



**RIVERTON CITY
PLANNING COMMISSION AGENDA
THURSDAY, JANUARY 8, 2015**



NOTICE IS HEREBY GIVEN THAT THE RIVERTON CITY PLANNING COMMISSION WILL HOLD A PUBLIC MEETING AT **6:30 PM, THURSDAY, JANUARY 8, 2015** 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. SINGLE PHASE SUBDIVISION, 14-1007, HIDDEN ACRES, 13204 SOUTH 3300 WEST, 20 LOTS, RR-22 ZONE, JACOB SATTERFIELD, APPLICANT..**
- B. CONDITIONAL USE PERMIT, 14-2022, CONDITIONAL USE PERMIT, SAL CROSSING 80' STEALTH WIRELESS COMMUNICATIONS TOWER, 13757 SOUTH REDWOOD ROAD, CPO-EHOV ZONE, PETE SIMMONS OF VERIZON WIRELESS, APPLICANT**
- C. COMMERCIAL SITE PLAN, BIG O TIRES SITE PLAN, 4689 W 12600 S, SP COMMERCIAL ZONE, DAVID CRITCHLOW, APPLICANT**

2. MINUTES

- A. DECEMBER 11, 2014**

3. ADJOURNMENT

**RIVERTON CITY
MEMORANDUM**

TO: Planning Commission

FROM: Development Review Committee

DATE: January 8, 2015

SUBJECT: SINGLE-PHASE SUBDIVISION, HIDDEN ACRES, 13204 SOUTH 3300 WEST, 20 LOTS, RR-22 ZONE, JACOB SATTERFIELD, APPLICANT.

PL NO.: 14-1007– Hidden Acres Subdivision

PROPOSED MOTION

I move the Planning Commission recommend APPROVAL of application #14-1007 Hidden Acres single phase subdivision, located at approximately 13204 south 3300 west South with the following conditions:

1. Storm drainage systems and installation shall comply with Engineering Department requirements and standards.
2. Any and all irrigation ditches associated with the property be addressed, with disposition of the irrigation systems approved by Riverton City and the proper irrigation company or users.
3. The subdivision shall comply with any and all applicable Riverton City standards and ordinances, including the International Building and Fire Codes.
4. Six foot solid vinyl fencing along all lots that have frontage along the canal.

BACKGROUND:

Jacob Satterfield has submitted an application requesting approval of a single phase subdivision proposed to be located at 13204 South 3300 West. The property is zoned RR-22 (Rural Residential ½ acre lots). Properties to the north, west and south are also zoned RR-22 and are developed as single-family homes. Property to the east is zoned RR-22 but is currently utilized as agricultural land.

The applicant is proposing to subdivide 13.40 acres into 20 half acre lots. The property sits between three residential subdivisions with existing road stubs at the north and the south being 3300 West and an existing road stub at 13260 South. These stubs were required at the time of approval for those subdivisions in anticipation that this property would eventually develop. The proposed subdivision utilizes all three of these existing road stubs. 3300 West will be connected from north to south and 13260 South will travel east until it connects with 3300 West. A smaller cul-de-sac road will be constructed with access to 3300 West.

Each lot in the subdivision is a half an acre or larger and meets the requirements of the RR-22 zone regarding lot frontage and lot width. The RR-22 zoning allows large animal rights at a ratio of two large animals per half acre. All surrounding properties are similarly zoned and also have animal rights, even if the property owners choose not to exercise those rights. Therefore there are no land use issues involved with this subdivision.

Parcel A is located at the north east corner of the proposed subdivision. This parcel will be dedicated to Riverton City and will operate as a regional storm water management pond. The applicant will be required to landscape the parcel according to approved landscaping and irrigation plans. Once the pond is constructed and warranty periods have expired Riverton City will take over maintenance of the pond. A landscape plan is provided showing trees and sod in the park strip with native grass seeding over the remainder of the pond.

Fencing is required on all lots that are adjacent to the canal. Riverton City ordinances require the fencing to be six foot solid vinyl fencing.

Riverton City staff has not received any comments as of the date this report was written. Riverton City Planning, Engineering and Water divisions have all reviewed the application and are recommending approval with the conditions listed in this report. The Unified Fire Authority has also reviewed and approved the proposed preliminary plat.

ATTACHMENTS:

The following items are attached:

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



PL No. 14-1007
Date 6/27/14

Application Subdivision

 Preliminary Plat X Single Phase Final Plat

A. Applicant's Name Jacob Satterfield
Home Address 12543 Andreas St
City Riverton State UT Zip 84096
Telephone # 801-755-0452 Mobile # same
E-mail Address Jake@Utahblp.com Fax #

B. Primary Contact Person Jacob Satterfield
Address 12543 Andreas St
City Riverton State UT Zip 84096
Telephone # 801-755-0452 Mobile # 801-755-0452
E-mail Address Jake@Utahblp.com Fax #

C. Project Information
1. Subdivision Name Hidden Acres
2. Subdivision Address 13204 S 3300 W
3. Sldwell/Tax ID# 27-32-476-001 through 003 Total Acreage of the Site 13.40
4. Current Zoning of the Proposed Site RR-22
Zoning of Adjacent Parcels North RR-22 South RR-22 East RR-22 West RR-22
5. Total acreage of the property 13.40 Number of lots 20
Gross Density Net Density
6. Type of requested development Residential
Regular Subdivision X SD Zone P.U.D. Overlay

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.

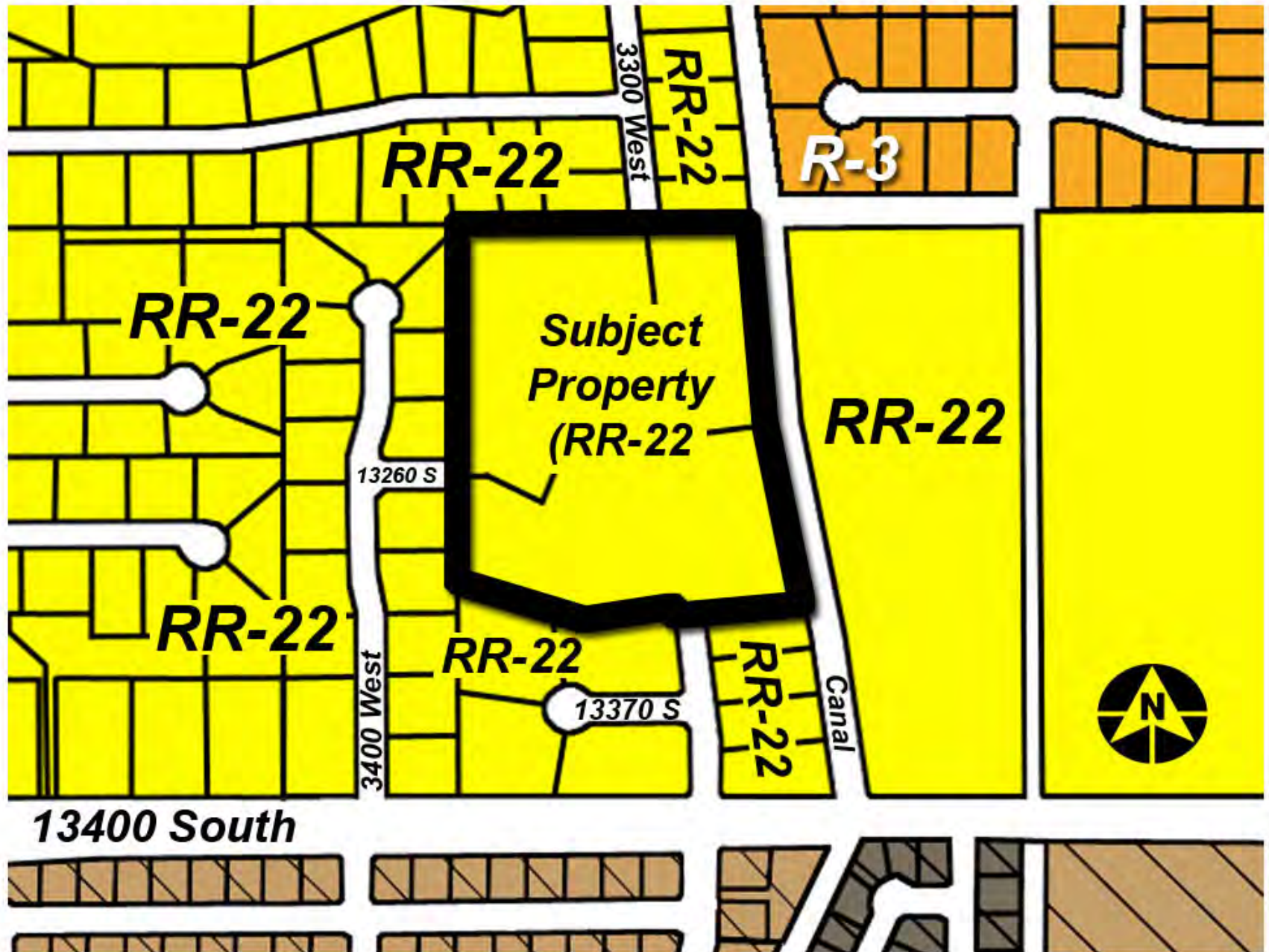

Applicant's Signature

6/14/2014
Date

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

S:\Planning\Applications\Subdivision.doc Revised 07/08

Hidden Acres Subdivision



13400 South

Zoning Map

CENTER CORNER OF SEC. 32, T.3S., R.1W., S.L.B.&M., FND 3.0" STANDARD FLAT BRASS PER COUNTY TIE SHEET 351W3205

RIVERTON RIDGE SUBDIVISION

Lot 9 BILLY & CLARISSA WEST 3321 W 13175 S PARCEL No. 27-32-402-012

Lot 10 STEVEN & SHEELEY CHRISTENSEN 3361 W 13175 S PARCEL No. 27-32-427-001

Lot 11 JAY & HERRY HANSEN 3345 W 13175 S PARCEL No. 27-32-427-002

Lot 13 BRYCE NEELEY 13202 S 3300 W PARCEL No. 27-32-427-007

Lot 14 CLAYTON HAIGHT 13201 S 3300 W PARCEL No. 27-32-428-005

Lot 9 SHAYNE BENNETT 13193 S 3400 W PARCEL No. 27-32-451-090

FND REBAR & CAP STAMPED "PLS 3155" 0.58' WEST ALONG PROP LINE FROM PROP CORNER

Lot 8 JOHN & DEBORAH MELBURN 13217 S 3400 W PARCEL No. 27-32-451-051

FND STANDARD CENTERLINE MONUMENT IN RING AND LID

Lot 7 CARL & LEANN AHLBERG 13233 S 3400 W PARCEL No. 27-32-451-052

FND STANDARD CENTERLINE MONUMENT IN RING AND LID

CLARI-DAN SUBDIVISION

Lot 6 BLAKE & MELINDA BEESLEY 13253 S 3400 W PARCEL No. 27-32-451-053

FND STANDARD CENTERLINE MONUMENT IN RING AND LID

13260 SOUTH 208.24' S 89°45'36" E 219.20'

FND STANDARD CENTERLINE MONUMENT IN RING AND LID

Lot 5 SHAWN & HEATHER NELSON 13283 S 3400 W PARCEL No. 27-32-452-001

FND STANDARD CENTERLINE MONUMENT IN RING AND LID

Lot 4 MATTHEW & HILLARY STEWART 13317 S 3400 W PARCEL No. 27-32-452-002

FND STANDARD CENTERLINE MONUMENT IN RING AND LID

Lot 6 GLEN O'NE 3368 W 13370 S PARCEL No. 27-32-477-001

SOUTHWEST VILLAGE SUBDIVISION

Lot 5 NEIL OHME 3358 W 13370 S PARCEL No. 27-32-477-002

FND STANDARD CENTERLINE MONUMENT IN RING AND LID

13370 SOUTH N 89°49'00" W 290.61'

Lot 4 JASON WHATCOTT 13301 S 3300 W PARCEL No. 27-32-478-001

FND STANDARD CENTERLINE MONUMENT IN RING AND LID

Lot 4 JASON WHATCOTT 13301 S 3300 W PARCEL No. 27-32-478-001

FND STANDARD CENTERLINE MONUMENT IN RING AND LID

ROAD DEDICATION 95,467 SF 2.20 ACRES

PARCEL A 38,902 SF 0.89 ACRES 13219 S 3300 W

6" SOLID VINYL FENCE REQUIRED ALONG CANAL

NOTE: WE ARE WORKING ON AN AGREEMENT BETWEEN THE OWNER AND UTAH LAKE DISTRIBUTING CANAL COMPANY ON BOUNDARY LINE AGREEMENT.

UTAH LAKE DISTRIBUTING CANAL

6" SOLID VINYL FENCE REQUIRED ALONG CANAL

FND REBAR & CAP STAMPED "MT STATES PLS 60814" 0.15' WEST OF PROP CORNER

LEGEND

SECTIONAL MONUMENTATION (FOUND: TYPE, DATE)

N 00°14'03" E 2625.99'

3400 WEST STREET

N 00°14'24" E 439.97'

1184.98'

N 00°14'24" E 223.00'

N 16°55'32" E 104.49'

N 10°07'38" W 94.46'

206.39'

140.35'

N 00°10'00" E 785.28'

N 00°14'24" E 250.00'

N 84°42'21" E 24.00'

210.09'

N 00°14'24" E 439.97'

N 73°04'25" W 270.74'

63.72'

27.854 SF 0.60 ACRES 3372 W ACRES CIRCLE

21,853 SF 0.50 ACRES 3369 W ACRES CIRCLE

21,784 SF 0.50 ACRES 3366 W 13260 S

21,780 SF 0.50 ACRES 3383 W 13260 S

21,780 SF 0.50 ACRES 3385 W 13260 S

21,787 SF 0.50 ACRES 3567 W 13260 S

21,787 SF 0.50 ACRES 3567 W 13260 S

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185.54'

21,837 SF 0.50 ACRES 3384 W ACRES CIRCLE

21,802 SF 0.50 ACRES 3357 W ACRES CIRCLE

21,783 SF 0.50 ACRES 3374 W 13260 S

21,832 SF 0.50 ACRES 3356 W 13280 S

21,832 SF 0.50 ACRES 3356 W 13280 S

22,070 SF 0.51 ACRES 3351 W 13280 S

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125.42'

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23,975 SF 0.55 ACRES 3338 W ACRES CIRCLE OR 13254 S 3300 W

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HIDDEN ACRES SUBDIVISION

LOCATED IN
SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
RIVERTON CITY, SALT LAKE COUNTY, UTAH

EXISTING EASEMENT NOTES

- A RIGHT OF WAY AND EASEMENT FOR THE UTAH LAKE DISTRIBUTION CANAL AND ALL FACILITIES APPURTENANT TO THE MAINTENANCE THEREOF, AS THE SAME MAY BE FOUND TO INTERSECT THE EAST PORTION OF THE HEREIN DESCRIBED PROPERTY (SEE DETAIL A, SHEET 2 OF 2).
- EASEMENT CONDITIONS FOR SALT LAKE COUNTY SEWERAGE IMPROVEMENT DISTRICT NO. 1, RECORDED ON OCTOBER 26, 1995, AS ENTRY NO. 5904310, IN BOOK 6925, PAGE 1822 OF OFFICIAL RECORDS (SEE DETAIL A, SHEET 2 OF 2).
- EASEMENT CONDITIONS FOR SALT LAKE COUNTY SEWERAGE IMPROVEMENT DISTRICT NO. 2, RECORDED ON OCTOBER 26, 1995, AS ENTRY NO. 8198093, IN BOOK 7256, PAGE 1534 OF OFFICIAL RECORDS (SEE DETAIL B, SHEET 2 OF 2).
- EASEMENT CONDITIONS FOR RIVERTON CITY CORPORATION, RECORDED ON APRIL 2, 1996, AS ENTRY NO. 6320415, IN BOOK 7367, PAGE 82 OF OFFICIAL RECORDS (SEE DETAIL C, SHEET 2 OF 2).

NOTES

- THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE "X", AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP WITH COMMUNITY PANEL NO. 49035004400, BEARING AN EFFECTIVE DATE OF SEPTEMBER 25, 2009.
- DE ARE DRAINAGE EASEMENTS IN FAVOR OF RIVERTON CITY.
- PARCEL A IS TO BE USED AS A STORM DRAIN FACILITY AND WILL BE CONVEYED TO RIVERTON CITY AFTER THIS PLAT IS RECORDED.

BASIS OF BEARING

THE BASIS OF BEARINGS MAY BE DETERMINED LOCALLY BY THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 32, T.3S., R.1W., S.L.B.M.; BETWEEN THE SOUTHEAST CORNER AND THE SOUTH 1/4 CORNER OF SAID SECTION, SHOWN HEREON AS N89°49'00"W.

NARRATIVE

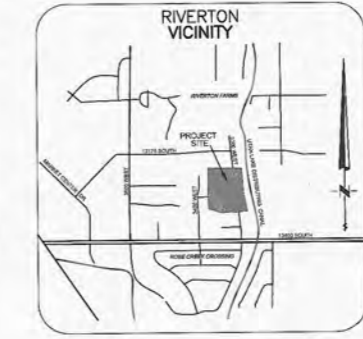
THE PURPOSE OF THIS SURVEY IS TO CREATE A 20 LOT RESIDENTIAL SUBDIVISION, WITH A ROAD DEDICATION. THIS PLAT WAS PREPARED IN CONFORMANCE WITH THE UTAH STATE CODE AND LOCAL ORDINANCES.

