as it has been applied to projects since its adoption, and staff would like to eliminate confusion regarding that language by adopting a more clear technical standard.

In other sections, required fencing is specified as "solid masonry" or "precast concrete panel" fencing. At the time this language was first considered, there was a limited range of fencing that met this definition. There are now a variety of fencing that may be interpreted as 'solid masonry' or 'precast concrete'. Staff would like feedback from the Commission regarding these questions, and then will prepare an ordinance amendment to the affected sections of the code. More information on the sections and the fencing types will be presented at the meeting.

ATTACHMENTS:

The following items are attached:

1. A copy of affected ordinance sections.

FENCING ORDINANCE

18.155.150 Fences required in specific areas.

(2) Lots Adjacent to Residential Zones. An eight-foot-high solid fence shall be required between all commercial and industrial zones having a common lot line with a residential zone of any type. A six-foot-high solid fence shall be required between multiple-family or planned development zones having a common lot line with a single-family residential zone but shall be reduced to three feet in height inside the front yard setback area and shall meet all other aspects of this chapter.

18.155.080 Nonresidential fencing.

(1) Noncompatible Zones. A solid fence with a minimum height of six feet shall be required between noncompatible zones. [Ord. 10-3-00-1 § 1 (Exh. A). Code 1997 § 12-360-040.]

SINGLE FAMILY RESIDENTIAL ZONES

18.25.080 Fencing between noncompatible zones.

All properties adjacent to or abutting zones which are not rural residential or agricultural in nature shall install fencing of sufficient quality, able to withstand an impact from large animals. Fencing may also be required by the planning commission or city council for other potential noncompatible uses. [Ord. 8-17-99-1 § 1 (Exh. A). Code 1997 § 12-220-040.]

COMMERCIAL ZONES

18.80.070 Development standards.

(1) Site Development.

(4) Buffering Between Noncompatible Land Uses. Between noncompatible land uses, a minimum of six-foot masonry wall and seven feet of landscaping shall be installed.

ITEM 2.A

**RIVERTON CITY
MEMORANDUM**

TO: Planning Commission

FROM: Development Review Committee

DATE: December 11, 2014

SUBJECT: COMMERCIAL SITE PLAN, THE SHOPS AT REDWOOD, 13700 SOUTH REDWOOD ROAD, C-G ZONE, MARLON HILL, APPLICANT

PL NO.: 14-8006 – The Shops at Redwood

PROPOSED MOTION:

I move that the Planning Commission recommend APPROVAL of the Shops at Redwood final site plan, application number PL-14-8006, located at 13700 South Redwood Road, 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 Redwood Road.
7. Submitting an acceptable storm water management and covenant to maintain.
8. Recording an easement for the benefit of lots 2 and 3 for stormwater.

BACKGROUND:

Marlon Hill has submitted an application requesting final site plan approval for property located at 13700 South Redwood Road just north of the exiting Burt Brothers Tires center. The property is zoned C-G (Commercial Gateway) as area all of the properties on the north, west and south. To the east property is zoned R-1 (Residential 1 acre lots).

The proposed project will consist of one multi-tenant retail building located in the Bangerter-Redwood master development. The building will rest on the western half of the parcel and will share the existing access to Redwood Road with the Burt Brothers Tires business. Parking areas will be constructed north and east of the building with a drive through lane extending along the western side of the proposed building. There is a large storm water management pond located east of the parking area that is necessary for the overall development and will remain intact.

The building could potentially house a dental office as well as retail or food service uses. Therefore parking has been calculated using parking requirements for dental / medical office uses which is slightly higher than parking requirements for standard retail. Total spaces required based upon square footage of the tenant spaces is 27 where 28 parking stalls are being provided.

The building architecture is typical of commercial design in Riverton City. There is good variation in the roofline, and the architecture includes elements consistent with ordinance. One item of note is the use of lighter toned porcelain tile finish on the lower course and around the entryways. The Commercial Gateway zone does state that “the lower portion of the wall shall consist of brick, *tile*, stone, decorative cinder block, or decorative concrete.” The proposed material is consistent with that ordinance, but not one that has been extensively utilized on recent buildings. The architect for the project will be present at the upcoming meeting, and will have a materials board for examination if there are questions on this material.

Building architecture satisfies the requirements as found in the C-G zone. The exterior of the building has a good mix of stone along the base of the wall and extending up to wards the roofline in various locations including the main entrance. Upper walls materials consist of EIFS stucco paneling. The roofline has broken up using parapet walls and a large arch over the main building entry. Any rooftop mechanical equipment will be screened behind the proposed parapet walls.

Fencing requirements for this development were required to be constructed during the Burt Brothers phase of construction. All zones surrounding this proposed commercial building are Commercial Gateway and are compatible.

Staff is recommending APPROVAL of this commercial site plan. The use is consistent with the surrounding area, and will not create impacts in conflict with the soon to be completed City Park.

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. 14-8006
Date _____

Application

Site Plan

A. Applicant's Name Auris Development Group LLC
Home Address 45 West 10000 South #104
City Sandy State UT Zip 84070
Telephone # 801-255-3533 Mobile # 801-548-3262
E-mail Address mhill@capitelcra.com Fax # 801-255-3311

B. Primary Contact Person Maureen Hill
Address Same as Above
City _____ State _____ Zip _____
Telephone # _____ Mobile # _____
E-mail Address _____ Fax # _____

