



**RIVERTON CITY
REGULAR CITY COUNCIL MEETING
AGENDA**

March 17, 2015

Notice is hereby given that the Riverton City Council will hold a **Regular City Council Meeting** beginning at **6:30 p.m.** on **March 17, 2015** at Riverton City Hall, located at 12830 South 1700 West, Riverton, Utah.

1. GENERAL BUSINESS

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Presentations/Reports
 1. Recognition of Boy Scouts
 2. Recognition of Sgt. Clint Johnson – *Chief Rod Norton*
 3. Riverton Senior Center-Active Aging Program – *Lori Warner, Manager*
 4. Indoor Ice Skating Rink Proposal – *John Pardee*
4. Public Comments

2. PUBLIC HEARINGS – *There are no Public Hearings scheduled.*

1. **Public Hearing Postponed** regarding proposed amendment to the 2014-2015 Fiscal Year Municipal Fee Schedule

3. DISCUSSION/ACTION ITEMS

1. **Reconsideration of Minor Subdivision**, Taylor Cove, 1865 West 11860 South, 3 Lots, R-3 Zone, Bridger Taylor, Applicant – *Jason Lethbridge, Planning Manager*
2. **Ordinance No. 15-02** – Amending Sections 18.(20,25,30,35,40,45,50,43,57), Residential Development, 18.155, Fencing, 18.215, Site Plans, 18.135, General Provisions, and Title 17, Subdivision, and 18.05.030, Definitions in the Zoning Code, Amendments proposed by Riverton City - *Jason Lethbridge, Planning Manager*

4. CONSENT AGENDA

1. **Minutes:** RCCM 03-03-15
2. **Bond Releases:**
 1. Larkin Mortuary – 100% Warranty Bond
 2. Kenadi Cove – 100% Warranty Bond
 3. Burt Brothers Tires/MSP – 100% Warranty Bond
3. **Resolution No. 15-23** - Purchase of Street Sweeper from Intermountain Sweeper Co.

5. STAFF REPORTS - *Lance Blackwood, City Manager*

6. ELECTED OFFICIAL REPORTS

1. Mayor Bill Applegarth
2. Council Member Brent Johnson
3. Council Member Trent Staggs
4. Council Member Sheldon Stewart
5. Council Member Tricia Tingey
6. Council Member Paul Wayman

7. UPCOMING MEETINGS

1. April 7, 2015 – 6:30 p.m. – Regular City Council Meeting
2. April 21, 2015 - 6:30 p.m. – Regular City Council Meeting
3. April 28, 2015 - 6:30 p.m. – Regular City Council Meeting

8. ADJOURN

Public Comment Procedure

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

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

Certificate of Posting

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

Dated this 13th day of March 2015

Virginia Loader, Recorder



Issue Paper

Item No. 3.1

Presenter/Submitted By:	Jason Lethbridge, Planning Manager	
Subject: <u>AMENDED MINOR SUBDIVISION, TAYLOR COVE, 1865 WEST 11860 SOUTH, 3 LOTS, R-3 ZONE, BRIDGER TAYLOR, APPLICANT.</u>	Meeting Date: March 17, 2015	
	Fiscal Impact: N/A	
	Funding Source: N/A	
<p>Background:</p> <p>At the City Council Meeting held on February 24, 2015, the City Council agreed to reconsider the fencing standard identified under Condition No. 1 for the Taylor Cove Subdivision, which was approved by the Riverton City Council on the date of February 17, 2015. Minutes from that meeting, which include the motion and conditions of approval, are attached below:</p> <p>3. DISCUSSION/ACTION ITEMS</p> <p>1. <u>Minor Subdivision</u>, Taylor Cove, 1865 West 11860 South, 3 Lots, R-3 Zone, Bridger Taylor, Applicant</p> <p>6:45:48 PM Andrew Aagard, Planning Department, explained that Bridger Taylor submitted an application requesting that property located at 1865 West 11860 West be subdivided. The property is currently zoned R-3 (Residential 14,000 square foot lots) as are the properties to the west. To the north property is zoned RR-22 (Rural Residential ½ acre lots). To the east property is zoned RM-8 (Residential multi-family 8 d.u. per acre) and RR-22. To the south property is currently zoned R-4 (Residential 10,000 square foot lots) and is currently being developed as the Manchester Fields Subdivision.</p> <p>Mr. Aagard said the applicant is proposing to subdivide an existing 1.45 acre parcel into three individual single-family lots. There is an existing residential use on the property and will remain on the newly formed lot of 5A. Newer lots 5C and 5B will occur south of 5A. Each new lot is larger than 16,000 square feet and thus complies with the minimum lot size requirement of the R-3 Zone.</p> <p>6:48:47 PM Council Member Sheldon Stewart commented. 6:48:58 PM Andrew Aagard commented. 6:49:09 PM Council Member Paul Wayman commented. 6:49:36 PM Council Member Trent Staggs commented. 6:50:41 PM Council Member Sheldon Stewart commented.</p> <p>6:51:28 PM Mayor Applegarth commented.</p>		

[6:51:36 PM](#) Council Member Trent Staggs commented.

[6:51:48 PM](#) Council Member Sheldon Stewart commented.

[6:52:15 PM](#) Mayor Applegarth commented.

[6:52:23 PM](#) Council Member Trent Staggs **MOVED** the City Council approve Application #14-1009, Taylor Cove Minor Subdivision, located at approximately 1865 West 11860 South with the conditions outlined in the Staff Report. With the exception of 1. Solid masonry fencing allowing that to be a, just a solid fencing product that meets the a, the, the needs of this project. [6:53:03 PM](#) **THE MOTION FAILED FOR LACK OF A SECOND.**

[6:53:09 PM](#) Council Member Sheldon Stewart **MOVED** the City Council approve Application #14-1009, Taylor Cove Minor Subdivision, located at approximately 1865 West 11860 South with the conditions outlined in the Staff Report.

Referenced in the motion are the following conditions forwarded by the Planning Commission:

1. Solid masonry fencing or other approved fencing able to withstand impacts from large animals at a minimum of six (6) feet in height shall be installed along the east property line adjacent where adjacent zoning is RR-22.
2. The private lane shall be paved with either concrete or asphalt to a minimum of twenty five (25) feet in width extending from the public right-of-way to the western property line of lot 5C as per Riverton City and the Unified Fire Authority regulations.
3. Storm drainage systems and installation shall comply with Engineering Department requirements and standards.
4. Any and all irrigation ditches associated with the property be addressed, with disposition of the irrigation systems approved by Riverton City and the proper irrigation company or users.
5. The subdivision comply with any and all applicable Riverton City standards and ordinances, including the International Building and Fire Codes.
6. A blanket easement allowing storm water to drain across the subdivision be added to and recorded on the subdivision plat.

[6:53:25 PM](#) Council Member Tricia Tingey **SECONDED** the motion. Mayor Applegarth called for discussion on the motion;

[6:53:35 PM](#) Council Member Paul Wayman commented. So Sheldon is that solid masonry a condition, it didn't say?

Council Member Sheldon Stewart commented. Yes, it calls for solid masonry. Point one is solid masonry.

Council Member Paul Wayman commented. Okay. So as I read the staff report I thought it left it open a little bit, but it doesn't, solid masonry?

Council Member Sheldon Stewart commented. Yes it says at 3.1, solid masonry fencing or other approved fencing able to withstand impacts from large animals at a minimum of six (6) feet in height.

Council Member Paul Wayman commented. So that leaves it open?

Ryan Carter commented. Yes it does. I think it does leave it open.

[6:53:53 PM](#) Council Member Sheldon Stewart commented. If you don't mind I think **I will amend it and make point one so it requires solid masonry fencing to withstand, which will withstand impacts of large animals.**

Mayor Applegarth commented. Is that okay, as a second?

[6:54:09 PM](#) Council Member Tricia Tingey commented. Yes, yes, that's fine.

The amended motion was **SECONDED.**

[6:54:26 PM](#) Trent Staggs Commented. If this is coming in front of us here in a couple of weeks, I, you know I think, I think the applicant and probably others that want to use the SimTek or similar product are going to argue that in instances where there might be failures, that it is more due to installation rather than the actual product. In fact that is what exactly the SimTek representative argued when he were here talking about this. So again, I, I feel like, as, as we've been through several of these, it seems to me that this is it, again, is it functional or aesthetics? And it sounds to me like were leaning more towards the aesthetics side of it. And to me it needs to be more about functionality and what is less onerous for a developer. And that's really what I am really in favor of as we, as we take a look at this. And not restricting it so much so in changing the verbiage on this ordinance to just strictly say solid masonry and that's it.

[6:55:12 PM](#) Mayor Applegarth then called for a Roll Call Vote. The vote was as follows: Johnson-excused, Staggs-Yes, Stewart-Yes, Tingey-Yes, and Wayman-Yes.

The motion passed unanimously.

[6:55:35 PM](#) Andrew Aagard commented.

[6:56:11 PM](#) Council Member Tricia Tingey commented.

[6:56:25 PM](#) Council Member Trent Staggs commented.

Recommendation:

N/A

Recommended Motion:

"I move the City Council AMEND the previously approved Taylor Cove Minor Subdivision, located at 1865 West 11860 South, as follows:



Issue Paper

Item No. 3.2

Presenter/Submitted By:	Jason Lethbridge, Planning Manager	
Subject: ORDINANCE AMENDMENT, AMENDING SECTIONS 18.(20,25,30,35,40,45,50,43,57), RESIDENTIAL DEVELOPMENT, 18.155, FENCING, 18.215, SITE PLANS, 18.135, GENERAL PROVISIONS, AND TITLE 17, SUBDIVISION, AND 18.05.030, DEFINITIONS IN THE ZONING CODE, AMENDMENTS PROPOSED BY RIVERTON CITY	Meeting Date: March 17, 2015	
	Fiscal Impact: N/A	
	Funding Source: N/A	
Background: <p>This amendment is regarding fencing requirements for development in Riverton City. There is language currently in several sections of the Land Use Code which addresses such fencing requirements. However, that language does not establish a consistent and clear standard for required fence types.</p> <p>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 clearer standard, not only to the animal rights standards but to the entire fencing ordinance.</p>		
Recommendation: <p>On March 12, 2015, the Planning Commission voted to recommend APPROVAL of this ordinance amendment.</p>		
Proposed Motion <p>"I move the City Council approve <u>Ordinance No. 15-02</u> - amending Sections 18.(20,25,30,35,40,45,50,43,57), Residential Development, 18.155, Fencing, 18.215, Site Plans, 18.135, General Provisions, and Title 17, Subdivision, and 18.05.030, Definitions, as described herein."</p>		

RIVERTON CITY, UTAH
ORDINANCE NO. 15-02

**AN ORDINANCE AMENDING SECTIONS 18.(20,25,30,35,40,45,50,43,57),
RESIDENTIAL DEVELOPMENT, 18.155, FENCING, 18.215, SITE PLANS, 18.135,
GENERAL PROVISIONS, AND TITLE 17, SUBDIVISION, AND 18.05.030,
DEFINITIONS IN THE ZONING CODE, AMENDMENTS PROPOSED BY
RIVERTON CITY**

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

WHEREAS, the City Council has held a public meeting to consider said ordinance change; and,

WHEREAS, the Riverton City Council has determined that it is in the best interest of the public to amend the Riverton City Ordinances as described herein.

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

Section 1. The Riverton City Land Use Code shall be, and hereby is, amended to reflect the changes as shown in Exhibit "A" attached hereto.

Section 2. This ordinance shall take effect upon passage.

PASSED AND APPROVED by the City Council of Riverton, Utah, on this 17th day of March, 2015 by the following vote:

	YES	NO	ABSTAIN	ABSENT
City Council Member Brent Johnson	_____	_____	_____	_____
City Council Member Trent Staggs	_____	_____	_____	_____
City Council Member Sheldon Stewart	_____	_____	_____	_____
City Council Member Tricia Tingey	_____	_____	_____	_____
City Council Member Paul Wayman	_____	_____	_____	_____

RIVERTON CITY

[SEAL]

ATTEST:

Bill Applegarth, Mayor

Virginia Loader, MMC
City Recorder

Exhibit “A”

Chapter 18.155 FENCES

Sections:

18.155.010	Title.
18.155.020	Purpose.
18.155.030	Definitions.
18.155.040	Residential fencing.
18.155.050	Corner lot.
18.155.060	Exceptions for lots fronting on major streets.
18.155.070	Fencing material permitted/not permitted.
18.155.080	Noncompatible Zones.
18.155.090	Fences surrounding development.
18.155.100	Fences for recreational use.
18.155.110	Fence within a fence.
18.155.120	Elevation differential.
18.155.130	Retaining walls.
18.155.140	Fences on public rights-of-way.
18.155.150	Fences required in specific areas.
18.155.160	Modification of required fences on major roadways.
18.155.170	Fences not otherwise identified.
18.155.180	Violation – Fines.
18.155.190	Figures.

18.155.010 Title.

This chapter shall be known as the Riverton City fencing ordinance, and may be so cited and pleaded. [Ord. 10-3-00-1 § 1 (Exh. A). Code 1997 § 12-360-005.]

18.155.020 Purpose.

- (1) Promote property security, privacy and architectural compatibility.
- (2) Promote vehicular and pedestrian safety through safe fence placement and height to allow proper visibility standards. [Ord. 10-3-00-1 § 1 (Exh. A). Code 1997 § 12-360-010.]

18.155.030 Definitions.

The term “fence” shall include any sight obscuring, tangible barrier, an obstruction of any material, which creates a solid line and serves as an obstacle a line of obstacles, ~~lattice work~~, screening material, or wall, ~~hedge, or continuous growth of vegetative material~~ installed with the purpose of or having the effect of preventing passage or view across the fence line. The term “fence” shall not include a hedge row or other continuous growth of vegetative material. A fence which is not sight obscuring but uses vegetative material to create a sight obscuring fence shall not meet the definition of a fence under the Riverton City Municipal Code. [Ord. 10-3-00-1 § 1 (Exh. A). Code 1997 § 12-360-015.]

18.155.040 Residential fencing.

(1) Rear and/or Side Yard Setback. It shall be prohibited to construct, maintain or cause a fence to be constructed along a rear and/or side yard(s) exceeding six feet in height except as described herein.

(2) Front Yard Setback. Fencing shall not be permitted greater than three feet high within the first 20 feet inside any front property line, subject to the following exception;-

(a) Fencing of a height greater than 3 feet may be installed in front of schools, public, and quasi-public buildings when necessary for the safety restraint of the occupants thereof; provided said fencing does not interfere with the line of sight necessary for vehicles to safely enter or exit the property where fencing may be installed, or any neighboring property. Approval of fencing at a greater height under this subsection (2) (a) requires a finding by the Planning Commission that the safety restraint of the occupants of the subject building is necessary because the building site is adjacent to an arterial street.[Ord. 09-14 § 1(A); Ord. 12-7-04-1 § 1 (Exh. A); Ord. 10-3-00-1 § 1 (Exh. A). Code 1997 § 12-360-020.]

18.155.050 Corner lot.

(1) Corner Lot Setbacks. Fencing on corner lots shall not exceed three feet in height within a triangular area formed by street curb lines (or where curb lines would exist) and a line connecting them at points 40 feet from intersection of street curb lines (or where curb lines would exist).

(2) Obstructions. No plant material, monument signs, nor any other obstruction will be permitted above three feet within the triangular area formed by street curb lines (or where curb lines would exist) and a line connecting them at points 40 feet from intersection of street curb lines (or where curb lines would exist).

(3) Corner Lot Exceptions. The maximum fence height shall not exceed three feet to a minimum 10-foot setback where a fence is located adjacent to an existing driveway on an adjoining lot if the adjoining driveway is within 15 feet of the fence. Fence height shall not exceed three feet to a minimum 20-foot setback where a driveway accesses a garage or other parking area from the street side yard. [Ord. 10-11 § 1; Ord. 10-3-00-1 § 1 (Exh. A). Code 1997 § 12-360-025.]

18.155.060 Exceptions for lots fronting on major streets.

For purposes of this chapter, "major streets" shall be defined as:

Redwood Road

12600 South

13400 South

11800 South

3600 West

2700 West

1300 West

(1) Major Streets. Fences, walls, hedges or screening material adjacent to major streets may be eight feet high to provide additional privacy and reduce the noise from the street. This includes fencing within the front setback for lots with frontage on major streets. No fence, wall, etc., shall be allowed to exceed three feet in height within 10 feet of any driveway or property access point. Fencing must comply with all applicable requirements of this chapter, including RCC 18.155.070(7), which requires all fencing taller than six feet to be engineered and meet Riverton City engineering department approval.

(2) Bangerter Highway. Property owners abutting Bangerter highway may erect a fence to a height not exceeding 10 feet on the property line adjacent to the highway right-of-way. All fences along the highway must meet collector street fencing standards and shall be approved by the planning commission. [Ord. 09-14 § 1(B); Ord. 10-3-00-1 § 1 (Exh. A). Code 1997 § 12-360-030.]