THE FOLLOWING DOCUMENTS OF RECORD WERE REVIEWED AND CONSIDERED AS PART OF THIS SURVEY. THERE MAY EXIST OTHER DOCUMENTS EITHER PRIVATE OR OF RECORD THAT WOULD AFFECT THIS SURVEY. ANY NEW EVIDENCE CONTRADICTORY TO THIS SURVEY SHOULD BE PRESENTED TO BUSH & GUDGELL, INC. FOR REVIEW AND CONSIDERATION:

RIVERTON RIDGE, RECORDED MARCH 28, 1996, AS ENTRY NO. 4221364, IN BOOK 86-3, AT PAGE 34. CLAR-DAN ESTATES SUBDIVISION; RECORDED OCTOBER 10, 1995, AS ENTRY NO. 6185997, IN BOOK 95-109, AT PAGE 257. SOUTHWEST VILLAGE SUBDIVISION; RECORDED AUGUST 8, 1996, AS ENTRY NO. 6425548, IN BOOK 96-8P, AT PAGE 268. RECORD OF SURVEY NO. _____ (WE WILL FILL THIS IN WHEN SURVEY HAS BEEN RECORDED). DATED JULY 31, 2014, PREPARED BY BUSH & GUDGELL.

SEGMENT	RADIUS	DELTA	LENGTH	TANGENT
C1	177.00'	24°05'51"	74.44'	37.78'
C2	177.00'	21°30'54"	66.46'	33.63'
C3	177.00'	2°34'57"	7.98'	3.99'
C4	150.00'	28°42'28"	73.93'	37.73'
C5	123.00'	22°11'22"	47.64'	24.12'
C6	198.00'	34°46'52"	120.19'	62.01'
C7	198.00'	28°41'41"	99.16'	50.64'
C8	198.00'	6°05'11"	21.03'	10.53'
C9	225.00'	34°46'52"	136.58'	70.47'
C10	252.00'	34°46'52"	152.98'	78.93'
C11	252.00'	9°43'03"	42.74'	21.42'
C12	252.00'	21°30'10"	94.57'	47.85'
C13	252.00'	3°33'39"	15.66'	7.83'
C14	20.00'	90°00'00"	31.42'	20.00'
C15	20.00'	89°59'37"	31.41'	20.00'
C16	20.00'	89°28'55"	31.24'	19.82'
C17	20.00'	90°43'05"	31.67'	20.25'
C18	327.00'	5°53'33"	33.63'	16.83'
C19	300.00'	6°25'01"	33.60'	16.82'
C20	273.00'	5°41'56"	27.15'	13.59'
C21	20.00'	40°45'03"	14.22'	7.43'
C22	20.00'	5°41'32"	18.91'	10.23'
C23	50.00'	27°55'36"	23.92'	45.88'
C24	50.00'	55°01'34"	48.02'	26.04'
C25	50.00'	74°44'17"	65.22'	38.19'
C26	50.00'	82°11'27"	71.72'	43.61'
C27	50.00'	82°58'18"	54.95'	30.62'

Line #	BEARING	LENGTH
L1	N54°17'33"E	50.00'
L2	S07°07'01"W	6.03'
L3	N83°42'00"E	46.83'
L4	S71°08'36"E	347.24'



LEGEND

- SECTIONAL MONUMENTATION (FOUND, TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
- SPECIFICS FOUND SURVEY CONTROL MONUMENT (CLASS I, RING & LID).
- CENTERLINE MONUMENT PER CITY STANDARDS TO BE SET UPON COMPLETION OF IMPROVEMENTS.
- SPECIFICS FOUND SURVEY CONTROL MONUMENT (CLASS II, REBAR & ALLUM. CAP).
- SET 5/8" REBAR AND PLASTIC CAP (STAMPED BUSH & GUDGELL), UNLESS OTHERWISE NOTED ON THE PLAT.

GEOTECHNICAL REPORT

A GEOTECHNICAL REPORT HAS BEEN COMPLETED FOR THE LAND WITHIN THIS SUBDIVISION BY AGEC, INC. A COPY OF THE REPORT IS ON FILE WITH THE RIVERTON CITY PUBLIC WORKS OFFICE, OR CAN BE OBTAINED BY CONTACTING AGEC, INC.

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. 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 ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION 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 1-800-366-8532

SURVEYOR'S CERTIFICATE

I, DAVID T. MORTENSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 6436557 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, HEREAFTER TO BE KNOWN AS THE

HIDDEN ACRES SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.



DATE: 10-27-14
BUSH AND GUDGELL INC.

DAVID T. MORTENSEN
PROFESSIONAL LAND SURVEYOR
UTAH LICENSE NUMBER 6436557

BOUNDARY DESCRIPTION

ALL THAT PORTION OF LAND, IN THE CITY OF WEST JORDAN, SALT LAKE COUNTY, UTAH, BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 4, SOUTHWEST VILLAGE SUBDIVISION, RECORDED AUGUST 8, 1996, AS ENTRY NO. 6425548, IN BOOK 96-8P, AT PAGE 268, OFFICIAL RECORDS, SAID POINT ALSO BEING ON THE WEST LINE OF THE UTAH LAKE DISTRIBUTION CANAL, SAID POINT BEING N 89°49'00" W ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 32 (SAID SOUTH LINE BEING BASIS OF BEARING) 512.83 FEET, AND N 00°11'00" E 457.11 FEET, FROM THE SOUTHEAST CORNER OF SAID SECTION 32, THENCE WESTERLY ALONG THE NORTH LINE OF SAID SOUTHWEST VILLAGE SUBDIVISION THE FOLLOWING FOUR (4) COURSES: 1) S 83°42'00" W 283.69 FEET, 2) N 06°18'00" W 16.55 FEET, 3) S 84°06'29" W 217.28 FEET, AND 4) N 73°04'25" W 275.74 FEET, TO THE NORTHWEST CORNER OF SAID SOUTHWEST VILLAGE SUBDIVISION, SAID CORNER ALSO BEING ON THE EAST LINE OF CLAR-DAN ESTATES SUBDIVISION, RECORDED OCTOBER 10, 1995, AS ENTRY NO. 6185997, IN BOOK 95-109, AT PAGE 257, OFFICIAL RECORDS; THENCE N 00°10'00" E ALONG SAID EAST LINE 785.28 FEET, TO THE NORTHEAST CORNER OF SAID CLAR-DAN ESTATES SUBDIVISION, SAID CORNER ALSO BEING ON THE SOUTH LINE OF RIVERTON RIDGE, RECORDED MARCH 28, 1996, AS ENTRY NO. 4221364, IN BOOK 86-3, AT PAGE 34, OFFICIAL RECORDS; THENCE S 89°52'59" E ALONG SAID SOUTH LINE 650.51 FEET, TO THE WEST LINE OF THE UTAH LAKE DISTRIBUTION CANAL; THENCE SOUTHERLY ALONG SAID WEST CANAL THE FOLLOWING TWO (2) COURSES: 1) S 04°13'38" E 435.77 FEET, AND 2) S 11°20'58" E 400.48 FEET, TO THE POINT OF BEGINNING.

CONTAINS 13.40 ACRES OR 583,803 SQ FT.
20 LOTS AND 1 PARCEL

LESS AND EXCEPTING THEREFROM ANY PORTION OF THE ABOVE DESCRIBED PROPERTY LYING EAST OF THE WEST BOUNDARY LINE OF THE UTAH LAKE DISTRIBUTION CANAL. (NOTE: WE ARE WORKING ON THIS WITH THE CANAL COMPANY, BUT HAVE NOT COMPLETED THE SURVEY YET.)

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS HIDDEN ACRES SUBDIVISION, DO HEREBY DEDICATE FOR PERPETUAL USE OF ALL THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES.

IN WITNESS WHEREOF _____ HAVE/HAS HERETO SET _____ THIS _____ DAY OF _____ A.D., 20____

BY: CPZ HIDDEN ACRES, LLC

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

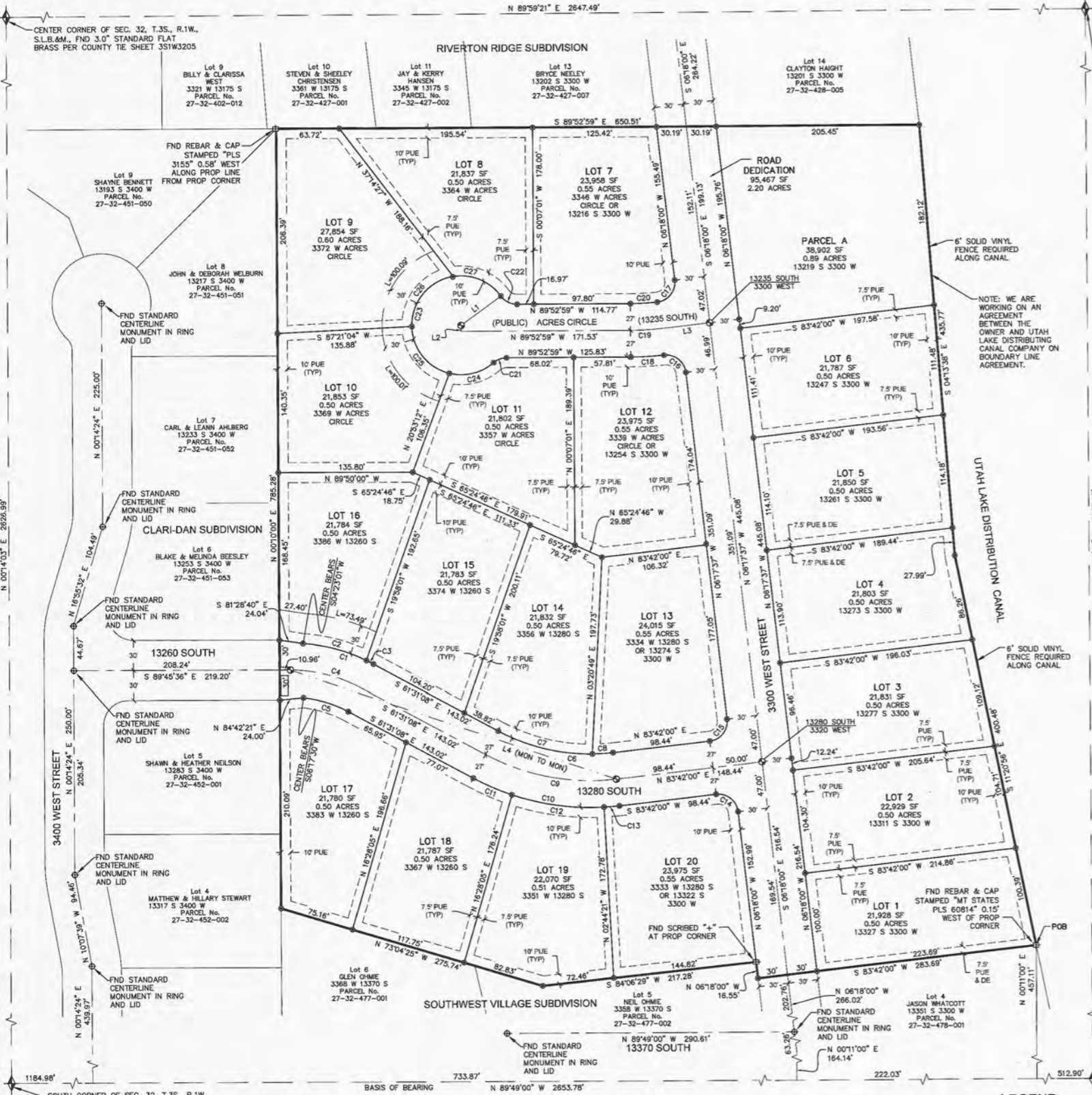
STATE OF _____ } S.S.
COUNTY OF _____ }

ON THIS _____ DAY OF _____ 20____, PERSONALLY APPEARED BEFORE ME _____ WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE/HEY/IT IS/ARE THE _____ OF CPZ HIDDEN ACRES, LLC, BY AUTHORITY OF ITS MEMBERS OR ITS ARTICLES OF ORGANIZATION, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

RESIDING IN _____ COUNTY, _____



SOUTH VALLEY SEWER DISTRICT

APPROVED THIS _____ DAY OF _____ 20____, BY THE SOUTH VALLEY SEWER DISTRICT.

DISTRICT MANAGER

BUSH & GUDGELL, INC
ENGINEERS - PLANNERS - SURVEYORS
655 East 4500 South, Ste 100
Salt Lake City, Utah 84107
Phone (801) 685-6194
FAX (801) 685-6196
www.bushandgudgell.com

DATE: 10-27-14
FILE: 142086 FP

EASEMENT APPROVAL

QUESTAR	DATE
ROCKY MOUNTAIN POWER	DATE
CENTURY LINK(QWEST)	DATE
COMCAST	DATE

COUNTY HEALTH DEPARTMENT

APPROVED THIS _____ DAY OF _____ A.D. 20____

RIVERTON CITY WATER

APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE RIVERTON CITY WATER DEPARTMENT

DIRECTOR, RIVERTON CITY WATER

RIVERTON CITY PLANNING

APPROVED THIS _____ A.D. 20____ BY THE RIVERTON CITY PLANNING DEPARTMENT

DIRECTOR

RIVERTON CITY ENGINEER

APPROVED THIS _____ DAY OF _____ 20____ BY THE RIVERTON CITY ENGINEERING DEPARTMENT.

CITY ENGINEER

APPROVAL AS TO FORM

APPROVED THIS _____ DAY OF _____ A.D. 20____

RIVERTON CITY ATTORNEY

RIVERTON CITY COUNCIL

PRESENTED TO THE RIVERTON CITY COUNCIL THIS _____ DAY OF _____ A.D. _____, AT THE TIME THIS WAS ACCEPTED

CITY MAYOR

SALT LAKE COUNTY RECORDER-RECORDED

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____ DATE _____ TIME _____ BOOK _____ PAGE _____

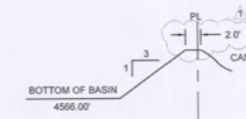
FEE \$ _____ SALT LAKE COUNTY RECORDER

RIVERTON RIDGE SUBDIVISION

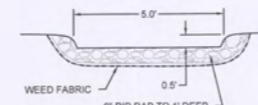
CLARI-DAN SUBDIVISION

SOUTHWEST VILLAGE SUBDIVISION

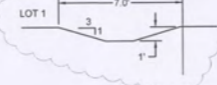
SECTION A-A
(DETENTION BASIN)



5' OVERFLOW TO CANAL
NOT TO SCALE

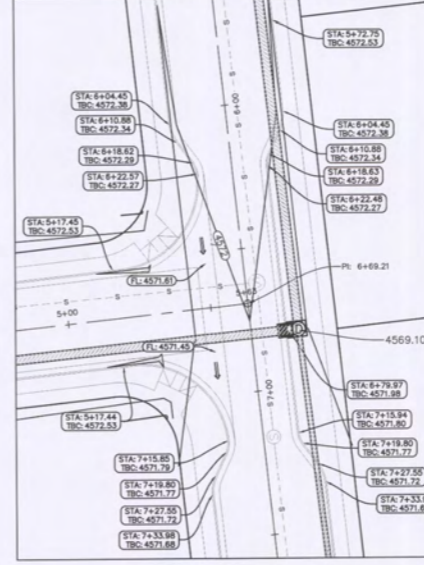


SECTION B-B
(FLOOD ROUTE)



R-TANK STORAGE SYSTEM NOTE
INSTALL ACF ENVIRONMENTAL R-TANK SINGLE MAT BELOW GROUND
WATER RETENTION SYSTEM. 1484 SINGLE MODULES, TOTAL
VOLUME = 6260 CUBIC FEET (OR APPROVED EQUAL). INSTALL 12"
NYLOPLAST IN-LINE DRAIN INLETS AT EACH CORNER (FOUR TOTAL
INLETS).

DETAIL TRAFFIC CALMING CHOKER



PROFESSIONAL ENGINEER CERTIFICATION

I HEREBY CERTIFY THAT THIS DESIGN FOR THE ONSITE DRAINAGE OF THIS DEVELOPMENT WAS PREPARED BY ME (OR UNDER MY DIRECT SUPERVISION) IN ACCORDANCE WITH THE PROVISIONS OF THE RIVERTON CITY STORM WATER DESIGN STANDARDS AND REGULATIONS, AND WAS DESIGNED TO COMPLY WITH THE PROVISIONS THEREOF. I UNDERSTAND THAT RIVERTON CITY DOES NOT AND WILL NOT ASSUME LIABILITY FOR DRAINAGE FACILITIES DESIGN.

GEORGE W. BUYS, P.E.

NOTES

A LAND DISTURBANCE PERMIT MUST BE OBTAINED FROM RIVERTON CITY PRIOR TO DISTURBING ANY VEGETATION OR MOVING ANY SOIL. CONTACT TOM BEESLEY AT 801-208-3152.

ALL EXCAVATION AND GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF RIVERTON CITY AND THE SPECIFICATIONS AND REQUIREMENTS INCLUDED IN THE GEOTECHNICAL STUDY.