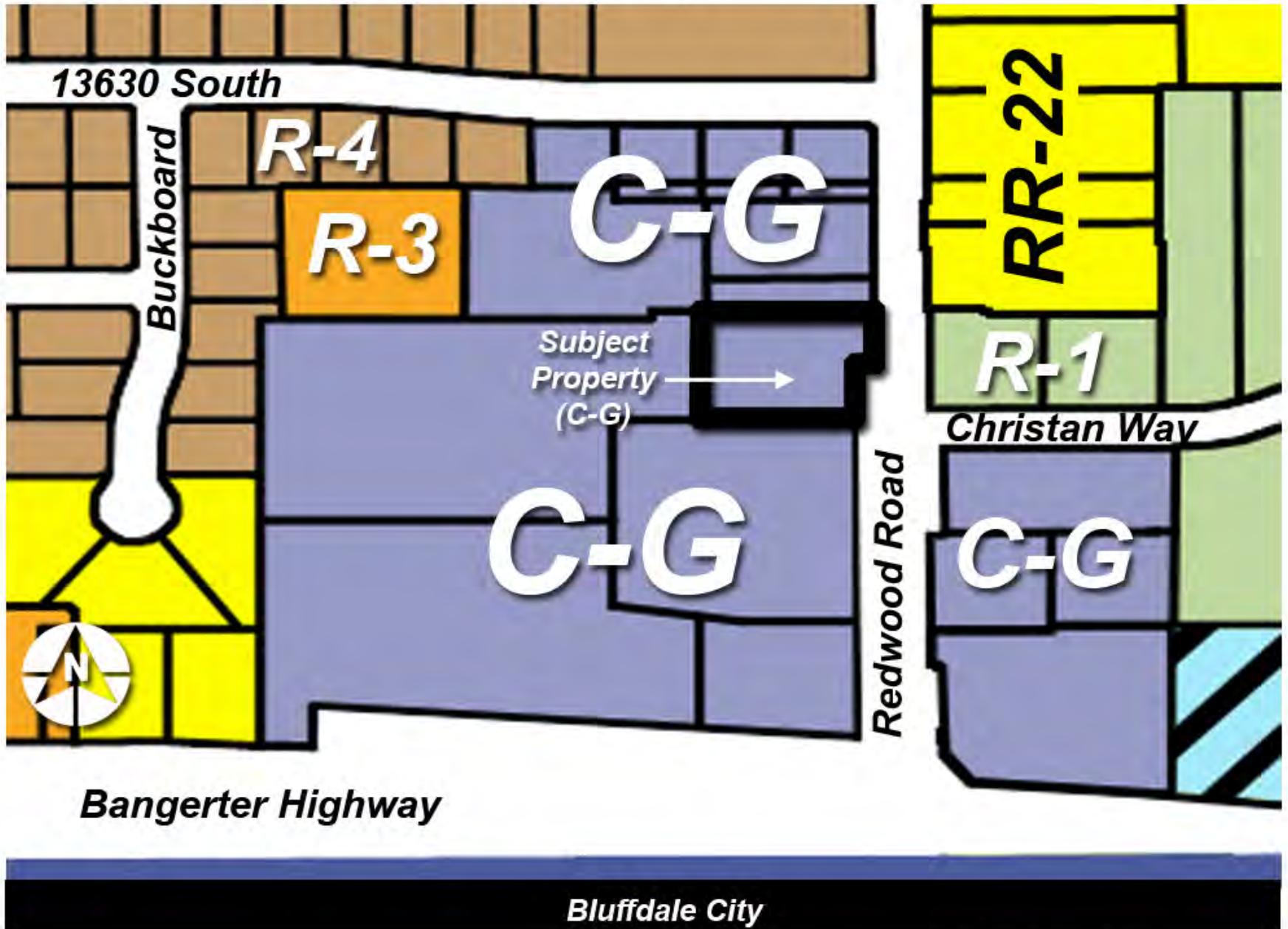
C. Project Information
1. Name of Proposed Business The Shops on Redwood
2. Address 13700 South Redwood Road (approximate not address) as signed
3. Description of the Proposed Business new retail center
4. Sidwell/Tax ID# _____ Total Acreage of the Site .46
5. Current Zoning of the Proposed Site _____
Zoning of Adjacent Parcels: North _____ South _____ East _____ West _____
6. Current Use of the Land _____
7. Number of Existing Structures none new construction
8. Describe the Proposed Use and Structures for the Site retail strip center 5600 SF
9. Did this Project Require a Rezone? Yes / No If Yes, PL# _____
10. Did this Project Require a Conditional Use Permit? Yes / No If Yes, PL# TD not know

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

Maureen Hill
Applicant's Signature Maureen Hill Date 7/15/2014

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

The Shops on Redwood Final Site Plan



Zoning Map

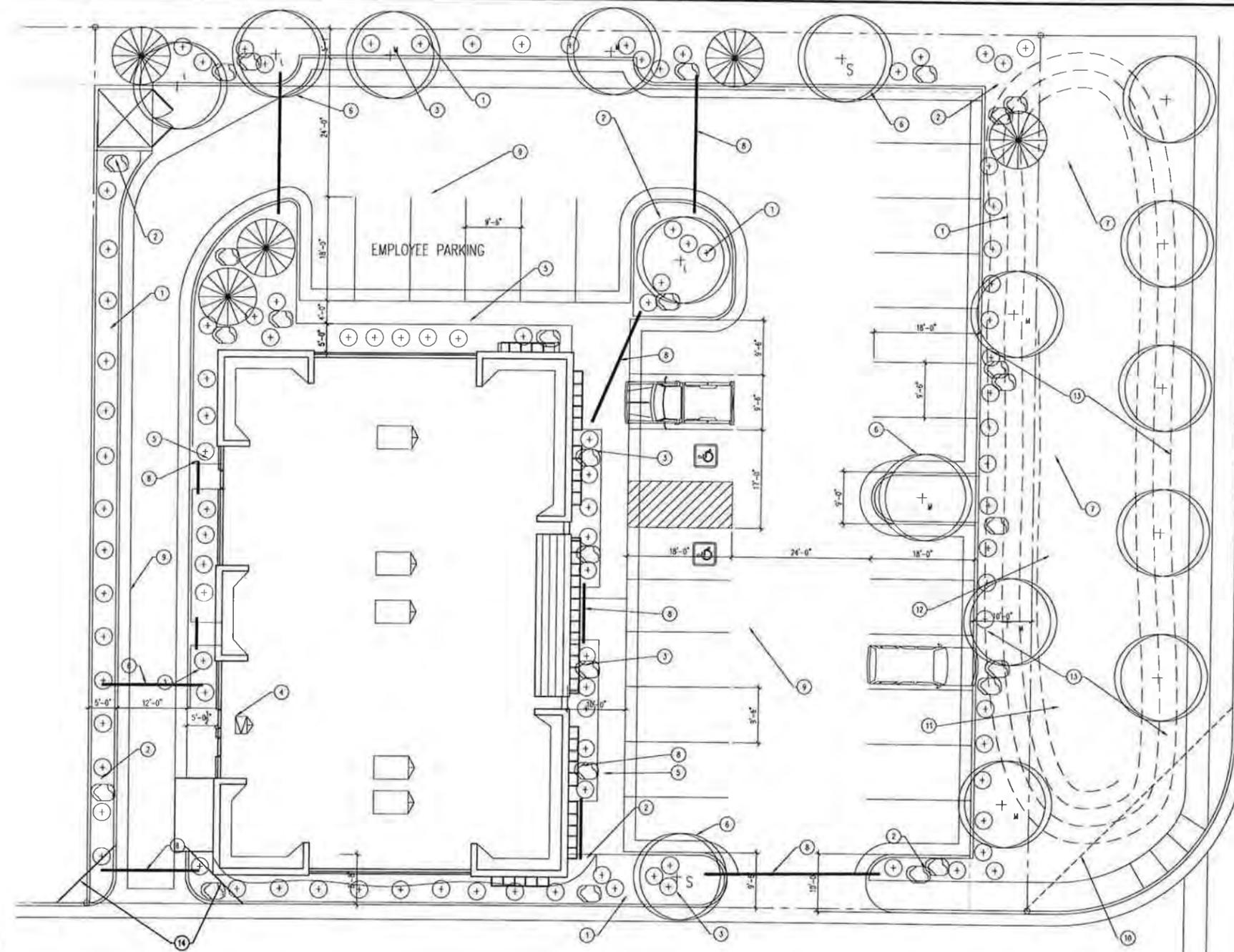
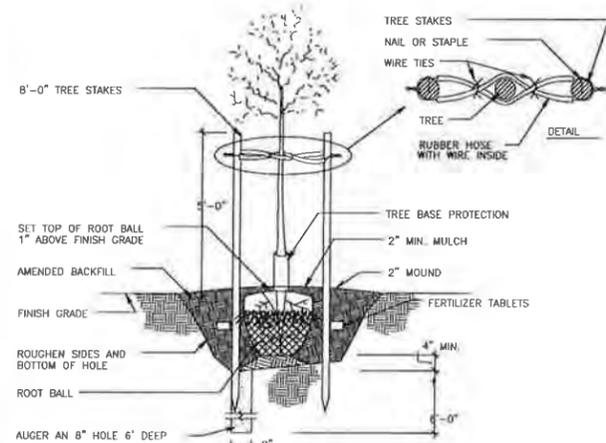
SPRINKLER SYSTEM NOTES:

