



RIVERTON CITY
PLANNING COMMISSION AGENDA
THURSDAY, MAY 28, 2015



NOTICE IS HEREBY GIVEN THAT THE RIVERTON CITY PLANNING COMMISSION WILL HOLD A PUBLIC MEETING AT **6:30 PM, THURSDAY, MAY 28, 2015** AT THE **RIVERTON CITY MUNICIPAL BUILDING, 12830 SOUTH 1700 WEST, RIVERTON UTAH.**
ANY QUESTIONS, CALL 801-208-3141 OR 801-208-3130.



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



1. **PUBLIC HEARING**

- A. **MULTI-FAMILY SITE PLAN**, RIVERTON PEAKS AMENDED, 12650 SOUTH REDWOOD ROAD, RM-14-D ZONE, 70 UNITS, 8.65 ACRES, MARK NEWMAN, APPLICANT.
- B. **COMMERCIAL SITE PLAN**, SOUTH HILLS DENTAL CENTER, 4013 WEST 13400 SOUTH, C-R ZONE, TONY SKANCHY, APPLICANT
- C. **CONDITIONAL USE PERMIT – PRIVATE LANE**, PROPOSED DEVELOPMENT OF 1 HOME ACCESSING AN EXISTING PRIVATE LANE, 4472 WEST MAEGAN NICOLE LANE, RR-22 ZONE, MATT LEPIRE, APPLICANT.
- D. **ORDINANCE AMENDMENT**, AMENDMENTS TO TITLE 17, SUBDIVISIONS, APPROVAL PROCESSES AND OTHER REVISIONS, AMENDMENTS PROPOSED BY RIVERTON CITY

2. **MINUTES**

- A. MAY 14, 2015 PLANNING COMMISSION

3. **ADJOURNMENT**

**RIVERTON CITY
MEMORANDUM**

TO: Planning Commission

FROM: Planning Department

DATE: May 28, 2015

SUBJECT: AMENDED MULTI-FAMILY SITE PLAN, RIVERTON PEAKS, 12700 SOUTH REDWOOD ROAD, RM-14-D ZONE, 70 UNITS, 6.4 ACRES (APPROX), NEWMAN CONSTRUCTION, APPLICANT

PROPOSED MOTION:

I move that the Planning Commission APPROVE the Amended Riverton Peaks development, a multi-family site plan, to be located at 12700 South Redwood Road with the following conditions

1. The amended application comply with all applicable conditions, including fencing requirements, from the original site plan approval, with original conditions as follows:
 - a. Solid masonry fencing be installed along the south property lines at a minimum eight (8) feet in height.
 - b. Building architecture comply with approved architectural drawings as well as the architectural requirements found in the RM-14-D zoning ordinance, including the requirement for twenty-five (25) percent of the exterior to be brick or stone.
 - c. Road and right-of-way improvements to Redwood Road comply with the standards and requirements of the Utah Department of Transportation and all UDOT permits required for that road shall be secured prior to construction.
 - d. Landscaping within the project boundaries comply with the approved landscaping plan, and be wholly maintained by the Home Owners Association or property owners.
 - e. The site and associated infrastructure shall comply with the requirements and standards of the Riverton City Engineering Department, and no construction shall commence until final technical approval has been granted based on required submittals.
 - f. The site and structures comply with any and all applicable Riverton City standards and ordinances, including the International Building and Fire Codes.
2. A separate application be made for Phase 2 of the development if it does not conform to the amended layout.

BACKGROUND:

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

The original design included a mix of detached units, traditional townhome style units, and a clustered attached design that created a courtyard surrounded by units. Following the original approval, the applicant proposed amending the layout and unit mix, eliminating the courtyard oriented units and switching the majority of the site to a more traditional townhome style unit. The detached single family units on 1630 West have been modified to duplex units, but still with the garage access interior to the site rather than

accessing directly from 1630 West. The proposed amendments resulted in a reduction in unit count from 88 to 70, which will also reduce the traffic flows on 1630 West. The architectural styles are similar to those originally approved, but are more traditional in design and materials.

The applicant is proposing beginning construction on the site with Phase 1. This approval includes the overall site plan as shown. Condition #2 above requires that a separate application be filed for Phase 2 if it differs significantly from the approved amended site plan. The applicant is working to address some issues with an existing easement on the property that would delay development of Phase 2. However, staff, including the Fire Department, has reviewed the proposed Phase 1 to insure that it can function independently until the remainder of the project develops.

ATTACHMENTS:

The following items are attached for your review:

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



PL No. 15-8005
Date 3/6/2015

Application

Site Plan

A. Applicant's Name Mark Newman
Home Address 13331 S Redwood Rd
City Riverton State Utah Zip 84065
Telephone # 801-254-3524 Mobile # _____
E-mail Address mnewman@newmanllc.com Fax # _____

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

C. Project Information

1. Name of Proposed Business Riverton Peaks
2. Address Approximately 12650 S Redwood Road
3. Description of the Proposed Business New town home project
4. Sidwell/Tax ID# _____ Total Acreage of the Site Approx 7
5. Current Zoning of the Proposed Site C-D
Zoning of Adjacent Parcels: North C-D South C-D East RR-22 West C-D
6. Current Use of the Land Vacant
7. Number of Existing Structures None
8. Describe the Proposed Use and Structures for the Site Town home development
9. Did this Project Require a Rezone? Yes No If Yes, PL# _____
10. Did this Project Require a Conditional Use Permit? Yes No If Yes, PL# _____

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


Applicant's Signature

3/5/15
Date

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

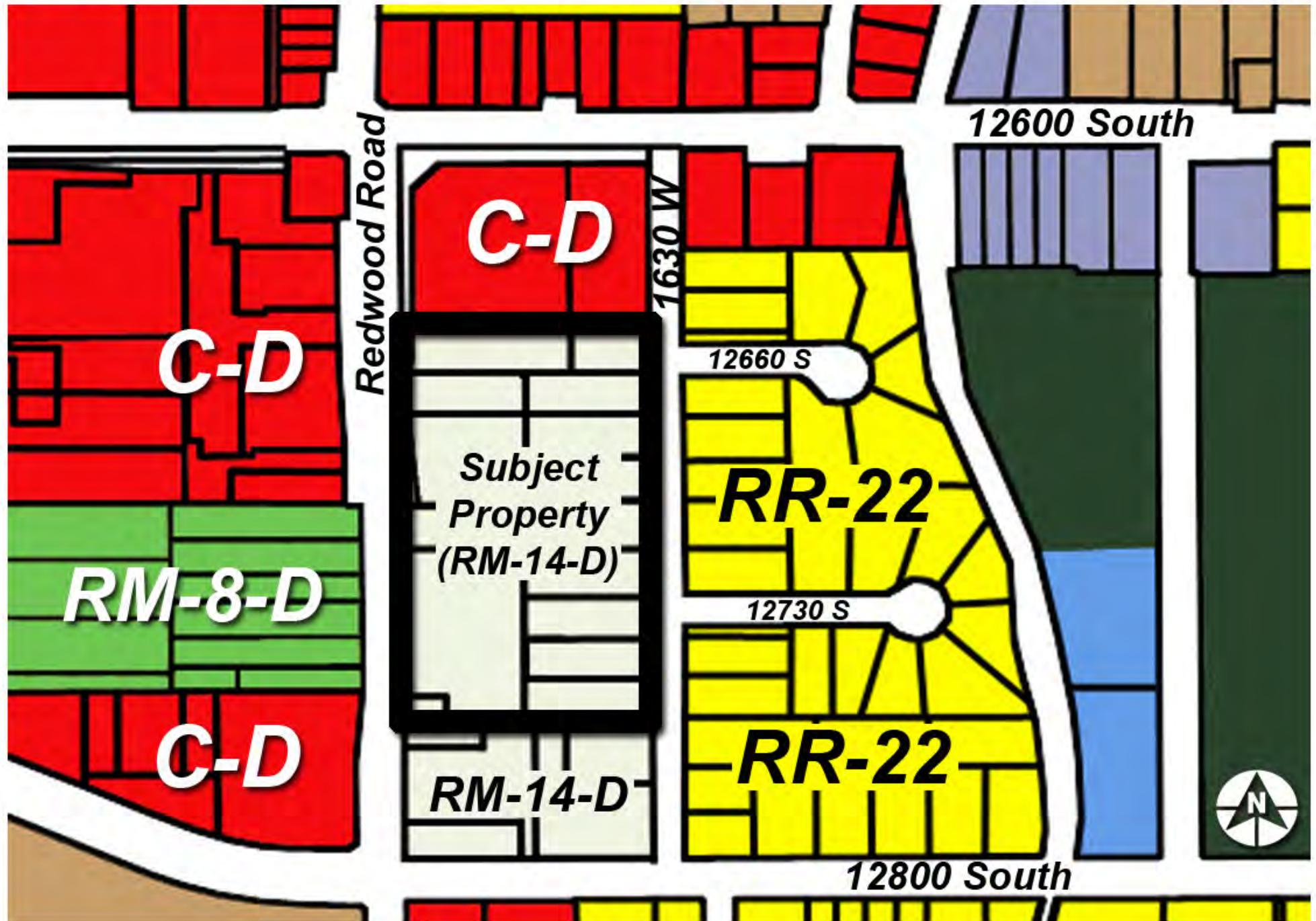
S:\Planning\Applications\Site Plan.doc Revised 07/08

RIVERTON PEAKS MULTI-FAMILY SITE PLAN



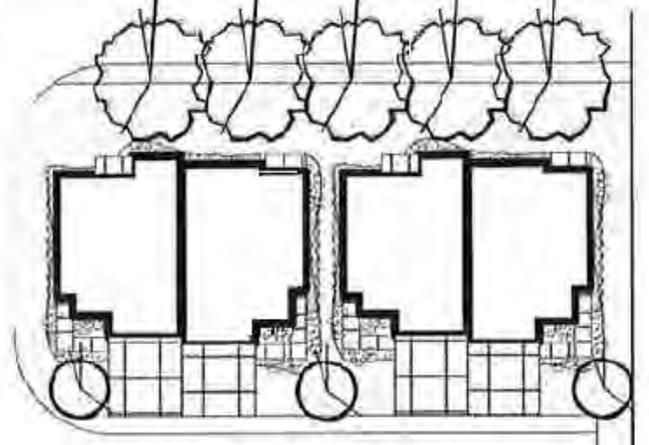
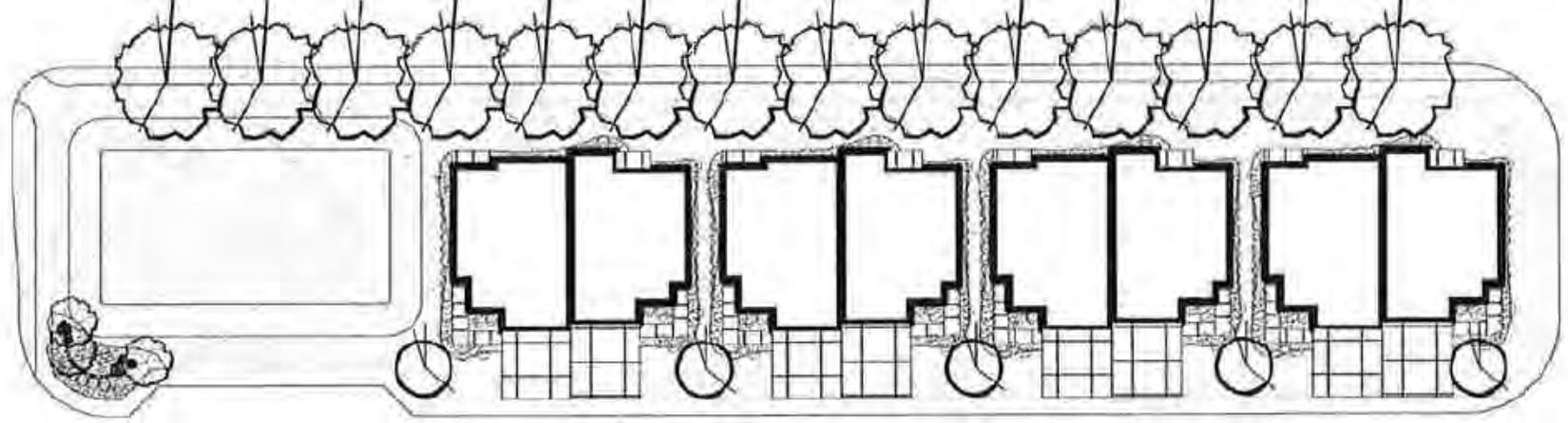
AERIAL VIEW

RIVERTON PEAKS MULTI-FAMILY SITE PLAN

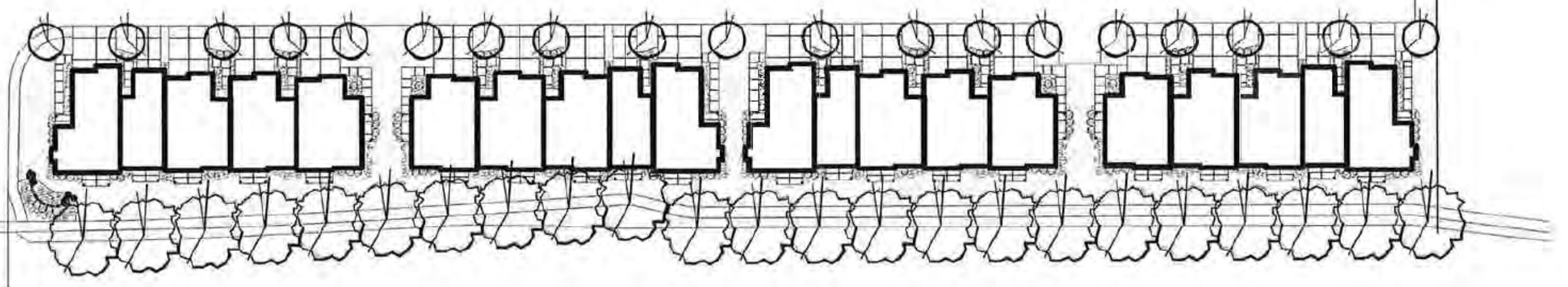
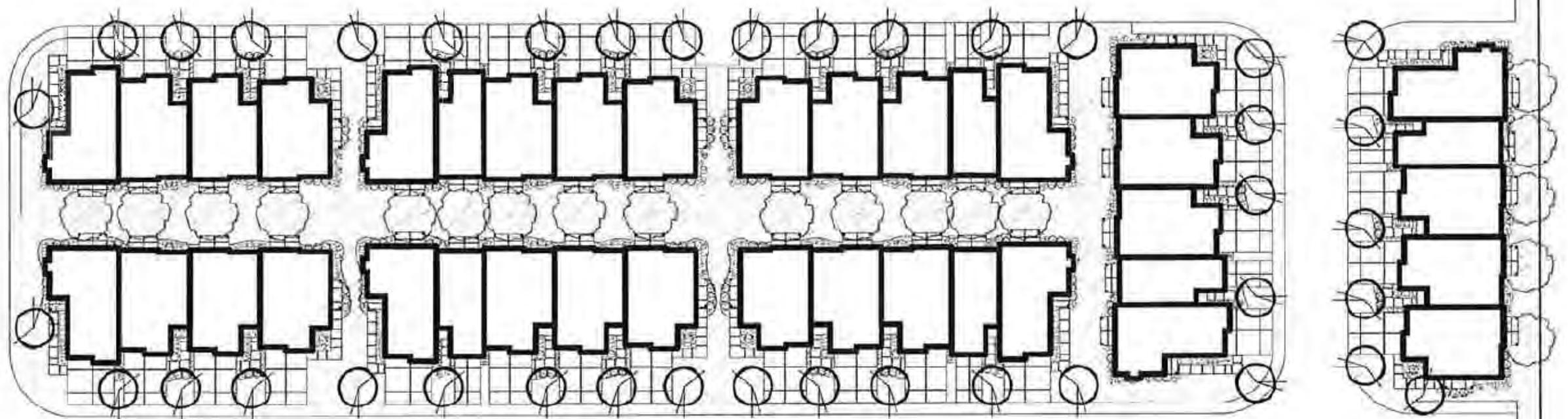