APPROXIMATELY 1576 CU.YD. OF CUT 6442 CU.YD. OF FILL AND 4806 CU.YD. OF IMPORT MATERIAL IS REQUIRED (FOR GRADING PERMIT ONLY). THE CONTRACTOR SHOULD VERIFY THE QUANTITIES FOR COMPLETION OF WORK. QUANTITIES ARE BASED ON FINISH GRADE OF ROADWAYS & DETENTION BASIN.

ALL IMPORTED STRUCTURAL FILL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO DELIVERY TO THE SITE. ALL IMPORTED STRUCTURAL FILL SHALL BE PLACED IN 8-INCH LOOSE HORIZONTAL LIFTS AND COMPACTED TO A MINIMUM OF 95 PERCENT OF MAXIMUM DRY DENSITY (ASTM D-1557).

ALL EXCAVATION, GRADING AND FILL OPERATIONS WITHIN THE BUILDING AREA SHOULD BE OBSERVED BY THE GEOTECHNICAL ENGINEER TO VERIFY SUB-SOIL CONDITIONS AND DETERMINE ADEQUACY OF SITE PREPARATION, SUITABILITY OF FILL MATERIALS AND COMPLIANCE WITH COMPACTION REQUIREMENTS.

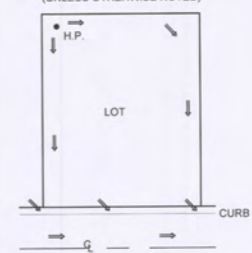
THE CONTRACTOR SHALL PROVIDE SUITABLE EQUIPMENT TO CONTROL DUST AND AIR POLLUTION CAUSED BY CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL ALSO PROVIDE SUITABLE MUD AND DIRT CONTAINMENT TO MAINTAIN THE WORK SITE, ACCESS ROADWAYS AND ADJACENT PROPERTIES IN A CLEAN CONDITION.

ADA NOTE:
CONTRACTOR TO VERIFY ALL SLOPES ARE LESS THAN 1:20 AND CROSS SLOPE 1:48 BEFORE PLACING ANY PERMIT SURFACE IN THE HANDICAP PARKING OR ROUTE AREAS AS PER 2009 IBC. CONTACT ENGINEER FOR ANY QUESTION OR CONCERNS.

LEGEND

- EXISTING GROUND CONTOUR (1' INTERVALS)
- FINISH GROUND CONTOUR (1' INTERVALS)
- DRAINAGE FLOW
- FINISH PAD ELEVATION
- SPOT ELEVATION
- PROPOSED LOT LINE
- UTILITY AND DRAINAGE EASEMENT
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- DRAINAGE SWALE
- TBC TOP BACK OF CURB
- TOS TOP OF SIDEWALK
- TOB TOP OF BERM

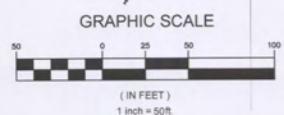
TYPICAL LOT DRAINAGE
(UNLESS OTHERWISE NOTED)



- NOTE:
1) DRAIN AWAY FROM STRUCTURES @ 5% FOR 10' MINIMUM
- 2) DRAIN FROM REAR OF LOT TO STREET.
- 3) LOTS ALONG THE CANAL (1-6) SHALL DRAIN THE BACK HALF TO THE CANAL.
- 4) LOTS WILL BE PAD GRADED AT TIME OF HOME CONSTRUCTION.

AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY.
Call before you Dig
1-800-662-4111

NOTICE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.



SL CO. BENCHMARK

SOUTHEAST CORNER OF SEC 32
T 3 S, R 1 W, S88M
BENCHMARK ELEV = 4557.92

13400 SOUTH

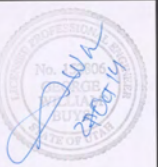


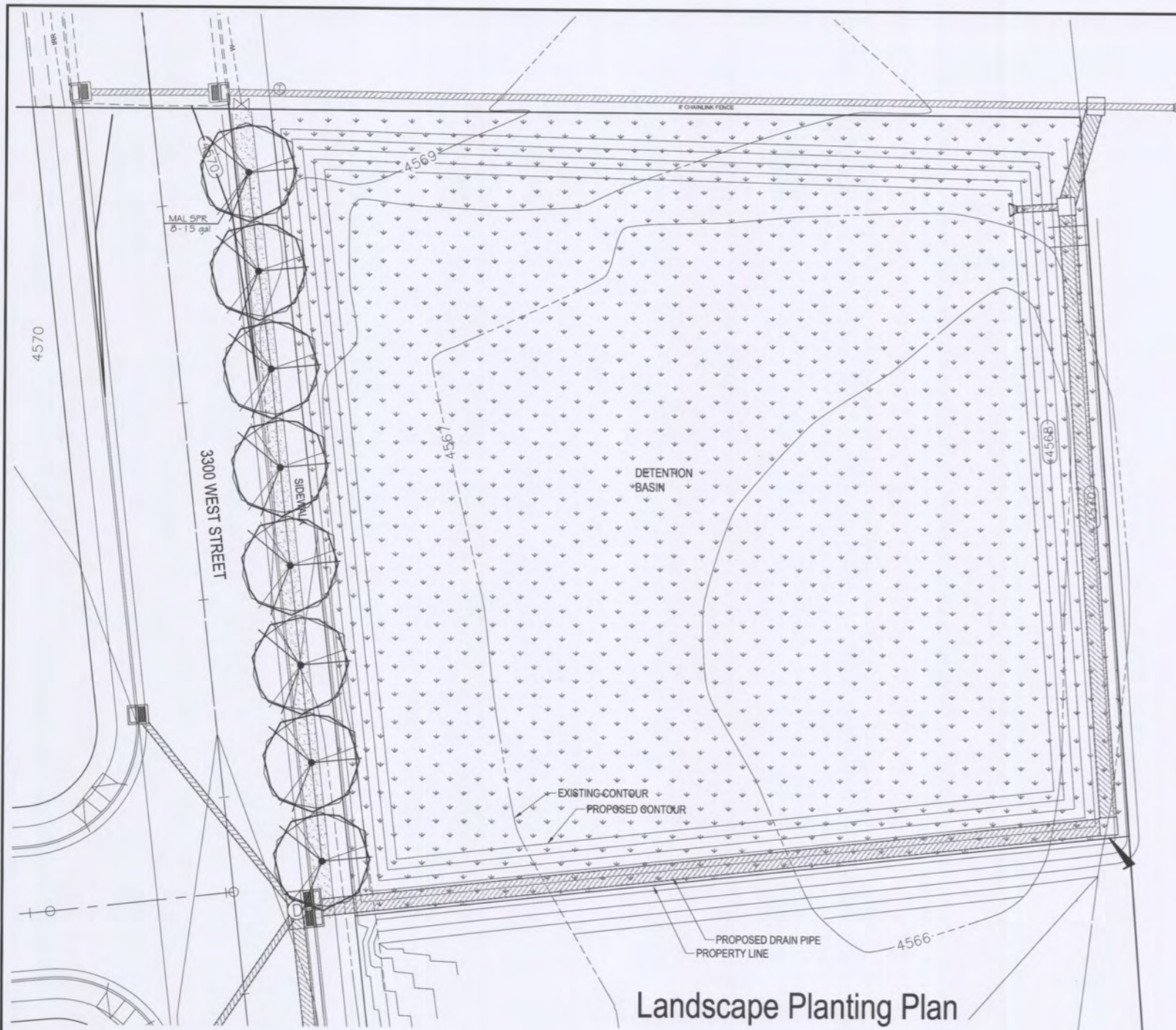
Table with columns for revision number, date, and description. Includes entries for 'ADDITION OF TRAFFIC CALMING CHOKER' and 'STORM DRAIN REVISIONS PER CITY ENGINEERING REVIEW'.

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
665 East 4500 South Suite #100
Salt Lake City, Utah 84107
Phone (801) 685-6194 / Fax (801) 685-6195
www.bushandgudgell.com



Table with columns for date, drawn by, approved by, scale, and job number. Values include 7/2014, BLW, GB, 1" = 50', and 142086B.

GRADING & DRAINAGE PLAN
HIDDEN ACRES SUBDIVISION
LOCATED IN RIVERTON, UT



Landscape Planting Plan

LANDSCAPE NOTES:

- A NEW RESIDENTIAL DEVELOPMENT WILL DEVELOP A STORM WATER DETENTION BASIN WITH STREET PARK STRIP LANDSCAPE AND GRASS SEEDING FOR THE RETENTION BASIN.
- CONTRACTOR TO CONTACT STEVEN G. ERICKSON, LANDSCAPE ARCHITECT AT 801-918-0366 FOR A PRE-CONSTRUCTION MEETING BEFORE BEGINNING WORK AND TO SET UP THE LANDSCAPE INSPECTION SCHEDULE. LANDSCAPE PLANTING CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE STATE, COUNTY AND RIVERTON CITY REQUIREMENTS. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL LICENSES, PERMITS AND SALES TAXES APPLICABLE TO THIS PROJECT.
- THE LANDSCAPE PLANTING AND IRRIGATION PLANS ARE TO BE USED IN CONJUNCTION WITH THE CIVIL, MECHANICAL, ELECTRICAL, AND ARCHITECTURAL SITE PLANS, ETC., TO FORM COMPLETE INFORMATION FOR THIS SITE.
- ALL MATERIAL AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE. CONTRACTOR TO PROVIDE A WRITTEN ONE-YEAR GUARANTEE ON LANDSCAPE PLANTING AND IRRIGATION SYSTEM INSTALLATION OF LABOR AND MATERIALS.
- LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
- BEFORE STARTING WORK, CONTACT APPROPRIATE UTILITY COMPANIES FOR UTILITY LOCATIONS AND COORDINATE WITH GENERAL CONTRACTOR IN REGARD TO LOCATIONS OF EXISTING AND PROPOSED UTILITIES, IRRIGATION SLEEVES, ELECTRICAL CONDUITS, SIGNAGE, ETC. ALL DAMAGED UTILITIES AND SITE IMPROVEMENTS DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED AND/OR REPLACED BY THE CONTRACTOR.
- ALL PLANT MATERIALS SHALL MEET OR EXCEED SIZE LISTED ON PLANT SCHEDULE. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REFUSE PLANT MATERIAL WHICH DOES NOT MEET THE QUALITY REQUIREMENTS FOR THE PROJECT PER SPECIFICATIONS. ALL DECIDUOUS TREES SHALL HAVE FULL, WELL-SHAPED HEADS; ALL EVERGREENS SHALL BE UNSHEARED & FULL TO THE GROUND. ALL NEW LAWN AREAS TO BE PLANTED WITH AN APPROVED LAWN SOD.
- ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. PLANT TREES AND SHRUBS PER DETAILS. ALL TREES TO BE STAKED OR GUYED PER DETAILS AND SPECIFICATIONS. TREES TRUNKS SENSITIVE TO WINTER DAMAGE WILL NEED TO BE TREE WRAPPED IN THE FALL TO PROTECT THE TREE BARK FROM THE WINTER SUN AND REMOVED THE FOLLOWING SPRING.
- ALL SHRUB BEDS TO BE COVERED WITH DEWITT PRO-5 WEED BARRIER FABRIC. BEFORE FABRIC IS PLACED, BEDS SHALL BE RAKED LEVEL & UNIFORM. ONCE FABRIC IS IN PLACE, BEDS SHALL BE COVERED WITH BARK MULCH AT 4 INCHES DEEP.
- PROVIDE A 3-FOOT DIAMETER GRASS-FREE RING OF BARK MULCH AT A 4 INCH DEPTH FOR TREES PLANTED IN LAWN AREAS. PLACE A POLY TREE GUARD AT THE BASE OF ALL TREES IN LAWN AREAS.
- EXISTING ON SITE TOPSOIL MAY BE STRIPPED AND REUSED IN THE LANDSCAPE PROVIDED IT IS QUALITY TOPSOIL THAT HAS BEEN VERIFIED BY "QA CONSULTING AND TESTING, LLC," VON ISAMAN, P.O. BOX 627 SALEM, UT 84653, 801-423-1116, (TOPSOIL TESTING LAB). THE QUANTITY AND QUALITY OF ON SITE TOPSOIL WILL NEED TO BE VERIFIED BY THE CONTRACTOR. IF EXISTING ON-SITE TOPSOIL IS ROCKY, IT WILL NEED TO BE SCREENED BEFORE REUSE TO REMOVE ROCKS OVER 1 INCH IN SIZE. IF THE ROCK CONTENT OF THE SCREENED TOPSOIL IS OVER 5%, SMALLER SIZED ROCK WILL NEED TO BE SCREENED TO GET THE ROCK CONTENT BELOW 5% IN THE SCREENED TOPSOIL.

CONTRACTOR. IF EXISTING ON-SITE TOPSOIL IS ROCKY, IT WILL NEED TO BE SCREENED BEFORE REUSE TO REMOVE ROCKS OVER 1 INCH IN SIZE. IF THE ROCK CONTENT OF THE SCREENED TOPSOIL IS OVER 5%, SMALLER SIZED ROCK WILL NEED TO BE SCREENED TO GET THE ROCK CONTENT BELOW 5% IN THE SCREENED TOPSOIL.

PROVIDE TOPSOIL DEPTHS AS NOTED ON THE PLAN FOR LAWN AND SEEDING AREAS. DIG SUBGRADE DOWN AS REQUIRED BEFORE PLACING TOPSOIL WHERE REQUIRED AND SCARIFY SUBGRADE AS NOTED IN THE "GRADING, TOPSOIL PLACEMENT & COMPACTED SOILS" NOTE.

PROVIDE IMPORTED TOPSOIL AS REQUIRED. IMPORTED TOPSOIL WILL BE SUBJECT TO TESTING BY THE CONTRACTOR AND REVIEW BY THE OWNER AND LANDSCAPE ARCHITECT BEFORE ACCEPTANCE AND USE ON SITE. THE CONTRACTOR WILL NEED TO SUBMIT A TOPSOIL ANALYSIS REPORT OF THE PROPOSED TOPSOIL. TOPSOIL TESTING SHALL BE "QA CONSULTING AND TESTING". THE CONTRACTOR MAY BE REQUIRED TO SUBMIT SEVERAL TOPSOIL REPORTS FOR THE PROPOSED TOPSOIL AS IT IS BROUGHT ON SITE.

12. PLANTING MIX BACKFILL FOR TREES AND SHRUBS SHALL BE ONE HALF EXISTING SOIL REMOVED FROM PLANTING PIT AND ONE HALF TOPSOIL MIXED.

13. MAINTENANCE OF THE LANDSCAPE WILL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR UNTIL FINAL ACCEPTANCE. AT TIME OF LANDSCAPE ACCEPTANCE, SHRUB PLANTING, TREES AND THE SODDED LAWN SHALL BE IN PLACE WITH NO BARE SPOTS AND MOWED A MINIMUM OF 2 TIMES. (MAINTENANCE OF THE SOD LAWN SHALL BE FOR 30 DAYS WITH TWO MOWINGS MINIMUM BEFORE ACCEPTANCE). THE CONTRACTOR SHALL PROVIDE TEMPORARY FENCING AS REQUIRED FOR NEW LAWNS TO KEEP SCHOOL CHILDREN OFF THOSE AREAS WHILE THE LAWN BECOMES ESTABLISHED IF PLANTING HAPPENS DURING THE TIME WHEN SCHOOL CHILDREN ARE PRESENT AND AS REQUIRED TO PROTECT NEWLY PLANTED AREAS.

PLANT SCHEDULE

TREES	QTY	COMMON NAME / BOTANICAL NAME	CONT	DETAIL
MAL SPR	2	Spring Snow Crab Apple / Malus x 'Spring Snow'	15 gal	

GRASS SEEDING

PERCENT OF MIX & SPECIES

- 35% SODAR STREAMBANK WHEATGRASS (AGROPYRON RIPARIUM)
- 35% CRESTED WHEATGRASS (AGROPYRON CRISTATUM 'FAIRWAY VARIETY')
- 20% SHEEP FESCUE (FESTUCA OVINA)
- 10% PERENNIAL RYE (LOLIUM PERENNE)

SEED BED TO BE PREPARED BY RIPPING AND OR TILLING THE SUBSOIL TO A DEPTH OF 6 INCHES BEFORE PLACING TOPSOIL (CLEAN TOPSOIL OR SCREENED TOPSOIL TO REMOVE ROCK) TO A DEPTH OF 4 INCHES. PROVIDE A LEVEL AND UNIFORM FINISH TOPSOIL GRADE. AREAS THAT BECOME COMPACTED WILL NEED TO BE TILLED AGAIN AS REQUIRED. OBJECTS OVER 1 INCHES IN SIZE SHALL BE REMOVED FROM THE FINISH GRADE. SEED TIME BETWEEN MAY 1 TO SEPT. 31 WITH IRRIGATION. SEED AT THE RATE OF 40 LBS PLS. PER ACRE. BROADCAST IN TWO 90 DEGREE DIRECTION AND LIGHTLY HARROW & OR RAKE SEED BED OR SEED WITH A DRILL SEEDER. AFTER SEED HAS BEEN SPREAD AND RAKED INTO TOP LAYER OF SOIL, AREAS THAT ARE SUSCEPTIBLE TO EROSION (SIDE SLOPES) SHALL BE HYDRO-MULCHED AT 1600 LBS PER ACRE WITH A WOOD FIBER MULCH WITH "M" BINDER TACKIFIER MIXED INTO THE HYDRO-MULCH AT 150 LBS PER ACRE.