- GROUND COVER AREAS TO HAVE DRIP SYSTEM TO BE APPROPRIATE FOR TYPE OF PLANTINGS BEING WATERED
- ALL AREAS WITH RIVER ROCK GROUND COVER TO RECEIVE DRIP TYPE IRRIGATION SYSTEM TO WATER SHRUBS ONLY TIED BACK INTO TIMER AT BUILDING
- IRRIGATION SYSTEM IS TO BE DESIGN BUILT BY INSTALLATION CONTRACTOR AND IS TO COVER ALL LANDSCAPED AREAS. ALL AREAS TO BE RUN BY TIMER MOUNTED ON BUILDING DESIGN AND LAYOUT ARE TO MEET ALL CITY CODES AND ORDINANCES. SUBMIT STAMPED PLAN TO CITY FOR REVIEW PRIOR TO WORK
- PLACE STOP AND WASTE WITH BACKFLOW PREVENTER AT CONNECTION LOCATION TO MEET CITY ORDINANCES AND REGULATIONS.
- DESIGN SYSTEM TO RUN ON 1" SUPPLY LINE. VERIFY PRESSURE AND FLOW PRIOR TO DESIGN AND PROVIDE SUBMITTAL SHOWING LAYOUT OF SPRINKLER SYSTEM PRIOR TO INSTALLATION
- STAKE ALL TREES PER DETAIL BELOW
- SUBMIT RIVER ROCK SAMPLES FOR ARCHITECT APPROVAL PRIOR TO INSTALLATION
- ALL PLANTING ARE TO BE DROUGHT TOLERANT (ZONE 0 OR 1) PLANT MATERIALS
- CONTROLLER TO BE "HUNTER" PRO C SERIES MULTIPLE STATION CONTROLLER, 3-CYCLE PROGRAMMABLE. LOCATE ON EXTERIOR WALL OF BUILDING AS INDICATED
- PLACE BACKFLOW PREVENTER AND PRESSURE REDUCER VALVE IN ACCESSIBLE PLASTIC BOX IN LANDSCAPED AREA
- SUBMIT TO OWNER WRITTEN DRAINING INSTRUCTIONS AND PROVIDE MANUAL DRAINS ACCESSIBLE PLASTIC BOX. PROVIDE BLOW-OUT NOZZLE ON EACH ZONE. SLOPE ALL LINES TO MANUAL DRAINS
- RUN ALL LINES IN SCHEDULE 40 PVC SUPPLY LINE TO BE 1 1/4" TO VALVE BOXES.
- ALL EQUIPMENT AND PARTS TO BE HUNTER, RAINBIRD OR TORO
- DESIGN SHRUBS AND PLANTING SO AS NOT TO OBSCURE SIGNAGE AND WINDOWS WHEN FULLY MATURE
- DESIGN PLANTINGS TO BE GROUPED FOR OPTIMAL WATERING AND MAINTENANCE WHEN MATURE
- PLACE 6" TOP SOIL ALL AREAS PRIOR TO PLANTING. CU-RUB AND REMOVE ALL WEEDS PRIOR TO SOIL PLACEMENT.
- SLOPE ALL PLANTINGS AND FINAL GRADES AWAY FROM BUILDING AT 2% MINIMUM AND HOLD 6" BELOW FLOOR LINE MINIMUM
- PLANT STRIP TO MEET CITY STANDARDS. AVOID SODDED AREAS AS POSSIBLE. PLANT LOW GROWING GROUND COVER INSTEAD OF SOOD.
- PLACE WEED FABRIC UNDER ALL BOULDERS

PLANTING LEGEND:

- 1 1/2" CALIPER LARGE SIZE TREES (ZONE 1)
- 1 1/2" CALIPER BLACK MAPLE - ACER NIGRUM
- 1 1/2" CALIPER QUERCUS MACROCARPA - BUR OAK
- 1 1/2" CALIPER MEDIUM SIZE TREES (ZONE 1)
- 1 1/2" CALIPER KOELREUTERIA PANICULATA - GOLDEN RAIN TREE
- 1 1/2" CALIPER ACER GRANDIDENTATUM - BIGTOOTH MAPLE
- 1 1/2" CALIPER CRATAEGUS SP - HAWTHORNE
- SMALL SIZE TREES (ZONE 1)
- 5 GALLON - AMELANCHIER LAEVIS - SERVICEBERRY
- 1 1/2" CALIPER ACER TRUNCATUM - SHANTUNG MAPLE
- 6" TALL MUGO PINE OR BLUE SPRUCE CONIFEROUS TREES
- 5 GALLON SHRUBS TO BE OF THE FOLLOWING VARIETIES:
 - SPirea VARIOUS SP - SPIREA
 - COTTONASTER VARIOUS SP - DROUGHT TOLERANT
 - DREAGON GRAPE - MAHONIA AQUIFOLIUM
 - BARKBERRY - VARIOUS SP - DROUGHT TOLERANT
 - DOGWOOD - VARIOUS SP - DROUGHT TOLERANT
 - POTENTILLA - VARIOUS SP - DROUGHT TOLERANT
 - DECORATIVE GRASSES: DROUGHT TOLERANT (ZONE 1) - ELYMUS GARDIG - BLUE OAT GRASS
 - ORYZOPSIS HYMNENODES - INDIAN RYE GRASS
- NEW LANDSCAPING BOULDERS 36" MIN DIAMETER QUARTZITE
- NEW RIVER ROCK DECORATIVE GROUND COVER 2-4" DIAMETER PLACE OVER WEED FABRIC
- NEW RIVER ROCK DECORATIVE GROUND COVER 3/4" DIAMETER PLACE OVER WEED FABRIC

LANDSCAPE CONTRACTOR IS TO DESIGN BUILD PLANTING LAYOUT FROM ABOVE ACCEPTED LIST AND PROVIDE STAMPED DRAWINGS FOR REVIEW. OTHER SPECIES MAY ALSO BE USED THAT ARE DROUGHT TOLERANT OF SIMILAR ZONES.