ZONING MAP





**Amended
Site
Plan**



811 CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
Know what's below. Call before you dig.

BENCHMARK
BENCHMARK IS LOCATED AT THE NORTH QUARTER CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
ELEVATION = 4038.67



SALT LAKE CITY
45 West 10000 South
Suite 500
Sandy, UT 84070
Phone: 801.255.0529
Fax: 801.255.4449

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

WWW.ENSGN.UTAH.COM

FOR:
HEWMAN CONSTRUCTION
1331 SOUTH REDWOOD ROAD
RIVERTON, UT 84065

CONTACT:
MARK HEWMAN
PHONE: 801-254-3534
FAX:

GENERAL NOTES

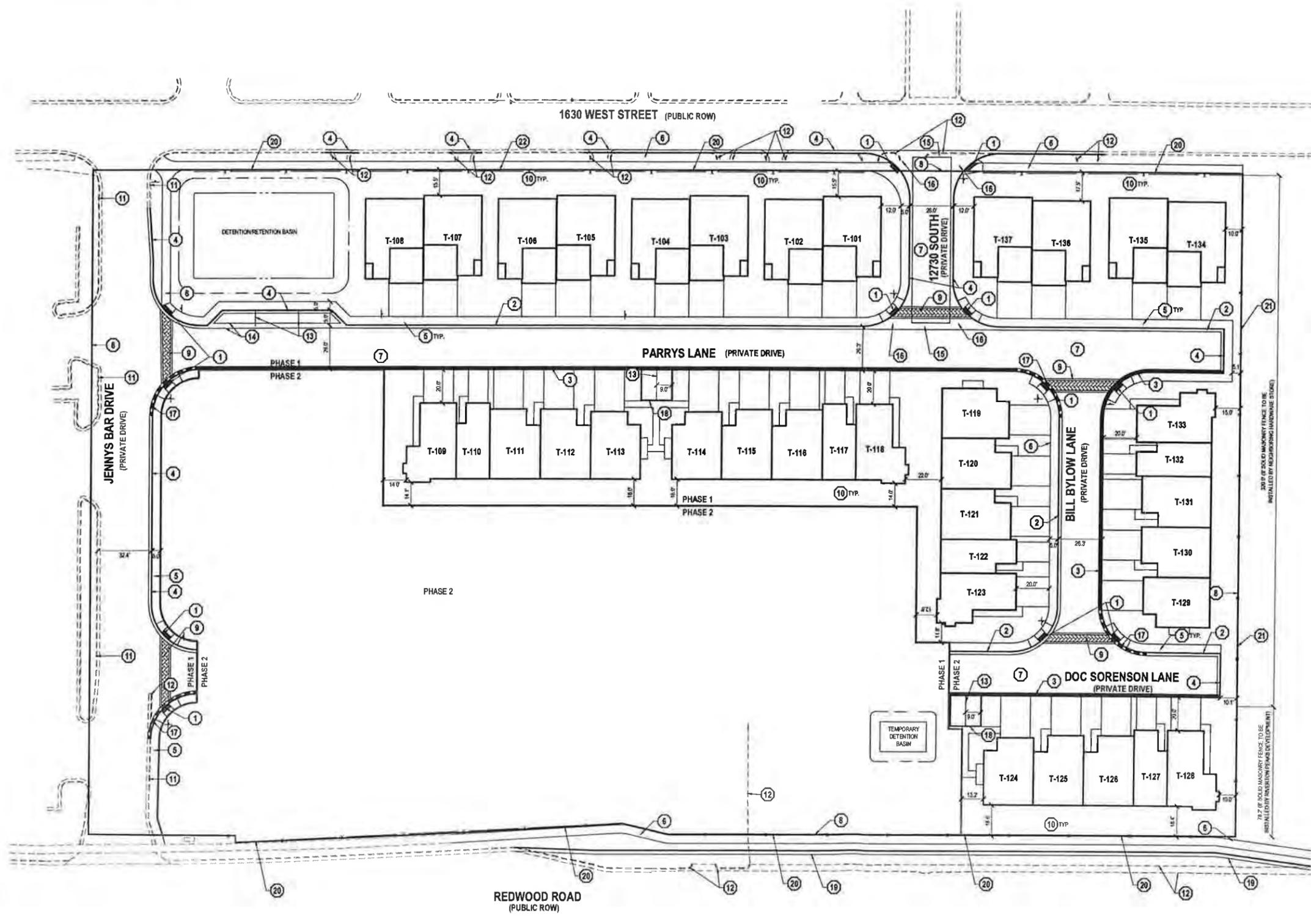
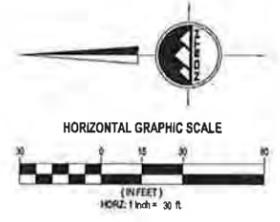
1. ALL WORK TO COMPLY WITH APWA STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
5. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOIL, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

TOTAL AREA CALCULATIONS TABLE (PHASES 1 AND 2)

DESCRIPTION	AREA	ACRES	PERCENTAGE
PAVEMENT	97,435 s.g. LL	2,237 acres	35.7%
ROOF	80,488 s.g. LL	2,077 acres	32.4%
LANDSCAPING	84,937 s.g. LL	2,042 acres	32.1%
TOTAL SITE	275,859 s.g. LL	6,356 acres	100%

KEY NOTES

- 1 HANDICAP ACCESS RAMP PER RIVERTON CITY STD DWG ST-10.
- 2 24" STANDARD TYPE "F" CURB AND GUTTER PER APWA PLAN 205 AND DETAIL 9C-600.
- 3 24" REVERSE PAN TYPE "F" CURB AND GUTTER PER APWA PLAN 205 AND DETAIL 9C-600.
- 4 24" STANDARD TYPE "E" CURB AND GUTTER PER APWA PLAN 205.
- 5 CONCRETE SIDEWALK PER APWA PLAN 231 (WITH NO PARK STRIP). NOTE RIVERTON CITY MODIFICATIONS TO APWA PLAN 231.
- 6 CONCRETE SIDEWALK PER APWA PLAN 231. NOTE RIVERTON CITY MODIFICATION TO APWA PLAN 231.
- 7 ASPHALT PAVING (SEE DETAIL V C8 0).
- 8 PROPERTY LINE.
- 9 CROSSWALK (SEE STRIPING AND SIGNAGE PLAN C4 0).
- 10 LANDSCAPE (SEE LANDSCAPE PLAN).
- 11 EXIST CURB AND GUTTER.
- 12 EXIST CURB AND GUTTER TO BE REMOVED.
- 13 4" SOLID WHITE PAVEMENT MARKING PER M.U.T.C.D. STANDARD PLANS AND SPECIFICATIONS.
- 14 3" WATERWAY PER APWA PLAN 211.
- 15 4" WATERWAY PER APWA PLAN 211.
- 16 WATERWAY TRANSITION AREA PER APWA DETAIL 213.
- 17 TRANSITION BETWEEN STANDARD CURB AND GUTTER AND REVERSE PAN CURB AND GUTTER.
- 18 6" CURB PER DETAIL 10/SHEET C-8 0.
- 19 30" TYPE B1 CURB AND GUTTER PER UDOT DETAIL GW-2.
- 20 INSTALL WHITE 3 RAIL VINYL FENCE.
- 21 8" SOLID MASONRY FENCE.



**RIVERTON PEAKS
PHASE 1
1630 WEST 12650 SOUTH
RIVERTON CITY, UTAH**



SITE PLAN

PROJECT NUMBER: 5515
DATE: 4/7/15
DRAWN BY: RWF
CHECKED BY: RDE
PROJECT NUMBER: C-1.0

C-1.0

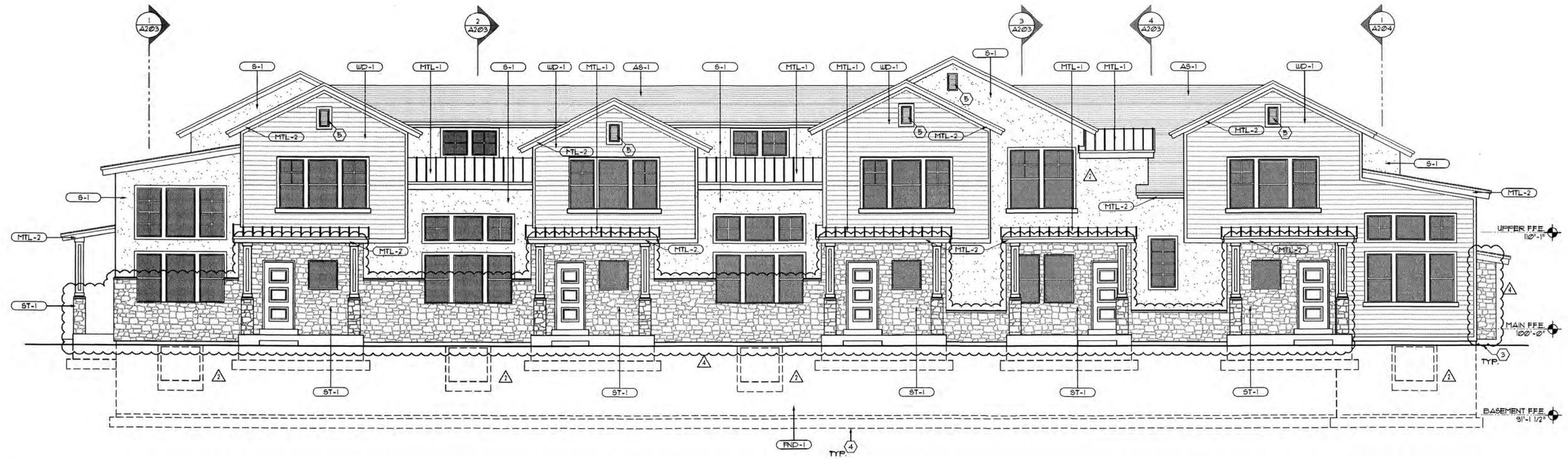
APR 09 2015



APR 14 2015



APR 14 2015



1 EXTERIOR ELEVATION - REAR
SCALE: 3/16"=1'-0"

ATTIC VENT CALCS

UNIT	ATTIC AREA (SQUARE FEET)	CODE VALUE	TOTAL
1	813.23	300'	2.71
2A	968.38	300'	3.23
2B	983.09	300'	3.28
4	483.82	300'	1.61
3	926.23	300'	3.09
STANDARD TOTAL	4174.76	-	13.92
PROVIDED	1.75 x 9	-	15.75

*300 VALUE MAY BE USED IF OPENINGS ARE PROVIDED IN THE UPPER AND LOWER PORTIONS OF THE VENTILATED SPACE OR A PERM VAPOR BARRIER IS INSTALLED ON THE WARM SIDE OF THE CEILING.

EXTERIOR ELEVATION - KEY NOTES

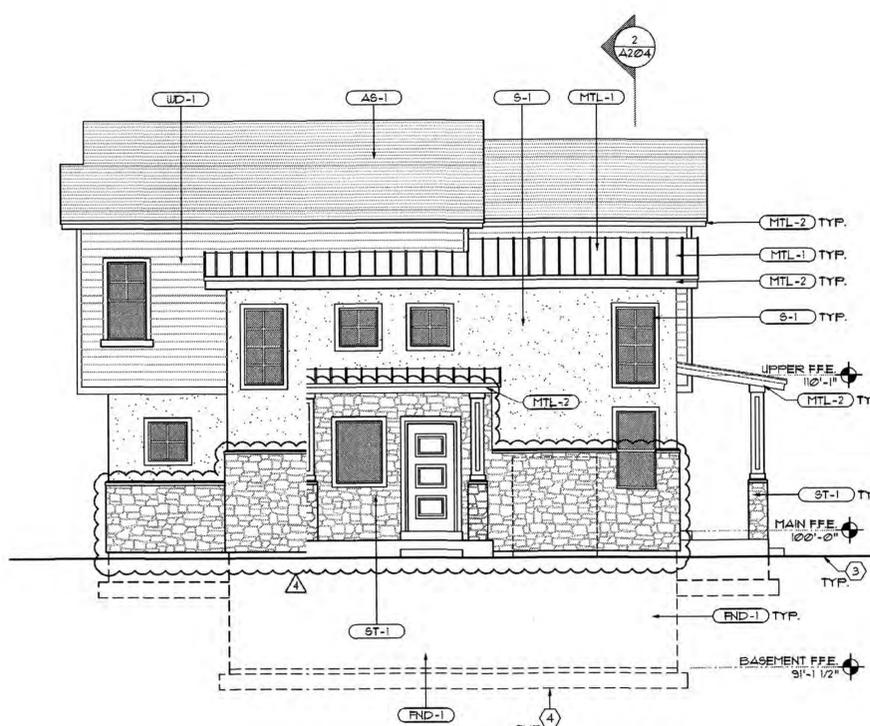
- ELECTRICAL METER BANK
- GAS METER BANK
- GRADE, RE. CIVIL FOR EXISTING & FINISH GRADES
- RND: ENSURE FOOTING AND FOUNDATION MEET REQUIRED 30" BELOW GRADE MINIMUM
- VENTILATORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. INSTALLATION OF VENTILATORS IN ROOF SYSTEMS SHALL BE WEATHER PROTECTED.