THE ABOVE SEED MIX, ONCE ESTABLISHED WILL SURVIVE WITH NO ADDITIONAL IRRIGATION WATER. THE GRASS WILL GROW TO 12 TO 18 INCHES TALL AND BROWN OUT MID SUMMER. WITH MINIMAL WATER APPLIED, THE GRASS CAN BE KEPT GREEN.

GRADING, TOPSOIL PLACEMENT AND COMPACTED SOILS:

DUE TO THE PROBLEMS OF COMPACTED SOILS WITH THE FINISHED LANDSCAPE AND POOR DRAINAGE IN THE LANDSCAPE PLANTING AREAS AND LANDSCAPE PLANTING THAT DOES NOT GROW OR CANNOT WITHSTAND EXTENDED USE, THE FOLLOWING PROCEDURE SHALL BE FOLLOWED. CONTRACTOR SHALL NOTIFY AND WORK WITH THE CONSTRUCTION MANAGER ON THE GRADING, TOPSOIL PLACEMENT AND COMPACTED SOIL REMEDIATION. IF THE GRADING, TOPSOIL PLACEMENT AND COMPACTED SOILS ARE NOT COORDINATED WITH THE CONSTRUCTION MANAGER AND VERIFIED, THE CONTRACTOR WILL BE REQUIRED TO REDO AREAS IN QUESTION FOR VERIFICATION OF CORRECT INSTALLATION PROCEDURES.

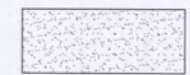
FINISH SUBGRADE AND TOPSOIL PLACEMENT AND GRADING SHALL CONSIST OF:

- PREPARE SUBGRADE FOR ALL PLANTING AND SEEDING AREAS BY ROUGH GRADING AND REMOVING ALL IRREGULARITIES AND DEBRIS, THEN TILL AND SCARIFY SUBSOIL TO A DEPTH OF 6 INCHES BEFORE PLACING TOPSOIL PER SPEC SECTION 02900. PROVIDE LASER LEVELING ON LARGE FLAT AREAS TO CREATE A UNIFORM LEVEL SUBGRADE.
- PLACE TOPSOIL OVER ALL LANDSCAPE AREAS TO THE SPECIFIED DEPTHS NOTED ON THE PLAN AND SPECIFICATIONS SECTION 02900. (SUBGRADE SURFACE SHALL NOT BE SMOOTH, BUT A ROUGH SURFACE SHALL EXIST FOR A TRANSITION ZONE OF TOPSOIL TO SUBSOIL.) IF AREAS OF SUBGRADE BECOME COMPACTED BEFORE TOPSOIL IS PLACED, SUBGRADE SHALL BE TILLED AGAIN BEFORE TOPSOIL PLACEMENT.
- PLACING ALL SOIL ADDITIVES AND FERTILIZERS FOR THE AREAS AS NOTED ON THE PLANS AND NOTES PER TOPSOIL ANALYSIS REPORT. THEN TILL (NO SCARIFYING, SCARIFYING OR RIPPING MAY BE NEEDED IF THE TOPSOIL IS COMPACTED TO LOOSEN THE SOIL AND THEN IT WILL BE TILLED TO THE SPECIFIED DEPTHS) ADDITIVES TO A DEPTH OF 4 INCHES AND OR AS NOTED PER THE TOPSOIL ANALYSIS REPORT. COMPOST IS DEFINED IN "COMPOST QUALITY GUIDELINES FOR LANDSCAPING" BY ISMAN, KOENING, CERNY, USU EXTENSION, 3 MARCH 2003.
- RE-TILL LANDSCAPE SUBSOILS AND TOP SOILS THAT BECOME OR ARE COMPACTED.
- AFTER TILLING, BRING AREAS TO UNIFORM GRADES BY FLOATING AND/OR HAND RAKING. IN LARGE OPEN LEVEL AREAS, PERFORM LASER LEVELING TO CREATE UNIFORM LEVEL AREAS.
- MAKE MINOR ADJUSTMENT OF FINISH GRADES AS DIRECTED BY THE LANDSCAPE ARCHITECT OR OWNER.
- REMOVE WASTE MATERIALS OVER 1" IN SIZE SUCH AS STONES, ROOTS, OR OTHER UNDESIRABLE FOREIGN MATERIALS AND FINISH RAKING, DISHING, DRAGGING, AND SMOOTHING SOIL READY FOR PLANTING.
- NO GRADING OR SOIL PLACEMENT SHALL BE UNDERTAKEN WHEN SOILS ARE WET OR FROZEN.

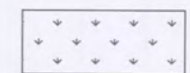
EXTENSIVE COMPACTED SOILS:

CONTRACTOR SHALL RENOVATE EXISTING COMPACTED SOILS IN ALL CONSTRUCTION AND STAGING AREAS, AND AREAS OF ABANDONED ROADS WHICH HAVE BEEN COMPACTED BY CONSTRUCTION ACTIVITIES OR PREVIOUS USE. CONTRACTOR SHALL RENOVATE COMPACTED SOILS BY SCARIFYING TO A DEPTH OF 12-INCHES OR REPLACING SOILS TO A DEPTH OF 12-INCHES. REPLACEMENT OF COMPACTED SOILS SHALL INCLUDE 8 INCHES OF SUITABLE FILL OVERLAD WITH 4 INCHES OF SPECIFIED TOPSOIL. FINAL DETERMINATION OF THE AREA OF RENOVATED COMPACTED SOILS WILL BE MADE BY THE CONSTRUCTION MANAGER.

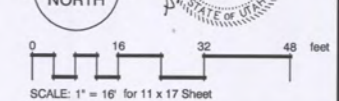
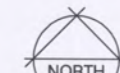
LEGEND



SOD LAWN, KENTUCKY BLUE GRASS BLEND OVER 4" LAYER OF APPROVED CLEAN TOPSOIL WITH FINISH GRADE OF DIRT TO BE 2" BELOW TOP OF CONCRETE



GRASS SEEDING AREA PER GRASS SEED MIX OVER A 4" LAYER OF APPROVED CLEAN TOPSOIL



SGE ASSOCIATES, Inc.
Landscape Architecture - Land Planning
3333 S. 900 E., Suite 210
Salt Lake City, Utah 84106
Phone: 801-918-0366
sgeassoc@sgemac.com

Drawn: SGE
Checked: SGE
Approved: SGE
Scale: AS NOTED
Job No:

Date: Oct. 2014

Landscape Planting Plan
HIDDEN ACRES SUBDIVISION
13204 South 3300 West, Riverton, UT 84065

SHEET
L1

SHEETS
FILE:

**RIVERTON CITY
MEMORANDUM**

TO: Planning Commission

FROM: Development Review Committee

DATE: January 8, 2015

SUBJECT: CONDITONAL USE PERMIT, SAL CROSSING 80' STEALTH WIRELESS COMMUNICATIONS TOWER, 13757 SOUTH REDWOOD ROAD, CPO-EHOV ZONE, PETE SIMMONS OF VERIZON WIRELESS, APPLICANT

PL NO.: 14-2022– SAL CROSSING CONDITIONAL USE.

This application is a public hearing and administrative action item.

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

PROPOSED MOTION:

I move the Planning Commission APPROVE the Conditional Use Permit for the SAL Crossing stealth wireless communications tower located at 13757 South Redwood Road, with the following conditions:

1. All required building and electrical permits are obtained prior to construction on the site.
2. The affected area be enclosed by a solid masonry fence consistent with the existing exterior materials utilized on the adjacent Country Life Care facility.
3. The site and structure shall comply with any and all applicable standards and ordinances.

BACKGROUND:

Pete Simmons representing Verizon Wireless has submitted an application requesting a Conditional Use Permit to locate a stealth wireless communications tower at 13757 South Redwood Road. The property is currently zoned CPO-EHOV (Commercial Professional Office Elderly Housing Overlay) and is utilized as a convalescent care facility. Property to the north is zoned R-1 (Residential 1 acre lots) and C-G (Commercial Gateway) with the R-1 portion being utilized as residential. Property to the west is zoned C-G and is currently vacant ground. Property the east is zoned RR-22 (Rural Residential ½ acre lots). To the south is the Bangarter Highway with Bluffdale City beyond.

The applicant has come to an agreement to lease property from the Country Life Care facility to construct and house a stealth eighty foot tall wireless communications tower. The tower is proposed to be hidden in a faux water tank thus adding some architectural integrity to the tower rather than the typical monopole with the antenna arrays extending from the top. The antennas will be located inside of the tank and not visible.

The lease space will be a 28 foot by 58 foot rectangle located at the far west of the Country Life Care property in an area that currently landscaping. The Country Life Care facility has more than enough landscaping to still comply with the 20% landscaping requirement after the removal of the landscaping to accommodate the tower and equipment. No required care center parking is being removed to accommodate the communication tower facility.

City ordinance requires a tower be positioned a minimum distance of one and one-half times the tower height away from any residential structure. In this case the minimum distance is 120 feet. The closest structure to the proposed location of the tower is the care facility itself and that is 180 feet away. There are no structures located to the west on the vacant property. The Sprinkler Supply store is being constructed northwest of the tower location, however, the building rests almost 240 feet from the tower.

At the base of the tower is the antenna equipment shelter. The applicant is proposing to construct a 12 foot by 25 foot equipment building with the exterior of the building matching the exterior of the care facility. The applicant is proposing to surround the tower and the equipment building with a eight foot tall wrought iron fence. Staff is requesting that the applicant screen the equipment with a 6 foot solid masonry fence as reflected in condition #2. City ordinance does not specify fencing requirements only that it be screened with the "highest amount of visual screening".

Staff has not received any concerns or comments from neighboring property owners as of the date this report was written. Staff is recommending approval of the requested tower with the three conditions listed above.

ATTACHMENTS:

The following items are attached for your review:

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



PL No. 14-2022
Date _____

Application

Conditional Use Permit


Applicant's Name PETE SIMMONS / VERIZON WIRELESS
Home Address 5710 SOUTH GREEN STREET
City SALT LAKE CITY State UT Zip 84123
Telephone # (801) 463-1020 X 2110 Mobile # (801) 518-7098
E-mail Address PETE.SIMMONS@TAECL.NET Fax # (801) 202-0428

Contact Person and Title PETE SIMMONS - REAL ESTATE SPECIALIST
Address 5710 SOUTH GREEN STREET
City SALT LAKE CITY State UT Zip 84123
Telephone # (801) 463-1020 X 2110 Mobile # (801) 518-7098
E-mail Address PETE.SIMMONS@TAECL.NET Fax # (801) 202-0428

1. Project Information

- Name of proposed business SAL CROSSING
- Address 13757 SOUTH REDWOOD ROAD
- Description of the proposed use VZWN PROPOSING TO INSTALL AN 80' STEALTH WATER TANK WITH A 12'X26' SKID-BUILT EQUIPMENT SHELTER WITHIN FENCED LEASE AREA.
- Sidwell/Tax ID# 33-03-252-037 Total Acreage of the Site .04AC
- Current Zoning of the Proposed Site C-P6
Zoning of Adjacent Parcels: North P-1 South 1-5 East PC-22 West C-61
- Current Use of Land CARWASH FACILITY
- 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.