18.155.070 Fencing material permitted/not permitted.

Barbed wire, razor ribbon and similar fencing material shall be prohibited in all zones except agricultural, manufacturing and certain commercial zones which must be approved by the city council. The use of barbed wire, razor ribbon and similar fencing material shall conform to the following restrictions:

(1) Standards for Barbed Wire or Similar Material. Barbed wire, razor ribbon or similar material shall be pulled straight and not rolled or coiled.

(2) Standards for Barbed Wire or Similar Material. When straight strands of barbed wire and similar material are used on top of fences or walls, the total fence height shall not exceed seven feet. The barbed wire or similar material shall not be less than six feet from the ground and shall not consist of more than three strands.

(3) Setback. In nonresidential commercial zones, barbed wire, razor ribbon or similar material shall not be used within the 20-foot front setback, nor along any common lot line with a residential zone or a residential development.

(4) Electrically Charged Fences. It shall be unlawful for any person to erect or cause to be erected or to maintain any device on a fence with an electrical charge except in zones with animal rights where large or medium animals (as defined in RCC 18.20.110) are currently on the property. Electrically charged fences must be removed within 30 days of the time when animals no longer live on the property. No electrically charged fences will be permitted between noncompatible uses, nor along any public rights-of-way.

(5) Prohibited Materials. Materials prohibited in all zones: grape stakes (or similar), plastic materials other than vinyl. Chain link fencing with slats will not be permitted within the front setback nor along any street.

(6) Construction Sites. Temporary construction fencing shall be installed along boundaries or where required, to contain blowing refuse prior to the start of building construction as recommended by the city engineering department. The construction fence shall remain in place until the final bond release or until 90 percent of the lots are built on (see Chapter 17.15 RCC). Temporary fences for uses other than construction shall be subject to city planning staff approval.

(7) Engineering Fencing. All fences taller than six feet must be engineered and meet Riverton City engineering department approval. [Ord. 10-3-00-1 § 1 (Exh. A). Code 1997 § 12-360-035.]

18.155.080 Non Compatible Zones.

(1) Noncompatible Zones. A solid core decorative concrete fence with a minimum height of six feet shall be required between noncompatible zones. Both sides of the fence shall receive equal treatment with respect to pattern, color, etc. Hollow, foam core, fiberglass/concrete mix, or other alternative fence types are not permitted. However, the City may allow alternative fencing based on City approved future land use plans. ~~Non-compatible zoning includes commercial/industrial adjacent to residential, multi-family residential adjacent to single-family residential, zoning with large/medium-animal rights adjacent to zoning without such animal rights, and may include other zoning as determined by the Planning Commission.~~

(2) Exception to subsection (1). If a property under development:

(a) is situated within, and surrounded by, a region which is designated as medium density residential under the Riverton City General Plan; and

(b) is adjacent to property which is zoned as rural residential, agricultural, or is otherwise permitted to keep agricultural animals such as (without limitation) horses, cows, goats, sheep or pigs on one or more borders of the property under development; however,

(c) no agricultural animals are found on adjacent property at the time a developer of said property under development has filed a complete application to subdivide or obtain a building permit, and no evidence exists to demonstrate any agricultural animals occupied adjacent property for 6 months prior the filing of a complete application to subdivide or obtain a building permit; then

(d) the fencing standard found within this section shall not apply, but only to the extent agricultural animals are not found adjacent to any particular border of the property under development as described in subsection (2) of this section.

(3) Fencing Height. Fencing shall be a minimum of eight (8) feet in height between commercial/industrial zones and residential zoning of any type.. [Ord. 10-3-00-1 § 1 (Exh. A). Code 1997 § 12-360-040.]

18.155.090 Perimeter Fencing.

~~(1) Developments with Lots Not Fronting Exterior Public Streets. Fences surrounding developments having no individual lots that front on an exterior public street shall have a solid core decorative concrete fence or wall in the front setback area to a height of six feet, except that such fence shall be reduced to three feet at driveway entrances in the same manner as required for intersections. Hollow, foam core, fiberglass/concrete mix, or other alternative fence types are not permitted. Both sides of the fence shall receive equal treatment with respect to pattern, color, etc.. Fencing for all subdivisions shall meet all ordinances as outlined in this section and it Chapter 17.15 RCC.~~

18.155.100 Fences for recreational use.

(1) Height Restrictions. On interior, side and rear property lines, fence type uses such as tennis court enclosures, sport courts, covered jacuzzis, ball diamond backstops, etc., may be erected to a height greater than six feet, but shall not exceed a height of 18 feet and must meet accessory structure setback requirements. All fences taller than eight feet shall require a conditional use permit.

(2) Approval. All pools, jacuzzis and fencing around pools and jacuzzis must be approved by city planning staff.

(3) Swimming Pools and Uncovered Jacuzzis.

(a) Pool Location. Swimming pools shall not occupy any front yard nor shall the edge of the pool be located any closer than five feet from any fence.

(b) Fencing Around Pool. A fence six feet in height shall be required to enclose all pools but shall not be within five feet of the pool edge. Fencing must meet city planning staff approval.

(c) Fences Previously Built. Fences constructed and approved by the city prior to the adoption of the ordinance codified in this chapter and compliant with the ordinance in affect at the time of construction shall be considered legal pre-existing fencing.

(d) Hand- and Footholds. Fences around swimming pools and jacuzzis shall not be constructed in a manner as to provide hand- or footholds for climbing.

(e) Gates. Self-locking gates and/or entrances shall be used if openings are provided in pool walls or fences. All pedestrian gates will be self-closing and self-latching and open outwards from the pool if no interior barrier is installed. Gate latches shall not be less than 54 inches above finished grade, and shall not require a key to exit from inside the enclosure. [Ord. 10-3-00-1 § 1 (Exh. A). Code 1997 § 12-360-050.]

18.155.110 Fence within a fence.

(1) Parallel Fencing. It shall be prohibited to construct, cause to be constructed or maintain a fence running parallel within 10 feet of another fence, except where fencing is adjacent to property with large/medium animal and/or agricultural rights. In such situation, it shall be the responsibility of the respective property owners to maintain any space created between the fences to City standards. Such fencing shall meet any and all applicable standards of ~~—this section. (2) the Riverton Municipal Code; however one of the two parallel fences may consist of barb wire if it is necessary to prohibit agricultural animals lawfully located upon property from coming into contact with another fence. In such instances, barb wire fencing cannot be located within 3 feet of any other fencing.~~ (2) Existing Fencing. Private property owners of residential lots whose backyards are adjacent to roads with existing wrought iron fencing, where wrought iron fencing is not permitted to be removed, may install a fence parallel to the existing fence within 10 feet after receiving staff approval, but shall be responsible for maintenance of any space created between the fences.

~~(3) Vegetation. A hedge or other plantings will be permitted adjacent to a fence for screening if consistent with all aspects of this chapter~~

. [Ord. 10-3-00-1 § 1 (Exh. A). Code 1997 § 12-360-055.]

18.155.120 Elevation differential.

(1) Change in Elevation. Fences, walls, or hedges located along a property line separating two lots where there is a difference in the grade of two feet or greater shall be approved by the Planning Manager prior to installation, and may require Engineering Department review and approval.

(2) Fence Height. Fence height shall be measured on the exterior side of the enclosure from the top of the foundation to a line five feet from the fence.

(3) Varying Grade. In varying grade situations, the average height of the majority of the fence shall be deemed the overall fence height.

(4) Berms. For residential development, all fencing on berms must remain in accordance to all ordinances with the height measurement being taken from original elevations. [Ord. 10-3-00-1 § 1 (Exh. A). Code 1997 § 12-360-060.]

18.155.130 Retaining walls.

(1) Engineer Approval. Retaining walls greater than four feet in height must have a stamped approval from a Utah-registered and licensed engineer. [Ord. 10-3-00-1 § 1 (Exh. A). Code 1997 § 12-360-065.]

18.155.140 Fences on public rights-of-way.

No fence approved under this chapter shall be erected which extends beyond the property line without the issuance of a permit by the city planning department.

Approval of a fence on the public right-of-way shall be subject to the following conditions:

(1) Sidewalks and Fire Hydrants. No fence shall be erected, maintained or caused to be erected within one foot of an existing or future sidewalk or within a three-foot radius of a fire hydrant.

(2) Public Rights-of-Way. The city shall retain the right to remove any fence on the public right-of-way for any purpose it deems necessary. Removal and replacement shall be at the sole expense of the property owner.

(3) Maintenance. Maintenance of the area between the sidewalk and the property line shall be the sole responsibility of the property owner.

(4) Mow Strips. All new developments required by the city council to install fencing along major arterials must have a concrete mow strip installed beneath the fence, no less than four inches in width. [Ord. 10-3-00-1 § 1 (Exh. A). Code 1997 § 12-360-075.]

18.155.150 Fences required in specific areas.

(1) Fences Required by the State. Fences required by state law to surround or enclose public utility installations, public schools or other public buildings shall be exempt from these height restrictions but shall meet other pertinent state and local requirements.

(2) Collector/Arterial Street Fencing. Fencing along collector and arterial streets as defined by Riverton City shall consist of a minimum six (6) feet high decorative solid core concrete fencing. Hollow, foam core, fiberglass/concrete mix, or other alternative fence types are not permitted. Both sides of the fence shall receive equal treatment with respect to pattern, color, etc. (3) Irrigation Access. No fence shall be permitted to

obstruct a weir or irrigation access unless permitted by the water master of the respective ditch or canal.

(4) Irrigation Fencing. For new or amended development, fencing along ditches, canals or other irrigation lines shall be of decorative solid core concrete fencing. Hollow, foam core, or other alternative fence types are not permitted. [Ord. 10-3-00-1 § 1 (Exh. A). Code 1997 § 12-360-080.]

18.155.160 Modification of required fences on major roadways.

It shall be prohibited to remove, replace, or physically alter any existing fence along a collector or arterial roadway as categorized by the city which the city has required and/or specified by location, height, type or material, either by ordinance or as a condition of approval of a development, except as follows:

(1) Fences required by the city are classified by category:

(a) Category III. Solid masonry (brick, stone, etc.), stucco, pre-cast concrete, cinder block, and similar materials.

(b) Category II. Solid vinyl, vinyl with masonry columns, pre-cast vinyl panels, and similar materials.

(c) Category I. Wood, chain link, chain link with slats, wrought iron, etc.

(2) A fence required by the city may be repaired or replaced as it was approved, or it may be replaced with a fence type from a higher category. For example, a wood fence (Category I) may be rebuilt as a wood fence, or it may be replaced with a fence type from either Category II or III. A precast concrete panel fence (Category III) may only be rebuilt as approved, as it is in the highest category.

(3) A request to replace or rebuild a fence required by the city must be submitted in writing to and approved by the planning manager. The planning manager may, at his discretion, submit the request to the city council for approval.

(4) Approval is not required for minor or emergency repairs, provided they do not alter the character or material of the fence. [Ord. 2-13-07-1 § 1 (Exh. A); Ord. 10-3-00-1 § 1 (Exh. A). Code 1997 § 12-360-085.]

18.155.170 Fences not otherwise identified.

The planning commission shall review all requests for any type of fence not specifically identified in this chapter and may approve said fence if, in the opinion of the commission, the fence does not impair the intent and purpose of this chapter. [Ord. 10-3-00-1 § 1 (Exh. A). Code 1997 § 12-360-090.]

18.155.180 Violation – Fines.

Violations of this chapter shall be punishable as a class C misdemeanor. [Amended during 2011 recodification; Ord. 10-3-00-1 § 1 (Exh. A). Code 1997 § 12-360-095.]

18.155.190 Figures.

Figure A

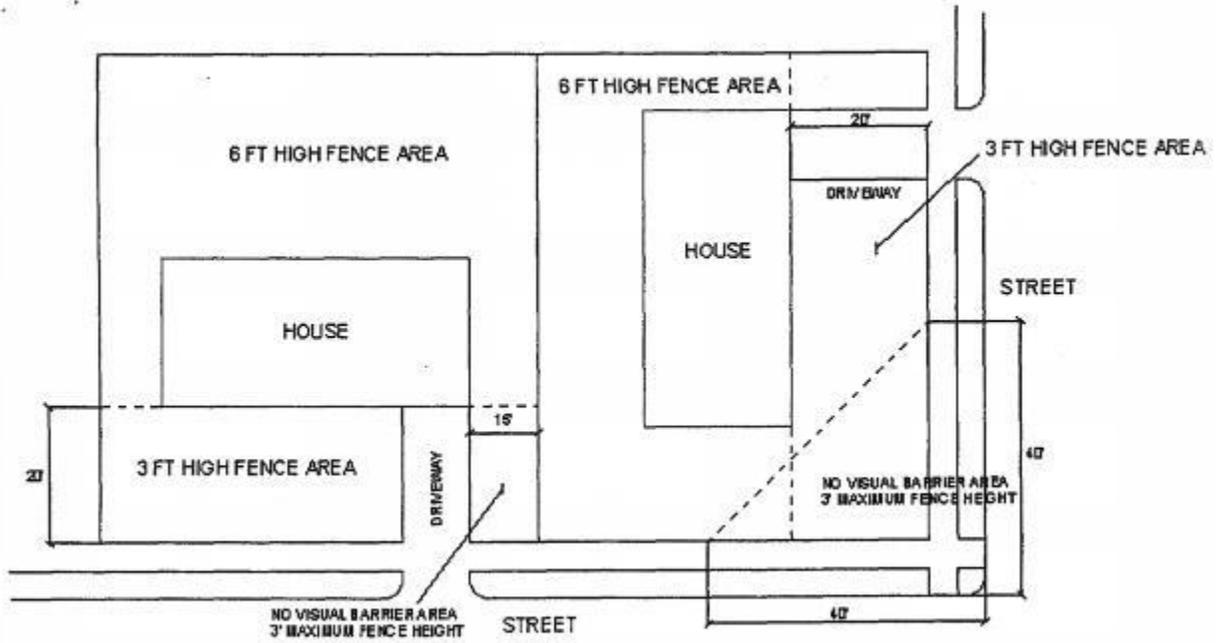
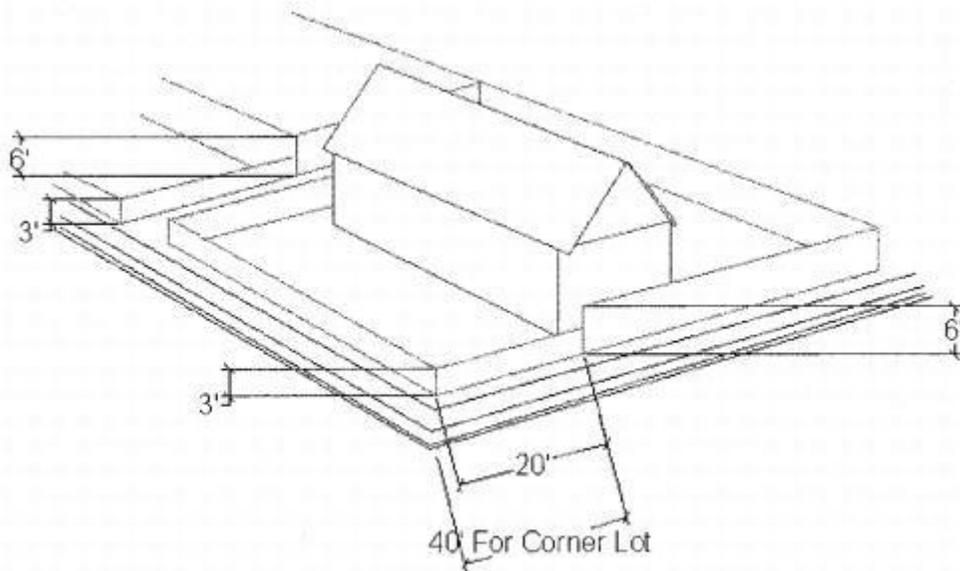


Figure B



[Ord. 10-3-00-1 § 1 (Exh. A). Code 1997 § 12-360-095.]

Section 18.05.030

Definition of terms.

Definitions

18.05.030 Definition of terms.

Unless the context requires otherwise, the following definitions shall be used in the interpretation and construction of this title:

“Noncompatible use of land” or “Noncompatible zone” means a use of land or zone that is determined to be, or of potentially being in conflict with, or of adverse impact to, adjoining parcels. Adjoining uses which differ in activity, intensity and utilization, or which are contrary to harmonious uses may be determined as noncompatible at the discretion of the planning commission, and shall include without limitation:

(1) the shared border between any residential zone, other than rural residential zone, and

(a) a rural residential zone,

(b) an agricultural zone,

(c) any commercial zone

(d) any professional office zone;

(2) the shared border between any commercial zone and any non-commercial zone;

(3) the shared border between any planned community zone and any other zone.

(4) the shared border between any industrial zone and any other zone.

Subdivision Ordinance

17.10.010 (k) Preliminary Plat

17.15.020 (c) Lots

17.15.030.13 Permanent Improvements

recommendation of the planning commission compliant with Section 18.155.080 of the Riverton City Land Use Code.