EXTERIOR ELEVATION GENERAL NOTES

- ALL MECHANICAL EQUIPMENT LOCATED OUTSIDE OF THE BUILDING SHALL BE SCREENED WITH ADEQUATE LANDSCAPING AND PAINTED WITH SIMILAR COLOR OF PAINT AS THE BUILDING.
- EXPOSED FOUNDATION WALL TO RECEIVE PLASTER FINISH.

CODE	MATERIAL	MANUFACTURER	SERIES	COLOR	NOTES
MTL-1	STANDING SEAM METAL ROOF	BERRIDGE	--	--	--
MTL-2	METAL CLAD SOFFIT & FASCIA	--	--	--	--
AS-1	ASPHALT SHINGLES	--	--	--	--
UD-1	FIBER CEMENT BOARD	HARDIE BOARD	LAP SIDING	--	NOTE-11
ST-1	STONE	--	--	--	--
S-1	STUCCO	--	--	--	--
RND-1	CONCRETE FOUNDATION	--	--	--	--

NOTE-11 - R103.3 WOOD, HARDBOARD AND WOOD STRUCTURAL PANEL SIDING
R103.3.1 PANEL SIDING.
JOINTS IN WOOD, HARDBOARD OR WOOD STRUCTURAL PANEL SIDING SHALL BE MADE AS FOLLOWS UNLESS OTHERWISE APPROVED. VERTICAL JOINTS IN PANEL SIDING SHALL OCCUR OVER FRAMING MEMBERS, UNLESS WOOD OR WOOD STRUCTURAL PANEL SHEATHING IS USED, AND SHALL BE SHIPLAPPED OR COVERED WITH A BATTEN. HORIZONTAL JOINTS IN PANEL SIDING SHALL BE LAPPED A MINIMUM OF 1 INCH (25 MM) OR SHALL BE SHIPLAPPED OR SHALL BE FLASHED WITH Z-FLASHING AND OCCUR OVER SOLID BLOCKING, WOOD OR WOOD STRUCTURAL PANEL SHEATHING.
R103.3.2 HORIZONTAL SIDING.
HORIZONTAL LAP SIDING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. WHERE THERE ARE NO RECOMMENDATIONS THE SIDING SHALL BE LAPPED A MINIMUM OF 1 INCH (25 MM), OR 1/2 INCH (13 MM) IF RABBETED, AND SHALL HAVE THE ENDS CAULKED, COVERED WITH A BATTEN OR SEALED AND



2 ELEVATION - RIGHT

Bid Set

STATE OF UTAH
CHRIS W. LAYTON
131315
LICENSED ARCHITECT

PRINTED DATE
05.13.2015

Chris Layton & Associates
ARCHITECTURE | PLANNING | INTERIORS

2005 East 2700 South | Suite 200 | Salt Lake City, Utah 84109
P: 801-487-0715 | F: 801-487-0716

5-PLEX
RIVERTON PEAKS RDA
1630 W. 12650 S.
Riverton, Utah 84065

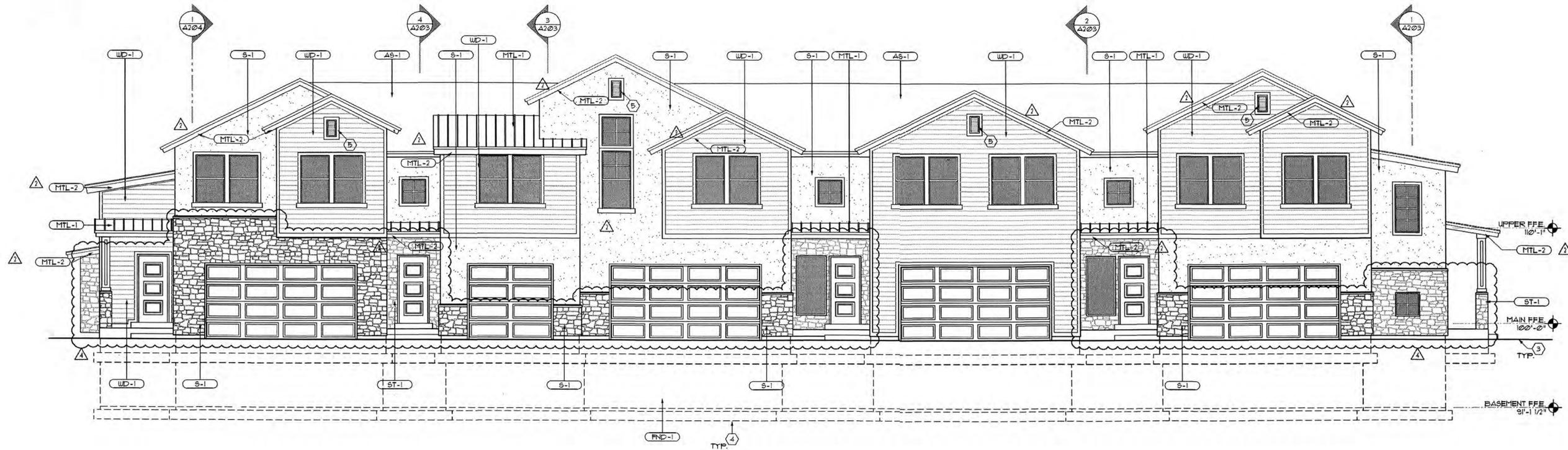
- CHRONOLOGY
- 3.3.2015 - Bid Questions
 - 3.9.2015 - City Review Comments #1
 - 4.27.2015 - City Review Comments #2, Electrical Revisions
 - 5.13.2015 - Planning Review Comments

PROJECT NO
14.093

DWN BY / CHK BY
JLD/CLW

TITLE
EXTERIOR ELEVATIONS

SHEET
A202



1 EXTERIOR ELEVATION - FRONT
A201 SCALE: 3/16"=1'-0"

ATTIC VENT CALCS

UNIT	ATTIC AREA (SQUARE FEET)	CODE VALUE	TOTAL
1	813.23	3.00*	2.71
2A	968.98	3.00*	3.23
2B	983.09	3.00*	3.28
4	483.82	3.00*	1.61
3	976.23	3.00*	3.29
STANDARD TOTAL	4174.76	-	13.92
PROVIDED 175 x 9	-	-	15.75

*3.00 VALUE MAY BE USED IF OPENINGS ARE PROVIDED IN THE UPPER AND LOWER PORTIONS OF THE VENTILATED SPACE OR A FERM VAPOR BARRIER IS INSTALLED ON THE WARM SIDE OF THE CEILING.

EXTERIOR ELEVATION - KEY NOTES

- 1 ELECTRICAL METER BANK
- 2 GAS METER BANK
- 3 GRADE, RE: CIVIL FOR EXISTING & FINISH GRADES
- 4 FND: ENSURE FOOTING AND FOUNDATION MEET REQUIRED 30" BELOW GRADE MINIMUM
- 5 VENTILATORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. INSTALLATION OF VENTILATORS IN ROOF SYSTEMS SHALL BE WEATHER PROTECTED.

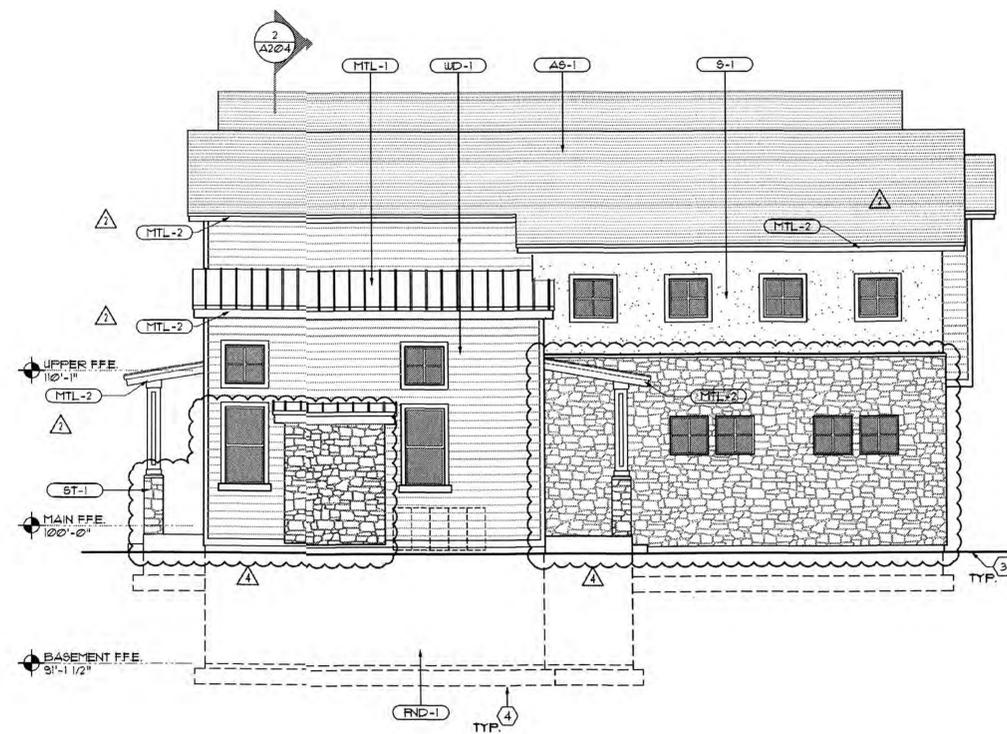
EXTERIOR ELEVATION GENERAL NOTES

1. ALL MECHANICAL EQUIPMENT LOCATED OUTSIDE OF THE BUILDING SHALL BE SCREENED WITH ADEQUATE LANDSCAPING AND PAINTED WITH SIMILAR COLOR OF PAINT AS THE BUILDING.
2. EXPOSED FOUNDATION WALL TO RECEIVE PLASTER FINISH.

EXTERIOR ELEVATION MATERIAL LEGEND

CODE	MATERIAL	MANUFACTURER	SERIES	COLOR	NOTES
MTL-1	STANDING SEAM METAL ROOF	BERRIDGE	--	--	--
MTL-2	METAL CLAD SOFFIT & FASCIA	--	--	--	--
AS-1	ASPHALT SHINGLES	--	--	--	--
WD-1	FIBER CEMENT BOARD	HARDIE BOARD	LAP SIDING	--	NOTE-1
ST-1	STONE	--	--	--	--
S-1	STUCCO	--	--	--	--
RND-1	CONCRETE FOUNDATION	--	--	--	--

NOTE-1 - R103.3 WOOD, HARDBOARD AND WOOD STRUCTURAL PANEL SIDING
R103.3.1 PANEL SIDING
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R103.3.2 HORIZONTAL SIDING
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2 ELEVATION - LEFT
A201 SCALE: 3/16"=1'-0"



PRINTED DATE
05.13.2015

Chris Layton & Associates
ARCHITECTURE | PLANNING | INTERIORS
2005 East 2700 South | Suite 200 | Salt Lake City, Utah 84109
p: 801.487.0715 | f: 801.487.0716

5-PLEX
RIVERTON PEAKS RDA
1630 W. 12650 S.
Riverton, Utah 84005

CHRONOLOGY

- 3.3.2015 - Bid Questions
- 3.9.2015 - City Review Comments #1
- 4.27.2015 - City Review Comments #2, Electrical Revisions
- 5.13.2015 - Planning Review Comments

PROJECT NO
14.093

DWN BY / CHK BY
JLD/CLW

TITLE
EXTERIOR ELEVATIONS

SHEET
A201

**RIVERTON CITY
MEMORANDUM**

TO: Planning Commission

FROM: Planning Department

DATE: May 28, 2015

SUBJECT: COMMERCIAL SITE PLAN, SOUTH HILLS DENTAL CENTER, 4013 WEST 13400 SOUTH, C-PO ZONE, 1.14 ACRES TONY SKANCHY, APPLICANT

PROPOSED MOTION:

I move that the Planning Commission recommend APPROVAL of the South Hills Dental Center, to be located at 4013 West 13400 South, with the following conditions

1. Road and right-of-way improvements to 13400 South comply with Riverton City's standards and requirements, including the Riverton City Public Works Department requirements.
2. Building architecture comply with the submitted documents as approved by the Planning Commission and City Council.
3. The proposed garage area be utilized in compliance with the Commercial Regional Zone, and the International Building and Fire Codes.
4. The site and structures comply with any and all applicable Riverton City standards and ordinances, including the International Building and Fire Codes.

BACKGROUND:

This application is for a commercial site plan to be located at 4013 West 13400 South. The property is zoned Commercial Professional Office. A small portion of this property, along the west boundary, is zoned Commercial Regional. The surrounding properties to the east, south, and west are zoned Commercial Regional, although the property to the east and west are rights-of-way. To the north, across 13400 South, the property is zoned Planned Commercial Center. The proposed dental office is compliant with both the Commercial Professional Office and Commercial Regional Zones.

The applicant is proposing demolition of the existing residential structure for development of the property as a dental office. The property would have access both from 13400 South and from 4050 West, which has been reviewed by the Riverton City Engineering Department and found to be compliant with the City's access management standards. The building will be approximately 8,000 square feet, and the parking as shown is sufficient for a medical/dental office of that size. Exterior building materials consist of primarily stone and stucco, in proportions consistent with both the requirements of the ordinance and the expectations of the City. One item of note, the building includes a garage, which, while not prohibited by ordinance, is also not typical of most commercial developments. Condition #3 above is a requirement that the garage area be utilized consistent with Riverton City's ordinances as well as the Building and Fire Codes. Staff does not anticipate any particular concerns or problems with this space, but recommended the condition as a matter of record.

One other item is fencing along the stream channel to the south. There is existing chain link fencing that was installed as part of the improvements made to the Rose Creek Channel following flooding issues several years ago. The applicant is proposing maintaining the existing fencing. The current fencing ordinance requires solid masonry fencing along water channels, but the ordinance has been amended since this application was made. Staff would like feedback from the Commission and Council regarding this matter.