Applicant's Signature _____

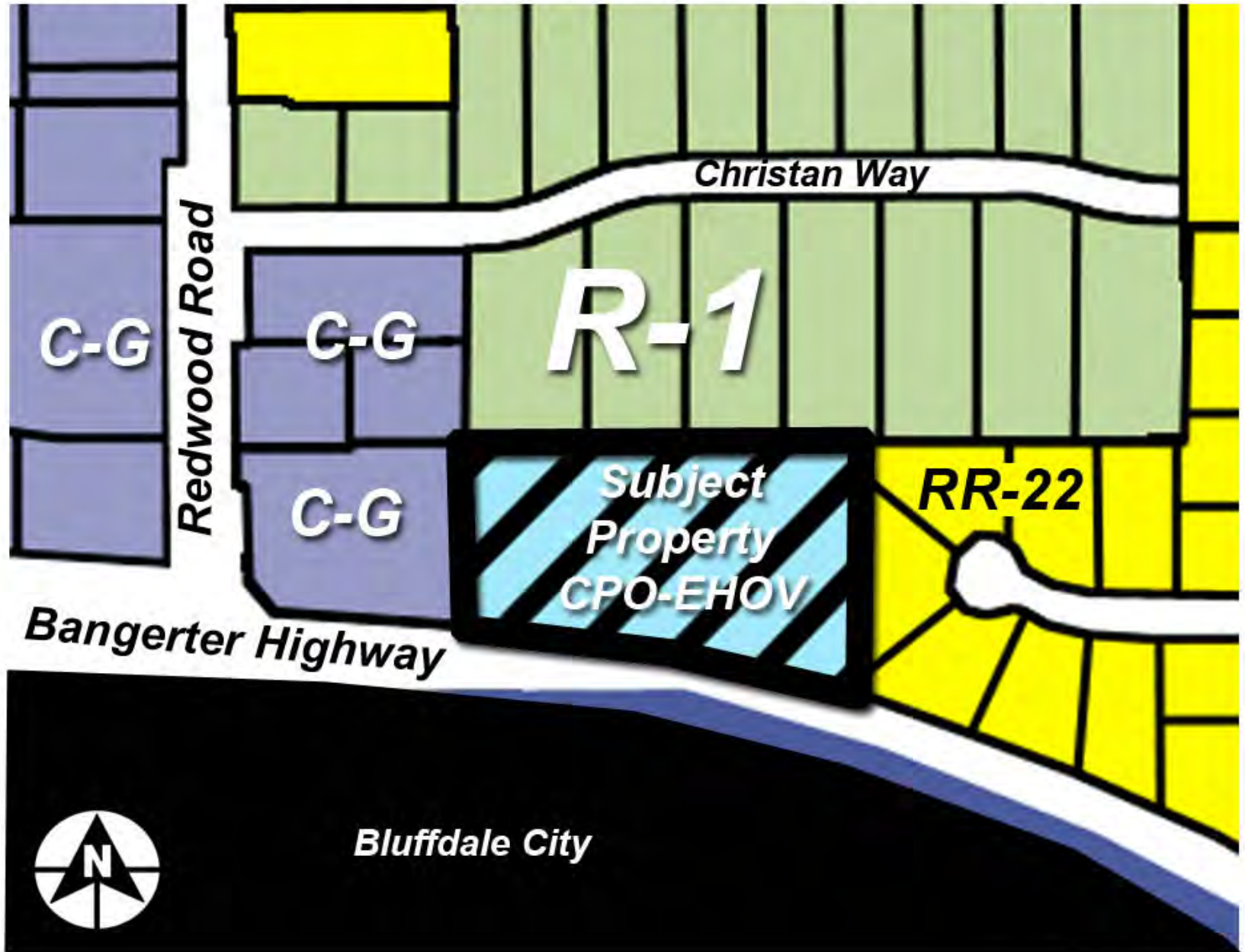
Date

SAL Crossing Wireless Telecommunications Facility



Aerial View

SAL Crossing Wireless Telecommunications Facility



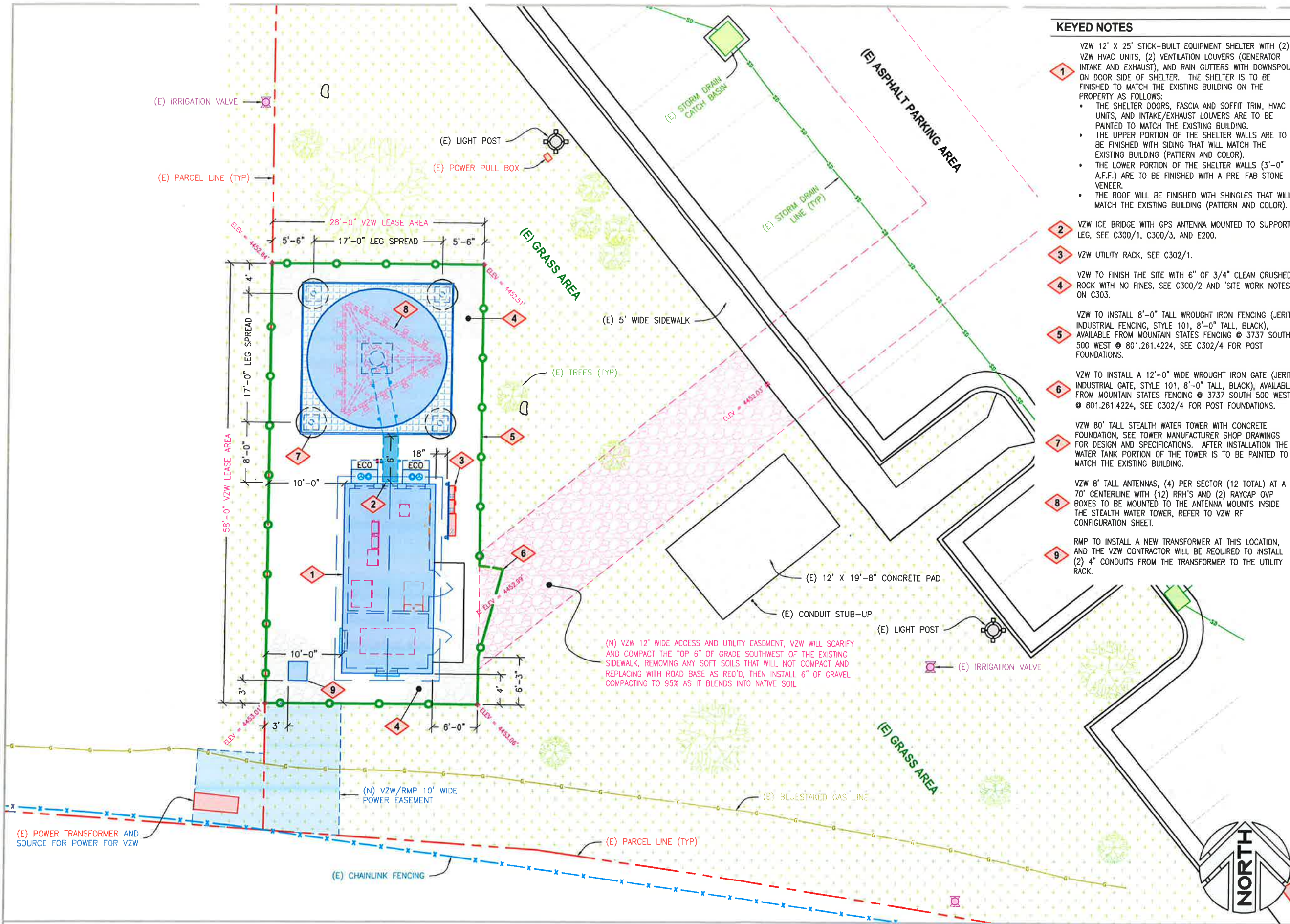
Bluffdale City

Zoning Map

SAL Crossing Wireless Telecommunications Facility



Enlarged Aerial View



KEYED NOTES

- 1 VZW 12' X 25' STICK-BUILT EQUIPMENT SHELTER WITH (2) VZW HVAC UNITS, (2) VENTILATION LOUVERS (GENERATOR INTAKE AND EXHAUST), AND RAIN GUTTERS WITH DOWNSPOUT ON DOOR SIDE OF SHELTER. THE SHELTER IS TO BE FINISHED TO MATCH THE EXISTING BUILDING ON THE PROPERTY AS FOLLOWS:
 - THE SHELTER DOORS, FASCIA AND SOFFIT TRIM, HVAC UNITS, AND INTAKE/EXHAUST LOUVERS ARE TO BE PAINTED TO MATCH THE EXISTING BUILDING.
 - THE UPPER PORTION OF THE SHELTER WALLS ARE TO BE FINISHED WITH SIDING THAT WILL MATCH THE EXISTING BUILDING (PATTERN AND COLOR).
 - THE LOWER PORTION OF THE SHELTER WALLS (3'-0" A.F.F.) ARE TO BE FINISHED WITH A PRE-FAB STONE VENEER.
 - THE ROOF WILL BE FINISHED WITH SHINGLES THAT WILL MATCH THE EXISTING BUILDING (PATTERN AND COLOR).
- 2 VZW ICE BRIDGE WITH GPS ANTENNA MOUNTED TO SUPPORT LEG, SEE C300/1, C300/3, AND E200.
- 3 VZW UTILITY RACK, SEE C302/1.
- 4 VZW TO FINISH THE SITE WITH 6" OF 3/4" CLEAN CRUSHED ROCK WITH NO FINES, SEE C300/2 AND 'SITE WORK NOTES' ON C303.
- 5 VZW TO INSTALL 8'-0" TALL WROUGHT IRON FENCING (JERITH INDUSTRIAL FENCING, STYLE 101, 8'-0" TALL, BLACK), AVAILABLE FROM MOUNTAIN STATES FENCING @ 3737 SOUTH 500 WEST @ 801.261.4224, SEE C302/4 FOR POST FOUNDATIONS.
- 6 VZW TO INSTALL A 12'-0" WIDE WROUGHT IRON GATE (JERITH INDUSTRIAL GATE, STYLE 101, 8'-0" TALL, BLACK), AVAILABLE FROM MOUNTAIN STATES FENCING @ 3737 SOUTH 500 WEST @ 801.261.4224, SEE C302/4 FOR POST FOUNDATIONS.
- 7 VZW 80' TALL STEALTH WATER TOWER WITH CONCRETE FOUNDATION, SEE TOWER MANUFACTURER SHOP DRAWINGS FOR DESIGN AND SPECIFICATIONS. AFTER INSTALLATION THE WATER TANK PORTION OF THE TOWER IS TO BE PAINTED TO MATCH THE EXISTING BUILDING.
- 8 VZW 8' TALL ANTENNAS, (4) PER SECTOR (12 TOTAL) AT A 70' CENTERLINE WITH (12) RRH'S AND (2) RAYCAP OVP BOXES TO BE MOUNTED TO THE ANTENNA MOUNTS INSIDE THE STEALTH WATER TOWER, REFER TO VZW RF CONFIGURATION SHEET.
- 9 RMP TO INSTALL A NEW TRANSFORMER AT THIS LOCATION, AND THE VZW CONTRACTOR WILL BE REQUIRED TO INSTALL (2) 4" CONDUITS FROM THE TRANSFORMER TO THE UTILITY RACK.



VERIZON WIRELESS
 9858 SOUTH PROSPERITY ROAD
 WEST JORDAN, UTAH 84088

TAEC

Technology Associates Engineering Corporation Inc.
TECHNOLOGY ASSOCIATES

UTAH MARKET OFFICE
 5710 SOUTH GREEN STREET
 SALT LAKE CITY, UTAH 84123

CORPORATE OFFICE
 3115 SOUTH MELROSE DRIVE, SUITE #110
 CARLSBAD, CALIFORNIA 92010

DRAWN BY: JAY C
CHECKED BY: PETE S

REV	DATE	DESCRIPTION
0	09.02.2014	ZONING DRAWINGS

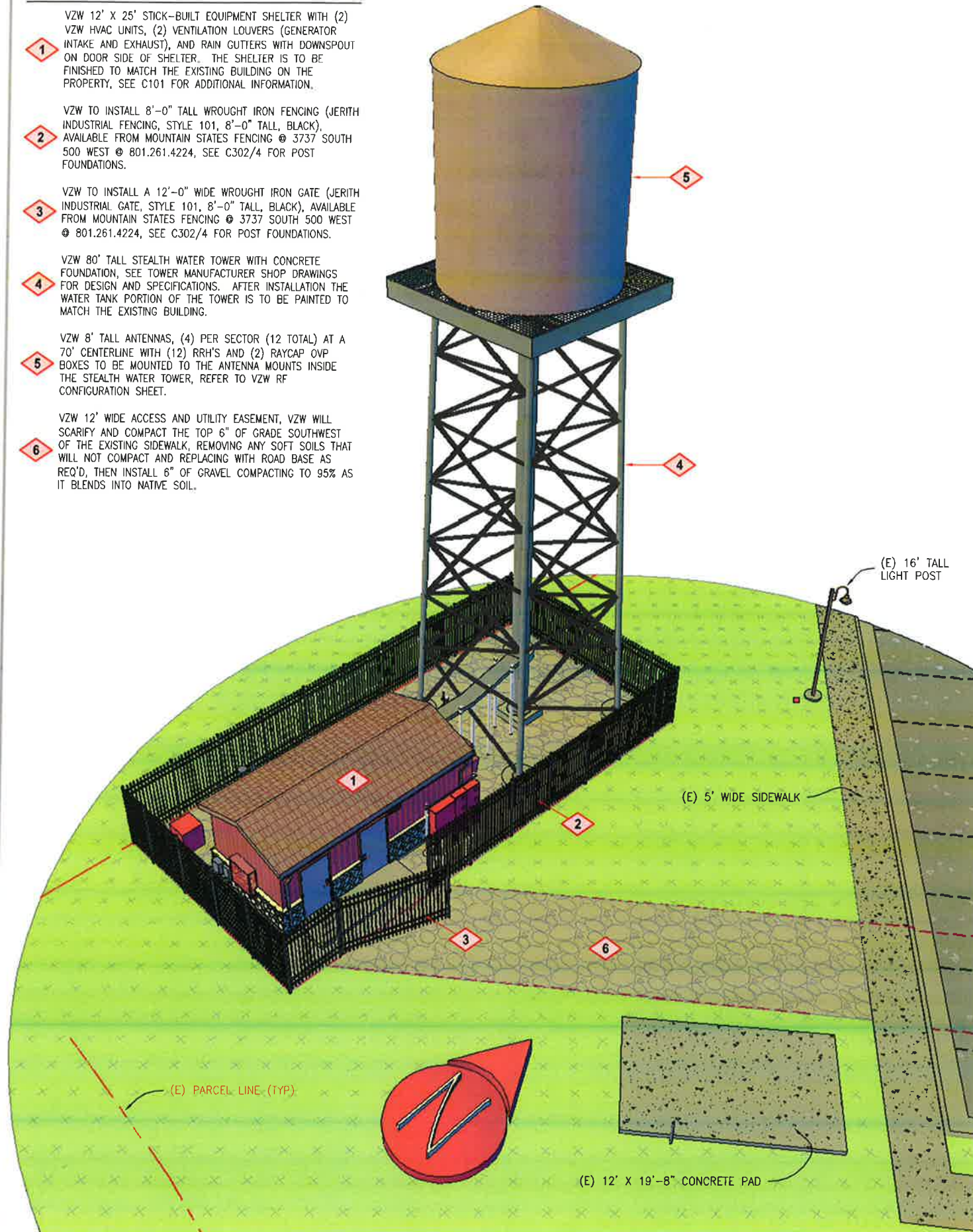
SAL - CROSSING
 NE SEC 3, T4S, R1W
 13757 SOUTH REDWOOD RD
 RIVERTON, UTAH 84065
 -- RAWLAND SITE --

SHEET TITLE
 ENLARGED SITE PLAN

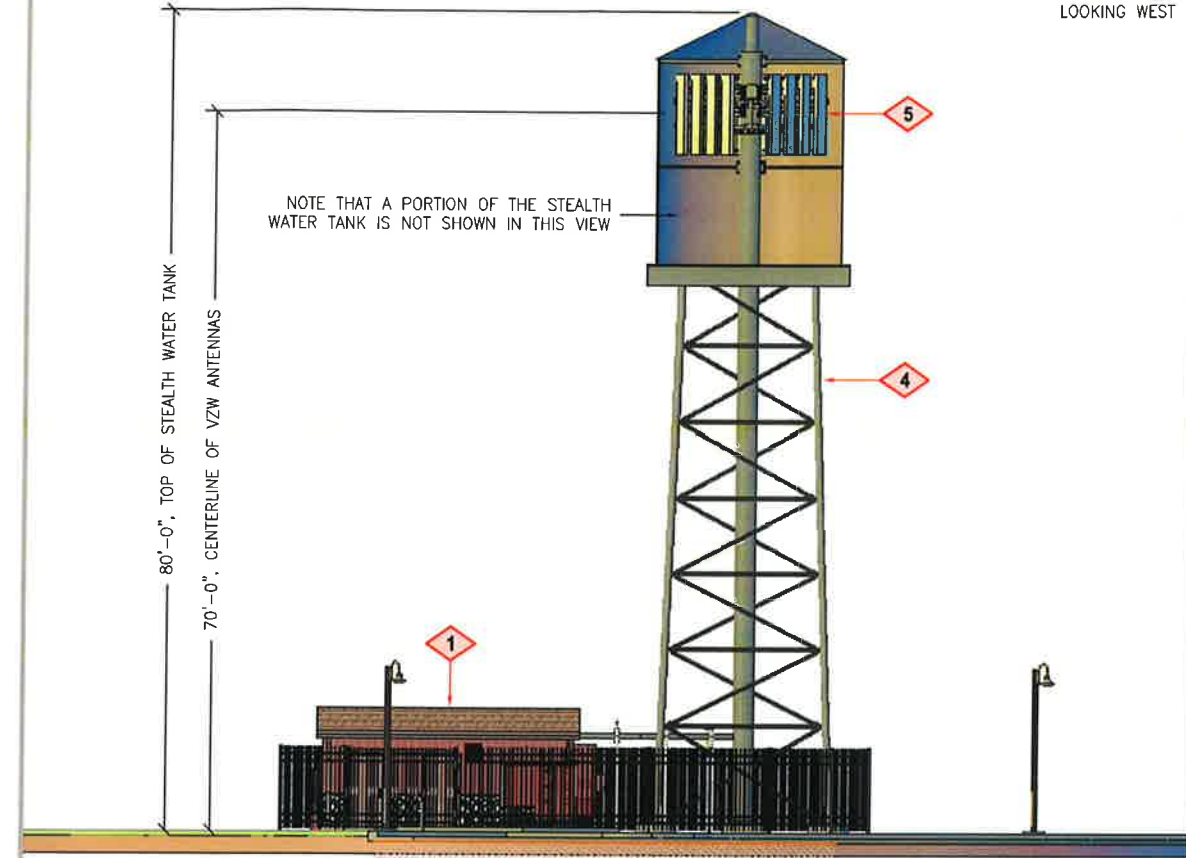
SHEET NUMBER
C101

KEYED NOTES

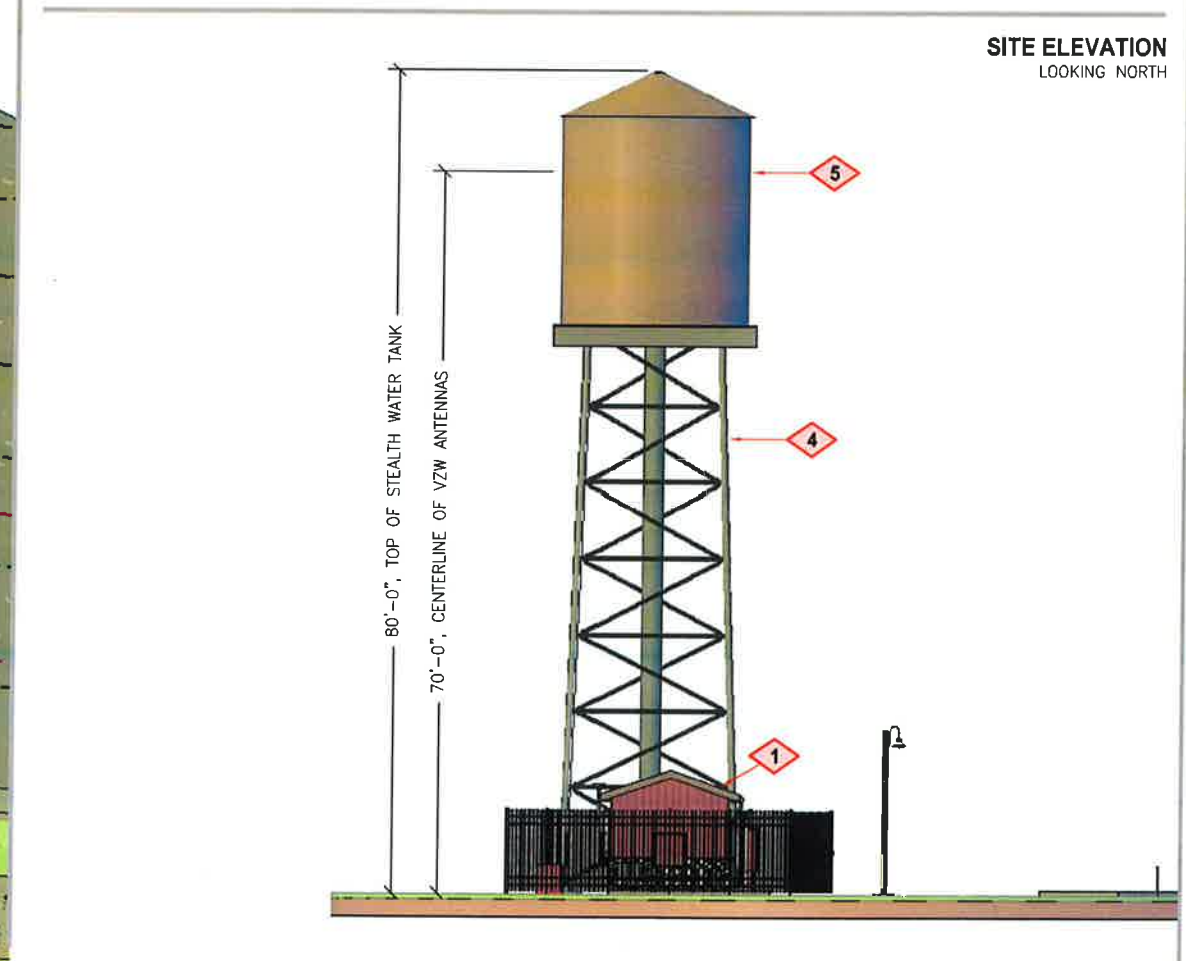
- 1 VZW 12' X 25' STICK-BUILT EQUIPMENT SHELTER WITH (2) VZW HVAC UNITS, (2) VENTILATION LOUVERS (GENERATOR INTAKE AND EXHAUST), AND RAIN GUTTERS WITH DOWNSPOUT ON DOOR SIDE OF SHELTER. THE SHELTER IS TO BE FINISHED TO MATCH THE EXISTING BUILDING ON THE PROPERTY. SEE C101 FOR ADDITIONAL INFORMATION.
- 2 VZW TO INSTALL 8'-0" TALL WROUGHT IRON FENCING (JERITH INDUSTRIAL FENCING, STYLE 101, 8'-0" TALL, BLACK), AVAILABLE FROM MOUNTAIN STATES FENCING @ 3737 SOUTH 500 WEST @ 801.261.4224, SEE C302/4 FOR POST FOUNDATIONS.
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- 5 VZW 8' TALL ANTENNAS, (4) PER SECTOR (12 TOTAL) AT A 70' CENTERLINE WITH (12) RRH'S AND (2) RAYCAP OVP BOXES TO BE MOUNTED TO THE ANTENNA MOUNTS INSIDE THE STEALTH WATER TOWER. REFER TO VZW RF CONFIGURATION SHEET.
- 6 VZW 12' WIDE ACCESS AND UTILITY EASEMENT, VZW WILL SCARIFY AND COMPACT THE TOP 6" OF GRADE SOUTHWEST OF THE EXISTING SIDEWALK, REMOVING ANY SOFT SOILS THAT WILL NOT COMPACT AND REPLACING WITH ROAD BASE AS REQ'D, THEN INSTALL 6" OF GRAVEL COMPACTING TO 95% AS IT BLENDS INTO NATIVE SOIL.