(l) North arrow, scale, date, name of project, and sheet number shown on each sheet of the plans (i.e., one of five sheets).

(m) A tentative plan for providing street lighting in the subdivision.

(n) A review copy of proposed protective covenants.

(o) Compliance with existing zoning and conformance with the city's general plan including the transportation and future land use elements.

(p) A preliminary storm drainage study and plan by which the subdivider proposes to handle stormwater drainage for an event with a 10-year return interval.

(q) The proposed layout, dimension and numbering of all lots.

(r) Proposed construction of permanent fencing along appropriate subdivision boundaries where adjacent to incompatible uses or canal easements in conformance with the guidelines provided in this title and staff recommendations.

(s) The proposed methods of providing all secondary water systems relating to the properties, including a full consideration of all runoff water conditions and any adjacent canal weirs that will need access provided.

(t) Traffic analyses and studies as determined by the development review committee or planning department staff.

(u) Plan showing any required landscaping and/or park strip tree planting.

(v) Special attention for entries from an arterial into the proposed subdivision shall consist of landscaping and/or formal entry signs or some form of demarcation as to the entry of that subdivision.

(w) If the site requires substantial cutting, clearing, grading, or other earthmoving operations in the construction of improvements, the applicant shall include a soil erosion and sedimentation control plan prepared by a registered civil engineer.

(x) Copies of any agreements with adjacent property owners relevant to the proposed subdivision.

(y) Evidence of how the subdivision provides linkages and/or connections to surrounding neighborhoods for vehicles and pedestrians, including, but not limited to, the use of stub streets, trails, pedestrian walkways or other paths.

(z) A comprehensive geotechnical and soils report prepared by a qualified engineer based upon adequate test boring or excavations shall be submitted in accordance with the Riverton City Standard Specifications and Plans Manual.

(aa) Satisfactory evidence that all utilities and services will be available for the subdivision and the utilities and easements therefor have been reviewed by the utility companies.

(bb) The subdivider shall comply with all other applicable federal, state, and local laws and regulations and shall provide evidence of such compliance if requested by the city.

(8) Complete Preliminary Plat. A preliminary plat application shall not be deemed complete until all submittals are accepted by the planning department and the planning director together with the city engineer have agreed that the application is complete. At such point, the city staff shall have four weeks to bring the application before DRC for review and redline the drawings to ensure compliance with the ordinances and specifications.

(3) Side Property Lines. Side lines of lots shall be at approximately right angles to the street line, or radial to the street line.

(4) Corner Lots. Corner lots for residential use should be platted 10 percent larger than interior lots in order to facilitate conformance with the required street setback for both streets.

(5) City Limit Lines. A lot shall not be divided by a city limit line. Each property boundary line shall be made a lot line.

(6) Property Remnants. Remnants of property shall not be left in the subdivision which do not conform to lot requirements or are not required or suitable for common open space, private utility, public purpose, or other purpose approved by the city council.

(7) Double Frontage Lots. Residential lots shall not be allowed to front onto arterial and collector streets. Where lots double front on an arterial or collector street, as determined by the master transportation plan, the following requirements shall apply:

(a) Curb, Gutter and Sidewalk. Curb, gutter and sidewalk shall be installed the length of the property to Riverton City standards as specified in the Riverton City Standard Specifications and Plans Manual. Sidewalks shall be five feet in width and are encouraged to be meandered.

(b) Park Strip. There shall be a 20-foot setback from the back of curb to the wall or fence. This setback shall include a landscaped park strip with a five-foot sidewalk. Where a meandering sidewalk is used, all points of the sidewalk shall be placed a minimum of five feet from the back of curb.

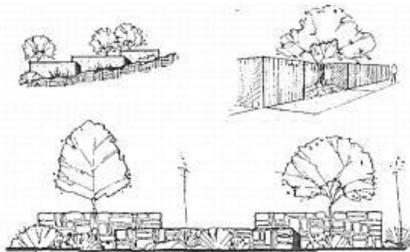


Figure 17.15.020(1)
Examples of Wall Variation

(c) Collector Street Fencing. Collector street fencing shall be installed along the arterial or collector street. Collector street fencing shall be ~~in form of solid visual barrier, constructed of stone, brick, or decorative concrete simulating stone or brick. Walls and fences greater than 40 feet in unbroken length shall be designed to increase shadow patterns, provide interesting visual effects and reduce apparent mass. Walls and fences on slopes should follow the terrain. See Figure 17.15.020(1).~~

~~(d) Vegetation. Where a new wall or fence would create a continuous surface greater than 20 feet in length, it should also be softened visually with generous landscaping including trees, shrubs and vine plantings. See Figure 17.15.020(2).~~

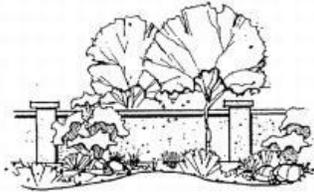


Figure 17.15.020(2)
Landscaping Around Walls

~~[Amended during 2011 recodification; Ord. 8-17-99 1 § 1 (Exh. A); Ord. 2-3-98 1 § 1 (Exh. A). Code 1997 § 12-325-030-B.] compliant with Section 18.155.~~

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17.15.030 Permanent improvements.

The subdivider of any land located in or platted as a subdivision shall, at his own expense, install the following improvements in compliance with preliminary and/or final plat approval and the specifications contained in the Riverton City Standard Specifications and Plans Manual.

(1) Water Systems.

(a) No subdivision shall be approved or allowed that does not connect onto an approved public water system with adequate capacity and pressure to supply the water needs of the proposed subdivision. The city engineer shall determine whether the water system is adequate in both capacity and pressure. If the water system is not adequate, the subdivider shall be required to improve the water system at his own cost to bring the water system up to an adequate level of capacity and pressure. The subdivider shall also install through the utility easement, at his own expense, all off-site water pipelines, equipment, and pump stations necessary to connect with and make available the existing water supply distribution system of the city. Service lines shall not be placed in driveway approaches. Stop and waste valves shall be in private property and shall not be placed in park strips. The bonding provisions of RCC 17.10.030 shall apply to this section.

(b) The subdivider shall install water lines to make the supply of water available to each lot within the subdivision, including laterals to the utility easement of each lot. The location and size of water mains shall be approved by the city engineer. All water lines must be extended across the entire frontage of all existing streets and to the boundary of the subdivision on all existing or proposed city streets.

(c) Existing mains must be relocated if in conflict with proposed subdivision.

(d) The subdivider shall pay to the city a per acre charge for the development of off-site capital storm drainage facilities as required by Chapter 18.205 RCC, Impact Fees.

(2) Secondary Water Shares. The subdividers shall install a secondary water system sufficient to meet the outside watering needs of each lot within the subdivision. The city engineer shall determine whether the designed secondary water system is adequate in both capacity and pressure. The secondary water system shall meet all requirements and specifications as shall be recommended by the Riverton City Standard

maximum of one driveway access shall be permitted per lot unless the driveway being installed is a circular drive or the second driveway is more than 25 feet from the main driveway, exclusive of arterial and major collector streets.

(9) Park Strips. All public rights-of-way shall have a park strip of a minimum of six feet wide and be planted with one-and-one-half-inch caliper trees every 30 feet on center in conformance with Riverton City's master streetscape plan and Riverton's approved recommended tree species list. Or the developer shall guarantee a minimum of two trees for every new home built, to be placed in the front yard, within 30 days that an issuance permit for occupancy of a new home is granted. Where fronting on arterial or collector streets, park strips shall be a minimum of five feet in width within a 20-foot landscaped setback as set forth in RCC 17.15.020(7).

(10) Irrigation Water. All gravity flow ditches through which water will continue to flow within or adjoining a subdivision after its completion, whether to serve as irrigation water and/or waste flow to or from any adjacent property, shall be piped and shall be approved by the city engineer. Irrigation ditches which do not carry irrigation water and/or waste flow may be abandoned. Also, a letter of approval from the ditch company must be submitted to the city for ditch enclosures.

(11) Fire Hydrants. Fire hydrants shall be installed as required. Such fire hydrants shall be of the type, size, and number as required by the Riverton City Standard Specifications and Plans Manual and installed in such locations as approved by the city engineer. A fire hydrant shall be placed at the end of every cul-de-sac.

(12) Street Signs. The subdivider shall furnish and install all necessary street marker and traffic control signs as defined by the Manual of Uniform Traffic Control Devices and approved by the city engineer and city council.

(13) Fencing. ~~A permanent metal chain link, masonry, or other nonclimbable fence other than wood and not less than six feet in height shall be installed along all boundaries with properties adjacent to the subdivision where adjacent uses are found to be incompatible by the planning commission.~~ Perimeter fencing compliant with Section 18.155.090 shall be installed. In addition, temporary construction fencing ~~shall~~ may be ~~installed~~ required along boundaries or where required to contain blowing refuse prior to the start of building construction as recommended by the city engineer. ~~The construction fence shall remain in place until the final bond release or until 90 percent of the lots are built on.~~ Upon installation and acceptance of the permanent fence by the city, individual property owners shall assume full responsibility for maintenance of fences or portions of fences constructed upon their property and shall hold the city harmless for any and all defects of workmanship, maintenance, repair, and liabilities of any nature arising from the construction or intended use of said fences. In situations where a temporary construction fence and a nonclimbable permanent fence coincide, the nonclimbable permanent fence shall take the place of the temporary construction fence and shall be constructed prior to the beginning of home construction within the subdivision. Where necessary, collector and arterial street fencing shall also be installed as per RCC ~~17.15.020~~ 18.155.150(2)(7).

(14) Staking of Lots. Survey stakes shall be placed at both front and back lot corners to completely identify the lot boundaries on site. Back lot corners shall be marked with a metal pipe or rod driven into the ground, and front lot corners shall be identified with permanent plugs in the sidewalk or back of the curb. All lot corners must be in place

Site Plan Ordinance

18.215.030 (5) Buffering Screening Requirements

throughout the park to provide a unifying landscape theme. Details for these areas shall be submitted with the landscape plan.

(g) Other Landscaping Regulations. In cases where a building(s) is set back from any street, and parking is contained in the front or the side of a building(s), a landscaped strip of no less than 10 feet wide shall be placed between the sidewalk and the parking lot. Trees as approved by the city shall be placed in the strip and spaced at no less than 30-foot intervals.

(4) Parking Lot and Street Lighting. All parking lot light fixtures shall be installed to prevent light glare from adversely affecting adjacent properties. Pole-mounted fixtures are required. Lighting of all pedestrian pathways is recommended.

Lighting will be judged as to how adequately it meets its intended purpose. Design and location of standards and fixtures shall be specified on the site development drawings. Intensities shall be controlled so that neighboring areas will not be adversely affected by glare or excessive direct light. All street lights and interior parking lot lights shall meet the adopted Riverton City design standards for lighting, and the adopted Street Lighting Policy within the Riverton City Standards and Specifications Manual.

(5) Buffering/Screening Requirements. Any commercial lot that abuts a residential or agricultural use shall be effectively screened by a combination of a wall, fencing, and landscaping of acceptable design. ~~Fencing shall comply with section 18.155, Fencing, including section 18.155.080, Noncompatible Zones, of that ordinance. No chain link or wood fences are permitted as buffering or screening between commercial and residential. Masonry and solid white vinyl are suggested types of fences, and, as circumstances require, one or the other may be required. Required walls or fences shall not be less than six feet in height, unless a wall or fence of a different height is required by the city council in consideration, by recommendation of the planning commission, as part of site plan review. Landscaped berms with sufficient trees may be reduced to four to five feet depending on specific adjacent uses.~~ Such wall, fence and landscaping shall be maintained in good condition with no advertising thereon. All developments shall have a minimum number of both deciduous and evergreen trees to provide for shade and visual relief.

(6) Access Requirements.

(a) Access onto a Public Street. Access onto public rights-of-way shall not be closer than 100 feet from an intersection, nor another driveway on the same side of the street. When a parcel has less than 200 feet of frontage on a public right-of-way, then all necessary efforts shall be made to work collaboratively with adjacent property owners to share a common ingress and egress straddling the common property line.

(b) Access Dimensions. For each commercial lot, access shall be provided and shall meet the following requirements: each roadway shall not be more than 40 feet in width, measured at right angles to the centerline of the driveway, except as increased by permissible curb return radii. The entire flare of any return radii shall fall within the right-of-way.

(c) Interconnection. All parking and other vehicular use areas shall be interconnected with adjacent properties in order to allow maximum off-street vehicular circulation.

(d) Acceleration and Deceleration Lanes. Acceleration and deceleration lanes shall be required on major arterials when deemed necessary by the city engineer.

Single Family Residential Zones

18.20.080 R-1, Fencing between non Compatible Zones

18.25.080, RR-22, Fencing between non Compatible Zones

18.30.080, R-2, Fencing between non Compatible Zones

18.35.080, R-3. Fencing between non Compatible Zones

18.40.080, R-4. Fencing between non Compatible Zones

shall be determined by the fire chief or designee. [Amended during 2011 recodification; Ord. 8-17-99-1 § 1 (Exh. A). Code 1997 § 12-215-035.]

18.20.080 Fencing between noncompatible zones.

~~Fencing between noncompatible zones shall comply with Section 18.155.080 of the Riverton City Land Use Code. 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 § 12-215-040.]

18.20.090 Automobile access.

All automobile access shall be through the front setback only. [Ord. 8-17-99-1 § 1 (Exh. A). Code 1997 § 12-215-045.]

18.20.100 Landscaping.

Whenever a residential dwelling is constructed, landscaping shall be installed in the front yard within one year from the date of the occupancy of the building. Landscaped areas shall consist of an effective combination of trees, ground cover, and shrubbery. All unpaved areas not utilized for access or parking shall be landscaped in a similar manner. All landscaping shall be maintained in a neat and orderly fashion. [Ord. 8-17-99-1 § 1 (Exh. A). Code 1997 § 12-215-050.]

18.20.110 Farm animals.

(1) Minimum Requirements. The minimum lot size to keep and own farm animals shall be a minimum of one-half of an acre lot. Residential lots zoned R-1 and RR-22, that are not at least one-half acre, are excluded from owning or keeping farm animals.

(2) Keeping of Farm Animals. No agricultural animals or fowl shall be kept within 40 feet of any residential dwelling. No structure for the keeping of agricultural animals or fowl shall be constructed or maintained within 40 feet of a residential dwelling.

(3) Standards for Farm Animal Use.

(a) Large animals may be kept at a ratio of two animals for each one-half acre of lot size; or

(b) Medium animals may be kept at a ratio of five animals for each one-half acre of lot size; or

(c) Small animals may be kept at a ratio of 20 animals for each one-half acre of lot size.

(d) Partially enclosed (and roofed) structures may be provided and maintained for all animals. Such structures shall be sited at the rear of the main dwelling and at least 40 feet from any dwelling unit, and comply with all other setback and yard regulations of the zone district and shall also comply with requirements outlined by the Salt Lake Valley health department.

(e) All types of pigs are strictly prohibited within the Riverton City limits.

(4) Large Farm Animals. Large farm animals shall include, but are not limited to, the following:

(a) Cow.

Multi Family Residential Zones

18.45.160 RM-6, Fencing

18.50.160 RM-8, Fencing

18.53.160 RM-8-D, Fencing

18.57.160 RM-14-D, Fencing

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

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

18.45.160 Fencing.

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

(2) Incompatible Land Uses. All properties adjacent to or abutting a single-family residential or commercial zone shall install ~~decorative masonry fencing of at a minimum of six feet in height.~~ fencing compliant with Section 18.155.080 of the Riverton City Land Use Code.

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

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

18.45.170 Swimming pools.

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

(v) In no case will trees of less than one-inch caliper be accepted.

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

(5) Open Space Guarantees. Within all areas where condominium ownership is established in the RM-8 zone, adequate assurance in a form approved by the city attorney shall be provided for permanent retention and maintenance of all open space and areas of common ownership. A building permit shall not be issued until all required guarantees have been reviewed by the planning commission and approved by the city council. Such open space guarantees could include easements to the city for perpetual use as open space.

(6) Landscaping Guarantees. Whenever a residential dwelling is constructed, landscaping in the form of lawn, trees, or other plantings or landscape features, except for areas covered by walls, driveways, and other structures, shall be installed before issuing a certificate of occupancy, unless weather forces the developer to bond with the city for the landscaping for a maximum period of six months.

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

(7) Tot Lots. Tot lots, including jungle gyms and other play equipment, shall be provided as part of the open space requirements at a ratio of one tot lot per 100 one-bedroom apartments, or 50 two-bedroom apartments, with a minimum of one tot lot per development. An exception to this requirement may be granted where the subject development is specifically set aside for senior citizens or elderly persons. Play equipment type and placement must be proposed and reviewed as part of the overall site plan. [Amended during 2011 recodification; Ord. 3-22-06-1 § 1 (Exh. A); Ord. 8-17-99-1 § 1 (Exh. A). Code 1997 § 12-240-075.]