PROPOSED LANDSCAPE PLAN

SCALE: 1"=10'-0"



LANDSCAPE NOTES:

ALL AREAS TO BE SPRINKLED AND BE CONTROLLED BY AUTOMATIC TIMER AND VALVES

ALL AREAS TO RECEIVE GROUND COVER TO HAVE WEED FABRIC AND PLACE DECORATIVE RIVER ROCK GROUND COVER

ALL AREAS WITH GROUND COVER TO BE PLANTED WITH SHRUBS AND BE IRRIGATED WITH DRIP TYPE SYSTEM TIED BACK TO TIMER AND CONTROLS

ALL SHRUBS TO BE 5 GALLON SIZE

ALL TREES TO BE 2" CALIPER AND HAVE RINGS WITH BARK TYPE GROUND COVER AND WEED FABRIC TO 2' OUT FROM TRUNK

DECORATIVE BOULDERS TO BE PLACED TO BE QUARTZITE 36" DIAM. MIN. BOULDERS AS SELECTED BY ARCHITECT.

ALL BORDERS BETWEEN ROCK AND BARK PLANTER AREAS ARE TO RECEIVE METAL EDGING STRIP DIVIDER STRIP

SUPPLY ONE YEAR GUARANTEE FOR ALL LANDSCAPING

LANDSCAPE CALCULATIONS:

TOTAL SITE AREA: 24,632 SF = 0.54 ACRES

LANDSCAPE AREA: 5,100 SF = 21% OF TOTAL - OK 20% MIN

OFF SITE LANDSCAPING (PARK STRIP): 3,862 SF EXISTING

TOTAL LANDSCAPE AREA: 9,469 SF

TREES AND LANDSCAPE REQUIREMENTS

- 1/2" IN PARK STRIP EXISTING - SHOWN
- 3" PARKING PERIMETER REDWOOD SIDE: SHOWN
- MINIMUM COUNT 20/ACRE X 54 ACRES = 12 - 13 SHOWN - OK
- 5 CONIFEROUS - 40%

- KEYED NOTES:**
- ALL AREAS TO RECEIVE DRIP TYPE IRRIGATION SYSTEM
 - NEW LANDSCAPING THIS AREA TO BE BUSHES AND TREES INDICATED WITH RIVER ROCK GROUND COVER LARGE 2-4" ROCKS OVER WEED FABRIC. ALL IRRIGATION TO BE DRIP TYPE TIED INTO TIMER FOR BUILDING. SEE LEGEND.
 - NEW LANDSCAPING THIS AREA TO BE BUSHES AND TREES INDICATED WITH RIVER ROCK GROUND COVER SMALL 3/4" ROCKS OVER WEED FABRIC. ALL IRRIGATION TO BE DRIP TYPE TIED INTO TIMER FOR BUILDING. SEE LEGEND.
 - NEW TIMER LOCATION TO BE LOCATED IN HOUSE CLOSET - SEE FLOOR PLANS
 - NEW CONCRETE SEWER/STORM SEE SITE PLAN AND DETAILS
 - STAKE ALL TREES - SEE DETAIL THIS SHEET
 - EXISTING RETENTION DEPRESSION TO REMAIN REMOVE SOOD ON PROPERTY AND REPLACE WITH RIVER ROCK AND SOODS AS SHOWN
 - PLACE 6" SLEEVES UNDER ALL WALKS AND DRIVES TYPICAL
 - ASPHALT PAVING - SEE PLANS AND SPECIFICATIONS
 - MAINTAIN CLEAR VISION AT ALL ENTRIES FOR 15' SEE NOTE ABOVE.
 - NO TREES ALLOWED UNDER POWER LINES AND FOR 10' EITHER SIDE OF LINES
 - NO TREES ALLOWED WITHIN 10' OF FIRE HYDRANT AND PLUMBING LINES INTO SITE
 - IRRIGATION SYSTEM THIS AREA TO REMAIN AS-IS. PROTECT FROM DAMAGE AND REPAIR AND MAINT AS NEEDED FOR PROPER OPERATION
 - 15" VISION TOWER - NOT PLANTING OR LANDSCAPING OVER 3" TALL TO BE LOCATED WITHIN THIS AREA

AREA CALCULATIONS:

TOTAL SITE AREA: 24,633 SF

MAX. BUILD: 35K SITE = 8,621 SF

MIN LANDSCAPING: 20% SITE = 4,927 SF

PARKING REQ

RESTAURANT/ DRIVE-UP: 100 SF GROSS

DENTAL OFFICE: 2400 SF GROSS

PROJECTED NUMBERS:

DENTAL OFFICE: 2400 SF

RESTAURANT/ DRIVE-UP: 2950 SF

PROJECT AREAS:

LANDSCAPING: 5100 SF = 21% OF TOTAL

BUILDING AREA: 5360 SF - OK

PARKING REQUIRED:

DENTAL OFFICE: 12 SPACES

RESTAURANT: 15 SPACES

TOTAL SPACES: 27 (2 ADA REQUIRED) - OK

VINCENT DESIGN GROUP, INC.
ARCHITECTS AND PLANNERS

401 EAST 1700 SOUTH, SALT LAKE CITY, UTAH - (801) 484-2046

PROPOSED DRIVE-UP MIXED USE BUILDING FOR:
CAPITAL COMMERCIAL REAL ESTATE
BANGERTER AND REDWOOD ROAD

RIVERTON, UTAH

LANDSCAPE PLAN AND DETAILS

ARCH. PROJECT NO: XX-XXX
DATE: 7/3/14
DRAWN BY: BRENT
CHECKED BY:
DESIGNED BY:

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DATE	REVISION

SHEET TITLE
SD-2.00
ARCHITECTURAL 1 of 1

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TOTAL ELEVATIONAL SQUARE FOOTAGE: 1850 SF
 REQUIRED STONE/BRICK/DECORATIVE CONC.: 617 SF
 EAST ELEVATION SBDC: 650 SF - OK

PROPOSED EAST ELEVATION

SCALE: 1/8" = 1'-0"



ELEVATION AREA: 1200 SF
 STONE AREA: 440 SF

PROPOSED SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



ELEVATION AREA: 1200 SF
 STONE AREA: 400 SF

PROPOSED NORTH ELEVATION

SCALE: 1/8" = 1'-0"



ELEVATION AREA: 1800 SF
 STONE AREA: 616 SF

PROPOSED WEST ELEVATION

SCALE: 1/8" = 1'-0"

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PROPOSED DRIVE-UP MIXED USE BUILDING FOR:
CAPITAL COMMERCIAL REAL ESTATE
 BANGERTER AND REDWOOD ROAD

RIVERTON, UTAH

PROPOSED ELEVATIONS

ARCH. PROJECT NO: XX-XXX
DATE: 3/21/14
DRAWN BY: BRENT
CHECKED BY:
DESIGNED BY:
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DATE	REVISION

SHEET TITLE
A-2.00
 ARCHITECTURAL 1 of 1

ITEM 2.B

**RIVERTON CITY
MEMORANDUM**

TO: Planning Commission

FROM: Planning Department

DATE: December 11, 2014

SUBJECT: DICUSSION, PERIMETER FENCING ON PROPOSED COMMERCIAL
SITE PLAN, LOCATED AT 4689 W 12600 S.

PROPOSED MOTION

This item is for discussion only.