ATTACHMENTS:

The following items are attached for your review:

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



PL No. 15-8002
Date 2/9/2015

Application

Site Plan

A. Applicant's Name Dr. Tony Skanchy
Home Address 10220 South 1300 East
City Sandy State Utah Zip 84094
Telephone # (801) 523-1111 Mobile # _____
E-mail Address DRSKANCHY@YAHOO.COM Fax # 801.571.0078

B. Primary Contact Person Kurt Deltart Interior Development, Inc.
Address 8283 South 4300 West
City West Jordan State Utah Zip 84088
Telephone # (801) 432-7895 Mobile # (801) 554-1478
E-mail Address kurt.idi@gmail.com Fax # (801) 679-9175

C. Project Information

- Name of Proposed Business SOUTH HILLS DENTAL CENTER
- Address 4013 West 13400 South
- Description of the Proposed Business Orthodontics and Pediatric
DENTAL OFFICE Dentistry
- Sidwell/Tax ID# _____ Total Acreage of the Site 1.14
- Current Zoning of the Proposed Site C-PO
Zoning of Adjacent Parcels: North PCC South Public Schools East C-R West C-R
- Current Use of the Land Vacant
- Number of Existing Structures None
- Describe the Proposed Use and Structures for the Site orthodontics & Pediatric Dentistry
- Did this Project Require a Rezone? Yes / No If Yes, PL# _____
- Did this Project Require a Conditional Use Permit? Yes / No If Yes, PL# _____

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

Tony L. Skanchy
Applicant's Signature

JAN 21, 2015
Date

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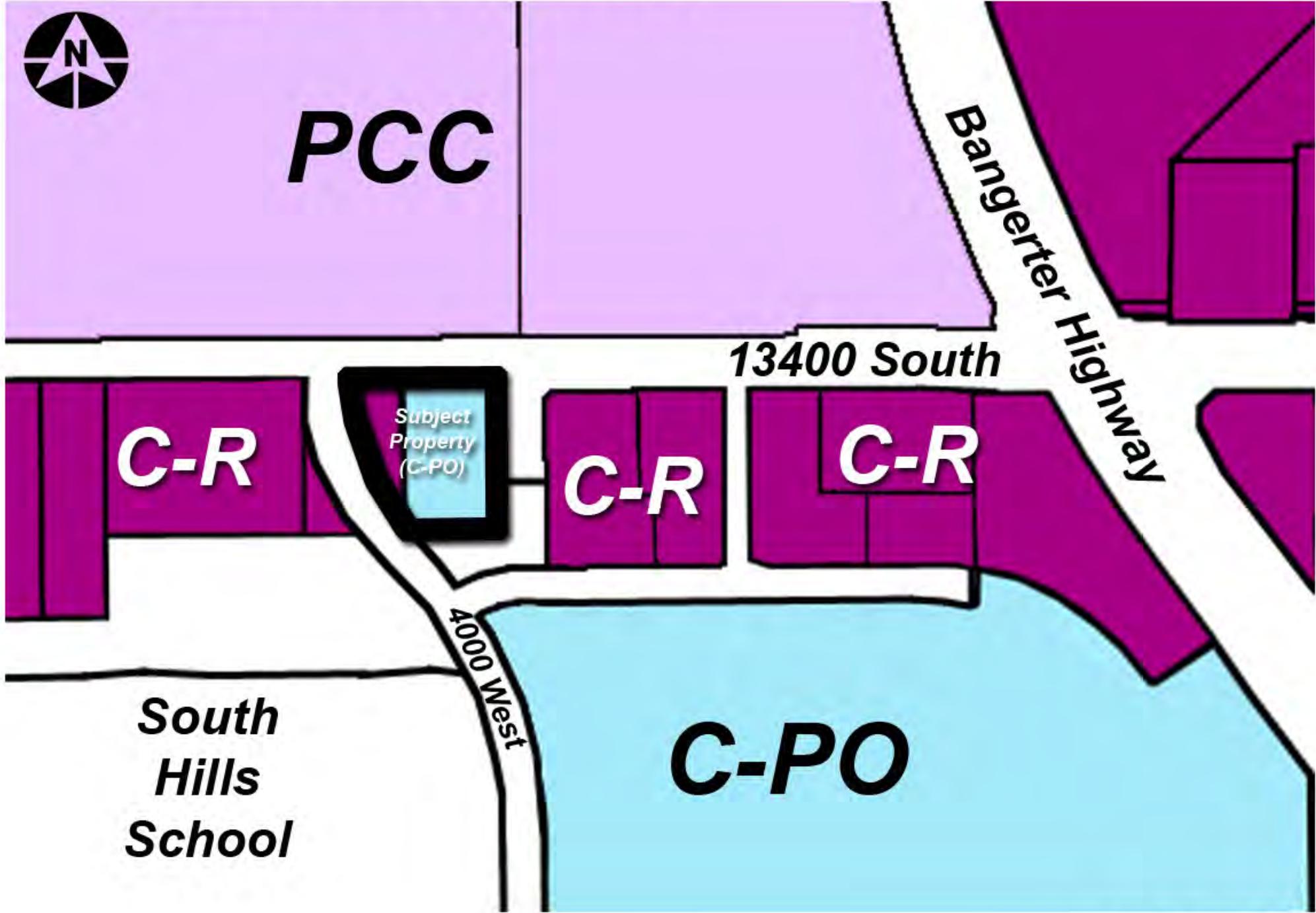
S:\Planning\Applications\Site Plan.doc Revised 07/08

SOUTH HILLS DENTAL CENTER SITE PLAN

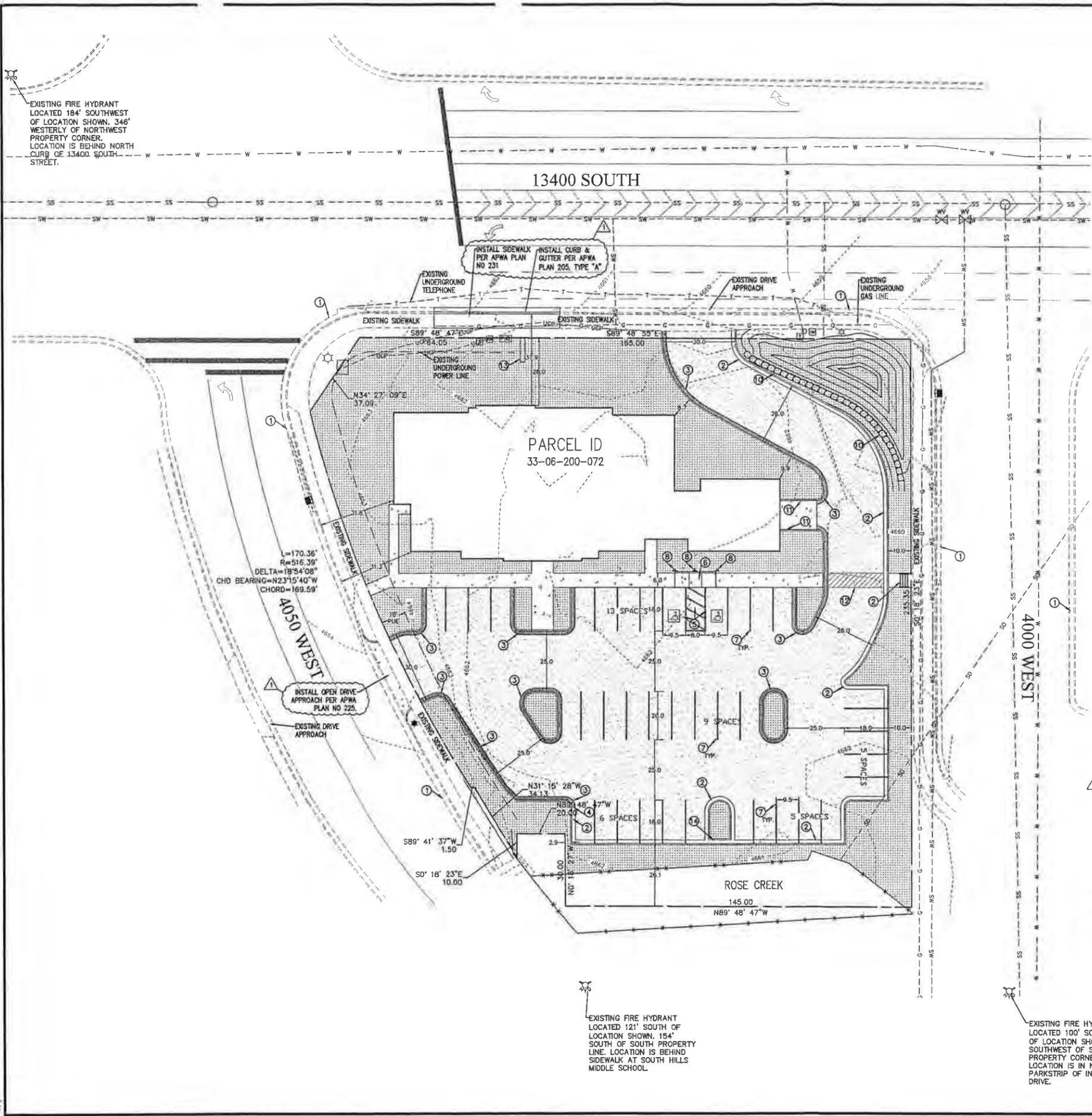


AERIAL VIEW

SOUTH HILLS DENTAL CENTER SITE PLAN



**South
Hills
School**



Project Data

Site:	49,674 sf (1.14 acres)
Building Footprint:	8,084 sf
Landscaping/open space:	16,471 sf (33.2%)
Asphalt:	19,254 sf
Concrete:	3,640 sf
Existing Concrete Canal:	2,225 sf

Parking Requirements

	square feet	City Reqmt
Office:	3,190 sf	12.76 spaces (1/250)
Medical/Dental:	3,829 sf	19.15 spaces (1/200)
Private Garage:	1,065 sf	0
Total Required:		32 (31.91)
Total spaces provided:	38 spaces	
Parking Spaces:	36 spaces	
Accessible Spaces:	2 spaces	

SITE PLAN NOTES:

- 1 EXISTING CURB & GUTTER
- 2 PROPOSED 24" CURB & GUTTER. SEE DETAIL 1/C4.
- 3 PROPOSED 24" REVERSE PAN CURB AND GUTTER. SEE DETAIL 3/C4.
- 4 PROVIDE SMOOTH TRANSITION FROM CURB & GUTTER TO REV. PAN CURB & GUTTER.
- 5 ALL HANDICAP STALLS SHALL HAVE SLOPES OF LESS THAN 2% IN ALL DIRECTIONS.
- 6 ADA RAMPS ARE TO BE INSTALLED PER CITY AND ADA STANDARDS AND SPECIFICATIONS. SEE DETAIL 4/C4.
- 7 ALL PARKING LOT STRIPING TO BE REFLECTIVE WHITE (TYP.) AND PER RIVERTON CITY STANDARDS.
- 8 INSTALL ACCESSIBLE PARKING SIGN, SEE DETAIL 9/C4.
- 9 INSTALL SITE STAIRS, SEE DETAIL 7,8/C4.
- 10 2.5' TALL ROCK WALL.
- 11 PROPOSED 6" CURB WALL. SEE DETAIL 2/C4.
- 12 PAINTED PEDESTRIAN CROSS-WALK
- 13 PROPOSED MONUMENT SIGN LOCATION. MONUMENT SIGN PERMIT TO BE OBTAINED UNDER A SEPARATE SUBMITTAL.
- 14 PROVIDE CONCRETE WATER WAY TO PASS THROUGH LANDSCAPE ISLAND.

NOTE:
A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM RIVERTON CITY PRIOR TO DOING ANY WORK IN THE RIGHT-OF-WAY. CONTACT AARON ROBERTS AT 801-208-3195

NO.	REVISIONS	BY	DATE
1	COMMENTS		
2	COMMENTS		

CIR
ENGINEERING, L.L.C.
3032 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119 - 801-948-6296

SOUTH HILLS DENTAL CENTER
4013 WEST 13400 SOUTH, RIVERTON, UT 84065
SITE PLAN



SHEET NO.	C1
PROJECT ID	S1003-02
DATE:	12/05/14
FILE NAME:	PRJ-SKN
SCALE:	1"=20'

APR 27 2015





South Elevation

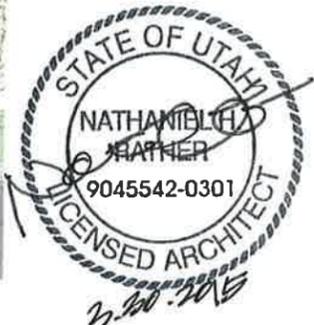


North West Elevation



North Elevation

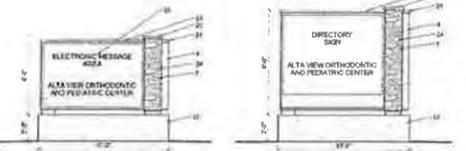
APR 08 2015



<p>Revision</p> <p>REV J: 12.8.2014 ISSUED FOR PLANNING SUBMITTAL</p> <p>REV K: 12.18.2014 ISSUED FOR REVIEW</p> <p>REV L: 1.21.2015 ISSUED FOR PLANNING SUBMITTAL</p> <p>REV M: 1.30.2015 ISSUED FOR BIDDING</p> <p>REV N: 3.30.2015 Planning Dept. Plan Check Changes</p>	<p>RA*ARC</p> <p>Rather Architecture</p> <p>Professional Corporation</p> <p>423 W 800 S Suite A316</p> <p>Salt Lake City, UT 84101</p> <p>801.652.7171 nh@ratherarc.com</p>	<p>Drawn By</p> <p>KA</p> <p>Checked By</p> <p>JDR</p> <p>Project Number</p> <p>RA 1159.74.98</p> <p>Project Start Date</p> <p>17 SEPTEMBER 2013</p>	 <p>INTERIOR DEVELOPMENT, INC.</p> <p>GENERAL CONSTRUCTION</p>	<p>Owner</p> <p>DR. TONY SKANCHY</p>	<p>Project</p> <p>New Orthodontist Office Building</p> <p>4013 WEST 13400 SOUTH RIVERTON, UT 84065</p>	<p>Sheet Title</p> <p>Building Renderings</p>	<p>Sheet Number</p>
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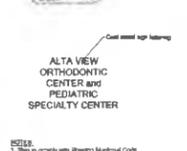
South Elevation
Scale: 1/4" = 1'-0"