18.50.160 Fencing.

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

(2) Incompatible Land Uses. All properties adjacent to or abutting a single-family residential or commercial zone shall install fencing compliant with Section 18.155.080 of the Riverton City Land Use Code. ~~All properties adjacent to or abutting a residential or agricultural zone shall install decorative masonry fencing at a minimum of six feet in height.~~ Fencing for properties adjacent to other uses may also be required by the planning commission or city council.

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

(4) Corner Lots. No wall, fence, opaque hedge, or screening material in excess of two feet shall be placed on any corner lot within a triangular area formed by the street property lines and a line connecting them at point equal to the required setback lines.

(4) Trees. All areas shall have a minimum number of both deciduous and evergreen trees to provide for shade and to provide visual relief and a source of rural atmosphere.

The following shall be required:

- (a) A minimum of 15 trees per acre shall be planted and maintained within the project, with tree type, placement, and caliper as approved by Riverton City.
- (b) Tree types, placement, and caliper shall be designated in the approved project landscape plan.
- (c) Irrigation. All areas shall be watered by an installed irrigation system.

(5) Landscaping Guarantees. Whenever a residential dwelling is constructed, landscaping in the form of lawn, trees, or other plantings or landscape features, except for areas covered by walls, driveways, and other structures, shall be installed before issuing a certificate of occupancy.

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

(6) Amenities. Amenities within a development, such as a clubhouse, gazebo, pool, tot lot or play area, or similar amenities, must be proposed and approved as part of the overall site plan. The city council and planning commission may amend, add to, or otherwise modify proposed amenities or types of amenities, based on the size of the project, unit types, projected demographics and other considerations. [Ord. 12-10 § 1 (Exh. A).]

18.53.160 Fencing.

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

(2) Incompatible Land Uses. ~~Fencing between noncompatible zones shall comply with Section 18.155.080 of the Riverton City Land Use Code. All properties adjacent to or abutting a single-family residential or commercial zone shall install decorative masonry fencing at a minimum of six feet in height. However, the city council, upon recommendation from the planning commission, may allow for alternative fence type and height based on current and proposed future land use of adjacent properties.~~

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

(4) Corner Lots. No wall, fence, opaque hedge, or screening material in excess of two feet shall be placed on any corner lot within a triangular area formed by the street property lines and a line connecting them at point equal to the required setback lines.

(5) Fencing Design. Required perimeter fencing shall be of a consistent design and type, with both internal and external sides of the fence similarly decorated and colored. [Ord. 12-10 § 1 (Exh. A).]

18.53.170 Swimming pools.

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

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

(6) Amenities. Amenities within a development, such as a clubhouse, gazebo, pool, tot lot or play area, or similar amenities, must be proposed and approved as part of the overall site plan. The city council and planning commission may amend, add to, or otherwise modify proposed amenities or types of amenities, based on the size of the project, unit types, projected demographics and other considerations. [Ord. 14-17 § 1 (Exh. A); Ord. 14-02 § 1 (Exh. A).]

18.57.170 Fencing.

(1) Collector Street Fencing. All developments that have dwelling units adjacent to, or abutting onto, a collector or arterial street shall have decorative masonry collector street fencing, in compliance with Chapter 18.155 RCC unless otherwise approved by the city council as part of the site plan approval process.

(2) Incompatible Land Uses. ~~Fencing between noncompatible zones shall comply with Section 18.155.080 of the Riverton City Land Use Code. All properties adjacent to or abutting a single family residential or commercial zone shall install decorative masonry fencing at a minimum of six feet in height. However, the city council, upon recommendation from the planning commission, may allow for alternative fence type and height based on current and proposed future land use of adjacent properties.~~

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

(4) Corner Lots. No wall, fence, opaque hedge, or screening material in excess of two feet shall be placed on any corner lot within a triangular area formed by the street property lines and a line connecting them at a point equal to the required setback lines.

(5) Fencing Design. Required perimeter fencing shall be of a consistent design and type, with both internal and external sides of the fence similarly decorated and colored. [Ord. 14-17 § 1 (Exh. A); Ord. 14-02 § 1 (Exh. A).]

18.57.180 Swimming pools.

Any private swimming pool not completely enclosed within a building having solid walls shall be set back at least five feet from all property lines, and any public swimming pool not completely enclosed within a building having solid walls shall be set back at least 10 feet from all property lines. Any swimming pool shall be completely surrounded by a nonaccessible wall or fence having a height of at least six feet in which there shall be no openings larger than 36 square inches except for gates which shall be equipped with self-closing and self-latching devices, with latches placed a minimum of five feet above finished grade of the fence. [Ord. 14-17 § 1 (Exh. A); Ord. 14-02 § 1 (Exh. A).]

Planning Commission Record of Motion

Meeting Date: March 12, 2015

Item: Fencing Ordinance

Agenda Item# 1B

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

Motion(s): Motion # 1 (if multiple motions)

I move the Planning Commission recommend APPROVAL of the ordinance amendments to Sections 18.(20,25,30,35,40,45,50,43,57), Residential Development, 18.155, Fencing, 18.215, Site Plans, 18.135, General Provisions, and Title 17, Subdivision, as described herein, *with the following changes:*

requiring clarification on the exception for fencing between non-compatible and compatible.

VOTE:

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

PASS
 FAIL

**RIVERTON CITY
MEMORANDUM**

TO: Honorable Mayor and City Council

FROM: Planning Department

DATE: March 17, 2015

**SUBJECT: ORDINANCE AMENDMENT, AMENDING SECTIONS
18.(20,25,30,35,40,45,50,43,57), RESIDENTIAL DEVELOPMENT,
18.155, FENCING, 18.215, SITE PLANS, 18.135, GENERAL
PROVISIONS, AND TITLE 17, SUBDIVISION, AND 18.05.030,
DEFINITIONS IN THE ZONING CODE, AMENDMENTS PROPOSED BY
RIVERTON CITY**

On March 12, 2015, the Planning Commission voted to recommend APPROVAL of this ordinance amendment. A record of motion and comment from that meeting are included below. The Planning Commission asked for clarification on the application of the exception to the noncompatible zones requirements as proposed by the City Attorney. The Planning Commission recommended the following motion:

I move the City Council APPROVE Ordinance #15-02, amending Sections 18.(20,25,30,35,40,45,50,43,57), Residential Development, 18.155, Fencing, 18.215, Site Plans, 18.135, General Provisions, and Title 17, Subdivision, and 18.05.030, Definitions, as described herein.

BACKGROUND:

This amendment is regarding fencing requirements for development in Riverton City. There is language currently in several sections of the Land Use Code which addresses such fencing requirements. However, that language does not establish a consistent and clear standard for required fence types. 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 clearer standard, not only to the animal rights standards but to the entire fencing ordinance.

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 is proposing changes to the various sections of the ordinance which deal with fencing. Essentially, these changes require in any situation where incompatible zoning

exists between developing property and the surrounding properties that a decorative, solid core concrete fence at a minimum of six (6) feet be installed. With commercial development adjacent to residential, the required fencing is eight (8) feet. The language specifically addressing situations with animal rights would be eliminated, as those circumstances would be considered incompatible zoning and a decorative solid core concrete fence would be required. In addition, fencing required on the perimeter of development, such as surrounding a residential subdivision, and fencing required on collector and arterial streets is also defined as decorative solid core concrete fencing. The proposed language reads as follows:

“A solid core decorative concrete fence with a minimum height of six feet shall be required between noncompatible zones. Hollow, foam cored, or other alternative fence types are not permitted. However, the City may allow alternative fencing based on City approved future land use plans. Said fencing shall be a minimum of eight (8) feet in height between commercial/industrial zones and residential zoning of any type.”

The City Attorney has crafted an additional section outlining where exceptions to this requirement can be made when animal rights are not being utilized on adjacent property. That language reads as follows:

“If a property under development:

(a) is situated within, and surrounded by, a region which is designated as medium density residential under the Riverton City General Plan; and

(b) is adjacent to property which is zoned as rural residential, agricultural, or is otherwise permitted to keep agricultural animals such as (without limitation) horses, cows, goats, sheep or pigs on one or more borders of the property under development; however,

(c) no agricultural animals are found on adjacent property at the time a developer of said property under development has filed a complete application to subdivide or obtain a building permit, and no evidence exists to demonstrate any agricultural animals occupied adjacent property for 6 months prior the filing of a complete application to subdivide or obtain a building permit; then

(d) the fencing standard found within this section shall not apply, but only to the extent agricultural animals are not found adjacent to any particular border of the property under development as described in subsection (2) of this section.”

Several other changes are included herein. The prohibition against fencing installed directly adjacent to another fence has been clarified to allow exceptions for properties with large animal rights. While a solid core concrete fence would still be required, where appropriate existing farm/animal fencing may be maintained for additional security and protection from and for the animals. Sections requiring fence line variations have also been removed, as those sections created irregularities relative to property lines. Fencing required for development adjacent to a canal or ditch has been clarified to the same standard of decorative, solid core masonry.

In essence, the proposed ordinance changes eliminates much of the fencing language in separate sections of the ordinance in favor of a more clear standard in Fencing section of the land use code. This standard is that in any situation where an incompatible zone existing adjacent to development, where a perimeter fence and/or collector street fencing is required, and adjacent to canal, etc, the allowed fence type is decorative, solid core concrete fencing.

ATTACHMENTS:

The following items are attached:

1. A copy of affected ordinance sections.

Fencing Ordinance

18.155

Chapter 18.155 FENCES

Sections:

18.155.010	Title.
18.155.020	Purpose.
18.155.030	Definitions.
18.155.040	Residential fencing.
18.155.050	Corner lot.
18.155.060	Exceptions for lots fronting on major streets.
18.155.070	Fencing material permitted/not permitted.
18.155.080	Noncompatible Zones.
18.155.090	Fences surrounding development.
18.155.100	Fences for recreational use.
18.155.110	Fence within a fence.
18.155.120	Elevation differential.
18.155.130	Retaining walls.
18.155.140	Fences on public rights-of-way.
18.155.150	Fences required in specific areas.
18.155.160	Modification of required fences on major roadways.
18.155.170	Fences not otherwise identified.
18.155.180	Violation – Fines.
18.155.190	Figures.

18.155.010 Title.

This chapter shall be known as the Riverton City fencing ordinance, and may be so cited and pleaded. [Ord. 10-3-00-1 § 1 (Exh. A). Code 1997 § 12-360-005.]

18.155.020 Purpose.

- (1) Promote property security, privacy and architectural compatibility.
- (2) Promote vehicular and pedestrian safety through safe fence placement and height to allow proper visibility standards. [Ord. 10-3-00-1 § 1 (Exh. A). Code 1997 § 12-360-010.]

18.155.030 Definitions.

The term “fence” shall include any sight obscuring, tangible barrier, an obstruction of any material, which creates a solid line and serves as an obstacle a line of obstacles, ~~lattice work~~, screening material, or wall, ~~hedge, or continuous growth of vegetative material~~ installed with the purpose of or having the effect of preventing passage or view across the fence line. The term “fence” shall not include a hedge row or other continuous growth of vegetative material. A fence which is not sight obscuring but uses vegetative material to create a sight obscuring fence shall not meet the definition of a fence under the Riverton City Municipal Code. [Ord. 10-3-00-1 § 1 (Exh. A). Code 1997 § 12-360-015.]

18.155.040 Residential fencing.

(1) Rear and/or Side Yard Setback. It shall be prohibited to construct, maintain or cause a fence to be constructed along a rear and/or side yard(s) exceeding six feet in height except as described herein.

(2) Front Yard Setback. Fencing shall not be permitted greater than three feet high within the first 20 feet inside any front property line, subject to the following exception;-

(a) Fencing of a height greater than 3 feet may be installed in front of schools, public, and quasi-public buildings when necessary for the safety restraint of the occupants thereof; provided said fencing does not interfere with the line of sight necessary for vehicles to safely enter or exit the property where fencing may be installed, or any neighboring property. Approval of fencing at a greater height under this subsection (2) (a) requires a finding by the Planning Commission that the safety restraint of the occupants of the subject building is necessary because the building site is adjacent to an arterial street.[Ord. 09-14 § 1(A); Ord. 12-7-04-1 § 1 (Exh. A); Ord. 10-3-00-1 § 1 (Exh. A). Code 1997 § 12-360-020.]

18.155.050 Corner lot.

(1) Corner Lot Setbacks. Fencing on corner lots shall not exceed three feet in height within a triangular area formed by street curb lines (or where curb lines would exist) and a line connecting them at points 40 feet from intersection of street curb lines (or where curb lines would exist).

(2) Obstructions. No plant material, monument signs, nor any other obstruction will be permitted above three feet within the triangular area formed by street curb lines (or where curb lines would exist) and a line connecting them at points 40 feet from intersection of street curb lines (or where curb lines would exist).

(3) Corner Lot Exceptions. The maximum fence height shall not exceed three feet to a minimum 10-foot setback where a fence is located adjacent to an existing driveway on an adjoining lot if the adjoining driveway is within 15 feet of the fence. Fence height shall not exceed three feet to a minimum 20-foot setback where a driveway accesses a garage or other parking area from the street side yard. [Ord. 10-11 § 1; Ord. 10-3-00-1 § 1 (Exh. A). Code 1997 § 12-360-025.]

18.155.060 Exceptions for lots fronting on major streets.

For purposes of this chapter, “major streets” shall be defined as:

Redwood Road

12600 South

13400 South

11800 South

3600 West

2700 West

1300 West

(1) Major Streets. Fences, walls, hedges or screening material adjacent to major streets may be eight feet high to provide additional privacy and reduce the noise from the street. This includes fencing within the front setback for lots with frontage on major streets. No fence, wall, etc., shall be allowed to exceed three feet in height within 10 feet of any driveway or property access point. Fencing must comply with all applicable requirements of this chapter, including RCC 18.155.070(7), which requires all fencing taller than six feet to be engineered and meet Riverton City engineering department approval.

(2) Bangerter Highway. Property owners abutting Bangerter highway may erect a fence to a height not exceeding 10 feet on the property line adjacent to the highway right-of-way. All fences along the highway must meet collector street fencing standards and shall be approved by the planning commission. [Ord. 09-14 § 1(B); Ord. 10-3-00-1 § 1 (Exh. A). Code 1997 § 12-360-030.]

18.155.070 Fencing material permitted/not permitted.

Barbed wire, razor ribbon and similar fencing material shall be prohibited in all zones except agricultural, manufacturing and certain commercial zones which must be approved by the city council. The use of barbed wire, razor ribbon and similar fencing material shall conform to the following restrictions:

(1) Standards for Barbed Wire or Similar Material. Barbed wire, razor ribbon or similar material shall be pulled straight and not rolled or coiled.

(2) Standards for Barbed Wire or Similar Material. When straight strands of barbed wire and similar material are used on top of fences or walls, the total fence height shall not exceed seven feet. The barbed wire or similar material shall not be less than six feet from the ground and shall not consist of more than three strands.

(3) Setback. In nonresidential commercial zones, barbed wire, razor ribbon or similar material shall not be used within the 20-foot front setback, nor along any common lot line with a residential zone or a residential development.

(4) Electrically Charged Fences. It shall be unlawful for any person to erect or cause to be erected or to maintain any device on a fence with an electrical charge except in zones with animal rights where large or medium animals (as defined in RCC 18.20.110) are currently on the property. Electrically charged fences must be removed within 30 days of the time when animals no longer live on the property. No electrically charged fences will be permitted between noncompatible uses, nor along any public rights-of-way.

(5) Prohibited Materials. Materials prohibited in all zones: grape stakes (or similar), plastic materials other than vinyl. Chain link fencing with slats will not be permitted within the front setback nor along any street.

(6) Construction Sites. Temporary construction fencing shall be installed along boundaries or where required, to contain blowing refuse prior to the start of building construction as recommended by the city engineering department. The construction fence shall remain in place until the final bond release or until 90 percent of the lots are built on (see Chapter 17.15 RCC). Temporary fences for uses other than construction shall be subject to city planning staff approval.

(7) Engineering Fencing. All fences taller than six feet must be engineered and meet Riverton City engineering department approval. [Ord. 10-3-00-1 § 1 (Exh. A). Code 1997 § 12-360-035.]

18.155.080 Non Compatible Zones.

(1) Noncompatible Zones. A solid core decorative concrete fence with a minimum height of six feet shall be required between noncompatible zones. Both sides of the fence shall receive equal treatment with respect to pattern, color, etc. Hollow, foam core, fiberglass/concrete mix, or other alternative fence types are not permitted. However, the City may allow alternative fencing based on City approved future land use plans. ~~Non-compatible zoning includes commercial/industrial adjacent to residential, multi-family residential adjacent to single-family residential, zoning with large/medium-animal rights adjacent to zoning without such animal rights, and may include other zoning as determined by the Planning Commission.~~

(2) Exception to subsection (1). If a property under development:

(a) is situated within, and surrounded by, a region which is designated as medium density residential under the Riverton City General Plan; and

(b) is adjacent to property which is zoned as rural residential, agricultural, or is otherwise permitted to keep agricultural animals such as (without limitation) horses, cows, goats, sheep or pigs on one or more borders of the property under development; however,

(c) no agricultural animals are found on adjacent property at the time a developer of said property under development has filed a complete application to subdivide or obtain a building permit, and no evidence exists to demonstrate any agricultural animals occupied adjacent property for 6 months prior the filing of a complete application to subdivide or obtain a building permit; then

(d) the fencing standard found within this section shall not apply, but only to the extent agricultural animals are not found adjacent to any particular border of the property under development as described in subsection (2) of this section.