SITE ELEVATION
LOOKING WEST



SITE ELEVATION
LOOKING NORTH



VERIZON WIRELESS
9856 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

TAEC
Technology Associates Engineering Corporation Inc.
TECHNOLOGY ASSOCIATES

UTAH MARKET OFFICE
5710 SOUTH GREEN STREET
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CORPORATE OFFICE
3115 SOUTH MELROSE DRIVE, SUITE #110
CARLSBAD, CALIFORNIA 92010

DRAWN BY: JAY C
CHECKED BY: PETE S

REV	DATE	DESCRIPTION
0	09.02.2014	ZONING DRAWINGS

SAL - CROSSING
NE SEC 3, T4S, R1W
13757 SOUTH REDWOOD RD
RIVERTON, UTAH 84065
-- RAWLAND SITE --

SHEET TITLE
SITE ELEVATIONS

SHEET NUMBER
C200

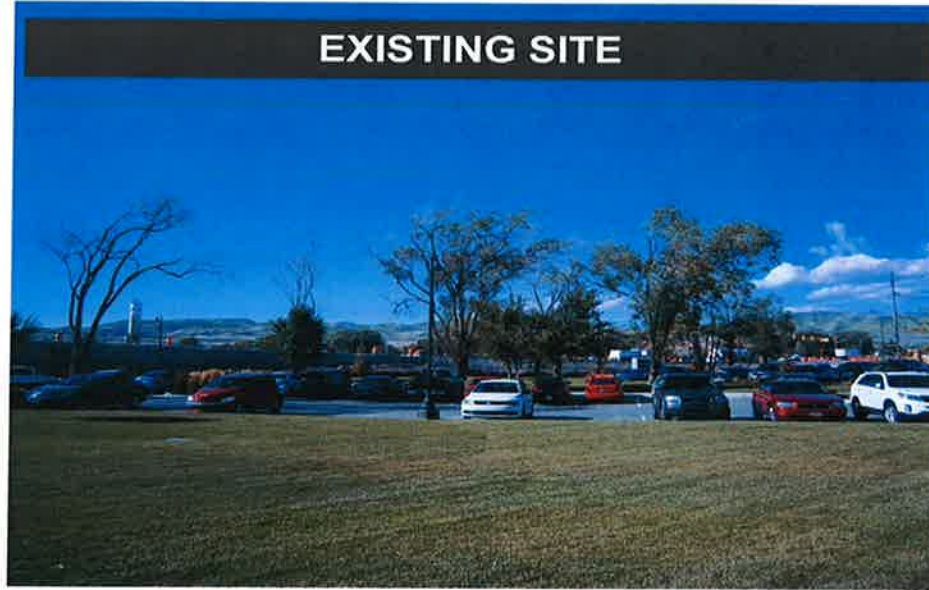


SAL Crossing

PROPOSED VERIZON WIRELESS TELECOMMUNICATIONS FACILITY
13757 South Redwood, Riverton, UT 84065

SOUTH WEST

Looking toward facility from the northern property line.



Bucklyn Rose Health Properties, LLC
Parcel ID: 33-03-252-037



Drawn By: **Pete Simmons**
Salt Lake City Office
Drawn For: **Riverton City**
Andrew Aagard

Salt Lake Office
5710 S Green Street
Murray, UT 84123
(801) 463-1020

Corporate
3115 Melrose Drive
Carlsbad, CA 92010
(760) 765-5275

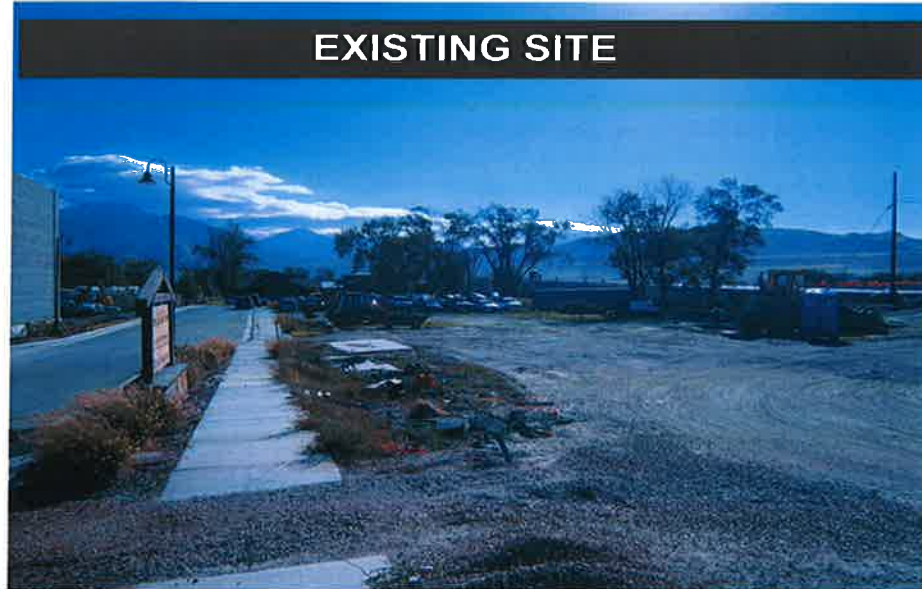


SAL Crossing

PROPOSED VERIZON WIRELESS TELECOMMUNICATIONS FACILITY
13757 South Redwood, Riverton, UT 84065

WEST

Looking toward facility from Redwood Road.



Drawn By: Pete Simmons
Salt Lake City Office
Drawn For: Riverton City
Andrew Aagard

Salt Lake Office
5710 S Green Street
Murray, UT 84123
(801) 463-1020

Corporate
3115 Melrose Drive
Carlsbad, CA 92010
(760) 765-5275

**RIVERTON CITY
MEMORANDUM**

TO: Planning Commission

FROM: Development Review Committee

DATE: January 8, 2015

SUBJECT: COMMERCIAL SITE PLAN, BIG-O TIRES, 4689 WEST 12600 SOUTH, SP-C ZONE, BIG-O TIRES, APPLICANT

PL NO.: 14-8004– Big-O Tires Commercial Site Plan

PROPOSED MOTION:

I move that the Planning Commission recommend APPROVAL of the Big-O Tires Commercial site plan, application number PL-14-8004, located at 4689 West 12600 South, 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. A six inch concrete mow strip be installed along the western property line.

BACKGROUND:

Big-O Tires is requesting commercial site plan approval for property located at 4689 West 12600 South. The property is zoned SP-C (Specific Plan Commercial). To the south and west property is zoned Park and Open Space. To the east property is zoned SP-C and to the north property is located in Herriman City.

The proposed project will consist of one 8,700 square foot tire and lube automotive center. The site plan as proposed places the building at the center of the site with customer parking along the north and employee and vehicle storage at the back of the building. Access into the site will be from 12600 South which at this point is a Riverton City right-of-way. A cross-access easement is being recorded on the subdivision plat that will guarantee perpetual access to the Big-O Tires across the Perry Homes property. Future development will also be able to utilize this access.

Parking calculations for lube and tire centers are as approved by the Planning Commission and City Council. For this review staff required the applicant to submit the parking standard used.

Parking is pretty much a retail parking standard at 1 parking stall per 200 square feet of building area thus requiring 55 parking stalls. There are 45 parking stalls provided on the exterior. There are 11 parking stalls inside the building and an additional 6 parking stalls at oil lube bay stacking area. In total there are 62 parking spaces on the site.

The site is largely surrounded by landscaping. Landscaping along the north is a combination of xeriscaping and irrigated sod with trees. The remaining buffer landscaping along the perimeter is a combination of trees and xeriscaping with evergreen and deciduous trees. Along the western property line exists a handful of utility, sewer and construction easements provided maintenance access to a Century Link facility at the south west corner of the proposed site. These easements shall remain intact. One of the easements does encumber the Big-O tire site. Big-O will landscape the portion of the easement that is on their property and will terminate their landscaping at the property line with a 6 inch concrete mow strip, as per condition number 6 above.

Six foot solid vinyl fencing is required along the southern property line where adjacent to the Western Springs Park.

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.

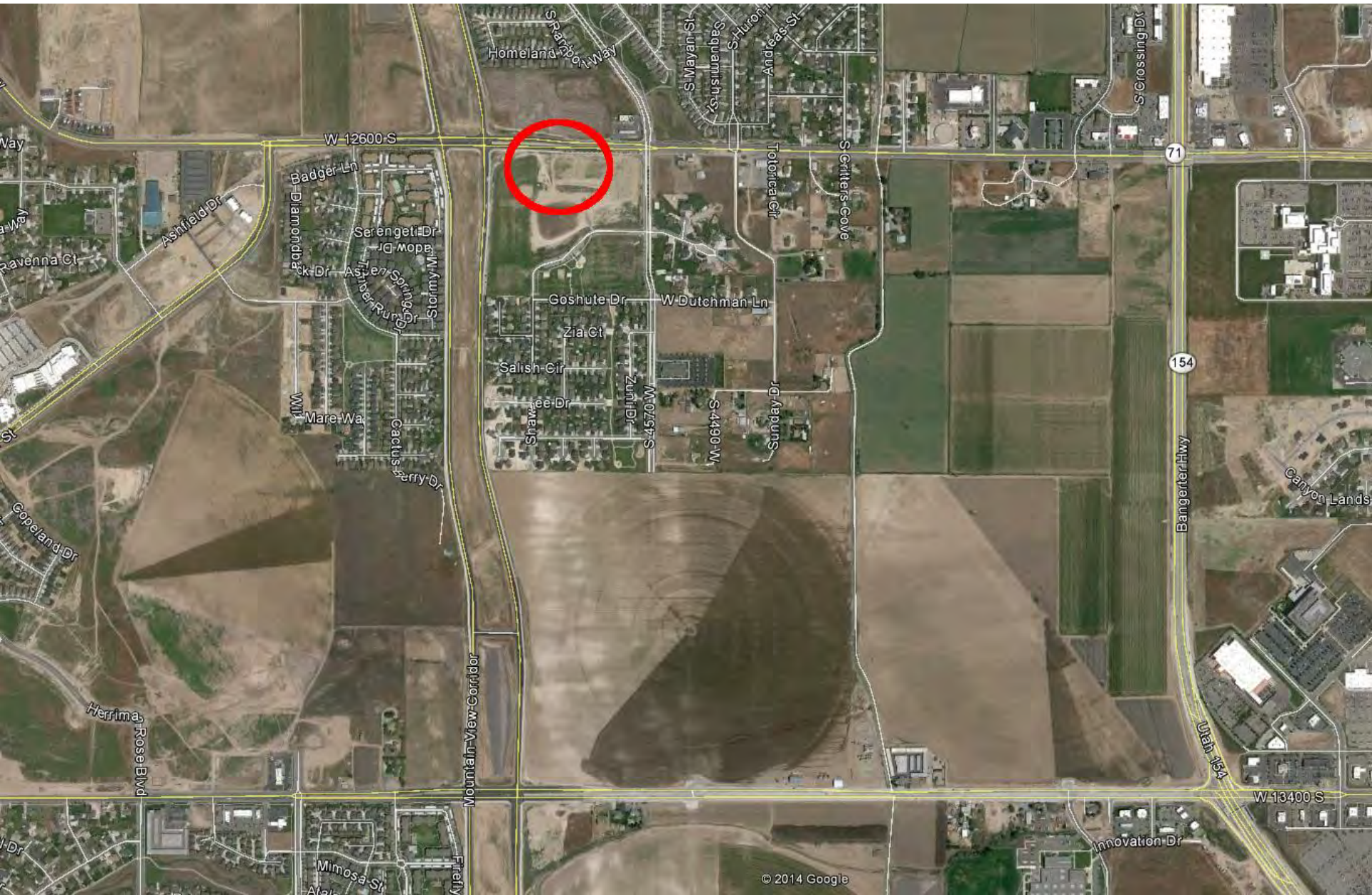
As far as architectural appearance is concerned the building is, well, a tire store. Exterior materials consist of stacked stone along the base of the building throughout the perimeter with areas of stone extending to the roof line in the columns at the corners and at the main entry. Upper wall materials consist of hone block above the garage bays and along the back with some stucco over the main building entrance. Roof line has variation as the entrance and corners extend higher than the roofline over the bays. The building as proposed does satisfy minimum architectural requirements of the SP-C zone.

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 neighboring Western Springs 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