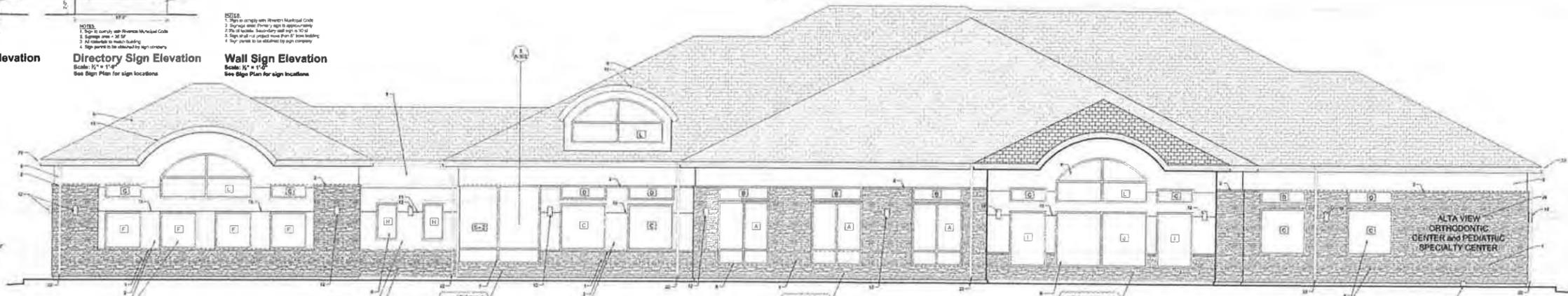
Monument Sign Elevation
Scale: 3/4" = 1'-0"
See Sign Plan for sign locations



Directory Sign Elevation
Scale: 3/4" = 1'-0"
See Sign Plan for sign locations



Wall Sign Elevation
Scale: 3/4" = 1'-0"
See Sign Plan for sign locations



North Elevation
Scale: 1/4" = 1'-0"

Keyed Notes

1. Manufactured stone veneer Dutch Quality Arizona Dry Stack.
2. Manufactured stone wall-top sill cap.
3. Manufactured stone column.
4. Stucco system: Color 1 as selected by owner.
5. Stucco system: Color 2 as selected by owner.
6. Vinyl window, triple pane on North and West sides, double pane on South and East sides (color as selected by owner).
7. Aluminum storefront window (color as selected by owner).
8. Aluminum reception entry door (color to be selected).
9. Asphalt shingle roof, Tarko, Heritage Series, Weathered Wood.
10. Standing seam metal roof (color as selected by owner).
11. Secondary wall sign - not illuminated, 1/2" iron ground.
12. Light fixture.
13. Overhead door.
14. Metal louvered canopy. See sheet A-201 for details.

15. Reveal in stucco. Bottom of reveal @ 102'-11 1/2".
16. Full glass door.
17. Concrete base.
18. Light fixture to illuminate signage.
19. 30" high stone wall.
20. Manufactured stone column cap.
21. Manufactured stone wall cap.
22. Downspout. Color as selected.
23. Rain gutter. Color as selected.
24. 18"x18" manufactured stone pier.
25. Integrated electronic LED area of monument sign. Max to exceed 50% of total sign area.
26. Primary wall sign. See elevation this sheet for detail.

Estimated Material Square Footage

STONE	1,817 SF
STUCCO	922 SF
WINDOWS	1,325 SF
STOREFRONT	235 SF
ROOF (single)	9,659 SF
ROOF (metal)	583 SF

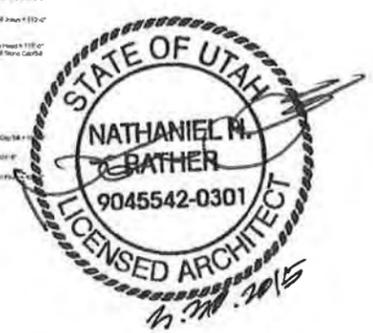


East Elevation
Scale: 1/4" = 1'-0"



West Elevation
Scale: 1/4" = 1'-0"

APR 08 2015



<p>Revision</p> <p>REV 1: 02/2014 REVISED FOR PLANNING SUBMITTAL</p> <p>REV 2: 03/2014 ISSUED FOR REVIEW</p> <p>REV 3: 12/2014 REVISED FOR PLANNING SUBMITTAL</p> <p>REV 4: 02/2015 REVISED FOR BIDDING</p> <p>REV 5: 03/2015 Planning Dept. Plan Check Changes</p>	<p>RA*ARC Rather Architecture</p> <p>423 W 800 S Suite A316 Salt Lake City, UT 84101</p> <p>801.552.1111 n@rather.com</p>	<p>Drawn By KA</p> <p>Checked By JDR</p> <p>Project Number RA 1159 74 98</p> <p>Project Start Date 17 SEPTEMBER 2013</p>	<p>Owner DR. TONY SKANCHY</p> <p>Project New Orthodontist Office Building 4013 WEST 13400 SOUTH RIVINGTON, UT 84005</p>	<p>Sheet Title Building Elevations and Sign Elevations</p>	<p>Sheet Number A-201</p>
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**RIVERTON CITY
MEMORANDUM**

TO: Planning Commission

FROM: Development Review Committee

DATE: May 28, 2015

SUBJECT: CONDITIONAL USE PERMIT, PROPOSED DEVELOPMENT OF 2 LOTS ON A PRIVATE LANE, 4472 WEST MAEGAN NICOLE LANE, RR-22 ZONE, MATT LEPIRE, APPLICANT.

PROPOSED MOTION:

I move that the Planning Commission APPROVE the Conditional Use Permit for Homes on a Private Lane, property located at 4472 West Maegan Nicole Lane, with the following conditions:

1. The private lane comply with all applicable Riverton City and Unified Fire Authority regulations.
2. Fire protection shall comply with the requirements of the Unified Fire Authority.
3. Utility connections be provided in compliance with the Riverton City standards and specifications.
4. The subdivision shall be approved in compliance with Riverton City ordinance prior to division of property.

BACKGROUND:

Matt Lepire has submitted an application requesting a conditional use permit to allow development of property on a private lane. The property is located at 4472 West Maegan Nicole Lane and is zoned RR-22 (Rural Residential ½ acre lots). All surrounding properties are also zoned RR-22 and are the same land use as the subject parcel.

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

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

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

(b) Subdivision for Lots on Private Lanes. Subdivisions on private lanes or rights-of-way may be developed in any residential zone where at least two of the following conditions exist (subsection (4)(b)(i) or (ii) of this section and subsection (4)(b)(iii) of this section). All subdivisions on private

lanes shall submit the same materials that are required for standard subdivisions and shall be approved via the process for standard subdivisions.

- (i) A lot of record which is preexisting and has no frontage or adequate property to construct a public street; or
- (ii) It can be demonstrated by the applicant that the property cannot be physically subdivided with public streets, either now or in the foreseeable future; and
- (iii) The development does not impede the necessary access from adjoining properties as required by the master transportation plan.

The property in question is one acre in size, and is located on Maegan Nicolle Lane, which is an existing private lane. In review of the above listed ordinances, the property itself does not front directly onto a public right-of-way, nor is their adequate property available to this property to construct a full public right-of-way. Development of this ground would not impede necessary access from or for the adjacent properties. While the adjacent Sunday Drive, which was until the approval of the Cottages at Western Springs development was part of the private lane network, has been development as a public right-of-way, Maegan Nicole Lane remains a private road. The roadway was considered for improvement as a public right-of-way at the time the adjacent property to the west was developed by The Church of Jesus Christ of Latter-Day Saints, but the City elected not to have the right-of-way adjacent to that project dedicated and improved. Based on this, and in review of the existing lane with the City Attorney, staff is recommending approval of this conditional use permit for development of the property in that it is in compliance with the requirements of the above referenced ordinances. A subdivision application has been submitted for the property, which the applicant is proposing be divided into two lots. This conditional use permit will allow for the application to proceed accessing from the private lane, and also, should the applicant chose to, the construction of one home on the property.

ATTACHMENTS:

The following items are attached for your review:

1. A copy of the Zoning Map
2. A copy of the Aerial Views
3. A copy of the application materials.



Megan Nicole Ln

S 4490 W

S 4570 W

S 4400 W

Sun Day Dr

W Dutchman Ln

Goshute Dr

Za Ct

Salish Cir

S Shawnee Dr

Kootenai Ctee Dr

W Geronimo Rd

Shaw

Zuni Dr

Wallaki Cir

S Goshute Dr

Copper Springs Ct

Stormy Meadow Dr

ngeti Dr

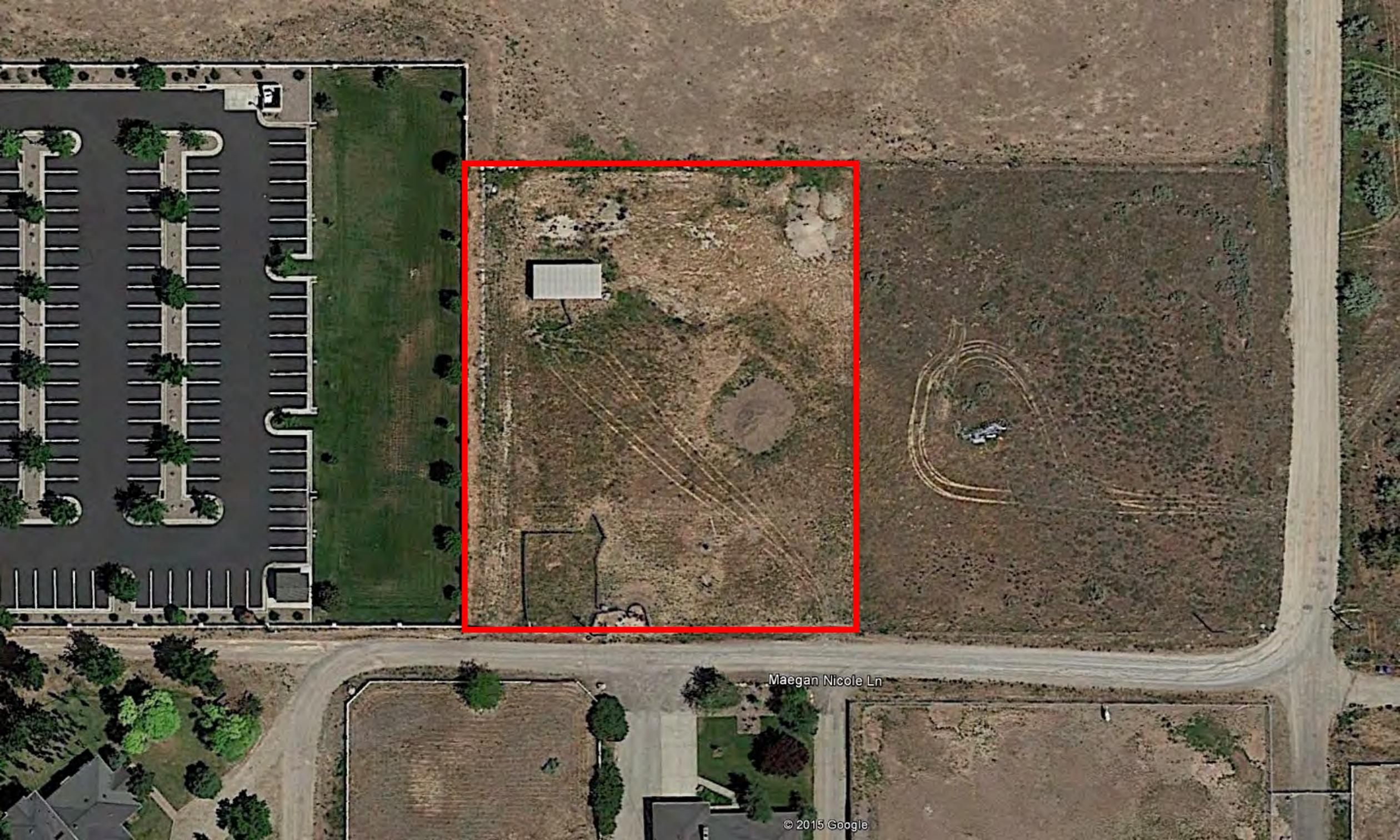
S Berry Dr

Mountain View Corridor

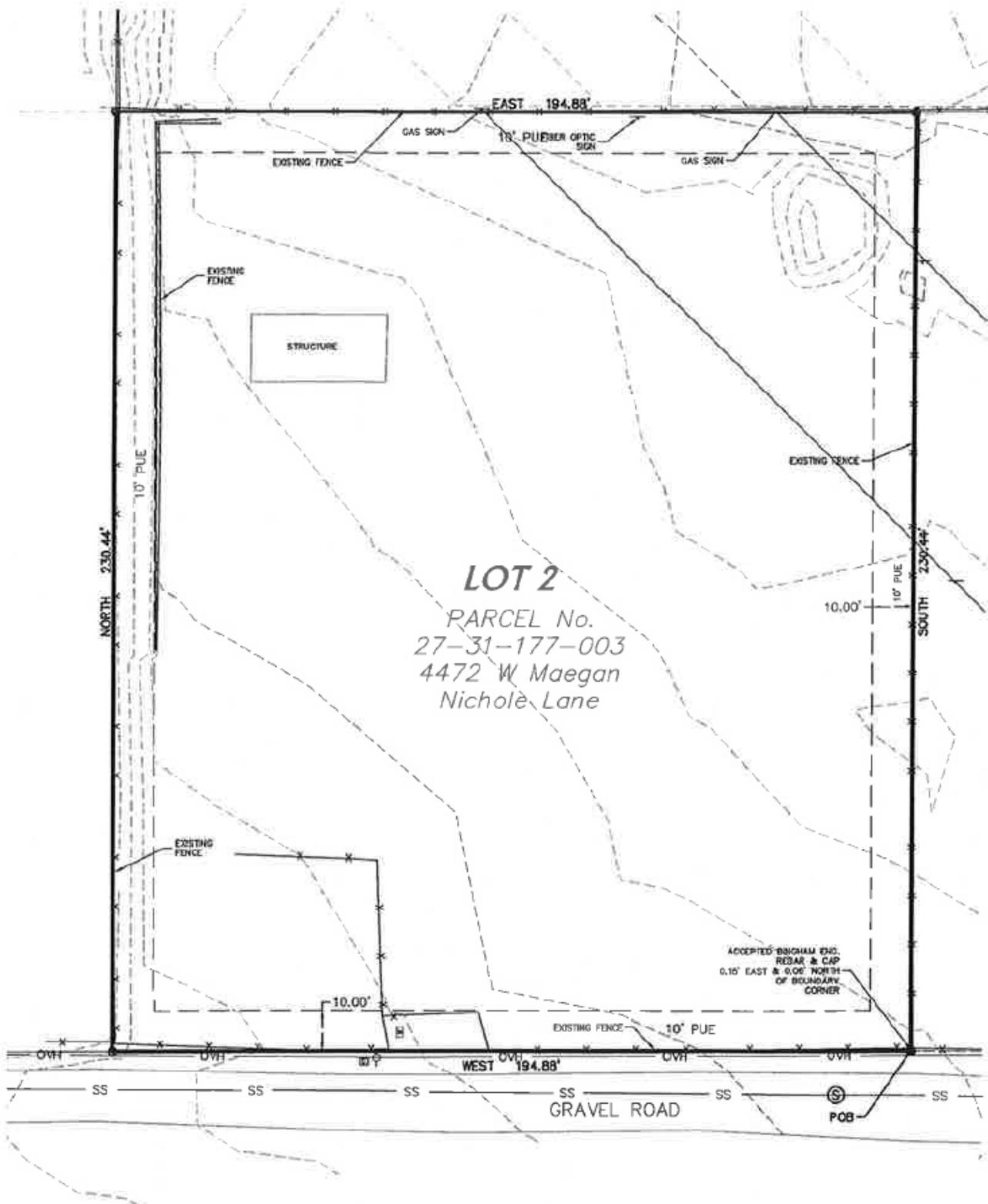
S Critters Cove

Tolorica Cir

S Huron Rd



Maegan Nicole Ln



EAST 194.88'