(3) Fencing Height. Fencing shall be a minimum of eight (8) feet in height between commercial/industrial zones and residential zoning of any type.. [Ord. 10-3-00-1 § 1 (Exh. A). Code 1997 § 12-360-040.]

18.155.090 Perimeter Fencing.

~~(1) Developments with Lots Not Fronting Exterior Public Streets. Fences surrounding developments having no individual lots that front on an exterior public street shall have a solid core decorative concrete fence or wall in the front setback area to a height of six feet, except that such fence shall be reduced to three feet at driveway entrances in the same manner as required for intersections. Hollow, foam core, fiberglass/concrete mix, or other alternative fence types are not permitted. Both sides of the fence shall receive equal treatment with respect to pattern, color, etc.. Fencing for all subdivisions shall meet all ordinances as outlined in this section and it Chapter 17.15 RCC.~~

18.155.100 Fences for recreational use.

(1) Height Restrictions. On interior, side and rear property lines, fence type uses such as tennis court enclosures, sport courts, covered jacuzzis, ball diamond backstops, etc., may be erected to a height greater than six feet, but shall not exceed a height of 18 feet and must meet accessory structure setback requirements. All fences taller than eight feet shall require a conditional use permit.

(2) Approval. All pools, jacuzzis and fencing around pools and jacuzzis must be approved by city planning staff.

(3) Swimming Pools and Uncovered Jacuzzis.

(a) Pool Location. Swimming pools shall not occupy any front yard nor shall the edge of the pool be located any closer than five feet from any fence.

(b) Fencing Around Pool. A fence six feet in height shall be required to enclose all pools but shall not be within five feet of the pool edge. Fencing must meet city planning staff approval.

(c) Fences Previously Built. Fences constructed and approved by the city prior to the adoption of the ordinance codified in this chapter and compliant with the ordinance in affect at the time of construction shall be considered legal pre-existing fencing.

(d) Hand- and Footholds. Fences around swimming pools and jacuzzis shall not be constructed in a manner as to provide hand- or footholds for climbing.

(e) Gates. Self-locking gates and/or entrances shall be used if openings are provided in pool walls or fences. All pedestrian gates will be self-closing and self-latching and open outwards from the pool if no interior barrier is installed. Gate latches shall not be less than 54 inches above finished grade, and shall not require a key to exit from inside the enclosure. [Ord. 10-3-00-1 § 1 (Exh. A). Code 1997 § 12-360-050.]

18.155.110 Fence within a fence.

(1) Parallel Fencing. It shall be prohibited to construct, cause to be constructed or maintain a fence running parallel within 10 feet of another fence, except where fencing is adjacent to property with large/medium animal and/or agricultural rights. In such situation, it shall be the responsibility of the respective property owners to maintain any space created between the fences to City standards. Such fencing shall meet any and all applicable standards of ~~—this section. (2) the Riverton Municipal Code; however one of the two parallel fences may consist of barb wire if it is necessary to prohibit agricultural animals lawfully located upon property from coming into contact with another fence. In such instances, barb wire fencing cannot be located within 3 feet of any other fencing.~~ (2) Existing Fencing. Private property owners of residential lots whose backyards are adjacent to roads with existing wrought iron fencing, where wrought iron fencing is not permitted to be removed, may install a fence parallel to the existing fence within 10 feet after receiving staff approval, but shall be responsible for maintenance of any space created between the fences.

~~(3) Vegetation. A hedge or other plantings will be permitted adjacent to a fence for screening if consistent with all aspects of this chapter~~

. [Ord. 10-3-00-1 § 1 (Exh. A). Code 1997 § 12-360-055.]

18.155.120 Elevation differential.

(1) Change in Elevation. Fences, walls, or hedges located along a property line separating two lots where there is a difference in the grade of two feet or greater shall be approved by the Planning Manager prior to installation, and may require Engineering Department review and approval.

(2) Fence Height. Fence height shall be measured on the exterior side of the enclosure from the top of the foundation to a line five feet from the fence.

(3) Varying Grade. In varying grade situations, the average height of the majority of the fence shall be deemed the overall fence height.

(4) Berms. For residential development, all fencing on berms must remain in accordance to all ordinances with the height measurement being taken from original elevations. [Ord. 10-3-00-1 § 1 (Exh. A). Code 1997 § 12-360-060.]

18.155.130 Retaining walls.

(1) Engineer Approval. Retaining walls greater than four feet in height must have a stamped approval from a Utah-registered and licensed engineer. [Ord. 10-3-00-1 § 1 (Exh. A). Code 1997 § 12-360-065.]

18.155.140 Fences on public rights-of-way.

No fence approved under this chapter shall be erected which extends beyond the property line without the issuance of a permit by the city planning department.

Approval of a fence on the public right-of-way shall be subject to the following conditions:

(1) Sidewalks and Fire Hydrants. No fence shall be erected, maintained or caused to be erected within one foot of an existing or future sidewalk or within a three-foot radius of a fire hydrant.

(2) Public Rights-of-Way. The city shall retain the right to remove any fence on the public right-of-way for any purpose it deems necessary. Removal and replacement shall be at the sole expense of the property owner.

(3) Maintenance. Maintenance of the area between the sidewalk and the property line shall be the sole responsibility of the property owner.

(4) Mow Strips. All new developments required by the city council to install fencing along major arterials must have a concrete mow strip installed beneath the fence, no less than four inches in width. [Ord. 10-3-00-1 § 1 (Exh. A). Code 1997 § 12-360-075.]

18.155.150 Fences required in specific areas.

(1) Fences Required by the State. Fences required by state law to surround or enclose public utility installations, public schools or other public buildings shall be exempt from these height restrictions but shall meet other pertinent state and local requirements.

(2) Collector/Arterial Street Fencing. Fencing along collector and arterial streets as defined by Riverton City shall consist of a minimum six (6) feet high decorative solid core concrete fencing. Hollow, foam core, fiberglass/concrete mix, or other alternative fence types are not permitted. Both sides of the fence shall receive equal treatment with respect to pattern, color, etc. (3) Irrigation Access. No fence shall be permitted to

obstruct a weir or irrigation access unless permitted by the water master of the respective ditch or canal.

(4) Irrigation Fencing. For new or amended development, fencing along ditches, canals or other irrigation lines shall be of decorative solid core concrete fencing. Hollow, foam core, or other alternative fence types are not permitted. [Ord. 10-3-00-1 § 1 (Exh. A). Code 1997 § 12-360-080.]

18.155.160 Modification of required fences on major roadways.

It shall be prohibited to remove, replace, or physically alter any existing fence along a collector or arterial roadway as categorized by the city which the city has required and/or specified by location, height, type or material, either by ordinance or as a condition of approval of a development, except as follows:

(1) Fences required by the city are classified by category:

(a) Category III. Solid masonry (brick, stone, etc.), stucco, pre-cast concrete, cinder block, and similar materials.

(b) Category II. Solid vinyl, vinyl with masonry columns, pre-cast vinyl panels, and similar materials.

(c) Category I. Wood, chain link, chain link with slats, wrought iron, etc.

(2) A fence required by the city may be repaired or replaced as it was approved, or it may be replaced with a fence type from a higher category. For example, a wood fence (Category I) may be rebuilt as a wood fence, or it may be replaced with a fence type from either Category II or III. A precast concrete panel fence (Category III) may only be rebuilt as approved, as it is in the highest category.

(3) A request to replace or rebuild a fence required by the city must be submitted in writing to and approved by the planning manager. The planning manager may, at his discretion, submit the request to the city council for approval.

(4) Approval is not required for minor or emergency repairs, provided they do not alter the character or material of the fence. [Ord. 2-13-07-1 § 1 (Exh. A); Ord. 10-3-00-1 § 1 (Exh. A). Code 1997 § 12-360-085.]

18.155.170 Fences not otherwise identified.

The planning commission shall review all requests for any type of fence not specifically identified in this chapter and may approve said fence if, in the opinion of the commission, the fence does not impair the intent and purpose of this chapter. [Ord. 10-3-00-1 § 1 (Exh. A). Code 1997 § 12-360-090.]

18.155.180 Violation – Fines.

Violations of this chapter shall be punishable as a class C misdemeanor. [Amended during 2011 recodification; Ord. 10-3-00-1 § 1 (Exh. A). Code 1997 § 12-360-095.]

18.155.190 Figures.

Figure A

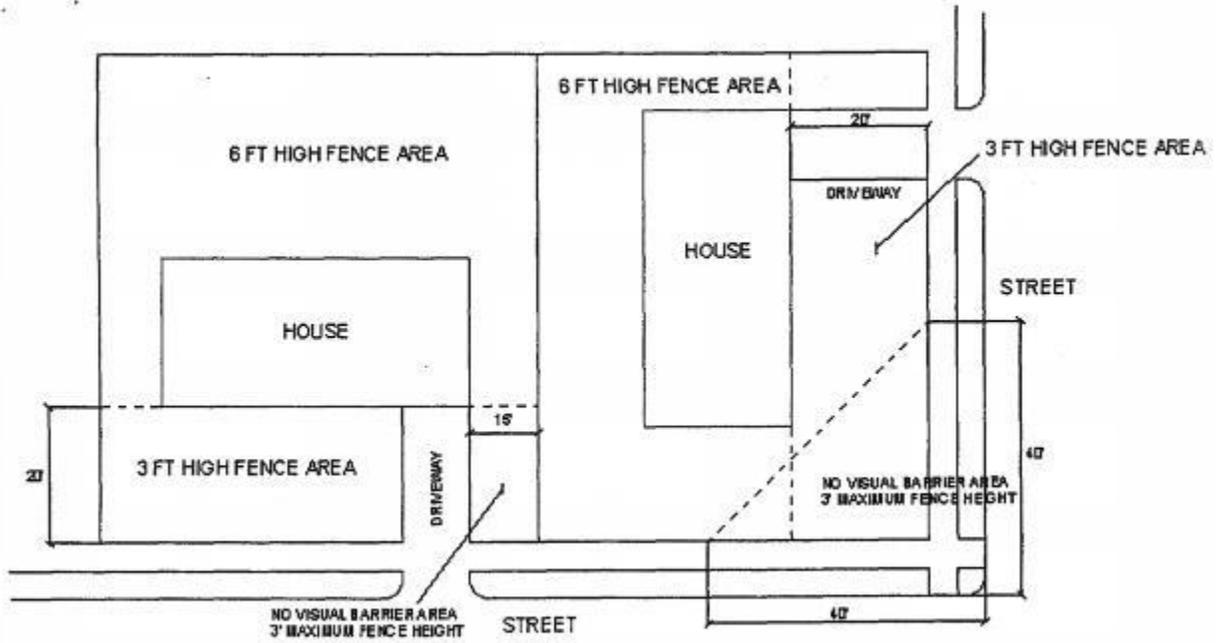
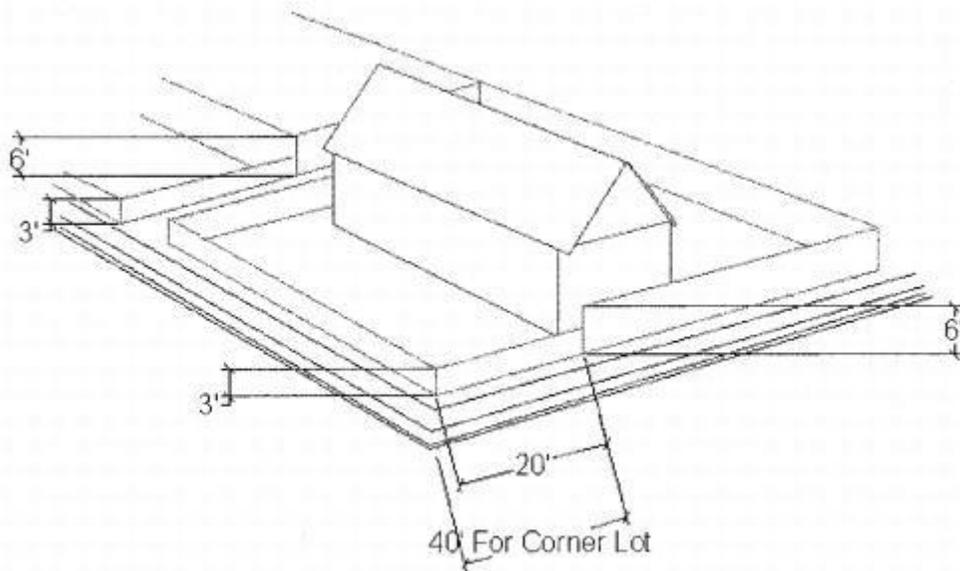


Figure B



[Ord. 10-3-00-1 § 1 (Exh. A). Code 1997 § 12-360-095.]

Section 18.05.030

Definition of terms.

Definitions

18.05.030 Definition of terms.

Unless the context requires otherwise, the following definitions shall be used in the interpretation and construction of this title:

“Noncompatible use of land” or “Noncompatible zone” means a use of land or zone that is determined to be, or of potentially being in conflict with, or of adverse impact to, adjoining parcels. Adjoining uses which differ in activity, intensity and utilization, or which are contrary to harmonious uses may be determined as noncompatible at the discretion of the planning commission, and shall include without limitation:

(1) the shared border between any residential zone, other than rural residential zone, and

(a) a rural residential zone,

(b) an agricultural zone,

(c) any commercial zone

(d) any professional office zone;

(2) the shared border between any commercial zone and any non-commercial zone;

(3) the shared border between any planned community zone and any other zone.

(4) the shared border between any industrial zone and any other zone.

Subdivision Ordinance

17.10.010 (k) Preliminary Plat

17.15.020 (c) Lots

17.15.030.13 Permanent Improvements

recommendation of the planning commission compliant with Section 18.155.080 of the Riverton City Land Use Code.

(l) North arrow, scale, date, name of project, and sheet number shown on each sheet of the plans (i.e., one of five sheets).

(m) A tentative plan for providing street lighting in the subdivision.

(n) A review copy of proposed protective covenants.

(o) Compliance with existing zoning and conformance with the city's general plan including the transportation and future land use elements.

(p) A preliminary storm drainage study and plan by which the subdivider proposes to handle stormwater drainage for an event with a 10-year return interval.

(q) The proposed layout, dimension and numbering of all lots.

(r) Proposed construction of permanent fencing along appropriate subdivision boundaries where adjacent to incompatible uses or canal easements in conformance with the guidelines provided in this title and staff recommendations.

(s) The proposed methods of providing all secondary water systems relating to the properties, including a full consideration of all runoff water conditions and any adjacent canal weirs that will need access provided.

(t) Traffic analyses and studies as determined by the development review committee or planning department staff.

(u) Plan showing any required landscaping and/or park strip tree planting.

(v) Special attention for entries from an arterial into the proposed subdivision shall consist of landscaping and/or formal entry signs or some form of demarcation as to the entry of that subdivision.

(w) If the site requires substantial cutting, clearing, grading, or other earthmoving operations in the construction of improvements, the applicant shall include a soil erosion and sedimentation control plan prepared by a registered civil engineer.

(x) Copies of any agreements with adjacent property owners relevant to the proposed subdivision.

(y) Evidence of how the subdivision provides linkages and/or connections to surrounding neighborhoods for vehicles and pedestrians, including, but not limited to, the use of stub streets, trails, pedestrian walkways or other paths.

(z) A comprehensive geotechnical and soils report prepared by a qualified engineer based upon adequate test boring or excavations shall be submitted in accordance with the Riverton City Standard Specifications and Plans Manual.

(aa) Satisfactory evidence that all utilities and services will be available for the subdivision and the utilities and easements therefor have been reviewed by the utility companies.

(bb) The subdivider shall comply with all other applicable federal, state, and local laws and regulations and shall provide evidence of such compliance if requested by the city.

(8) Complete Preliminary Plat. A preliminary plat application shall not be deemed complete until all submittals are accepted by the planning department and the planning director together with the city engineer have agreed that the application is complete. At such point, the city staff shall have four weeks to bring the application before DRC for review and redline the drawings to ensure compliance with the ordinances and specifications.

(3) Side Property Lines. Side lines of lots shall be at approximately right angles to the street line, or radial to the street line.

(4) Corner Lots. Corner lots for residential use should be platted 10 percent larger than interior lots in order to facilitate conformance with the required street setback for both streets.

(5) City Limit Lines. A lot shall not be divided by a city limit line. Each property boundary line shall be made a lot line.

(6) Property Remnants. Remnants of property shall not be left in the subdivision which do not conform to lot requirements or are not required or suitable for common open space, private utility, public purpose, or other purpose approved by the city council.