12600 SOUTH

12600 S

12600 S

Legacy Ranch Blvd

4570 W

SP-C

P/OS

ings Ct

Dr

Stormy Meadow Dr

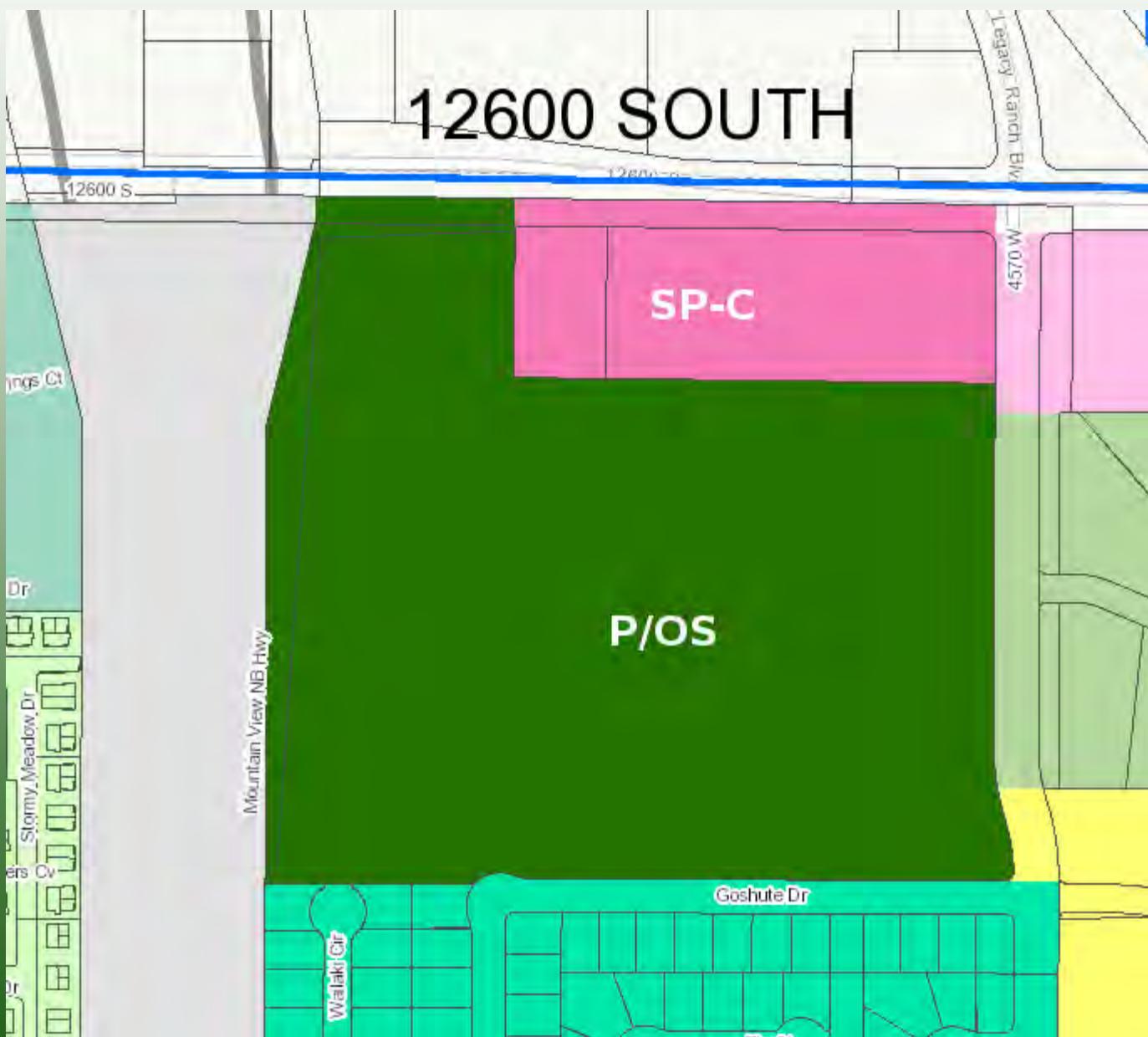
ers Ct

Dr

Mountain View NB Hwy

Walaki Cir

Goshute Dr



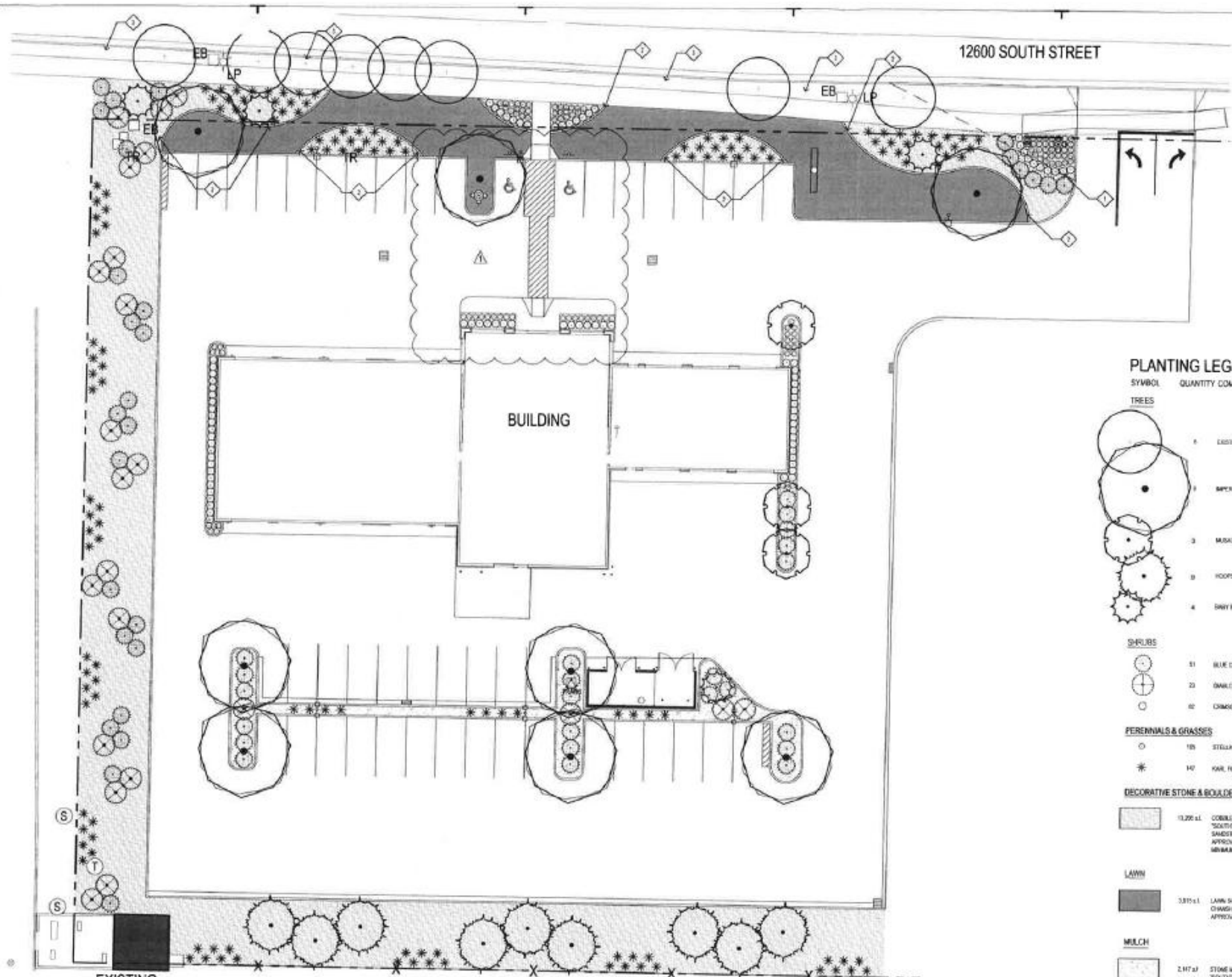


12600 South

Mountain View Corridor

4570 West

12600 SOUTH STREET



PLANTING LEGE

SYMBOL QUANTITY COMM

TREES

- 1 EXISTING
- 2 IMPERIAL
- 3 MUSAHO
- 8 HOOPST
- 4 DWY BLU

SHRUBS

- 11 BLUE CHP
- 20 OAKLE MB
- 10 CRIMSON

PERENNIALS & GRASSES

- 18 STILLA 9"
- 147 KAR FOX

DECORATIVE STONE & BOULDERS

- 1,026 sq. COBBLE, 3"
- SOUTHERN SANDSTONE APPROVED MIN 1.5' F

LAWN

- 3,875 sq. LAWN SOG
- CHANGELER APPROVED

MULCH

- 2,117 sq. STONE MUL
- SOUTHERN SANDSTONE APPROVED MIN 1.5' F

EXISTING BUILDING



FRONT ELEVATION

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



REAR ELEVATION

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



SIDE ELEVATION

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



SCALE: SIDE ELEVATION

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

1 RIVERTON CITY PLANNING COMMISSION
2 MEETING MINUTES

3
4 December 11, 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 Dennis Hansen
12 Scott Kochevar
13 James Webb
14 Cade Bryant
15 Kent Hartley

Jason Lethbridge, Planning Manager
Casey Taylor, Deputy City Attorney
Gordon Miner, City Engineer

16
17 Commissioners Brian Russell and James Endrizzi were excused. Commissioner
18 Bryant arrived late.

19
20 Commissioner Hansen called the meeting to order. Commissioner Kochevar led
21 the Pledge of Allegiance.

22
23 I. PUBLIC HEARING

24
25 A. **CONDITIONAL USE PERMIT, ALPHA WARRANTY BUILDING**
26 **EXPANSION, 12168 SOUTH REDWOOD ROAD, ALAN CARLSON,**
27 **APPLICANT.**

28
29 Planning Manager, Jason Lethbridge, presented the staff report and stated that the
30 project came before the Commission previously for rezoning and site approval for the
31 expansion of the site. Mr. Lethbridge presented aerial photographs outlining the
32 property, and the buildings currently on site. Alpha Warranty purchased the property
33 and approached the City about enclosing the existing garage space and creating an
34 office space in its place. The applicants were issued a building permit to proceed with
35 construction and they began construction in good faith. In response to concerns from
36 the neighbors, it was determined by the City Attorney that the matter should have come
37 before the Planning Commission for a conditional use permit for the expansion of the
38 building itself, in addition to the review made for the expansion of the site. Mr.
39 Lethbridge commented that it was an error on staff's part for not bringing the issue
40 through the conditional use permit process prior to issuance of the building permit.

41
42 Mr. Lethbridge presented relatively current photographs of the property, as well as line
43 drawings of the new building. The applicant added a second floor, but everything
44 remained within the standards of the Commercial Neighborhood Zoning. There have
45 been no ordinance violations. There are existing homes along the north side of the
46 property, which was accounted for in the original approval. The building has the proper

1 setbacks, and fencing and landscaping were included in the site plan to increase
2 privacy. The issue raised by the neighbors pertained to the large windows on the
3 second floor that face their properties.

4
5 The applicant met with the neighbors about their concerns and offered additional
6 landscaping. It was noted that the building is not out of character with the surrounding
7 area. Mr. Lethbridge presented the conditions of approval listed in the staff report.

8
9 In response to a question raised by Commissioner Hansen, Mr. Lethbridge confirmed
10 that the second story windows meet the requirements that would be in place if the
11 building were a two-story home. It was also made known that the building has a
12 setback of 20 feet as opposed to the required 10-foot setback that would be required of
13 a residence.

14
15 Commissioner Hansen opened the public hearing.

16
17 Charlie Anderson identified himself as the neighbor who came forward with privacy
18 issues. He felt that his concerns had gone unheeded in the process thus far.
19 Mr. Anderson read the State Statute for conditional uses. His greatest concern was that
20 there are issues that could have been or can be avoided with a public hearing, which
21 did not occur before construction began. Mr. Anderson displayed a photograph
22 showing the windows with which he has concerns. He would like to protect the privacy
23 of his family to the extent possible. Mr. Anderson purchased and planted three trees of
24 2 ½-inch caliper, which cost him roughly \$1,000. He felt that more trees would not be
25 the right solution. His preference was to see the windows removed. Mr. Anderson was
26 not opposed to the business coming to the area but did not want his privacy invaded.

27
28 Commissioner Hansen asked Mr. Anderson what the difference would be if a two-story
29 residence with windows on the back were proposed. Mr. Anderson stated that he
30 wanted to see a condition included to protect his privacy. When asked what kind of
31 condition he would like, Mr. Anderson responded that it seemed fair to raise the
32 windows to six feet from the floor level. Daylight would still come in, but the employees
33 would not be able to look out at the neighbors.

34
35 Troy Matthews, who lives in one of the neighboring houses, commented that the
36 difference between having a residential and a commercial building is that he would most
37 likely know the residents, whereas he has no knowledge as to who will be working in the
38 offices. He shared Mr. Anderson's privacy and safety concerns and preferred not to
39 have strangers looking at their children and families. Mr. Matthews attended the original
40 meeting when the lot was changed from residential to commercial, which included
41 construction of a 10-foot fence. It was noted that no light would trespass from the
42 building into the neighbors' yards.

43
44 Katie Anderson, Charlie Anderson's wife, expressed safety concerns with the building
45 as well. She did not like the building but was willing to work with the applicant to reach
46 a positive resolution. Mrs. Anderson urged the Commission to consider the needs and

1 privacy of the residents when making their decision. She was anxious about the safety
2 of her children.

3
4 Rick, who gave no last name, informed the Commission that the residents were being
5 put into a difficult situation, since the building already exists and the construction is well
6 underway. He shared the same concerns as the other residents with regard to safety
7 and privacy. He also commented that the trees may provide some buffering but they
8 will not have leaves year round. He recommended that a different solution be reached.

9
10 The applicant, Alan Carlson, provided additional information about his company and
11 what they have done to address the residents' issues. He explained that Alpha
12 Warranty is a financial service company and thorough background checks are
13 conducted on all who apply for employment. The second floor of the building contains
14 five offices, only four of which are currently occupied. Mr. Carlson commented that
15 three of the four employees have families with young children, so they understand the
16 concerns. Mr. Carlson wanted the windows not only for daylight but to make the small
17 offices feel more open. He did not feel that his employees would be a safety concern
18 and stated that they would be working rather than watching people outside.

19
20 Mr. Carlson made it clear that the bottom floor of the building contains a call center and
21 a training area. The call center faces the residences because they have the least
22 amount of traffic and are less likely to disturb the residents. The employees in the call
23 center will not be able to see over the wall into the residents' properties.

24
25 In response to a question from the Commission, Mr. Carlson stated that the offices are
26 occupied by the Vice President of the company and account managers.

27
28 Mr. Carlson commented that the building was a two-story structure previously, but they
29 added another seven feet to the height, added the windows, and changed the grade of
30 the roof. They were also required to install exterior lighting for the parking lot, however,
31 it will be shielded from the residents to the north. The applicant was willing to plant
32 additional trees, even on the residents' side of the fence, if deemed to be the best
33 solution.

34
35 Blake Anderson, an area resident, stated that he worked in an office for 36 years. It
36 was nice to have a window, but he didn't always have one. He found that it did not
37 affect his performance either way. Mr. Anderson felt that he seldom looked out the
38 window, but rather was concentrating on the work to be done. He felt that the safety of
39 children needs to be the top priority.

40
41 There were no further public comments. Commissioner Hansen closed the public
42 hearing.

43
44 Deputy City Attorney, Casey Taylor, commented that one of the conditions of
45 commercial zoning is that the building needs to have a residential feel to blend in with
46 the surrounding area. If the windows were reduced to three feet in height and raised six

1 feet above the floor level, the building would look more commercial than intended. He
2 also felt that the office employees would be working rather than looking out the
3 windows.

4
5 Discussion commenced concerning future changes to both the office space and the
6 residences. The ownership could change, and thus change who occupies the office
7 spaces, however, there may not always be children living in the residences to the north.
8 This should be taken into consideration. Additionally, the possibility of applying a
9 material on the inside of the windows was suggested to let light in but prevent people
10 from seeing out. This could be better regulated than simply requiring blinds and would
11 be easier than changing the windows that have already been installed.

12
13 Upon inquiry, Mr. Lethbridge stated that the Commercial Neighborhood Zone has
14 restrictions on hours of operation, which are 6:00 a.m. to 10:00 p.m. The hours of
15 operation for Alpha Warranty fall within this window. Mr. Taylor commented that if there
16 is a concern about enforcing conditions for blinds or reverse tinting, the City has a code
17 enforcement office that would respond to complaints. The Commission agreed that
18 applying reverse tinting to the bottom half of the windows would be a reasonable option.

19
20 To clarify, Mr. Lethbridge stated that he did not believe there was a lack of
21 communication with this particular complaint. Staff reacted as quickly as they were
22 able, given the circumstances, and he spoke with Mr. Anderson several times, as had
23 the applicant.

24
25 **Commissioner Kochevar moved that the Planning Commission recommend**
26 **APPROVAL of the Alpha Warranty Building expansion, located at 12168 South**
27 **Redwood Road, with the following conditions:**

- 28
29 **1. A minimum of two additional trees shall be planted on the north property**
30 **line adjacent to the addition, of the same type and full growth height as the**
31 **existing trees and at a minimum of 1.5 inch caliper.**
32
33 **2. Exterior lighting on the new addition shall be shielded to minimize impacts**
34 **to the adjacent properties.**
35
36 **3. The lower half of the windows on the second floor shall be screened with**
37 **an opaque material.**
38

39 **Commissioner Webb seconded the motion. Vote on motion: James Webb – Aye;**
40 **Scott Kochevar – Aye; Dennis Hansen – Aye, Commissioner Hartley – Aye. The**
41 **motion passed unanimously. Commissioner Bryant was not present for the vote.**
42

- 43 **B. MULTI-FAMILY SITE PLAN, 14-8012, RESIDENCES AT PARK AVENUE**
44 **PHASE 3, 1950 WEST PARK AVENUE, RM-8-D ZONE, 20 UNITS, 2.52**
45 **ACRES, BRAD REYNOLDS CONSTRUCTION, APPLICANT.**
46

1 Mr. Lethbridge presented the staff report and presented aerial photographs of the
2 subject property. He reported that the Residences at Park Avenue is the existing
3 townhome project located to the northeast that was developed by the same applicant.
4 The project is referred to as Phase III even though it is not contiguous. The area is
5 zoned RM-8-D, which is multi-family residential, which allows eight units per acre. The
6 development is designed to have two access points, one on Park Avenue and the other
7 on 1950 West.

8
9 Mr. Lethbridge explained that an issue has arisen regarding the sidewalk along the
10 northern half of Park Rim Way. He explained that the sidewalk does not connect in the
11 current design plans. Staff recommended adding a condition requiring the sidewalk to
12 be extended along the remaining portion of Park Rim Way. This condition will require
13 the buildings in that location to be shifted slightly to the north, however, there is no
14 space available for that to occur. The applicant agreed to this proposed condition but
15 stated that the plans presented to the Commission did not reflect the change.

16
17 City Engineer, Gordon Miner, informed the Commission that a more current site plan
18 was received from the applicant. The plan shows the sidewalk completion and the
19 extension of the road running east to west. There is a vacant piece of property that is
20 not part of the project. The roadway extension was put in place to provide cross access
21 should that be necessary with future development.

22
23 Mr. Lethbridge presented the landscaping plan and stated that there will be a large
24 common area that will be maintained by the Homeowners' Association. The buildings in
25 the proposed plan are essentially the same units built in Phases I and II. The plans all
26 comply with the zoning requirements. Staff recommended approval with the conditions
27 outlined in the staff report, with the addition of a condition regarding the extension of the
28 sidewalk.

29
30 As a clarification, it was stated that the streets inside of the development will not be
31 wide enough for parking along both sides. The Fire Department suggested striping and
32 signage to limit parking to one side.

33
34 *Note: Commissioner Hartley was excused from the remainder meeting, and*
35 *Commissioner Bryant arrived.*

36
37 Commissioner Hansen opened the public hearing.

38
39 Tallmadge Henz stated that he resides just east of the proposed development. He and
40 his wife attended the Planning Commission Meeting where the property was rezoned
41 from Commercial to RM-8-D to show that they were in full support. He felt that the
42 townhomes that have already been constructed have brought value to the neighborhood
43 and he was excited to see the project continue. Mr. Henz also appreciated that the
44 applicant reached out to the homeowners for feedback regarding all of his projects.

45

1 Mr. Henz's only concern with the development pertained to the access onto 1950 West.
2 He felt this was already a dangerous roadway and that an access point there would be
3 unsafe. If a drive needed to be constructed along the road, he wanted like to see some
4 form of traffic control to reduce vehicle speeds. Mr. Lethbridge confirmed that the
5 proposed sidewalk would connect with the existing sidewalk on 1950 West. Mr. Henz
6 expressed his support.

7
8 Earl and Nancy Norman were not present for the public hearing on this issue, so a letter
9 was presented regarding their opinions. They objected to the current plan to have an
10 entry on 1950 West and considered it to be dangerous. They felt that the road is too
11 short and narrow to accommodate the increased traffic. If possible, they preferred both
12 entries into the development be placed along Park Avenue.