GAS SIGN

10' PLUMBER OPTIC SIGN

GAS SIGN

EXISTING FENCE

EXISTING FENCE

STRUCTURE

EXISTING FENCE

NORTH 230.44'

10' PUE

LOT 2

PARCEL No.
27-31-177-003
4472 W Maegan
Nichole Lane

10.00'

SOUTH 230.44'

EXISTING FENCE

10.00'

ACCEPTED BINGHAM ENG.
REBAR & CAP
0.10' EAST & 0.00' NORTH
OF BOUNDARY
CORNER

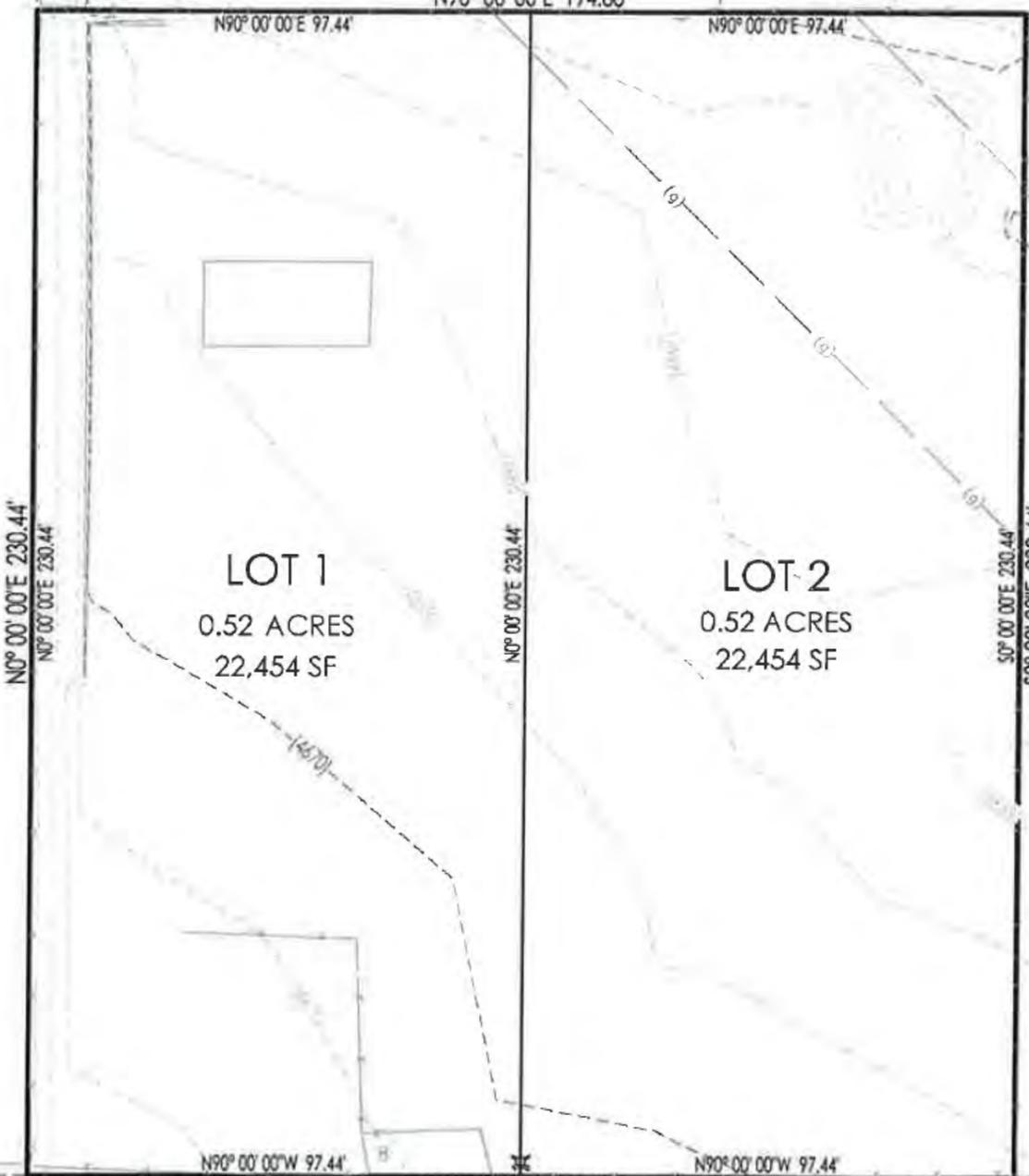
EXISTING FENCE 10' PUE

WEST 194.88'

GRAVEL ROAD

POB

EXISTING
CHURCH
SITE



LOT 1
0.52 ACRES
22,454 SF

LOT 2
0.52 ACRES
22,454 SF

MAEGAN NICOLE LANE (PRIVATE)

MAEGAN NICOLE LANE (PRIVATE)

SUNDAY DRIVE

**RIVERTON CITY
MEMORANDUM**

TO: Planning Commission

FROM: Planning Department

DATE: May 28, 2015

SUBJECT: ORDINANCE AMENDMENT, PROPOSED AMENDMENT TO TITLE 17, SUBDIVISIONS, ADDRESSING APPROVAL PROCESSES AND MISCELLANEOUS AMENDMENTS, AMENDMENTS PROPOSED BY RIVERTON CITY

PROPOSED MOTION

I move the Planning Commission continue this ordinance amendment, amending Section 17, Subdivisions, to the June 11 Planning Commission meeting.

BACKGROUND:

Riverton City is proposing amendments to Title 17, Subdivisions, of the Riverton City Code. That section regulates division and development of land in Riverton City, including the development process and standards for dividing and developing land. The most substantial change proposed is an amendment to the approval process for subdivisions. The current ordinance requires all subdivisions to receive approval from the City Council upon recommendation from the Planning Commission. The proposed amendments streamline the approval process by delegating the approval authority to the Planning Commission. Under the amended code, subdivisions would be approved directly by the Planning Commission, with the City Council becoming the appeal authority. This amendment was prepared under the direction of the City Council.

There are numerous proposed additions or changes to the language of the ordinance that are intended to address standards that need to be updated. For instance, much of the language regarding survey requirements has not been updated to reflect current technological standards and best practices. The Riverton City Engineering Department has reviewed the language and proposed amendments to that section. In addition, the language regarding bond releases and requirements has been clarified as well.

The amendment also proposes changes to the requirements for the issuance of Building Permits and Certificates of Occupancy. The amendment specifies what improvements must be installed prior to the issuance of a Building Permit, and then what final improvements must be in place before a Certificate of Occupancy can be issued.

Given the complexity of the ordinance amendments, staff is recommending that the public hearing be held, and that the Planning Commission review the proposed amendment and public comment, then continue the public hearing for final presentation of the ordinance to the Commission for approval. Staff will present additional information on the proposed amendment at the hearing.

ATTACHMENTS:

The following items are attached:

1. A copy of affected ordinance sections.

Title 17 SUBDIVISIONS

Chapters:

17.05	General Provisions
17.10	Subdivision Processing and Approval Procedures
17.15	General Subdivision Improvement Requirements
17.20	Subdivision Standards
17.25	Street Lighting

Chapter 17.05 GENERAL PROVISIONS

Sections:

17.05.010	Short title.
17.05.020	Purpose.
17.05.030	Definitions.
17.05.040	General considerations.
17.05.050	Evidence of public welfare.
17.05.060	Compliance required.
17.05.070	Revocation.
17.05.080	Penalty.
17.05.090	Appeals.
17.05.100	Severability.
17.05.110	Building and occupancy permits.
17.05.120	Nonstandard subdivisions.

17.05.010 Short title.

This chapter shall be known and may be so cited and pleaded as the subdivision ordinance of Riverton City, Utah. Riverton City shall hereinafter be referred to as the "city." [Ord. 8-17-99-1 § 1 (Exh. A § 12-325-010-A); Ord. 2-3-98-1 § 1 (Exh. A § 12-325-010-A). Code 1997 § 12-325-005-A.]

17.05.020 Purpose.

- (1) To promote the health, safety, and general welfare of the residents of the city.
- (2) To promote the efficient and orderly growth of the city.

(3) To provide standards for the physical development of residential subdivision and construction of improvements thereon, including, but not limited to, the design and installation of roads, streets, curbs, gutters, drainage systems, water ~~and sewer~~ systems, and other public facilities and utilities; dedication of land and streets; granting easements or rights-of-way and to provide for the payment of fees and other charges for the authorizing of a subdivision. [Ord. 8-17-99-1 § 1 (Exh. A § 12-325-010-B); Ord. 2-3-98-1 § 1 (Exh. A § 12-325-010-B). Code 1997 § 12-325-005-B.]

17.05.030 Definitions.¹

“Applicant” means the owner of land proposed to be subdivided or such owner’s duly authorized agent. Any agent must have written authorization from the property owner.

“Block” means the land surrounded by streets and other rights-of-way (other than alleys), or land designated or shown as a block on any recorded subdivision plat or official map or plat adopted by the city.

“Bond agreement” means an agreement, on forms approved by the city, wherever a bond is required by this title to install improvements secured by an escrow agreement with funds on deposit in an acceptable financial institution, a surety bond issued by a bonding company licensed to do business in the state of Utah ~~or~~ a cash bond with the city, or other instrument as approved by the City in an amount corresponding to the city’s estimate of the cost of the public improvements to be installed.

“Building” means a structure having a roof supported by columns or walls, used or intended to be used for the shelter or enclosure of persons, animals or property.

“Building official” means the appointed official responsible for the issuance of building permits and certificates of occupancy and for inspections of buildings under construction.

“City engineer” means the appointed official responsible for the engineering functions of the city as described in this title and in the policies and regulations of the city.

Collector Street. See “Streets.”

“Concept plan” means a sketch or concept drawing created prior to the preliminary plat for subdivisions, to enable the subdivider to demonstrate general compliance with the city’s ordinances and development regulations and policies. A concept plan is generally prepared for and is presented to the city’s development review committee as described in this title.

“Developer/subdivider” means, as the case may be:

- (a) An applicant for subdivision approval;
- (b) An applicant for a building permit or another issued permit;
- (c) The owner of any right, title or interest in real property for which development or subdivision approval is sought.

“Development agreement” means a written contractual agreement between the city and the developer which sets forth the respective obligations of the city and the developer relative to a proposed project.

“Development review committee” means that group of persons or officials having subdivision responsibilities as outlined in this title. The committee includes, but is not limited to, representatives from the planning, engineering, public works, administration and fire departments or any other agency or entity that the city deems necessary or appropriate.

“Easement” means authorization by a property owner for the use by another, and for a specified purpose, such as utilities and irrigation ditches, of any designated part of the owner’s property. An easement may be for use under, on the surface or above the owner’s property. Generally, unless specified otherwise, permanent structures may not be erected upon any easement.

“Fee schedule” means the list or appendix of fees adopted periodically by the governing body that sets forth various fees charged by the city.

“Final plat” means a map of a subdivision prepared for final approval and recordation, that has been accurately surveyed so that streets, alleys, blocks, lots and other divisions thereof can be identified, and meeting any other requirements of this title or the Utah Code ~~Annotated 1953~~.

“Flag lot” means a lot that has an irregular shape that results in access provided to the bulk of the lot by means of a narrow corridor.

“Flood, 10-year” means a flood having a 10 percent chance of being equaled or exceeded in any given year.

“Floodplain, 100-year” means that area adjacent to a drainage channel which may be inundated by a 100-year flood as designated on the most recent Flood Insurance Rate Map published by the Federal Emergency Management Agency.

“General plan” means the comprehensive, long-range strategic plan for the future of the city and includes elements such as future land uses, transportation, housing, storm drainage, culinary water, secondary water, economic development, capital facilities plan and intergovernmental coordination.

“Greenbelt” is similar to a linear park that may or may not serve as an interlinking trailway or may serve as a buffer to agricultural practices. The greenbelt is generally a public right-of-way serving as visual and physical break between other land uses.

“Gross density” means a calculation of the number of lots per acre located within the entire subdivision area.

“Incompatible land uses” means any agricultural, rural residential, or commercial land uses which abut a residential use; any commercial use that abuts a rural residential use; or any commercial use that abuts an agricultural use.

“Lot” means a parcel or tract of land within a subdivision and abutting a public street, including such open spaces as are arranged and designed to be used in connection with the building according to the zone within which the lot is located.

“Minor subdivision” means a subdivision consisting of two or fewer lots.

“Natural drainage course” means an undulation in the earth where surface water runoff has etched a channel and directs water into larger watercourses.

“Net density” means the amount of buildable lots that are possible within a subdivision after the land areas needed for public rights-of-way are removed from the total acreage of the parcel.

“Parcel of land” means a contiguous quantity of land in the possession of, or owned by, or recorded as the property of, the same owner.

“Park strip” means the strip of land located within the public right-of-way between the sidewalk and the curb and gutter.

“Planned unit development” means a development pursuant to the regulations found in RCC Title 18, Land Use and Development.

“Planning commission” means the Riverton City planning commission.

“Planning department” means the department in the city authorized to oversee the planning and zoning functions of the city.