(7) Double Frontage Lots. Residential lots shall not be allowed to front onto arterial and collector streets. Where lots double front on an arterial or collector street, as determined by the master transportation plan, the following requirements shall apply:

(a) Curb, Gutter and Sidewalk. Curb, gutter and sidewalk shall be installed the length of the property to Riverton City standards as specified in the Riverton City Standard Specifications and Plans Manual. Sidewalks shall be five feet in width and are encouraged to be meandered.

(b) Park Strip. There shall be a 20-foot setback from the back of curb to the wall or fence. This setback shall include a landscaped park strip with a five-foot sidewalk. Where a meandering sidewalk is used, all points of the sidewalk shall be placed a minimum of five feet from the back of curb.

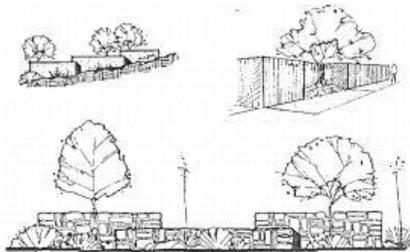


Figure 17.15.020(1)
Examples of Wall Variation

(c) Collector Street Fencing. Collector street fencing shall be installed along the arterial or collector street. Collector street fencing shall be ~~in form of solid visual barrier, constructed of stone, brick, or decorative concrete simulating stone or brick. Walls and fences greater than 40 feet in unbroken length shall be designed to increase shadow patterns, provide interesting visual effects and reduce apparent mass. Walls and fences on slopes should follow the terrain. See Figure 17.15.020(1).~~

~~(d) Vegetation. Where a new wall or fence would create a continuous surface greater than 20 feet in length, it should also be softened visually with generous landscaping including trees, shrubs and vine plantings. See Figure 17.15.020(2).~~

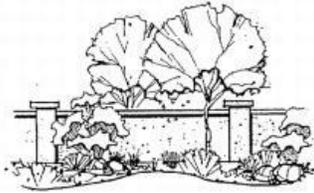


Figure 17.15.020(2)
Landscaping Around Walls

~~[Amended during 2011 recodification; Ord. 8-17-99 1 § 1 (Exh. A); Ord. 2-3-98 1 § 1 (Exh. A). Code 1997 § 12-325-030-B.] compliant with Section 18.155.~~

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17.15.030 Permanent improvements.

The subdivider of any land located in or platted as a subdivision shall, at his own expense, install the following improvements in compliance with preliminary and/or final plat approval and the specifications contained in the Riverton City Standard Specifications and Plans Manual.

(1) Water Systems.

(a) No subdivision shall be approved or allowed that does not connect onto an approved public water system with adequate capacity and pressure to supply the water needs of the proposed subdivision. The city engineer shall determine whether the water system is adequate in both capacity and pressure. If the water system is not adequate, the subdivider shall be required to improve the water system at his own cost to bring the water system up to an adequate level of capacity and pressure. The subdivider shall also install through the utility easement, at his own expense, all off-site water pipelines, equipment, and pump stations necessary to connect with and make available the existing water supply distribution system of the city. Service lines shall not be placed in driveway approaches. Stop and waste valves shall be in private property and shall not be placed in park strips. The bonding provisions of RCC 17.10.030 shall apply to this section.

(b) The subdivider shall install water lines to make the supply of water available to each lot within the subdivision, including laterals to the utility easement of each lot. The location and size of water mains shall be approved by the city engineer. All water lines must be extended across the entire frontage of all existing streets and to the boundary of the subdivision on all existing or proposed city streets.

(c) Existing mains must be relocated if in conflict with proposed subdivision.

(d) The subdivider shall pay to the city a per acre charge for the development of off-site capital storm drainage facilities as required by Chapter 18.205 RCC, Impact Fees.

(2) Secondary Water Shares. The subdividers shall install a secondary water system sufficient to meet the outside watering needs of each lot within the subdivision. The city engineer shall determine whether the designed secondary water system is adequate in both capacity and pressure. The secondary water system shall meet all requirements and specifications as shall be recommended by the Riverton City Standard

maximum of one driveway access shall be permitted per lot unless the driveway being installed is a circular drive or the second driveway is more than 25 feet from the main driveway, exclusive of arterial and major collector streets.

(9) Park Strips. All public rights-of-way shall have a park strip of a minimum of six feet wide and be planted with one-and-one-half-inch caliper trees every 30 feet on center in conformance with Riverton City's master streetscape plan and Riverton's approved recommended tree species list. Or the developer shall guarantee a minimum of two trees for every new home built, to be placed in the front yard, within 30 days that an issuance permit for occupancy of a new home is granted. Where fronting on arterial or collector streets, park strips shall be a minimum of five feet in width within a 20-foot landscaped setback as set forth in RCC 17.15.020(7).

(10) Irrigation Water. All gravity flow ditches through which water will continue to flow within or adjoining a subdivision after its completion, whether to serve as irrigation water and/or waste flow to or from any adjacent property, shall be piped and shall be approved by the city engineer. Irrigation ditches which do not carry irrigation water and/or waste flow may be abandoned. Also, a letter of approval from the ditch company must be submitted to the city for ditch enclosures.

(11) Fire Hydrants. Fire hydrants shall be installed as required. Such fire hydrants shall be of the type, size, and number as required by the Riverton City Standard Specifications and Plans Manual and installed in such locations as approved by the city engineer. A fire hydrant shall be placed at the end of every cul-de-sac.

(12) Street Signs. The subdivider shall furnish and install all necessary street marker and traffic control signs as defined by the Manual of Uniform Traffic Control Devices and approved by the city engineer and city council.

(13) Fencing. ~~A permanent metal chain link, masonry, or other nonclimbable fence other than wood and not less than six feet in height shall be installed along all boundaries with properties adjacent to the subdivision where adjacent uses are found to be incompatible by the planning commission.~~ Perimeter fencing compliant with Section 18.155.090 shall be installed. In addition, temporary construction fencing ~~shall~~ may be ~~installed~~ required along boundaries or where required to contain blowing refuse prior to the start of building construction as recommended by the city engineer. ~~The construction fence shall remain in place until the final bond release or until 90 percent of the lots are built on.~~ Upon installation and acceptance of the permanent fence by the city, individual property owners shall assume full responsibility for maintenance of fences or portions of fences constructed upon their property and shall hold the city harmless for any and all defects of workmanship, maintenance, repair, and liabilities of any nature arising from the construction or intended use of said fences. In situations where a temporary construction fence and a nonclimbable permanent fence coincide, the nonclimbable permanent fence shall take the place of the temporary construction fence and shall be constructed prior to the beginning of home construction within the subdivision. Where necessary, collector and arterial street fencing shall also be installed as per RCC ~~17.15.020~~ 18.155.150(2)(7).

(14) Staking of Lots. Survey stakes shall be placed at both front and back lot corners to completely identify the lot boundaries on site. Back lot corners shall be marked with a metal pipe or rod driven into the ground, and front lot corners shall be identified with permanent plugs in the sidewalk or back of the curb. All lot corners must be in place

Site Plan Ordinance

18.215.030 (5) Buffering Screening Requirements

throughout the park to provide a unifying landscape theme. Details for these areas shall be submitted with the landscape plan.

(g) Other Landscaping Regulations. In cases where a building(s) is set back from any street, and parking is contained in the front or the side of a building(s), a landscaped strip of no less than 10 feet wide shall be placed between the sidewalk and the parking lot. Trees as approved by the city shall be placed in the strip and spaced at no less than 30-foot intervals.

(4) Parking Lot and Street Lighting. All parking lot light fixtures shall be installed to prevent light glare from adversely affecting adjacent properties. Pole-mounted fixtures are required. Lighting of all pedestrian pathways is recommended.

Lighting will be judged as to how adequately it meets its intended purpose. Design and location of standards and fixtures shall be specified on the site development drawings. Intensities shall be controlled so that neighboring areas will not be adversely affected by glare or excessive direct light. All street lights and interior parking lot lights shall meet the adopted Riverton City design standards for lighting, and the adopted Street Lighting Policy within the Riverton City Standards and Specifications Manual.

(5) Buffering/Screening Requirements. Any commercial lot that abuts a residential or agricultural use shall be effectively screened by a combination of a wall, fencing, and landscaping of acceptable design. ~~Fencing shall comply with section 18.155, Fencing, including section 18.155.080, Noncompatible Zones, of that ordinance. No chain link or wood fences are permitted as buffering or screening between commercial and residential. Masonry and solid white vinyl are suggested types of fences, and, as circumstances require, one or the other may be required. Required walls or fences shall not be less than six feet in height, unless a wall or fence of a different height is required by the city council in consideration, by recommendation of the planning commission, as part of site plan review. Landscaped berms with sufficient trees may be reduced to four to five feet depending on specific adjacent uses.~~ Such wall, fence and landscaping shall be maintained in good condition with no advertising thereon. All developments shall have a minimum number of both deciduous and evergreen trees to provide for shade and visual relief.

(6) Access Requirements.

(a) Access onto a Public Street. Access onto public rights-of-way shall not be closer than 100 feet from an intersection, nor another driveway on the same side of the street. When a parcel has less than 200 feet of frontage on a public right-of-way, then all necessary efforts shall be made to work collaboratively with adjacent property owners to share a common ingress and egress straddling the common property line.

(b) Access Dimensions. For each commercial lot, access shall be provided and shall meet the following requirements: each roadway shall not be more than 40 feet in width, measured at right angles to the centerline of the driveway, except as increased by permissible curb return radii. The entire flare of any return radii shall fall within the right-of-way.

(c) Interconnection. All parking and other vehicular use areas shall be interconnected with adjacent properties in order to allow maximum off-street vehicular circulation.

(d) Acceleration and Deceleration Lanes. Acceleration and deceleration lanes shall be required on major arterials when deemed necessary by the city engineer.

Single Family Residential Zones

18.20.080 R-1, Fencing between non Compatible Zones

18.25.080, RR-22, Fencing between non Compatible Zones

18.30.080, R-2, Fencing between non Compatible Zones

18.35.080, R-3. Fencing between non Compatible Zones

18.40.080, R-4. Fencing between non Compatible Zones

shall be determined by the fire chief or designee. [Amended during 2011 recodification; Ord. 8-17-99-1 § 1 (Exh. A). Code 1997 § 12-215-035.]

18.20.080 Fencing between noncompatible zones.

~~Fencing between noncompatible zones shall comply with Section 18.155.080 of the Riverton City Land Use Code. 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 § 12-215-040.]

18.20.090 Automobile access.

All automobile access shall be through the front setback only. [Ord. 8-17-99-1 § 1 (Exh. A). Code 1997 § 12-215-045.]

18.20.100 Landscaping.

Whenever a residential dwelling is constructed, landscaping shall be installed in the front yard within one year from the date of the occupancy of the building. Landscaped areas shall consist of an effective combination of trees, ground cover, and shrubbery. All unpaved areas not utilized for access or parking shall be landscaped in a similar manner. All landscaping shall be maintained in a neat and orderly fashion. [Ord. 8-17-99-1 § 1 (Exh. A). Code 1997 § 12-215-050.]

18.20.110 Farm animals.

(1) Minimum Requirements. The minimum lot size to keep and own farm animals shall be a minimum of one-half of an acre lot. Residential lots zoned R-1 and RR-22, that are not at least one-half acre, are excluded from owning or keeping farm animals.

(2) Keeping of Farm Animals. No agricultural animals or fowl shall be kept within 40 feet of any residential dwelling. No structure for the keeping of agricultural animals or fowl shall be constructed or maintained within 40 feet of a residential dwelling.

(3) Standards for Farm Animal Use.

(a) Large animals may be kept at a ratio of two animals for each one-half acre of lot size; or

(b) Medium animals may be kept at a ratio of five animals for each one-half acre of lot size; or

(c) Small animals may be kept at a ratio of 20 animals for each one-half acre of lot size.

(d) Partially enclosed (and roofed) structures may be provided and maintained for all animals. Such structures shall be sited at the rear of the main dwelling and at least 40 feet from any dwelling unit, and comply with all other setback and yard regulations of the zone district and shall also comply with requirements outlined by the Salt Lake Valley health department.

(e) All types of pigs are strictly prohibited within the Riverton City limits.

(4) Large Farm Animals. Large farm animals shall include, but are not limited to, the following:

(a) Cow.

Multi Family Residential Zones

18.45.160 RM-6, Fencing

18.50.160 RM-8, Fencing

18.53.160 RM-8-D, Fencing

18.57.160 RM-14-D, Fencing

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

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

18.45.160 Fencing.

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

(2) Incompatible Land Uses. All properties adjacent to or abutting a single-family residential or commercial zone shall install ~~decorative masonry fencing of at a minimum of six feet in height.~~ fencing compliant with Section 18.155.080 of the Riverton City Land Use Code.

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

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

18.45.170 Swimming pools.

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

(v) In no case will trees of less than one-inch caliper be accepted.

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

(5) Open Space Guarantees. Within all areas where condominium ownership is established in the RM-8 zone, adequate assurance in a form approved by the city attorney shall be provided for permanent retention and maintenance of all open space and areas of common ownership. A building permit shall not be issued until all required guarantees have been reviewed by the planning commission and approved by the city council. Such open space guarantees could include easements to the city for perpetual use as open space.

(6) Landscaping Guarantees. Whenever a residential dwelling is constructed, landscaping in the form of lawn, trees, or other plantings or landscape features, except for areas covered by walls, driveways, and other structures, shall be installed before issuing a certificate of occupancy, unless weather forces the developer to bond with the city for the landscaping for a maximum period of six months.

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

(7) Tot Lots. Tot lots, including jungle gyms and other play equipment, shall be provided as part of the open space requirements at a ratio of one tot lot per 100 one-bedroom apartments, or 50 two-bedroom apartments, with a minimum of one tot lot per development. An exception to this requirement may be granted where the subject development is specifically set aside for senior citizens or elderly persons. Play equipment type and placement must be proposed and reviewed as part of the overall site plan. [Amended during 2011 recodification; Ord. 3-22-06-1 § 1 (Exh. A); Ord. 8-17-99-1 § 1 (Exh. A). Code 1997 § 12-240-075.]

18.50.160 Fencing.

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

(2) Incompatible Land Uses. All properties adjacent to or abutting a single-family residential or commercial zone shall install fencing compliant with Section 18.155.080 of the Riverton City Land Use Code. ~~All properties adjacent to or abutting a residential or agricultural zone shall install decorative masonry fencing at a minimum of six feet in height.~~ Fencing for properties adjacent to other uses may also be required by the planning commission or city council.

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

(4) Corner Lots. No wall, fence, opaque hedge, or screening material in excess of two feet shall be placed on any corner lot within a triangular area formed by the street property lines and a line connecting them at point equal to the required setback lines.

(4) Trees. All areas shall have a minimum number of both deciduous and evergreen trees to provide for shade and to provide visual relief and a source of rural atmosphere.

The following shall be required:

- (a) A minimum of 15 trees per acre shall be planted and maintained within the project, with tree type, placement, and caliper as approved by Riverton City.
- (b) Tree types, placement, and caliper shall be designated in the approved project landscape plan.
- (c) Irrigation. All areas shall be watered by an installed irrigation system.

(5) Landscaping Guarantees. Whenever a residential dwelling is constructed, landscaping in the form of lawn, trees, or other plantings or landscape features, except for areas covered by walls, driveways, and other structures, shall be installed before issuing a certificate of occupancy.

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

(6) Amenities. Amenities within a development, such as a clubhouse, gazebo, pool, tot lot or play area, or similar amenities, must be proposed and approved as part of the overall site plan. The city council and planning commission may amend, add to, or otherwise modify proposed amenities or types of amenities, based on the size of the project, unit types, projected demographics and other considerations. [Ord. 12-10 § 1 (Exh. A).]

18.53.160 Fencing.

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

(2) Incompatible Land Uses. ~~Fencing between noncompatible zones shall comply with Section 18.155.080 of the Riverton City Land Use Code. All properties adjacent to or abutting a single-family residential or commercial zone shall install decorative masonry fencing at a minimum of six feet in height. However, the city council, upon recommendation from the planning commission, may allow for alternative fence type and height based on current and proposed future land use of adjacent properties.~~

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

(4) Corner Lots. No wall, fence, opaque hedge, or screening material in excess of two feet shall be placed on any corner lot within a triangular area formed by the street property lines and a line connecting them at point equal to the required setback lines.

(5) Fencing Design. Required perimeter fencing shall be of a consistent design and type, with both internal and external sides of the fence similarly decorated and colored. [Ord. 12-10 § 1 (Exh. A).]

18.53.170 Swimming pools.

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

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

(6) Amenities. Amenities within a development, such as a clubhouse, gazebo, pool, tot lot or play area, or similar amenities, must be proposed and approved as part of the overall site plan. The city council and planning commission may amend, add to, or otherwise modify proposed amenities or types of amenities, based on the size of the project, unit types, projected demographics and other considerations. [Ord. 14-17 § 1 (Exh. A); Ord. 14-02 § 1 (Exh. A).]