BACKGROUND:

There is a proposed commercial site plan to be located at approximately 4689 W 12600 S adjacent to the Western Springs Park. There are issues that have arisen with the required fencing between the project and the park as a result of utility easements on the property. Staff will present additional information at the upcoming meeting for discussion on the issue, and then incorporate feedback from the Commission into the site plan for presentation at a future date.

ITEM 3.A

1 RIVERTON CITY PLANNING COMMISSION
2 MEETING MINUTES

3
4 November 13, 2014

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

8
9 Planning Commission Members:

Staff:

10
11 Brian Russell
12 Dennis Hansen
13 Kent Hartley
14 James Endrizzi
15 Scott Kochevar

Jason Lethbridge, Planning Manager
Casey Taylor, Deputy City Attorney

16
17 Commissioners Cade Bryant and James Webb were excused. Commissioner
18 Kochevar arrived late.

19
20 Chair Russell called the meeting to order. A member of Boy Scout troop 1631 led
21 the Pledge of Allegiance.

22
23 I. PUBLIC HEARING

24
25 Commissioner Hansen moved that the Planning Commission discuss Public
26 Hearing Item E, Conditional Use Permit, Home on a Private Lane, on property
27 located at 12852 South 1830 West, to the first item on the Public Hearing Agenda.
28 Commissioner Hartley seconded the motion. The motion passed unanimously.

29
30 A. REVIEW OF PREVIOUSLY APPROVED CONDITIONAL USE PERMIT, 14-
31 2008, MAXIMUM MACHINE, 13055 SOUTH BLAZE COURT, RR-22 ZONE,
32 PROPOSED HOME BASED BUSINESS, TIM BROHL, APPLICANT.

33
34 Planning Manager, Jason Lethbridge, presented the staff report and displayed an aerial
35 photograph of the subject property. He explained that the purpose of tonight's
36 discussion will be to review the existing business against the conditions of approval that
37 were imposed when the conditional use permit was issued. Mr. Lethbridge pointed out
38 that the home sits on a cul-de-sac and has a large accessory building on the south end
39 of the property with a separate driveway. The conditional use permit was for the
40 operation of a business out of the accessory building.

41
42 Mr. Lethbridge presented the conditions of approval that were imposed at the time the
43 conditional use permit was granted. He stated that from the time that the business
44 began operation, several reports were made regarding violations of the permit and other
45 concerns. One of the conditions of approval was that the business not operate before
46 10:00 a.m. or after 5:00 p.m., with the garage doors open. Additionally, all work and

1 storage associated with the business must be conducted within the accessory building.
2 Last, no truck traffic associated with business deliveries and pick-ups would be allowed.
3

4 Mr. Lethbridge stated that there have been reports of semi-truck deliveries to the
5 property. He clarified that "pick-ups" refer to product deliveries rather than pick-up truck
6 vehicles. He explained that while there are pick-up trucks on the property, they are not
7 associated with the business, and are, therefore, not in question as part of tonight's
8 discussion. Photographs of the property indicate, however, that there are large pallets
9 and a fork lift on the property and that the garage doors are often open outside of the
10 allowable business hours.

11
12 Mr. Lethbridge explained that when the permit was initially reviewed for approval, the
13 applicant agreed to store all business-related materials in the accessory building.
14 Furthermore, Mr. Lethbridge stated that he personally observed on two occasions
15 where the garage doors were open before 10:00 a.m. There has been at least one
16 instance where a semi-truck has made a delivery to the site. A complaint was made
17 because the semi-truck was blocking traffic into the cul-de-sac. The City's Conditional
18 Use Permit Ordinance states that the Planning Commission shall revoke a conditional
19 use permit if there is a substantial violation of the conditions placed on the permit. Once
20 the conditional use permit is revoked, the business license will also be revoked.

21
22 Commissioner Hansen recalled that when this conditional use permit was initially
23 reviewed, he was specifically concerned with the delivery process. He referenced the
24 minutes of that meeting where the applicant stated that he has plastic delivered to him
25 at a commercial site where it is then offloaded with a forklift and transported to his
26 home. Commissioner Hansen stated that it appears that the deliveries are being made
27 to the home, which is where the forklift is located. He speculated that there may have
28 been some manipulation of the facts when the application was first presented to the
29 Commission.

30
31 Chair Russell opened the public hearing.

32
33 Kathy Draper commented that the business does not belong in a neighborhood and
34 should be located in a manufacturing area. Ms. Draper expressed opposition to the
35 business.

36
37 Tim Brohl identified himself as the business owner. He clarified that he does not take
38 deliveries at his shop. Furthermore, he noted that he has a forklift on his property to lift
39 his molds in and out of his machines because they weigh up to 1,000 pounds. The
40 semi-truck in question is a crane and was needed to offload machines. He
41 acknowledged that it temporarily blocked traffic, which upset one of his neighbors;
42 however, it was set up in such a manner that traffic was still able to pass.

43
44 Mr. Brohl stated that one of the conditions of approval listed in his conditional use permit
45 is to maintain clear aisles. He explained that he would like to be granted the ability to
46 back his forklift out of his garage, with a couple of pallets to clear his aisles. This would

1 allow him to operate more safely during the day. Mr. Brohl pointed out that his
2 accessory building is 90 feet off of the street and it is lined with trees. He explained that
3 his business operations are very quiet and that he is pleased with the setup. Mr. Brohl
4 recalled previous conversations with Mr. Lethbridge regarding the outside storage and
5 explained that he puts everything away at night and closes the doors.

6
7 Mr. Brohl expressed appreciation for the City's progressive attitude toward businesses.
8 He presented photographs of the type of work he does in the accessory building.
9 Specifically, he showed a photograph of the bit microcontroller that is used by the
10 highway patrol. He stated that he made the mold and will also make the plastic for this
11 piece of equipment. He emphasized that the product was made in Riverton.

12
13 Commissioner Hansen referenced a comment Mr. Brohl made about being concerned
14 about noise when he initially applied for his conditional use permit. Commissioner
15 Hansen was concerned by this comment, because according the meeting minutes when
16 the permit was granted, Mr. Brohl commented that noise was the least of his concerns.
17 Therefore, the two statements given at separate times contradict one another.
18 Commissioner Hansen explained that while the City wants to bring in more businesses,
19 Mr. Brohl is not in compliance with the conditions listed in his permit. Mr. Brohl replied
20 that he has not contradicted himself and has proven that he can run the business quietly
21 and safely from his home.

22
23 Commissioner Kochevar asked if the photographs presented were taken when Mr.
24 Brohl first moved his business into the neighborhood. Mr. Brohl replied that the
25 photographs represent what his property looks like every day. Commissioner Kochevar
26 stated that according to the conditions of approval, the property cannot be maintained in
27 this way.

28
29 Ken Finch, a Blaze Court resident, explained that he respects his neighbor's right to
30 earn a living and he respects the type of work Mr. Brohl does. Mr. Finch remarked that
31 when it impacts his livelihood, however, it is not right to let business operations
32 continue, especially when there are permit violations. Mr. Finch gave his witness of the
33 violations, and presented additional photographs as evidence. He felt bad about the
34 situation and encouraged the Commission to revoke Mr. Brohl's conditional use permit.