“Preliminary plat” means the initial formal plat of a proposed land division or subdivision and containing the information required by this title.

“Property owner” means the owner in fee simple of real property as shown in the records of the Salt Lake County recorder’s office and includes the plural as well as the singular, and may mean either a natural person, firm, association, partnership, trust,

private corporation, limited liability company, public or quasi-public corporation, other entity authorized by the state of Utah, or any combination of the foregoing.

“Public improvements” means streets, curbs, gutters, sidewalks, water and sewer lines, storm drains and other similar facilities which are required to be dedicated to the city in connection with subdivision, conditional uses or site plan approval.

“Public right-of-way” means any road, street, alley, lane, court, place, viaduct, tunnel, culvert or bridge laid out or erected as such by the public, or dedicated or abandoned to the public, or made such in any action by the subdivision of real property, and includes the entire area within the right-of-way.

“Riverton City Standard Specifications and Plans Manual” means the city’s construction standard specifications and plans regarding the installation of public improvements.

“Secondary water system” means any system designed and intended to provide, transport and/or store water used for watering of crops, lawns, shrubberies, flowers and other nonculinary uses.

“Sidewalk” means a passageway for pedestrians, excluding motor vehicles. Streets. See Chapter 18.05 RCC.

“Subdivider” means a person who:

(a) Having interest in land, causes it, directly or indirectly, to be divided into a subdivision; or

(b) Directly or indirectly sells, leases, or develops, or advertises for sale, lease or development, any interest, lot, parcel, site, unit, or plat in a subdivision; or

(c) Engages directly, or through an agent, in the business of selling, leasing or developing, or offering for sale, lease or development, a subdivision; or

(d) Is directly or indirectly controlled by, or under direct or indirect common control with, any of the foregoing.

“Subdivision” means any land that is divided, resubdivided or proposed to be divided into two or more lots, parcels, sites, units, plots or other division of land for development either in installments or on any other plans, terms or conditions. Subdivision includes: (a) the division of development of land whether by deed, metes and bounds description, lease, map, plat or other recorded instrument; and (b) divisions of land for all residential and nonresidential purposes. “Subdivision” does not include parcels that do not meet the minimum area and/or frontage requirements of the city’s zoning regulations and are solely acquired as additions to existing lots or parcels. No building permits for any main structures shall be issued by the city on such “addition” parcels because of their noncompliance with the ordinances of the city.

“Subdivision, nonstandard” means any subdivision that meets the criteria of RCC 17.05.120.

“Trail” means a dedicated path, improved or unimproved, for the passage of pedestrians, nonmotorized vehicles or equestrian-related uses.

“Utilities” includes culinary and secondary water lines and systems, pressure and gravity irrigation lines and/or ditches, sanitary sewer lines, storm drain lines, sub-drains, electric power, natural gas facilities, cable television and telephone transmission lines, underground conduits and junction boxes.

“Zoning ordinance” means the city planning and zoning ordinance as presently adopted and as amended hereafter by the city council. [Amended during 2011

recodification; Ord. 8-17-99-1 § 1 (Exh. A § 12-325-010-C); Ord. 2-3-98-1 § 1 (Exh. A § 12-325-010-C). Code 1997 § 12-325-005-C.]

17.05.040 General considerations.

(1) Riverton City Zoning Map and General Plan. The Riverton City Zoning Map and general plan shall guide the use and future development of all land within the corporate boundaries of the city. The size and design of lots, the nature of utilities, the design and improvements of streets, the type and intensity of land use, and the provisions for any facilities in any subdivision shall conform to the land uses shown and the standards established in the general plan, RCC Title 18, and other applicable ordinances.

(2) Conservation of Natural Features. Trees, native land cover, wetlands, natural watercourses, and topography shall be preserved where possible. Subdivisions shall be so designed as to prevent excessive grading and scarring of the landscape in conformance with RCC Title 18. The design of new subdivisions shall consider, and relate to, existing street widths, alignments and names.

(3) Community Facilities. Community facilities, such as parks, recreation areas and transportation facilities, shall be provided in the subdivision in accordance with the general plan standards, this title, RCC Title 18, and other applicable ordinances. This title and RCC Title 18 establish procedures for the referral of information on proposed subdivisions to interested boards, bureaus, and other governmental agencies and utility companies, both private and public, so that the extension of community facilities and utilities may be accomplished in an orderly manner, coordinated with the development of this subdivision. In order to facilitate the acquisition of land areas required to implement this policy, the subdivider may be required to dedicate, grant easements over or otherwise reserve land for schools, parks, playgrounds, public right-of-way, utility easements, and other public purposes. [Ord. 8-17-99-1 § 1 (Exh. A § 12-325-010-D); Ord. 2-3-98-1 § 1 (Exh. A § 12-325-010-D). Code 1997 § 12-325-005-D.]

17.05.050 Evidence of public welfare.

Any proposed subdivision and its ultimate use shall be in the best interest of the public welfare and the neighborhood concerned; and the subdivider shall present evidence to this effect when requested to do so by the city. [Ord. 8-17-99-1 § 1 (Exh. A § 12-325-010-E); Ord. 2-3-98-1 § 1 (Exh. A § 12-325-010-E). Code 1997 § 12-325-005-E.]

17.05.060 Compliance required.

(1) Sales of Portions of Subdivision Parcels. No person shall sell, exchange, or offer to sell or exchange any parcel of land which is a part of a subdivision of a larger tract of land, or record for building purposes in the office of the county recorder any subdivision plat unless the subdivision has been approved by the city according to the provisions of this title.

(2) All Lots Subject to Ordinances. All lots, plots, or tracts of land located within a subdivision shall be subject to the provisions of this title and RCC Title 18, regardless of whether or not the tract is owned by the subdivider or a subsequent purchaser, transferor, or holder of the land. [Amended during 2011 recodification; Ord. 8-17-99-1 §

1 (Exh. A § 12-325-010-F); Ord. 2-3-98-1 § 1 (Exh. A § 12-325-010-F). Code 1997 § 12-325-005-F.]

17.05.070 Revocation.

(1) In the event a subdivision approval is issued in violation of any Riverton City ordinance and the Riverton City council determines that the revocation of the subdivision approval would not violate state law, the city council may, by resolution, revoke the subdivision approval.

(2) Within five days after passage of the resolution revoking the subdivision approval, the city recorder shall send a copy of the resolution to the person or entity that received the approval at his last known or registered address by certified or registered mail, return receipt requested. [Ord. 8-17-99-1 § 1 (Exh. A § 12-325-010-G); Ord. 2-3-98-1 § 1 (Exh. A § 12-325-010-G). Code 1997 § 12-325-005-G.]

17.05.080 Penalty.

(1) Violation of Ordinances. Any person, firm or corporation, whether as principal, agent, employee or otherwise, violating or causing or permitting the violation of any provision or section or part of this title shall be guilty of a class B misdemeanor and, upon conviction, the city shall pursue legal remedy to ensure compliance with this title, including, but not limited to, injunctory relief.

(2) Intentional Violations. Such persons, firm or corporation who intentionally violate this title shall be deemed to be guilty of a separate offense for each and every day during which any portion of any violation of this title is committed, continued, or permitted by such persons, firm or corporation, and shall be punishable as herein provided. [Amended during 2011 recodification; Ord. 8-17-99-1 § 1 (Exh. A § 12-325-010-H); Ord. 2-3-98-1 § 1 (Exh. A § 12-325-010-H). Code 1997 § 12-325-005-H.]

17.05.090 Appeals.

Appeal may be made to the city council from any decision, determination or requirement of the planning commission, planning director, city engineer or public works director hereunder by filing with the city recorder a notice thereof in writing within 30 days after such a decision, determination or requirement is made. Such notice shall set forth in detail the action and grounds upon which the subdivider or other person deems himself or herself aggrieved. The applicant shall pay an appeal fee as provided in the city's fee schedule.

The city recorder shall set the appeal for hearing within 15 days before the city council within a reasonable time after receipt of the appeal. Such hearing may be continued by order of the city council. The appellant shall be notified of appeal hearing date at least seven days prior to the hearing. After hearing the appeal, the city council may affirm, modify or reverse the decision, determination or requirement appealed, and enter any such orders as are in harmony with the spirit and purpose of this title and RCC Title 18. The city council shall notify the appellant in writing of its ruling. The filing of an appeal shall stay all proceedings and actions in furtherance of the matter appealed, pending a decision of the city council. [Ord. 8-17-99-1 § 1 (Exh. A § 12-325-010-I); Ord. 2-3-98-1 § 1 (Exh. A § 12-325-010-I). Code 1997 § 12-325-005-I.]

17.05.100 Severability.

If any section, subsection, sentence, clause or phrase of this title is for any reason held to be invalid, such holding shall not affect the validity of the remaining portion of this title. [Ord. 8-17-99-1 § 1 (Exh. A § 12-325-010-L); Ord. 2-3-98-1 § 1 (Exh. A § 12-325-010-L). Code 1997 § 12-325-005-J.]

17.05.110 Building and occupancy permits.

(1) It shall be unlawful for any person to receive a Building Permit ~~building permit~~ Certificate of Occupancy for any phase of development until a plat for that phase is recorded and all improvements required by the city for that phase except sidewalks and street lighting are completed to Riverton City standards, accepted by authorized city inspectors, and approved by the city council for a 90-percent performance/warranty bond release. Where a bond was not initially required and posted, the city council shall approve the inspection and acceptance of improvements by authorized city inspectors, following which the developer shall post a warranty bond of 10 percent of the cost of the improvements, with cost and bonding method as stipulated by the city engineer.

Certain exceptions to this may be granted by the city council based on seasonal delays to installation of asphalt. In such situations, additional requirements may be imposed by the council.

(2) A Certificate of Occupancy may not be granted until all of the requirements of subsection (1) of this section have been satisfied and sidewalk and street lighting are installed, inspected, and accepted by authorized City inspectors.

(23) Building permits may be issued for model homes on a case-by-case basis once a plat has been recorded for that phase with approval of the city engineer, fire marshal, water operations director, and building official. Final residential occupancy of a model home shall only be granted once the development has satisfied the conditions in subsections (1) and (2) of this section. [Ord. 9-26-06-1 § 1 (Exh. B); Ord. 4-1-03-1 § 1; Ord. 8-17-99-1 § 1 (Exh. A § 12-325-010-M); Ord. 2-3-98-1 § 1 (Exh. A § 12-325-010-M). Code 1997 § 12-325-005-M.]

17.05.120 ~~Nonstandard subdivisions~~ Subdivision Types.

(1) Designation of ~~Nonstandard~~ Subdivision. Where a subdivision ~~is nonstandard~~ application is accepted as complete, the planning director shall determine of which type the subdivision is, from one of the following:

(a) Minor Subdivision. Any subdivision that has three or fewer lots.

(b) Commercial Subdivision. Any subdivision that is not for the purpose of single-family residential lots.

(c) Single Stage Subdivision. Any subdivision of 20 or fewer lots which is being developed as a single phase, and does not meet the requirements of a minor subdivision.

(d) Amended Plat. Any plat having been previously recorded and applying to change the boundaries of one or more lots, change a street or right-of-way, or adding property and lots. If property is added to the amended plat, the verbiage "Amending and Extending..." shall be added.

(e) Private Lanes – Subdivision on Private Lane. Any subdivision of land which has primary access from a private lane or right-of-way.

~~_(2) Process of Approval for Nonstandard Subdivisions. All nonregular subdivisions shall conform to the following requirements:~~

~~(af) Preliminary Plats. Preliminary plats for nonstandard subdivisions shall follow the requirements as set forth in RCC 17.10.010, including RCC 17.10.010(9), Notification.~~

~~(bg) Final Plats. Final plats for nonstandard subdivisions shall follow the requirements as set forth in RCC 17.10.020(1) and (4). However, final plats for nonstandard subdivisions shall be approved by the planning director.~~

~~_(c) General Improvement Requirements. All subdivisions shall conform to Chapter 17.15 RCC, General Improvement Requirements.~~

~~(3) Minor Subdivisions by Metes and Bounds. Minor subdivisions of three or fewer lots may be subdivided by metes and bounds (legal description) if:~~

~~(a) There is no need for land dedication for street or public purposes; and~~

~~(b) The property will have adequate frontage and access to a public road without need for street widening as stipulated by the master transportation plan; and~~

~~(c) The property owner has complied with all relevant ordinance requirements with regard to lot size, setback considerations, utility easements, and secondary water shares; and~~

~~(d) Agrees to place in the required public improvements as per ordinance regarding curb, gutter, park strip and sidewalk, utility lines within frontage serving the property.~~

~~(e) The applicant shall present a legal description of each new lot, stamped by a licensed engineer. Once approved by the planning commission, the applicant shall present necessary water shares, escrow for necessary public improvements, and thereafter have the legal description signed by the planning commission chairperson and the city attorney, before recording at the Salt Lake County recorder's office.~~

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

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

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

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

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

(iii) The development does not impede the necessary access from adjoining properties as required by the master transportation plan. [Ord. 4-3-01-1 § 1 (Exh. A §

12-235-010-N); Ord. 8-17-99-1 § 1 (Exh. A § 12-325-010-N); Ord. 2-3-98-1 § 1 (Exh. A § 12-325-010-N). Code 1997 § 12-325-005-N.]

¹ **Cross-reference:** Definitions, Chapter 18.05 RCC.

Chapter 17.10 SUBDIVISION PROCESSING AND APPROVAL PROCEDURES

Sections:

17.10.010	Preliminary plat.
17.10.020	Final plat.
17.10.030	Improvements and dedications.
17.10.040	Recordation and limitations.
17.10.050	Geographic information system.

17.10.010 Preliminary plat.

(1) Preliminary Consultation. Each person who proposes to subdivide land in the jurisdiction of the city shall prepare a site analysis and a concept plan, and request a consultation with planning department staff before preparing any plats, charts, or plans, in order to become familiar with the city subdivision requirements and existing master plans for the territory in which the proposed subdivision lies, and to discuss the proposed plan of development of the tract.

(2) Preapplication Conference Submission. Submission for consultation with planning staff shall include one copy of a concept plan at a scale of no less than one inch equals 50 feet, and one 11-inch by 17-inch reduction of the plan with the following information:

(a) A site analysis plan showing the following features to within 500 feet of any portion of the subject property:

- (i) Significant natural and manmade features;
- (ii) The property boundaries of the proposed subdivision;
- (iii) The names of adjacent property owners;

~~_(iv) Topographic contours at an interval of no greater than two feet; and north arrow.~~

(b) A concept plan illustrating the proposed name of the subdivision, a proposed lot and street layout, a description of those portions of the property which are included in the most recent flood insurance rate maps prepared by FEMA, and the total acreage of the entire tract proposed for subdivision; the total number of lots proposed and the proposed gross or net density of the subdivision.