13
14 There were no further public comments. Commissioner Hansen closed the public
15 hearing.

16
17 There was some discussion among the Commission regarding the traffic flow on 1950
18 West. The concern with having entry only from Park Avenue was that there is a median
19 on the road, which prevents a left in or out of the property. The access on 1950 West
20 would provide an option for residents to turn left onto Park Avenue.

21
22 Mr. Miner did not feel that the increase in traffic would be significant since there are only
23 20 units in the proposed project. In terms of calming traffic along 1950 West, the City
24 Engineering Department has jurisdiction over the matter and the subject can be
25 reviewed by the City Council. The residents would have to approach the City through
26 the Engineering Department to resolve the issue because it is not something they would
27 require of the applicant. Mr. Miner also commented that traffic slows down in more
28 developed areas naturally, so the issue may resolve itself.

29
30 Cory Nielson was present on behalf of the applicant, Reynolds Construction. He
31 confirmed that the structures would be two-story rambler units that will be identical in
32 terms of color, height, and interior finishings as those in Phases I and II. The road width
33 and sidewalks will also be similar. The applicant was in favor of the additional sidewalk
34 condition. Mr. Nielson also confirmed that the side of the road with the sidewalk would
35 be used for parking.

36
37 **Commissioner Kochevar moved that the Planning Commission recommend**
38 **APPROVAL of PL 14-8012, the Residences at Park Avenue Phase 3 multi-family site**
39 **plan subject to following:**

40
41 **Conditions:**

- 42
43 **1. A sidewalk shall be added to the north side of Park Rim Way, to include the**
44 **western portion of that road.**

45

- 1 **2. An interim storm drainage and erosion control plan and an access**
2 **management plan shall be approved by the City prior to any construction**
3 **or grading on the site.**
- 4
- 5 **3. The site and structures shall comply with any and all applicable Riverton**
6 **City standards and ordinances, including the International Building and**
7 **Fire Codes.**
- 8
- 9 **4. Six-foot solid masonry fencing shall be installed along the southern and**
10 **western property lines of the parking area.**
- 11
- 12 **5. A sidewalk shall be added to the north side of Park Rim Way, including the**
13 **western portion of the road.**
- 14

15 **Commissioner Bryant seconded the motion. Vote on motion: Commissioner**
16 **Hansen – Aye; Commissioner Bryant – Aye; Commissioner Kochevar – Aye;**
17 **Commissioner Webb – Aye. The motion passed unanimously. Commissioner**
18 **Hartley was not present for the vote.**

19

20 **C. CONDITIONAL USE PERMIT, 14-2023, PROPOSED DEVELOPMENT**
21 **OF 2 LOTS ON A PRIVATE LANE, 2940 WEST 13400 SOUTH, RR-22**
22 **ZONE, VON TAYLOR, APPLICANT.**

23

24 Mr. Lethbridge presented the staff report and displayed aerial photographs of the
25 property in question. He reported that the existing lot is currently zoned RR-22. The
26 applicant proposed that the property be developed into two lots, with the rear lot being
27 accessed from a private lane extending to the back of the site. The lot is slightly smaller
28 than one acre and the current zoning requires a minimum of one-half acre per lot. The
29 applicant previously received a variance from the Board of Adjustment allowing one lot
30 to be just less than one-half acre. The conditional use permit included a request for the
31 proposed private drive, which will be 20 feet long. With the variance, both lots meet the
32 zoning requirements and would accommodate housing that also complies with the
33 requirements. Mr. Lethbridge concluded that the project is pretty straightforward. Staff
34 recommended approval with the conditions outlined in the staff report.

35

36 Commissioner Hansen opened the public hearing.

37

38 Ted Dicks spoke on behalf of his father-in-law, Von Taylor, the applicant. Mr. Dicks had
39 no comments, but was willing to answer questions. He confirmed that he would be
40 living in the new home.

41

42 There were no further comments from the public. Commissioner Hansen closed the
43 public hearing.

44

1 **Commissioner Bryant moved that the Planning Commission APPROVE a**
2 **conditional use permit to allow construction of a home with access from a private**
3 **lane located at 2940 West 13400 South subject to the following:**

- 4
- 5 **1. The private lane shall be paved with either concrete or asphalt to a**
6 **minimum of twenty (20) feet from the public right-of-way to the driveway of**
7 **the new home with appropriate turn-around space, as per Riverton City and**
8 **the Unified Fire Authority regulations.**
 - 9
 - 10 **2. Utility connections shall be approved by the Riverton City Public Works**
11 **Department prior to construction.**
 - 12
 - 13 **3. The site and structures shall comply with any and all applicable Riverton**
14 **City standards and ordinances, including the International Building and**
15 **Fire Codes.**

16

17 **Commissioner Kochevar seconded the motion. Vote on motion: Commissioner**
18 **Hansen – Aye; Commissioner Bryant – Aye; Commissioner Kochevar – Aye;**
19 **Commissioner Webb – Aye. The motion passed unanimously. Commissioner**
20 **Hartley was not present for the vote.**

21

22 Commissioner Hansen commented that the majority of the public was present to
23 discuss the action items. It was proposed that a motion be made to amend the agenda
24 to discuss those items before Item I-D.

25

26 **Commissioner Bryant moved the Planning Commission AMEND the agenda, to**
27 **hear Items II-A and II-B at that time. Commissioner Kochevar seconded the**
28 **motion. Vote on motion: Commissioner Hansen – Aye; Commissioner Bryant –**
29 **Aye; Commissioner Kochevar – Aye; Commissioner Webb – Aye. The motion**
30 **passed unanimously. Commissioner Hartley was not present for the vote.**

31

32 **D. ORDINANCE AMENDMENT, AMENDING SECTIONS IN THE ZONING**
33 **CODE REGARDING NEW DEVELOPMENT FENCING ADJACENT TO**
34 **PROPERTIES WITH ANIMAL RIGHTS AND CLARIFYING ALLOWED**
35 **SOLID FENCING TYPES.**

36

37 *Note: This item was discussed after Agenda Items A and B.*

38

39 Mr. Lethbridge presented the proposed ordinance amendment for discussion. No action
40 would be taken by the Commission at that time. Staff wanted to use this time to discuss
41 concerns and get feedback from the Commission and public.

42

43 Recently, the Commission was presented with items regarding fencing between
44 different property types. It was noted that the current ordinances can seem ambiguous
45 in their meaning. Mr. Lethbridge presented the following sections of the Ordinance
46 regarding fencing:

- 1
- 2 • Included in a section regarding non-residential fencing, the ordinance states that,
- 3 “A solid fence, minimum of six feet, shall be required between non-compatible
- 4 zones”. This would apply in situations involving commercial or multi-family
- 5 residential adjacent to a single family residential zone, for example.
- 6
- 7 • There is also a section that specifically addresses lots adjacent to residential
- 8 zones, which calls for eight-foot high solid fencing between commercial and
- 9 industrial zones having a common lot line with residential. A six-foot high solid
- 10 fence is required between multi-family having a common lot with single-family
- 11 residential.
- 12
- 13 • Language is included with regard to residential zones that address property
- 14 abutting zones with animal rights. The phrase in the ordinance requires “fencing
- 15 of sufficient quality able to withstand an impact from large animals.” This
- 16 particular phrase had been interpreted differently over the years by the Planning
- 17 Commission and City Council. Staff suggested that a standard be set to prevent
- 18 deviation in the future.
- 19
- 20 • The City ordinance also references collector street fencing standards. If there is
- 21 a residential development adjacent to a collector street or larger, the ordinance
- 22 requires a solid visual barrier constructed of stone, brick, or decorative concrete
- 23 simulating stone or brick.
- 24

25 The main issues staff wanted to address pertain to the type of fencing that should be
26 required between incompatible uses. When the ordinance was first created, there was
27 a much narrower field of materials available with which to build. Different materials,
28 often lighter and less expensive, are readily available and are often used instead of
29 solid concrete or masonry. Mr. Lethbridge felt that the most difficult issues dealt with
30 properties pertaining to animal rights, particularly in determining what can withstand
31 impact from a large animal. Appropriate fencing options should be identified to remain
32 consistent in the future.

33
34 In response to a question raised, Mr. Lethbridge confirmed that the ordinance does not
35 currently require solid fencing for properties with animal rights, while it is required for all
36 other incompatible types. It was suggested that this ambiguity be addressed in the
37 amendment.

38
39 The Commission requested more information so that standards could be set. They
40 would like to know the standards required of other cities. The Commission also
41 requested information regarding the different types of fencing, along with facts about
42 their strengths, both structurally and visually. It was suggested that the language be
43 adjusted to specify fencing on a performance basis. The fencing types will continue to
44 change, so that language that is still a vague may be appropriate to allow for future
45 options.

46

1 Commissioner Hansen opened the hearing to the public.

2
3 Brian Morrow identified himself as the President of Rhino Rock and gave a brief history
4 of his company and the fencing types that they offer, including the physical strength and
5 visual aesthetics. Mr. Morrow discussed his experience with other cities and what he
6 observed to be their standard fencing types. In terms of strength there is a standard
7 test for all fence types when it comes to wind loads. He, however, was not aware of a
8 common testing procedure for strength against impact.

9
10 Commissioner Hansen thanked Mr. Morrow for his professional insight on the matter.

11
12 Mr. Lethbridge commented that another part of the ordinance where they have
13 encountered issues is the prohibition of two fences adjacent to each other. Normally,
14 one of the fences must be removed, which creates a problem. This should also be
15 addressed in the amendment.

16
17 Adam Anderson informed the Commission that he currently resides on a farm with
18 several large animals. There are over 1,200 feet of precast concrete fencing around his
19 farm, and he had not had an issue. His animals have not been able to get out and any
20 damage has been from horse kicks, or similar and have been covered by the fencing
21 company. In Lehi City, the resident is liable for animals getting loose.

22
23 There were no further public comments. Commissioner Hansen closed the public
24 hearing.

25
26 Staff planned to gather additional information after which the discussion would continue
27 through the next few meetings before a proposed amendment is presented to the
28 Planning Commission.

29
30 **II. DECISION/ACTION ITEMS**

31
32 **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.**

33
34
35
36 Mr. Lethbridge presented aerial photographs of the property in question, which is
37 located off of Bangerter Highway and Redwood Road. There is currently only one
38 commercial structure in the area, which is a Burt Brother's Tire store, which is zoned
39 Commercial Gateway, as is the surrounding property. There are existing residences to
40 the north, but they are also zoned commercial.

41
42 The shopping center has a master plan associated with it as well as plan amendments,
43 primarily for storm water management. Mr. Lethbridge presented another photograph,
44 which showed the space between the building and the property line. This area includes
45 a drive thru along the west side of the building. He then presented the landscaping
46 plans for the property. The building architecture will be consistent with Riverton City's

1 expectations, including the stonework on the majority of the front façade, with stucco of
2 different colors on the remainder. Staff recommended approval with the conditions
3 outlined in the staff report.

4
5 Mr. Lethbridge noted that the plan includes cross access easements to future
6 developments, but clarified that it is the applicant's responsibility to secure access to
7 Redwood Road from UDOT. The master plan also shows a floating easement to the
8 north, should that area ever open up. There was additional discussion among the
9 Commission regarding construction currently underway at the intersection. Those
10 issues would have to wait until after construction is completed.

11
12 **Commissioner Kochevar moved that the Planning Commission APPROVE PL-14-**
13 **8006, The Shops at Redwood Road, subject to the following:**

14
15 **Conditions:**

- 16
17 **1. Storm drainage systems and accommodation shall comply with Riverton**
18 **City standards and ordinances, and with the recommendations of the**
19 **Riverton City Engineering Division.**
20
21 **2. An interim storm drainage and erosion control plan and an access**
22 **management plan shall be approved by the City prior to any construction**
23 **or grading on the site.**
24
25 **3. The site and structures shall comply with any and all applicable Riverton**
26 **City standards and ordinances, including the International Building and**
27 **Fire Codes.**
28
29 **4. Lighting, both on the building and in the site shall be designed and**
30 **installed to minimize impacts to the surrounding properties.**
31
32 **5. Any and all rooftop mechanical equipment shall be fully screened from**
33 **view from the roadway and surrounding properties.**
34
35 **6. Obtain and maintain a UDOT access permit for access to Redwood Road.**
36
37 **7. Submit an acceptable Storm Water Management Plan and covenant to**
38 **maintain.**
39
40 **8. Record an easement for the benefit of Lots 2 and 3 for storm water.**

41
42 **Commissioner Webb seconded the motion. Vote on motion: Commissioner**
43 **Hansen – Aye; Commissioner Bryant – Aye; Commissioner Kochevar – Aye;**
44 **Commissioner Webb – Aye. The motion passed unanimously. Commissioner**
45 **Hartley was not present for the vote.**
46

1 **B. DISCUSSION OF COMMERCIAL SITE PLAN, PROPOSED BIG O TIRE**
2 **SITE PLAN, 4689 WEST 12600 SOUTH, SP COMMERCIAL ZONE,**
3 **DAVID CRITCHLOW, APPLICANT.**
4

5 Mr. Lethbridge presented the staff report, which was scheduled for discussion with the
6 Planning Commission. The proposed site for the Big O Tire Store is located
7 immediately north of the Western Springs Park area, which is zoned Parks and Open
8 Space. The acreage along 12600 South is zoned SPC and was adopted as part of the
9 Western Springs Master Plan. Access to the building would be off of 12600 South and
10 as the remainder of the property develops, cross access easements would be put in
11 place, ultimately bringing access onto 4570 West. The building would be oriented
12 toward 12600 South with parking in the front and rear. Mr. Lethbridge presented the
13 landscaping plan to the Commission.
14

15 It was reported that an issue had arisen along the west property line, which is shared
16 with the City Park. There are several easements along the property line, mainly for
17 utility lines. The ordinance requires fencing between two incompatible zones, however,
18 the easements have to be allowed access and do not allow fencing within the area.
19 Staff asked for feedback from the Commission regarding fencing alternatives.
20

21 The plans showed the landscaping only up to the point where it would be disturbed by
22 use of the easement. Commissioner Hansen commented that dealing with the area
23 between the landscaping and the property line is problematic. Questions may arise with
24 regard to who is responsible for upkeep and maintenance. Any solutions should be
25 made part of the site plan to avoid difficult situations in the future.
26

27 Mr. Lethbridge commented that a possible solution would be to allow the fencing to be
28 inside of the property line along the edge of the landscaping. One concern with this
29 option would be similar to the aforementioned maintenance issue. Commissioner Webb
30 asked if a fence could still be constructed with gates to provide access. Mr. Lethbridge
31 replied that the easements actually straddle the line, so that would not be possible.
32 Commissioner Hansen suggested that a fence, even within the property line, would
33 increase safety for the public as well as the clients of the commercial building.
34

35 Ted Ditis, the Project Civil Engineer, was present representing the applicant. He
36 informed the Commission that the owner would prefer not to have a fence there at all.
37 Some sort of delineation would be fine, but they did not feel a fence would be
38 necessary.
39

40 A berm or mole strips were suggested as alternatives to the fence. It was determined
41 that of those two options, a mole strip would be more appropriate, as a berm would
42 create a larger distance to the utility lines and require more digging.
43

44 The Commission expressed concerns with the safety of the applicant's clients with and
45 without the fence. If the fence were inside the property line, it would create a narrow
46 alleyway, which the applicant does not want. Without a fence there is a danger of the

1 public coming into the space and there was concern that baseballs and other
2 recreational equipment would get damaged. Mr. Ditis stated that these aren't serious
3 issues for them. The building design does not include windows along the property line
4 and the risk of baseballs in the lot would exist even with a fence.

5
6 Commissioner Webb commented that the mole strip seems to be a viable option in this
7 situation. If the mole strip were torn up for utility maintenance, it would be the
8 responsibility of the property owner to replace it, as specified in the terms of the
9 easement. Relative to the installation of a fence, this would not be a significant
10 expense. The easement terms also restrict any structures from being built in the area,
11 however, mole stripping would be considered pavement, and would be allowed.

12
13 Commissioner Webb was still not set on the idea of having no fence at all. His concern
14 was with the business that will take place in the park. He suggested that there were
15 alternative means to secure the property, such as the installation of cameras.

16
17 There was some confusion regarding this item being specified as only a discussion item
18 on the agenda. A large number of people came to make comments on the matter but
19 were unable to do so. Mr. Lethbridge made it known that the item had not received
20 clearance from all departments in time to be put on the agenda as an action item. He
21 explained that this item will be before the Commission for a decision on January 8,
22 2015, and notice will be sent to the public.

23
24 **III. MINUTES**

25
26 **A. NOVEMBER 13, 2014.**

27
28 The minutes were reviewed and discussed.

29
30 **Commissioner Kochevar moved that the Planning Commission APPROVE the**
31 **meeting minutes from November 13, 2014. Commissioner Bryant seconded the**
32 **motion. Vote on motion: Commissioner Hansen – Aye; Commissioner Bryant –**
33 **Aye; Commissioner Kochevar – Aye; Commissioner Webb – Aye. The motion**
34 **passed unanimously. Commissioner Hartley was not present for the vote.**

35
36 **IV. ADJOURNMENT**

37
38 The meeting adjourned at approximately 8:50 p.m.