35
36 Julie Johnson, a Blaze Court resident, feels like she lives in a new industrial center,
37 which is not how she wanted to invest her money when choosing a neighborhood in
38 which to live. While she did not mean to offend anyone, she was shocked that the
39 permit was approved in the first place. Ms. Johnson explained that the City has certain
40 zones for a reason, and she was in favor revoking the conditional use permit.

41
42 Beth Brohl identified herself as Mr. Brohl's wife. Mrs. Brohl felt that the neighbors were
43 overreacting and stated that they just got everything moved in as of Labor Day. She
44 expressed their intent to comply with all of the rules, and stated that they are trying to
45 earn a living like everyone else. Mrs. Brohl stated that if the neighborhood really
46 wanted to get picky, they could identify violations on other properties as well. She was

1 of the opinion that Ms. Draper is largely unaffected by the operation because she lives
2 in a completely different part of the neighborhood. Mrs. Brohl asked the neighbors to
3 speak with them directly so that they can address their concerns individually.

4
5 Mr. Lethbridge presented a copy of a letter from a resident who was unable to attend
6 the meeting.

7
8 There were no further public comments. Chair Russell closed the public hearing.

9
10 Chair Russell remarked that through Mr. Brohl's circumstances of downsizing, it
11 appeared that he is unable to contain the equipment and run business operations from
12 inside the garage. It appeared that he is unable to comply with the conditions originally
13 imposed. Commissioner Kochevar asked Mr. Lethbridge if Mr. Brohl had been given
14 warnings regarding violations. Mr. Lethbridge answered in the affirmative and noted
15 that the complaints were brought to Mr. Brohl's attention prior to tonight's meeting.
16 There was continued discussion as to how to move forward on the matter.

17
18 **Commissioner Hansen moved that the Planning Commission revoke the**
19 **conditional use permit for a home occupation for Maximum Machine located at**
20 **13055 South Blaze Court, based on violations observed over the short period of**
21 **time the conditional use permit has been in place. Commissioner Endrizzi**
22 **seconded the motion. Vote on motion: Brian Russell – Abstain; Dennis Hansen –**
23 **Aye; Kent Hartley – Nay; James Endrizzi – Aye; Scott Kochevar – Aye. The**
24 **motion passed 3-to-1.**

25
26 **B. ORDINANCE ADOPTION, ADOPTION OF RM-14 ORDINANCE, ALLOWING**
27 **MULTI-FAMILY RESIDENTIAL DEVELOPMENT AT A MAXIMUM DENSITY**
28 **OF 14 UNITS PER ACRE, PROPOSED BY RIVERTON CITY.**

29
30 Mr. Lethbridge presented the staff report and explained that the City currently has an
31 RM-12 zone, which is multi-family residential with 12 units per acre. However, the zone
32 has not been used anywhere in the City. This proposed action would replace the RM-
33 12 ordinance. Mr. Lethbridge explained that the RM-14 Zone would be similar to the
34 RM-14-D ordinance, which was created specifically for the downtown area as part of the
35 RDA process. One of the main differences would be that the RM-14 ordinance would
36 not be geographically limited. Mr. Lethbridge stated that the RM-14 Zone would not be
37 a density that would allow for apartments. Rather, this ordinance would lend itself more
38 to townhomes or condos. The standards of the ordinance were reviewed. It was noted
39 that they are similar to those outlined in the RM-14-D Zone.

40
41 Chair Russell opened the public hearing.

42
43 Jason Bradford asked why the City is changing the zoning from RM-12 to RM-14, if the
44 RM-12 Zone isn't being used.

45
46 There were no further public comments. Chair Russell closed the public hearing.

1
2 Chair Russell remarked that it is not unusual to amend or adopt a new zone if there is a
3 developer interested in a particular property where the existing zone doesn't quite fit
4 their needs. Mr. Lethbridge added that this proposal is more of a clerical matter and will
5 help reduce some of the clutter in the ordinance. There was further clarification on the
6 proposed language included in the ordinance amendment.

7
8 **Commissioner Hansen moved that the Planning Commission recommend**
9 **APPROVAL of the ordinance amendment, amending Section 18-55, RM-12, to**
10 **create the RM-14 Zone, a multi-family residential zone allowing a maximum of 14**
11 **units per acre. Commissioner Kochevar seconded the motion. Vote on motion:**
12 **Brian Russell – Aye; Dennis Hansen – Aye; Kent Hartley – Aye; James Endrizzi –**
13 **Aye; Scott Kochevar – Aye. The motion passed unanimously.**

14
15 **C. GENERAL PLAN AMENDMENT / REZONE, AMENDMENT TO GENERAL**
16 **PLAN AND REZONE OF APPROXIMATELY .25 ACRES LOCATED AT 4245**
17 **WEST 12600 SOUTH FROM PLANNED COMMERCIAL CENTER TO HIGH**
18 **DENSITY RESIDENTIAL DESIGNATION AND RM-14 ZONE, ALLOWING**
19 **MULTI-FAMILY DEVELOPMENT AT A MAXIMUM DENSITY OF 14 UNITS**
20 **PER ACRE, LEISURE VILLAS, LLC, APPLICANT.**

21
22 Mr. Lethbridge presented the staff report and displayed an aerial map of the subject
23 property. He explained that the land in question is divided into different properties. The
24 application leaves a portion of property on the frontage of 12600 South separate, and is,
25 therefore, not included in the rezone request. A power corridor owned by Rocky
26 Mountain Power was also identified on the aerial map and it was noted that the power
27 lines are in a separate parcel. Therefore, the two areas being considered for rezone are
28 not contiguous.

29
30 The General Plan designation for the property is Regional Commercial with a future
31 study area overlay. In the previous amendment, there was no additional action taken by
32 the Planning Commission or Council. They acknowledged, however, that there could
33 be additional changes or modifications to the area in the future. The zoning is Planned
34 Commercial Center and all of the property to the east and south is similarly zoned. A
35 canal runs along the west border and the properties to the west are a mix of R-1, RR-
36 22, and R4-SD. Across from the canal are single-family residential developments.

37
38 A map containing some of concept planning for roadways in the area was then
39 presented. He noted that not all of what is shown on the map will be built to the exact
40 configurations indicated. The locations where two traffic signals were recently built
41 were identified. Mr. Lethbridge stated that the City acquired some of the right-of-way for
42 a road that will run at the south end of the property. The timing of the construction is
43 still being determined by the Public Works Department. Other road connections were
44 identified, particularly one that will run through the neighboring Brighton Homes
45 development.

46

1 Mr. Lethbridge reviewed a concept plan of Leisure Villas that was included in the staff
2 report that was submitted by the applicant. Mr. Lethbridge noted that a discussion
3 regarding a site plan will not take place at this meeting. What is ultimately built on the
4 property may or may not conform to the concept plan presented. The plan was
5 submitted by the applicant as a way of identifying their intentions for the property. Mr.
6 Lethbridge pointed out that the density of the concept plan is 4.9 units per acre for a
7 four-plex layout for the northern piece of the property. Chair Russell clarified that four-
8 plex units do not mean four unit rental apartments. Rather, they are four attached,
9 single-family housing units.