18.57.170 Fencing.

(1) Collector Street Fencing. All developments that have dwelling units adjacent to, or abutting onto, a collector or arterial street shall have decorative masonry collector street fencing, in compliance with Chapter 18.155 RCC unless otherwise approved by the city council as part of the site plan approval process.

(2) Incompatible Land Uses. ~~Fencing between noncompatible zones shall comply with Section 18.155.080 of the Riverton City Land Use Code. All properties adjacent to or abutting a single family residential or commercial zone shall install decorative masonry fencing at a minimum of six feet in height. However, the city council, upon recommendation from the planning commission, may allow for alternative fence type and height based on current and proposed future land use of adjacent properties.~~

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

(4) Corner Lots. No wall, fence, opaque hedge, or screening material in excess of two feet shall be placed on any corner lot within a triangular area formed by the street property lines and a line connecting them at a point equal to the required setback lines.

(5) Fencing Design. Required perimeter fencing shall be of a consistent design and type, with both internal and external sides of the fence similarly decorated and colored. [Ord. 14-17 § 1 (Exh. A); Ord. 14-02 § 1 (Exh. A).]

18.57.180 Swimming pools.

Any private swimming pool not completely enclosed within a building having solid walls shall be set back at least five feet from all property lines, and any public swimming pool not completely enclosed within a building having solid walls shall be set back at least 10 feet from all property lines. Any swimming pool shall be completely surrounded by a nonaccessible wall or fence having a height of at least six feet in which there shall be no openings larger than 36 square inches except for gates which shall be equipped with self-closing and self-latching devices, with latches placed a minimum of five feet above finished grade of the fence. [Ord. 14-17 § 1 (Exh. A); Ord. 14-02 § 1 (Exh. A).]

Planning Commission Record of Motion

Meeting Date: March 12, 2015

Item: Fencing Ordinance

Agenda Item# 1B

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

Motion(s): Motion # 1 (if multiple motions)

I move the Planning Commission recommend APPROVAL of the ordinance amendments to Sections 18.(20,25,30,35,40,45,50,43,57), Residential Development, 18.155, Fencing, 18.215, Site Plans, 18.135, General Provisions, and Title 17, Subdivision, as described herein, *with the following changes:*

requiring clarification on the exception for fencing between non-compatible and compatible.

VOTE:

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

PASS
 FAIL



Issue Paper

Item No. 4

Presenter/Submitted By: Mayor Applegarth	
Subject: Consent Agenda	Meeting Date: March 17, 2015
	Fiscal Impact:
	Funding Source:
Background:	
<p>4. CONSENT AGENDA</p> <ol style="list-style-type: none"> 1. Minutes: RCCM 03-03-15 2. Bond Releases: <ol style="list-style-type: none"> 1. Larkin Mortuary – 100% Warranty Bond 2. Kenadi Cove – 100% Warranty Bond 3. Burt Brothers Tires/MSP – 100% Warranty Bond 3. <u>Resolution No. 15-23</u> - Purchase of Street Sweeper from Intermountain Sweeper Co. 	
Recommendation:	
Approve the Consent Agenda as listed.	
Recommended Motion:	
"I move the City Council approve the Consent Agenda as listed."	

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**Riverton City
FIELD TRIP
&
REGULAR CITY COUNCIL MEETING
Minutes
March 3, 2015**

**Riverton City Hall
12830 South 1700 West
Riverton, Utah 84065**

12
13 The Riverton City Council went on a Field Trip beginning at 5:00 p.m. for the purpose of
14 visiting the Riverton City Main Park.

15
16 **Attendance:**

17
18 Mayor William R. Applegarth

19
20 **Council Members:**

21 Council Member Brent Johnson
22 Council Member Trent Staggs
23 Council Member Sheldon Stewart - *Excused*
24 Council Member Tricia Tingey
25 Council Member Paul Wayman

20 **City Staff:**

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

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31 **Citizens:** Michael Johnson, Wyoma Darlington, Tish Buroker, Norma Bench, Taylor Stevens, Paul D.
32 Van Komen, Cristy Dillman, Gwen Goulding, Lili Goulding, Jade Goulding, Jan Poulsen, Rosemary
33 Dickes, Ben Dickes, Ryland Sieverts, Linda White, Joe White, Matthew Young

34
35
36 **1. GENERAL BUSINESS**

37
38 **1. Call to Order and Roll Call** [6:31:24 PM](#)

39
40 **2. Pledge of Allegiance** [6:33:06 PM](#)

41
42 **3. Presentations/Reports**

43
44 **1. Recognition of Boy Scout Troops** [6:34:02 PM](#)

45
46 **2. Riverton Choice Awards for Excellence in Education–Rosamond Elementary**
47 **School** – Jade Goulding, William Van Komen, Ms. Linda White [6:36:23 PM](#)

1 **3. Department of Environmental Quality (DEQ), Division of Radiation Control,**
2 **Presentation regarding Radon** – Eleanor Divver, Radon Project Coordinator [6:42:02 PM](#)

3
4 [6:43:06 PM](#) Jan Paulsen spoke of her experience with Radon induced Lung Cancer.

5
6 Eleanor Divver continued with her presentation and explained that Radon is a radioactive,
7 cancer-causing gas. It is the number one cause of lung cancer among non-smokers. Being seven
8 times heavier than oxygen and nitrogen, it often accumulates in hotspots, usually located in
9 basements and lower levels. She encouraged radon testing and said that radon test kits could be
10 ordered at radon.utah.gov.

11
12 [7:15:00 PM](#) Council Member Paul Wayman commented.

13
14 [7:15:26 PM](#) Eleanor Divver continued.

15
16 [7:18:15 PM](#) Council Member Trent Staggs commented.

17
18 [7:18:51 PM](#) Eleanor Divver continued.

19
20 [7:20:55 PM](#) City Manager Lance Blackwood commented.

21
22 [7:21:32 PM](#) Mayor Applegarth commented.

23
24 Eleanor Divver continued.

25
26 [7:22:50 PM](#) Council Member Brent Johnson

27
28 [7:26:03 PM](#) Mayor Applegarth commented.

29
30 **4. Public Comments**

31
32 [7:28:15 PM](#) Tish Buroker said that she serves on a Block Grant Committee and they have been
33 reviewing grant applications from various cities. Once their review is complete, their grant
34 review results will be forwarded to the Mayors for their final selection.

35
36 [7:30:01 PM](#) Mike Anderson, Jordan School District, expressed appreciation to the City for their
37 support of the School District and their interaction with the Riverton Schools, especially for the
38 City's 150th Birthday Celebration.

39
40 [7:31:12 PM](#) Susan Pulsipher, Jordan School District, also expressed appreciation to the City for
41 their support of the School District and their interaction with the Riverton Schools.

42
43 **2. PUBLIC HEARINGS** – There were no Public Hearings scheduled.

44
45 **Mayor Applegarth moved to the Consent Agenda.**

46
47
48

1 **4. CONSENT AGENDA [7:32:12 PM](#)**

- 2
1. **Minutes:** RCCM 02-24-15
 2. **Resolution No. 15-22** - Establishing Parameters by which City Administration may procure Short Term and Long Term Disability for City Employees

3
4 Mayor Applegarth removed Items 1 and 2 from the Consent Agenda for further discussion.

- 5
2. **Resolution No. 15-22** - Establishing Parameters by which City Administration may procure Short Term and Long Term Disability for City Employees

6
7 [7:32:34 PM](#) City Manager Lance Blackwood presented information regarding Resolution No.
8 15-22 and explained that Riverton City provides, as a benefit to its employees, short term and
9 long term disability for its employees. He said that Administration recently received notice that
10 its current insurance provider for both short and long term disability insurance will withdraw
11 from the disability insurance market and no longer provide such insurance to Riverton City after
12 the year 2016. Mr. Blackwood further explained parameters by which the Mayor may sign a
13 contract to purchase short and long term disability insurance policies for Riverton City
14 employees and recommended adoption of the proposed resolution.

15
16 [7:40:46 PM](#) Contract Administrator Craig Calvert commented.

17
18 [7:41:04 PM](#) City Attorney Ryan Carter commented.

19
20 [7:41:33 PM](#) Council Member Trent Staggs commented.

21
22 [7:41:58 PM](#) City Attorney Ryan Carter commented.

23
24 [7:42:22 PM](#) Chris Mitarai, GBS Benefits, commented.

25
26 [7:42:37 PM](#) Mayor Applegarth commented.

27
28 [7:42:53 PM](#) Council Member Trent Staggs commented.

29
30 [7:43:55 PM](#) Chris Mitarai, GBS Benefits commented.

31
32 [7:44:59 PM](#) Council Member Tricia Tingey commented.

33
34 [7:45:34 PM](#) City Attorney Ryan Carter commented – several amendments will be made to the
35 Personnel Policy for Council's approval.

36
37 [7:47:14 PM](#) Mayor Applegarth commented.

38
39 [7:47:57 PM](#) Council Member Trent Staggs commented.

40
41 [7:48:26 PM](#) Mayor Applegarth commented.

1 [7:49:28 PM](#) City Manager Lance Blackwood commented.

2

3 [7:49:58 PM](#) Mayor Applegarth commented.

4

5 [7:50:10 PM](#) Chris Mitarai, GBS Benefits commented.

6

7 [7:50:35 PM](#) City Manager Lance Blackwood commented.

8

9 [7:50:43 PM](#) Mayor Applegarth commented.

10

11 [7:50:48 PM](#) Council Member Paul Wayman commented.

12

13 Mayor Applegarth commented.

14

15 [7:51:55 PM](#) City Attorney Ryan Carter commented.

16

17 [7:52:36 PM](#) City Manager Lance Blackwood commented.

18

19 [7:52:54 PM](#) Mayor Applegarth commented.

20

21 [7:54:01 PM](#) Council Member Brent Johnson **MOVED** the City Council approve **Resolution**
22 **No. 15-22** – **Establishing Parameters by which City Administration may procure Short**
23 **Term and Long Term Disability for City Employees.** Council Member Tricia Tingey
24 **SECONDED** the motion. Mayor Applegarth called for discussion on the motion. [7:54:41 PM](#)
25 Council Member Trent Staggs commented.

26

27 [7:55:10 PM](#) Council Member Trent Staggs made a **SUBSTITUTE MOTION** and **MOVED** to
28 **approve Resolution No. 15-22** – **Establishing Parameters by which City Administration**
29 **may procure Long Term Disability for City Employees with Short Term Disability being**
30 **voluntary and paid by the employees.** Council Member Paul Wayman **SECONDED** the
31 motion. Mayor Applegarth called for discussion on the motion. [7:55:57 PM](#) He then called for a
32 Roll Call Vote. The vote was as follows: Johnson-No, Staggs-Yes, Stewart-Excused, Tingey-No,
33 Wayman-Yes, and Mayor Applegarth-No. **The motion failed 3 to 2.**

34

35 Mayor Applegarth then called for a vote on the first motion made by Council Member Johnson.
36 The vote was as follows: Johnson-Yes, Staggs-No, Stewart-Excused, Tingey-Yes, Wayman-No
37 and Mayor Applegarth-Yes. **The motion passed 3 to 2.**

38

39 **1. Minutes: RCCM 02-24-15**

40

41 [7:57:42 PM](#) Mayor Applegarth proposed a correction on page 8 of the minutes of RCCM 02-24-
42 15 as follows:

42

43 **Reference in the motion is as follows:**

44

- 45 • Preliminary Subdivision Approval = Planning Commission
- 46 • Final Subdivision Approval = Staff
- Commercial Site Plan = Planning Commission

1 [7:58:27 PM](#) Council Member Paul Wayman **MOVED the City Council approve the minutes**
2 **as corrected.** Council Member Trent Staggs **SECONDED** the motion. Mayor Applegarth called
3 for discussion on the motion; he then called for a Roll Call Vote. The vote was as follows:
4 Johnson-Yes, Staggs-Yes, Stewart-Excused, Tingey-out of room, and Wayman-Yes. **The motion**
5 **passed.**

6 7 **3. DISCUSSION/ACTION ITEMS**

8 9 **1. Resolution No. 15-21 – Approving a Strategic Plan for FY 2015-2016**

10
11 [7:59:25 PM](#) Mayor Applegarth presented a Strategic Plan for Fiscal Year 2015-2016 identifying
12 the objectives of the Riverton City Council to provide municipal services by determining where
13 services are needed and further quantifies the level of service to be provided.

14
15 [8:01:14 PM](#) Council Member Trent Staggs commented.

16
17 [8:02:09 PM](#) Mayor Applegarth commented.

18
19 [8:02:54 PM](#) City Manager Lance Blackwood commented.

20
21 [8:03:34 PM](#) Mayor Applegarth commented.

22
23 [8:04:10 PM](#) Council Member Trent Staggs commented.

24
25 [8:04:32 PM](#) Mayor Applegarth commented.

26
27 [8:04:36 PM](#) Council Member Trent Staggs commented.

28
29 [8:05:35 PM](#) Mayor Applegarth commented.

30
31 [8:05:38 PM](#) Council Member Trent Staggs commented.

32
33 [8:06:22 PM](#) Mayor Applegarth commented.

34
35 [8:06:30 PM](#) Council Member Trent Staggs commented.

36
37 [8:08:28 PM](#) Mayor Applegarth commented.

38
39 [8:08:54 PM](#) City Manager Lance Blackwood commented.

40
41 [8:09:27 PM](#) Mayor Applegarth commented.

42
43 [8:09:57 PM](#) Council Member Trent Staggs commented.

44
45 [8:11:43 PM](#) Council Member Tricia Tingey commented.

46
47 [8:12:07 PM](#) Council Member Brent Johnson commented.

48

- 1 [8:12:31 PM](#) Council Member Trent Staggs commented.
2
3 [8:12:47 PM](#) Council Member Tricia Tingey commented.
4
5 [8:13:06 PM](#) Council Member Trent Staggs commented.
6
7 [8:14:19 PM](#) Council Member Tricia Tingey commented.
8
9 [8:14:48 PM](#) Council Member Trent Staggs commented.
10
11 [8:15:43 PM](#) Council Member Tricia Tingey commented.
12
13 [8:16:02 PM](#) Council Member Trent Staggs commented.
14
15 [8:16:20 PM](#) Mayor Applegarth commented.
16
17 [8:16:24 PM](#) Council Member Tricia Tingey commented.
18
19 [8:16:28 PM](#) Council Member Brent Johnson commented.
20
21 [8:17:57 PM](#) Council Member Paul Wayman commented.
22
23 [8:18:06 PM](#) Mayor Applegarth commented.
24
25 [8:18:25 PM](#) Council Member Trent Staggs commented.
26
27 [8:18:44 PM](#) Mayor Applegarth commented.
28
29 [8:19:49 PM](#) Council Member Brent Johnson commented.
30
31 [8:20:39 PM](#) Public Works Director Trace Robinson commented.
32
33 [8:20:44 PM](#) Council Member Brent Johnson commented.
34
35 [8:21:48 PM](#) Mayor Applegarth commented.
36
37 [8:22:22 PM](#) Council Member Trent Staggs commented.
38
39 [8:22:57 PM](#) Public Works Director Trace Robinson commented.
40
41 [8:23:28 PM](#) Mayor Applegarth commented.
42
43 [8:25:25 PM](#) City Attorney Ryan Carter commented.
44
45 [8:25:54 PM](#) Mayor Applegarth commented.
46
47 [8:26:14 PM](#) Council Member Tricia Tingey commented.
48

1 [8:26:19 PM](#) Council Member Brent Johnson commented.

2

3 [8:26:36 PM](#) Mayor Applegarth commented.

4

5 [8:27:00 PM](#) Council Member Paul Wayman commented.

6

7 [8:27:42 PM](#) Mayor Applegarth commented.

8

9 [8:29:19 PM](#) Council Member Paul Wayman commented.

10

11 [8:29:22 PM](#) Council Member Trent Staggs commented.

12

13 [8:29:40 PM](#) Mayor Applegarth commented.

14

15 [8:30:10 PM](#) City Manager Lance Blackwood commented.

16

17 [8:30:31 PM](#) Council Member Tricia Tingey **MOVED** the City Council approve **Resolution**
18 **No. 15-21 – Approving a Strategic Plan for Fiscal Year 2015-2016 with the changes**
19 **indicated in the discussion.** Council Member Brent Johnson **SECONDED** the motion. Mayor
20 Applegarth called for discussion on the motion; [8:30:45 PM](#) there being none, he called for a
21 Roll Call Vote. The vote was as follows: Johnson-Yes, Staggs-Yes, Stewart-Excused, Tingey-
22 Yes, and Wayman-Yes. **The motion passed unanimously.**

23

24 **5. STAFF REPORTS** - City Manager Lance Blackwood – No report.

25

26 **6. ELECTED OFFICIAL REPORTS**

27

28 **Mayor Bill Applegarth** [8:31:28 PM](#)

29

30 **Council Member Brent Johnson** [8:42:57 PM](#)

31

32 Wyoma Darlington commented. [8:44:06 PM](#)

33

34 **Council Member Trent Staggs** [8:45:23 PM](#)

35

36 **Council Member Sheldon Stewart** - Excused

37

38 **Council Member Tricia Tingey** [8:48:07 PM](#)

39

40 **Council Member Paul Wayman** [8:49:07 PM](#)

41

42 [8:49:51 PM](#) Mayor Applegarth commented.