10
11 Chair Russell opened the public hearing.

12
13 Troy Brown expressed concern with the secondary access on Dutchman Lane into the
14 property in question. He stated that Dutchman Lane is a disaster and explained that
15 there is one sidewalk as well as a fence that is literally on the road due to a right-of-way.
16 As a result, it is a very narrow road. Additionally, Sunday Drive is an S-curved street,
17 and was recently asphalted. Mr. Brown explained that traffic can only go 10 mph on
18 Sunday Drive and congested traffic has to move even slower around the S-curve.
19 Furthermore, there are fire hydrants on the corners and there aren't any sidewalks
20 planned for that road. Mr. Brown was of the opinion that relying on Sunday Drive as the
21 secondary access would be unsafe. He urged the Commission to make alternative
22 arrangements for the secondary access.

23
24 Lynn Broadhead expressed opposition to the proposed rezone. Mr. Broadhead
25 explained that a new zone is not needed if the proposal is for less than five units per
26 acre. Additionally, Mr. Broadhead stated that the notice that was sent to residents
27 indicated that 31 acres were being rezoned and that there are only 25 acres being
28 discussed for rezone tonight. Mr. Broadhead asked if there were an additional five
29 acres that need to be discussed.

30
31 Kevin Crane, a long-time Riverton resident who resides on Sunday Drive, echoed
32 Mr. Brown's comments about Sunday Drive not having curb, gutter, and sidewalk. He
33 stated that he has to fix his fence every year because drivers hit it so frequently.
34 Mr. Crane expressed concern with additional high density housing in the area and
35 spoke about various apartment complexes in the area that have become rundown over
36 the years. Last, Mr. Brown stated that a lower density zone would be better in this area.

37
38 Jason Bradford referenced Mr. Lethbridge's report about the area being designated for
39 future study. Mr. Bradford suggested that the City take more time to study the area. He
40 echoed previous comments made regarding the narrowness of Dutchman Lane and
41 Sunday Drive and how both roads would be negatively impacted by additional traffic.
42 Mr. Bradford was of the opinion that there is insufficient information to move forward to
43 rezone the property, particularly relative to a traffic study and whether or not an
44 acceptable level of service will be maintained.

45

1 Mr. Lethbridge explained that development of this property at any density could not
2 occur with only the canal crossing as its access point. However, the ultimate
3 configuration of the roadway in which access is provided onto 12600 South would have
4 to be in place prior to any development occurring. Chair Russell added that regardless
5 of the decision the Commission makes on this item, it will still need to move forward to
6 the City Council for final review. If the rezone is approved, the next step will be site plan
7 approval, which will also come before both the Commission and Council.

8
9 Dave Erikson introduced himself as the head of development for Leisure Villas. He
10 stated that their intent with the project is to build a senior restricted community. He
11 explained that Leisure Villas would be happy to do a traffic study and noted that senior
12 living communities have the lowest traffic of any type of residential development,
13 including rural residential areas. Mr. Erikson invited those present to visit another
14 Leisure Villas community and mentioned that the closest one is located in West Jordan,
15 west of Redwood Road at 9200 South.

16
17 Mr. Erikson stated that the primary goal of Leisure Villas is to Riverton and develop one
18 of their quality senior communities. He explained that they are the largest builder of
19 senior living communities on the Wasatch Front. They have over 1,000 homes in 11
20 communities and all have a wide variety of amenities. Mr. Erikson reported that 75
21 million people were born between 1946 and 1960, which has created senior housing as
22 the fastest growing demographic in Utah. Within three years, there will be more retirees
23 than there are teenagers.

24
25 In working with City staff, it was determined that the RM-14 Zone would be more
26 conducive to a senior living community. Mr. Erikson stated that while Riverton City has
27 a senior housing overlay, the overlay is really only designed for an in-home large facility,
28 for residents who have Alzheimer's or other related needs. Leisure Villas builds quality
29 single level, rambler style homes that range from 1,600 to 2,700 square feet. They are
30 homes for residents who already live in Riverton, but who are now unable to mow the
31 lawn and go up and down stairs. Additionally, these communities provide residents with
32 a sense of security. Last, Mr. Erikson stated that he needs to get a sense from the
33 Commission as to whether or not this is a project in which the City has any interest.

34
35 John Spence explained that he has lived in Riverton for over 30 years and stated that
36 he worked a lot with the Planning Commission in the 1980s. Mr. Spence remarked that
37 the Commission's goal in the 1980s was to have minimum lot sizes of one-quarter acre.
38 He explained that he has been in construction for over 40 years and noted that the trend
39 is becoming such that developers want to cram as many homes into one subdivision as
40 possible. Mr. Spence was not against the Leisure Villas development but expressed
41 opposition to the proposed density.

42
43 Jason Bible asked Mr. Lethbridge what other applications could be made for this
44 property. Mr. Lethbridge explained that the commercial zone that is currently in place is
45 geared primarily toward retail and office use. The zone restricts uses that fall primarily

1 into the industrial category. The maximum height allowed in the Planned Commercial
2 Center zone is four stories.

3
4 Mr. Bible pointed out that regardless of whether the proposed rezone is approved, the
5 subject property will be developed at some point. If the property remains zoned as a
6 Planned Commercial Center, there could potentially be thousands of people traveling
7 through the property every day. On the other hand, if Leisure Villas develops a senior
8 community, there will be far less density going into the area than any other commercial
9 development would generate.

10
11 Mr. Bible acknowledged the concerns expressed about Dutchman Lane and Sunday
12 Drive. However, he pointed out that there will be another road coming in at 4150 West.
13 Mr. Bible stated that 4150 West will be a great access into the property and will tie into a
14 lot of other commercial development that will also come into the area. Furthermore, the
15 road should alleviate some of the other problems discussed. Mr. Bible was of the
16 opinion that the proposal is far better option than what could potentially built on the
17 property if it is kept in its current zoning. Last, he asked the Commission to seriously
18 consider the proposed rezone.

19
20 Lacy Croft stated that he lives in Western Springs and had several questions regarding
21 a certain section of the subject property. The Commission reviewed the aerial map of
22 the property and clarified several points regarding the proposed rezone.

23
24 Greg Bird, a Western Springs subdivision, asked if the current commercial zone allows
25 for any type of residential development. Mr. Lethbridge answered that it does not make
26 this type of allowance. Therefore, the zoning would have to change in order to allow
27 any sort of residential development. Mr. Bird expressed a preference for lower density
28 residential over high-density commercial developments. He stressed that he prefers the
29 rural atmosphere to that of the City and feels inclined to move to a quieter area because
30 Riverton is starting to lose that feeling.

31
32 There were no further public comments. Chair Russell closed the public hearing.

33
34 Chair Russell clarified that this item is for a rezone application and not for a senior
35 housing development. Therefore, the zoning remains with the land regardless of how it
36 is developed. Chair Russell asked if the City has an RM-6 Zone. Mr. Lethbridge
37 answered affirmatively, noting that the RM-6 zone limits density to six units per acre.
38 The setbacks in the RM-6 zone are similar to those discussed in the RM-14 Zone. The
39 architectural standards are slightly higher in terms of the percentage of bricks and other
40 materials. Mr. Lethbridge then clarified the amount of land that is being reviewed for
41 rezone.

42
43 Commissioner Kochevar asked if there was a reason why staff recommended the RM-
44 14 Zone over the RM-6 Zone. Mr. Lethbridge answered that the RM-14 Zone was what
45 was submitted by the applicant. He acknowledged that there are other options
46 available. Commissioner Hartley remarked that senior housing is needed in the

1 community and that Leisure Villas provides a great product. He believed, however, that
2 the RM-14 Zone is not necessary.

3
4 Mr. Erikson added that Leisure Villas would be happy to put a development agreement
5 in place to reduce setbacks, and reduce the density over the senior component. He
6 also clarified that their long term goal with a triangular piece of the property, identified
7 on the aerial map, is for multi-family housing. The Commission further discussed the
8 issue and came to an agreement that the RM-6 Zone would be more desirable for this
9 area.

10
11 **Commissioner Hartley moved that the Planning Commission recommend DENIAL**
12 **of an amendment to the General Plan designation to High-Density Residential and**
13 **rezoning 30 acres located at 4245 West 12600 South from Planned Commercial**
14 **Center to RM-14, and recommended that the RM-6 Zone be considered.**
15 **Commissioner Endrizzi seconded the motion. Vote on motion: Brian Russell –**
16 **Aye; Dennis Hansen – Aye; Kent Hartley – Aye; James Endrizzi – Aye; Scott**
17 **Kochevar – Aye. The motion passed unanimously.**

18
19 **D. REZONE, 14-4009, PROPOSED REZONE OF 8.65 ACRES LOCATED AT**
20 **12600 SOUTH PARK AVENUE FROM COMMERCIAL DOWNTOWN TO**
21 **RM-14-D, ALLOWING MULTI-FAMILY DEVELOPMENT AT A MAXIMUM**
22 **DENSITY OF 14 UNITS PER ACRE.**

23
24 Mr. Lethbridge presented the staff report, as well as an aerial map of the subject
25 property. He explained that the City recently entertained an application for a rezone on
26 the property. The properties to the north and south are also zoned Commercial
27 Downtown. The property to the west is an existing subdivision that is zoned R-4, which
28 is a single-family residential designation. Mr. Lethbridge explained that when the item
29 previously was addressed by the Commission, it was for all of the property. However,
30 the application is for property leading off the corner piece, which would remain
31 commercially zoned and is not part of this application.

32
33 Mr. Lethbridge stated that the rezone is to RM-14-D, which is an existing zone that has
34 been utilized elsewhere in the downtown area. The previous application was for a
35 request to rezone to 25 units per acre. The applicant was now requesting a rezone to
36 14 units per acre. As part of the application the applicant submitted a concept plan,
37 which was included with the staff report.

38
39 Chair Russell opened the public hearing.

40
41 John Spence remarked that this is a prime commercial spot in downtown Riverton. He
42 requested that a stipulation be made that no single person own more than two or three
43 units in this location so that it can't be converted into an apartment complex. Aside from
44 this concern, Mr. Spence stated that Brad Reynolds's company is very reputable and
45 they do great work.

46

1 Mr. Lethbridge stated that the City does not have the jurisdiction to control ownership or
2 rental of units. Whether the units are individually owned or rented by a corporate entity,
3 is not subject to City control or enforcement.
4

5 There were no further public comments. Chair Russell closed the public hearing.
6

7 The applicant, Brad Reynolds, reviewed the application process and explained that he
8 has taken into consideration the comments made by the Commission and the
9 neighbors. Furthermore, Mr. Reynolds hosted a community meeting to get feedback
10 and further address concerns. Some of the changes incorporated into the new proposal
11 include a 65 foot setback from the property line to the units. The far south building was
12 changed to a 10-plex to place it closer to the clubhouse. The building on the street is 35
13 feet from the closest neighbors located to the west.
14

15 Mr. Reynolds stated that the plan was revised to be more neighbor friendly and none of
16 the buildings will be taller than two stories. Additionally, an eight-foot concrete fence will
17 be installed along the western property line, which was requested by the residents at
18 the community meeting. Last, Mr. Reynolds negotiated with Sorensen Group to take
19 one acre from the corner section of the property to keep it available for commercial
20 development.
21

22 **Commissioner Kochevar moved that the Planning Commission recommend**
23 **APPROVAL** of the rezone application, rezoning 8.65 acres located at
24 **approximately 2050 West 12600 South from C-D to RM-14-D. Commissioner**
25 **Hartley seconded the motion. Vote on motion: Brian Russell – Aye; Dennis**
26 **Hansen – Aye; Kent Hartley – Aye; James Endrizzi – Aye; Scott Kochevar – Aye.**
27 **The motion passed unanimously.**
28

29 **E. CONDITIONAL USE PERMIT, HOME ON A PRIVATE LANE, PROPERTY**
30 **LOCATED AT 12852 SOUTH 1830 WEST, CECILE PAGE, APPLICANT.**
31

32 ***Note: This item was discussed first.***
33

34 Mr. Lethbridge presented the staff report and displayed an aerial photograph of the
35 subject property. The property is zoned R-4, and all of the surrounding properties are
36 similarly zoned. The property is divided into two lots, with an existing home on the front
37 lot. Both lots meet or exceed the minimum lot size requirements of the R-4 Zone.
38 Therefore, it is not a request to subdivide or create additional lots on the property but
39 simply a conditional use for a private lane, which would run along the south side of the
40 home. Mr. Lethbridge noted that staff recommended approval. He then reviewed the
41 conditions listed in the staff report.
42

43 Commissioner Hansen asked if there were any ownership issues with the two lots.
44 Mr. Lethbridge informed him that both of the lots are under the same ownership.
45

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

3
4 **Commissioner Endrizzi moved that the Planning Commission APPROVE**
5 **conditional use permit on an existing lot to develop the access from a private**
6 **lane on property located at 12852 South 1830 West, subject to the following**
7 **conditions:**

- 8
9 1. The private lane shall be paved with either concrete or asphalt to a
10 minimum of twenty (20) feet from the public right-of-way to the driveway of
11 the new home with appropriate turnaround space, as per Riverton City and
12 the Unified Fire Authority regulations.
13
14 2. Utility connections shall be approved by the Riverton City Public Works
15 Department prior to construction.
16
17 3. The site and structures comply with any and all applicable Riverton City
18 standards and ordinances, including the International Building and Fire
19 Codes.

20
21 Commissioner Hansen seconded the motion. Vote on motion: Brian Russell –
22 Aye; Dennis Hansen – Aye; Kent Hartley – Aye; James Endrizzi – Aye; Scott
23 Kochevar – Aye. The motion passed unanimously.

24
25 **II. ADJOURNMENT**

26
27 The meeting adjourned at approximately 8:00 p.m.