43

44 **7. UPCOMING MEETINGS**

45

46 [8:50:41 PM](#) Mayor Applegarth reviewed the following upcoming meetings:

47

1. March 17, 2015 – 6:30 p.m. – Regular City Council Meeting

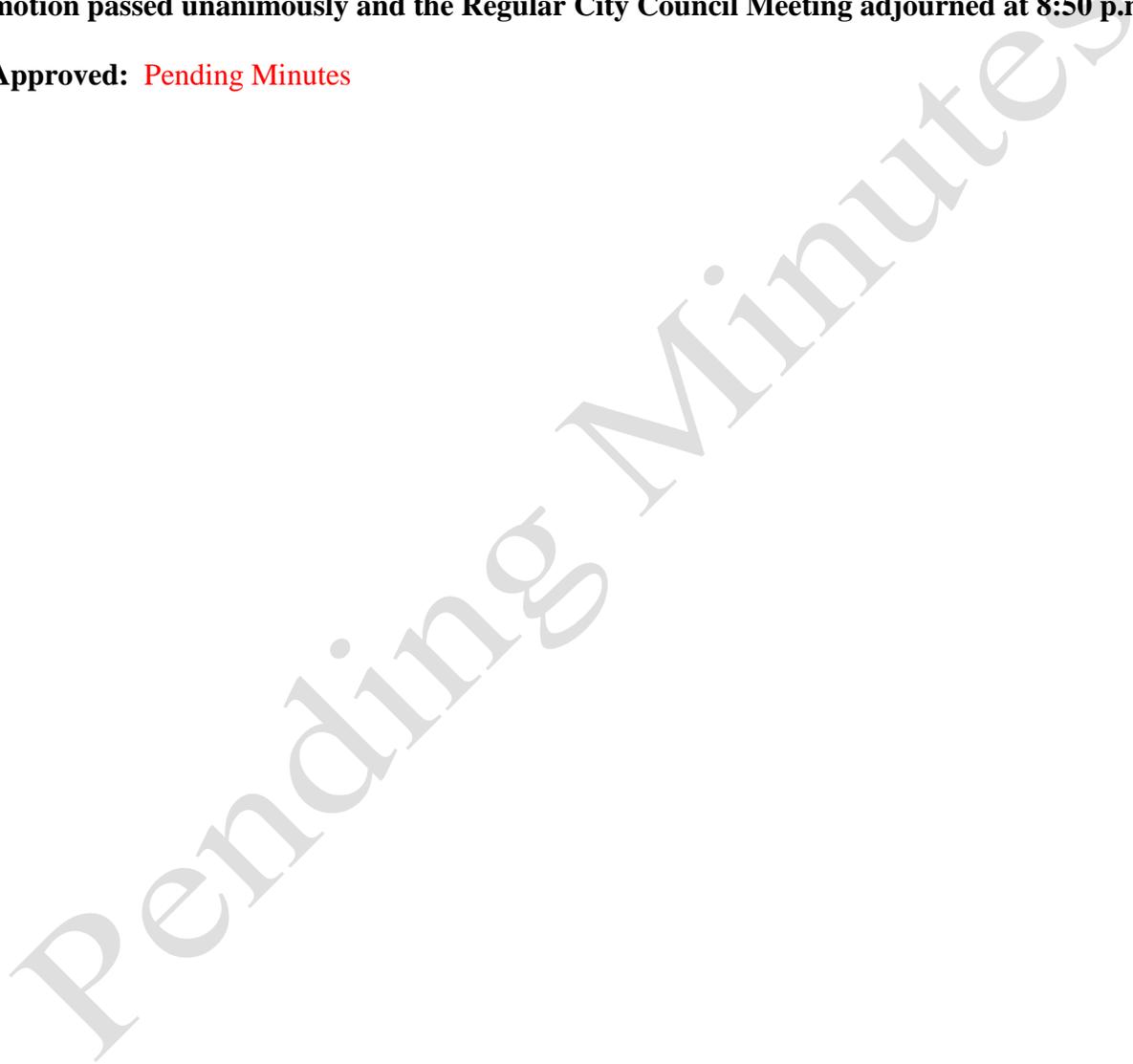
2. April 7, 2015 – 6:30 p.m. – Regular City Council Meeting
3. April 21, 2015 – 6:30 p.m. – Regular City Council Meeting

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8. ADJOURN

8:50:46 PM Council Member Council Member Tricia Tingey **MOVED the City Council adjourn.** Council Member Trent Staggs **SECONDED** the motion. Mayor Applegarth called for discussion on the motion; there being none, he called for a Roll Call Vote. The vote was as follows: Johnson-Yes, Staggs-Yes, Stewart-Excused, Tingey-Yes, and Wayman-Yes. **The motion passed unanimously and the Regular City Council Meeting adjourned at 8:50 p.m.**

Approved: Pending Minutes



Item No. 4.2.1



Issue Paper

Presenter/Submitted By:	G Trace Robinson
Subject: Warranty Bond release for LARKIN MORTUARY	Meeting Date: 03/17/2015
	Fiscal Impact: \$N/A
	Funding Source: N/A
Background: Engineering, Public Works and Water Departments have performed the necessary infrastructure inspections for the LARKIN MORTUARY and have found the site complete and constructed to Riverton City's standards. All improvements have been constructed and we recommend that approval be given for a Warranty release of the bond and that the City accept the improvements.	
Recommendation: It is recommended that approval be give to release 100% of the bond and that the City accept the improvements.	
Recommended Motion: Motion for approval of bond release.	

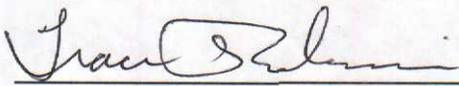
**DESCRIPTION OF SUBDIVISION IMPROVEMENTS COMPLETED
AND THE DOLLAR AMOUNT REQUESTED FOR EACH.**

LARKIN MORTUARY Improvement	ORIGINAL BOND AMOUNT 3/11/2013	80% RELEASE DATE	80% RELEASE AMOUNT	90% RELEASE DATE	90% RELEASE AMOUNT	100% RELEASE DATE	100% RELEASE AMOUNT	AMOUNT REMAINING
SEWER	Separate Agreement							
Culinary Water	\$ 44,284.19			3/11/2014	\$ 39,855.77	3/17/2015	\$ 4,428.42	\$ -
Secondary Water	6,532.73			3/11/2014	5,879.46	3/17/2015	653.27	-
Demolition	-			3/11/2014	-	3/17/2015	-	-
Storm Drain	-			3/11/2014	-	3/17/2015	-	-
Streets	-			3/11/2014	-	3/17/2015	-	-
Sidewalk & Signs	-			3/11/2014	-	3/17/2015	-	-
Fencing & Landscaping	-			3/11/2014	-	3/17/2015	-	-
Record Drawings & GIS	-			3/11/2014	-	3/17/2015	-	-
Other	250.00			3/11/2014	225.00	3/17/2015	25.00	-
								-
								-
								-
								-
								-
								-
Total	\$ 51,066.92		\$ -		\$45,960.23		\$ 5,106.69	\$ -

Total amount of bond release requested: **\$ 5,106.69**

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

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


Public Works Director/ City Engineer

Mar 9th 2015
Date

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

RIVERTON CITY
SUBDIVISION BOND REDUCTION REQUEST

DEVELOPER'S INFORMATION

1. Subdivision Name: LARKIN MORTUARY
2. Address: 3688 W 12600 S
3. Subdivision Developer: LARKIN MORTUARY
4. Bond Company: Bank of Utah
5. 100% Bond Release Request date: February 12, 2015
6. Date of bond release approval by City Council: March 17, 2015
7. Description of completed subdivision improvements (attached.)

CITY APPROVAL

Amount of bond release approved by Staff: \$ 5,106.69

Date of bond release approval by Staff: February 12, 2015

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

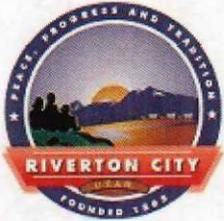
Mayor, Riverton City

Date

Attest:

Date

Item No. 4.2.2



Issue Paper

Presenter/Submitted By:	G Trace Robinson	
Subject: Warranty Bond release for KENADI COVE	Meeting Date: 3/17/2015	
	Fiscal Impact: \$N/A	
	Funding Source: N/A	
Background: Engineering, Public Works and Water Departments have performed the necessary infrastructure inspections for the KENADI COVE and have found the site complete and constructed to Riverton City's standards. All improvements have been constructed and we recommend that approval be given for a Warranty release of the bond and that the City accept the improvements.		
Recommendation: It is recommended that approval be give to release 100% of the bond and that the City accept the improvements.		
Recommended Motion: Motion for approval of bond release.		

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

KENADI COVE Improvement	ORIGINAL BOND AMOUNT \$ 33,796.00	80% RELEASE DATE	80% RELEASE AMOUNT	90% RELEASE DATE	90% RELEASE AMOUNT	100% RELEASE DATE	100% RELEASE AMOUNT	AMOUNT REMAINING
SEWER	Separate Agreement							
Culinary Water	\$ 91,018.75			3/4/2014	\$ 81,916.88	3/17/2015	\$ 9,101.88	\$ -
Secondary Water	67,395.00			3/4/2014	60,655.50	3/17/2015	6,739.50	-
Demolition	627.10			3/4/2014	584.39	3/17/2015	62.71	-
Storm Drain	60,636.15			3/4/2014	54,572.54	3/17/2015	6,063.62	-
Streets	68,480.83			3/4/2014	61,632.75	3/17/2015	6,848.08	-
Sidewalk & Signs	32,115.90			3/4/2014	28,904.31	3/17/2015	3,211.59	-
Street Lights	12,960.00			3/4/2014	11,664.00	3/17/2015	1,296.00	-
Fencing & Landscaping	-			3/4/2014	-	3/17/2015	-	-
Record Drawings & GIS	4,730.00			3/4/2014	4,257.00	3/17/2015	473.00	-
Other	-			3/4/2014	-	3/17/2015	-	-
								-
								-
								-
								-
								-
Total	\$ 337,963.73		\$ -		\$304,167.36		\$33,796.37	\$ -

Total amount of bond release requested: \$ 33,796.37

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

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


Public Works Director/ City Engineer

3-11-15
Date

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

RIVERTON CITY
SUBDIVISION BOND REDUCTION REQUEST

DEVELOPER'S INFORMATION

1. Subdivision Name: **KENADI COVE**
2. Address: **12026 S REDWOOD RD**
3. Subdivision Developer: **VISTAS LLC**
4. Bond Company: **Central Bonds & Insurance**
5. **100%** Bond Release Request date: **February 12, 2015**
6. Date of bond release approval by City Council: **March 17, 2015**
7. Description of completed subdivision improvements (attached.)

CITY APPROVAL

Amount of bond release approved by Staff: **\$ 33,796.37**

Date of bond release approval by Staff: **March 11, 2015**

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

Mayor, Riverton City

Date

Attest:

Date

Item No. 4.2.3



Issue Paper

Presenter/Submitted By:	G Trace Robinson
Subject: Warranty Bond release for BURT BROTHERS TIRES / MSP	Meeting Date: 3/17/2015
	Fiscal Impact: \$N/A
	Funding Source: N/A
Background: Engineering, Public Works and Water Departments have performed the necessary infrastructure inspections for the BURT BROTHERS TIRES / MSP and have found the site complete and constructed to Riverton City's standards. All improvements have been constructed and we recommend that approval be given for a Warranty release of the bond and that the City accept the improvements.	
Recommendation: It is recommended that approval be give to release 100% of the bond and that the City accept the improvements.	
Recommended Motion: Motion for approval of bond release.	

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

BURT BROTHERS TIRES / MSP Improvement	ORIGINAL BOND AMOUNT 2/7/2013	80% RELEASE DATE	80% RELEASE AMOUNT	90% RELEASE DATE	90% RELEASE AMOUNT	100% RELEASE DATE	100% RELEASE AMOUNT	AMOUNT REMAINING
SEWER	Separate Agreement							
Culinary Water	\$ 137,469.61			1/7/2014	\$ 123,722.65	3/17/2015	\$ 13,746.96	\$ -
Secondary Water	54,571.14			1/7/2014	49,114.03	3/17/2015	\$ 5,457.11	-
Demolition	11,633.43			1/7/2014	10,470.09	3/17/2015	\$ 1,163.34	-
Storm Drain	45,657.88			1/7/2014	41,092.09	3/17/2015	\$ 4,565.79	-
Streets	13,678.39			1/7/2014	12,310.55	3/17/2015	\$ 1,367.84	-
Sidewalk & Signs	6,744.00			1/7/2014	6,069.60	3/17/2015	\$ 674.40	-
Street Lights	14,880.00			1/7/2014	13,392.00	3/17/2015	\$ 1,488.00	-
Fencing & Landscaping	-			1/7/2014	-	3/17/2015	\$ -	-
Record Drawings & GIS	1,550.00			1/7/2014	1,395.00	3/17/2015	\$ 155.00	-
Other	10,190.09			1/7/2014	9,171.08	3/17/2015	\$ 1,019.01	-
								-
								-
								-
								-
								-
Total	\$ 296,374.54		\$ -		\$266,737.09		\$29,637.45	\$ -

Total amount of bond release requested: **\$ 29,637.45**

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

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



Public Works Director/ City Engineer

3-9-15

Date

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

RIVERTON CITY
SUBDIVISION BOND REDUCTION REQUEST

DEVELOPER'S INFORMATION

1. Subdivision Name: **BURT BROTHERS TIRES / MSP**
2. Address: **13752 S REDWOOD RD**
3. Subdivision Developer: **BANGERTER/REDWOOD, LLC**
4. Bond Company: **RIVERTON CITY**
5. **100%** Bond Release Request date: **January 29, 2015**
6. Date of bond release approval by City Council: **March 17, 2015**
7. Description of completed subdivision improvements (attached.)

CITY APPROVAL

Amount of bond release approved by Staff: \$ **29,637.45**

Date of bond release approval by Staff: **March 4, 2015**

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

Mayor, Riverton City

Date

Attest:

Date



Issue Paper

Item No. 4.3

Presenter/Submitted By:	Craig Calvert, Purchasing Manager	
Subject: Request approval to purchase a municipal street sweeper from Intermountain Sweeper Co.	Meeting Date: March 17, 2015	
	Fiscal Impact: \$165,850.00	
	Funding Source: 65-48-720	
<p>Background:</p> <p>A replacement of the municipal street sweeper was approved in the 2014/2015 budget. A Request for Proposal has been issued for this item and the tabulation is attached. Intermountain Sweeper offered a Tymco Regenerative Air Street Sweeper. There are two other dealers in Utah who offer a similar type of sweeper, Johnson Sweeper and Elgin Sweeper. The dealer of the Johnson sweeper did not respond because they do not have a local service department which was a requirement of the RFP. The dealer of the Elgin sweeper did not have an available cab-over sweeper which was also a requirement of the RFP.</p> <p>In the proposal there was a trade in option for the existing sweeper. The trade in amount offered by Intermountain Sweeper is more than we could get for the sweeper if we were to sell it. For that reason staff is recommending that we trade in the existing street sweeper.</p>		
<p>Recommendation:</p> <p>Staff's recommendation is to purchase a new municipal street sweeper from Intermountain Sweeper Co.</p>		
<p>Recommended Motion:</p> <p>"I MOVE the City Council approve <u>Resolution No. 15-23</u> - to purchase a new municipal street sweeper from Intermountain Sweeper Co."</p>		

RIVERTON CITY, UTAH
RESOLUTION NO. 15-23

A RESOLUTION TO PURCHASE A NEW MUNICIPAL STREET SWEEPER FROM INTERMOUNTAIN SWEEPER CO.

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

WHEREAS, the City is in need of replacing the existing municipal street sweeper.

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

1. Riverton City approves the purchase a new municipal street sweeper from Intermountain Sweeper Co.
2. This resolution shall become effective upon passing.

PASSED AND ADOPTED by the City Council of Riverton, Utah, on this 17th day of March 2015 by the following vote:

	YES	NO	ABSTAIN	ABSENT
City Council Member Brent Johnson	_____	_____	_____	_____
City Council Member Trent Staggs	_____	_____	_____	_____
City Council Member Sheldon Stewart	_____	_____	_____	_____
City Council Member Tricia Tingey	_____	_____	_____	_____
City Council Member Paul Wayman	_____	_____	_____	_____

RIVERTON CITY

[SEAL]

ATTEST:

Bill Applegarth, Mayor

Virginia Loader, MMC
Recorder

RFP 175-15 Municipal Street Sweeper	Intermountain
Cost Analysis for Sweeper Purchase	Price
Trade In Option	
Proposed Sweeper	235,850.00
Trade in Price	-70,000.00
Trade In Option Total:	165,850.00
No Trade in Option	
Proposed Sweeper	235,850.00
No Trade In Option Total:	235,850.00