(3) Zoning Requirements. Before the preliminary plat is submitted for processing, the subdivider shall comply with all zoning ordinances regulations to accommodate intended lot size and type of development.

(4) Development Review Committee (DRC). Before submittal ~~to the planning commission of an application~~, preliminary plats shall be reviewed by the development review committee. Plats which have not been reviewed by the development review committee (DRC) shall not be reviewed by the planning commission. ~~All applicants shall submit their plat to the development review committee on forms prescribed by the city.~~

~~The development review committee (DRC) may require that the preliminary plat is reviewed by other governmental agencies.~~

(5) Preliminary Plat Filing. A preliminary plat shall be prepared in conformance with the standards, rules, and regulations contained herein and shall be submitted to the Riverton City planning department and any other special service districts which provide service to the area proposed for development.

(6) Preliminary Plat Application Fee. At the time of filing the preliminary plat, the subdivider shall pay to the city a nonrefundable fee. The city council shall prescribe by resolution from time to time the amount of such fee, which shall be for the purpose of defraying expenses incidental to and in connection with the checking and reviewing of such preliminary subdivision plats.

(7) Preliminary Plat Requirements. The preliminary plat shall be drawn to a scale not smaller than one inch equals 50 feet, and shall be on standard 22-inch by 34-inch ("D" size) paper. The plat shall include:

(a) The proposed name of the subdivision and approximate address (there shall be no duplication of subdivision names within the city and all names shall be approved by the city ~~council~~).

(b) The subdivision location as forming a part of a larger tract or parcel. Where the plat submitted includes only a portion of a larger tract or only a part of a parcel or parcels of the same owner, a schematic plan of a prospective major street system shall be prepared showing logical connections to and through the larger parcel in conformance with the adopted transportation master plan. The preliminary plat shall show all adjoining property owners.

(c) Sufficient information to accurately locate the property shown on the plat including the nearest section corner tie. A copy of the county ownership plat relating to the proposed subdivision and a legal description of the parcel must also be submitted.

(d) The names and addresses of the subdivider(s), the engineer or surveyor of the subdivision, and the owners of the land immediately adjoining the land to be subdivided.

(e) Contours at two-foot intervals to show the topography of the land.

(f) The boundary lines and total acreage of the tract to be subdivided including total acreage proposed for subdivision as well as the boundary lines of adjacent tracts within 200 feet of any part thereof, showing ownership and property monuments.

(g) The location, dimensions, and other details of all existing streets and other important features such as utility easements, railroad lines, watercourses (including irrigation canals and ditches), canal weirs, exceptional topography, bridges and buildings within the tract or within 200 feet thereof.

(h) Existing sanitary sewer lines, storm drains, water supply mains, secondary water lines, and surface water control structures within the tract or within 200 feet thereof. A commitment in writing ~~shall may~~ be ~~provided required~~ from the appropriate agencies that utility services will be available for the project.

(i) The locations, widths, and other dimensions of proposed public street, private streets, alleys, utility easements, parks, other open spaces and lots, with proper labeling of spaces dedicated to the public or designated for private use.

(j) The flood hazard boundary per the Federal Flood Insurance Administration and as approved by the Salt Lake County Flood Control District, when applicable.

(k) When any new development creates an incompatible land use there shall be a fenced and/or landscaped area along the entire lot(s) adjacent to the incompatible use created by the new development compliant with Section 19.155.080 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, including a certificate of survey surveyor's certificate indicating compliance of all lots with zoning requirements.

(r) ~~Proposed construction of permanent~~ Fencing as required fencing along appropriate subdivision boundaries, including 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.~~ required.

(u) Plan showing any required landscaping and/or park strip tree planting, including an irrigation plan for all publicly maintained facilities or areas.

(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, including disposition of all ditches, weirs, waterways, etc, that are on or directly adjacent to the proposed project.

(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. A soil report, based upon adequate test borings and excavations, shall be required prior to preliminary approval of any subdivision plat~~

(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.

~~A soil report, based upon adequate test borings and excavations, shall be required prior to preliminary approval of any subdivision plat~~

(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 complete the initial review and~~ redline the drawings to ensure evidence compliance with ~~the City~~ ordinances and specifications.

(9) Notification. Once all redlines have been corrected, the planning department shall mail to all owners of property located within ~~1,000~~300 feet of the boundary of the proposed subdivision a written notice of the time, date, and place where the planning commission will review and consider the subdivision proposal. The subdivider shall have the sole responsibility to provide ~~properly addressed, stamped envelopes mailing information~~ to the planning department for each and all property owners within ~~300~~1,000 feet for mailing the required notice. The written notice shall also advise the property owners that he/she has the right to be present and to comment on the proposed subdivision.

(10) Preliminary Plat Approval. The preliminary plat shall be reviewed during a public hearing by the planning commission and shall ~~make a recommendation for approval~~approve; ~~approval~~approve with conditions; or ~~denial~~deny of the plat based on the regulations found within this section within 45 days after its presentation to the commission. If modified, the planning commission shall ~~make a recommendation~~take action within 45 days of the presentation of the latest modification. If approved, the ~~planning commission shall express its~~City shall provide written approval with whatever conditions are attached ~~as well as returning one copy of the preliminary plat, signed by the commission chair, to the subdivider~~. If the preliminary plat is not approved, the planning commission shall indicate its disapproval in writing and reasons therefor by a similarly signed copy. Upon the planning commission's action, ~~the plat shall be referred to the city council for review. When approved by the city council,~~ the subdivider is authorized to proceed with the preparation of the final plat.

(11) Time Limitation. Approval of the preliminary plat by the planning commission ~~and endorsement by the city council~~ shall be effective for a maximum period of one year after approval unless upon application of the subdivider the planning commission grants an extension. If the final plat has not been submitted within one year, or within the approved extension period (a maximum of six months), the preliminary plan must again be submitted to the planning commission for reconsideration. However, preliminary approval of a large tract shall not be voided; provided, that the final plat of the first phase is submitted for final approval within the one-year period unless changes in the

original preliminary plat are required to accommodate changes in planning objectives advocated by the city.

~~(12) Grading Limitation. No excavation, grading or regrading shall take place on any land for which a preliminary subdivision plat has been submitted until such plat has been given final approval by the city.~~

~~(13) Revised Preliminary Plat Requirements.~~

~~(a) Within one month of approval of the preliminary plat, the subdivider shall submit two copies of a revised preliminary plat to City Staffthe planning commission staff, who shall check the revised plat against the requirements and conditions of approval of the preliminary plat, and retain one copy for filing.~~

~~(b) At the time of submission, the tentative final plat shall bear notation by gas, electrical, and telephone company representatives indicating their review of the plat for utility easement purposes. [Amended during 2011 recodification; Ord. 8-17-99-1 § 1 (Exh. A); Ord. 2-3-98-1 § 1 (Exh. A). Code 1997 § 12-325-020-A.]~~

17.10.020 Final plat.

(1) Final Plat Application Fee. At the time of submitting the final plats, the subdivider shall pay to the city a nonrefundable fee. The city council shall prescribe, by resolution, from time to time, the amount of such fee, which shall be for the purpose of defraying expenses incidental to checking and reviewing the plat and engineering inspections of the future subdivision.

(32) Final Approval. After compliance with the provisions for preliminary plat approval, the subdivider shall submit ~~an original final plat~~all required application materials, including 5 full size copies of the proposed final plat for review by the development review committee staff. Such plat shall include a certificate by the subdivider's engineer, indicating that all lots meet the requirements of RCC Title 18. Following staff approval, the final plat plans and documents, shall be submitted to the planning commission at a regularly scheduled planning commission meeting.

(43) Submittal Process for Final Approvals.

(ca) The subdivider shall provide in addition to all required application material five copies of a complete set of profiles, construction and design data of all streets, existing and proposed, and all utilities to be constructed within the subdivision, and furnish such information to the city engineer with the final plat for his review. These shall be prepared by a registered engineer not employed by the city. All construction drawings and details shall conform to the city's adopted regulations and the Riverton City Standard Specifications and Plans Manual. All construction drawings and details must be approved by the city engineer before his signature is entered on the final plat. The city engineer shall determine the amount of bond or other security to assure construction of improvements.

(d) After approval and recommendation by the city attorney staff, the final plat shall be submitted to the city council planning commission for consideration at a regularly scheduled public meeting. Upon their vote of approval the ~~council~~ commission shall authorize the mayor to sign the final plat which is to be attested by the city recorder. [Amended during 2011 recodification; Ord. 8-17-99-1 § 1 (Exh. A); Ord. 2-3-98-1 § 1 (Exh. A). Code 1997 § 12-325-020-B.]

~~(a) Upon approval and signature by the city engineer, including approval of Salt Lake County flood control requirements and Salt Lake County Sewer District No. 1, the subdivider shall submit 155 copies of 22-inch by 34-inch drawings of the final plat and one 11-inch by 17-inch drawing to the planning commission for action at a regularly scheduled public meeting. Upon approval and signature, the planning commission shall remit the plat to the city attorney.~~

~~(b) Upon approval as to form and adequacy of support documents the city attorney shall sign the final plat and recommend it for approval by the city council. In addition to 15 copies of 22-inch by 34-inch drawings of the final plat and one 11-inch by 17-inch drawing appropriately endorsed by the chairman of the planning commission and the city engineer, the subdivider shall submit to the city attorney the following:~~

~~(i) Subdivision bonding documents.~~

~~(ii) Current title report.~~

~~(iii) Evidence of payment or a check for payment of final plat fees, special assessments, and other cost associated with the subdivision.~~

~~(iv) Protection strip agreements, when allowed.~~

~~(v) Original protective covenant documents.~~

~~(vi) Other support information as required by the city attorney or city council.~~

~~(c) The subdivider shall provide five copies of a complete set of profiles, construction and design data of all streets, existing and proposed, and all utilities to be constructed within the subdivision, and furnish such information to the city engineer with the final plat for his review. These shall be prepared by a registered engineer not employed by the city. All construction drawings and details shall conform to the city's adopted regulations and the Riverton City Standard Specifications and Plans Manual. All construction drawings and details must be approved by the city engineer before his signature is entered on the final plat. The city engineer shall determine the amount of bond or other security to assure construction of improvements.~~

~~(d) After approval and recommendation by the city attorney, the final plat shall be submitted to the city council for consideration at a regularly scheduled public meeting. Upon their vote of approval the council shall authorize the mayor to sign the final plat which is to be attested by the city recorder. [Amended during 2011 recodification; Ord. 8-17-99 1 § 1 (Exh. A); Ord. 2-3-98 1 § 1 (Exh. A). Code 1997 § 12-325-020 B.]~~

~~(24) Final Plat Requirements. The final plat shall be prepared on vellum, Mylar or like reproducible medium, approved by the city engineer Salt Lake County Recorder's Office approved medium and specifications, to the outside dimensions of 22 inches by 34 inches and the border line of the plat shall be drawn in heavy lines, leaving a space of at least one-half inch on the bottom, top, and right side with at least one and one-half inches on the left side. The plat shall be so drawn that the top of the sheet faces either north or west, whichever accommodates the drawing. All lines, dimensions, and markings shall be made on the Mylar with approved waterproof black India drawing ink. The plat shall be made to scale large enough to clearly show all the details, in any case not smaller than one inch equals 50 feet, and the workmanship on the finished drawing shall be clear, clean and legible. The plat shall include the following information:~~

(a) A subdivision name, approved by the county recorder, and the general location of the subdivision in bold letters.

~~_(b) Where a subdivision complies with the cluster subdivision provisions of RCC Title 18, the final plat shall indicate underneath the subdivision name the words “cluster subdivision.” When a subdivision complies with the condominium project provisions of this title, the final plat shall indicate underneath the condominium name the words “condominium project.”~~

(c) A north arrow, scale of the drawing, and the date.

(d) Accurately drawn bearings and dimensions of all boundary lines of the subdivision. These lines should be slightly heavier than street and lot lines.

(e) The widths, lengths, bearings, and curve data on centerlines of proposed streets, alleys and easements.

(f) The boundaries bearing the dimensions of all portions within the subdivision as intended to be dedicated to the use of the subdivision as intended to be dedicated to the use of the public.

(g) The lines, dimensions, bearings, and numbers of all lots, blocks and parts reserved for any reason within the subdivision.

~~(h) The buildable area of each lot demonstrating conformance with the setback requirements of RCC Title 18: Lot Numbers.~~ All lots are to be numbered consecutively as approved by the City, by numbering approved by the planning commission.

(i) The developer shall provide an address number to each residential structure as approved by Salt Lake County. Addresses may not end in ~~fives or zeros~~. The subdivider may provide names for streets, but such names shall be cleared through the Salt Lake County auditor’s office by the subdivider and approved by the ~~planning commission.~~ City.

~~_(j) The location of fire hydrants.~~

(k) Parcels of land to be dedicated as public parks or to be permanently reserved for private common open space shall also be titled “public park” or “private common open space,” whichever is applicable.

(l) The plat shall be drawn utilizing the Riverton City standard forms plat template approved by the city council for all subdivision plats; ~~lettered for the following:~~

~~(i) Description of land to be included in subdivision.~~

~~(ii) Registered professional engineer and/or land surveyor’s certificate of survey.~~

~~(iii) Owner’s dedication certificate.~~

~~(iv) Notary public’s acknowledgment.~~

~~(v) City planning commission’s certificate.~~

~~(vi) Salt Lake County flood control’s approval.~~

~~(vii) Salt Lake County Sewer District No. 1 approval.~~

~~(viii) City engineer’s certificate of approval.~~

~~(ix) Salt Lake Valley health department signature.~~

~~(x) Utah Department of Transportation, if necessary.~~

~~(xi) City attorney’s approval.~~

~~(xii) City council certificate of acceptance attested by the city recorder.~~

~~(xiii) A three-inch by three-inch space in the lower right-hand corner of the drawing for recording information.~~

~~(xiv) Copy of the protective covenants for approval and recording by the city council.~~

~~(xv) Copy of topographical or lot grading plans.~~

~~(xvi) Location of street light as per ordinance.~~

~~(xvii) Location of secondary water lines as per Riverton City Standard Specifications and Plans Manual.~~

~~(xviii) Dedication of water shares in the amount of three acre-feet per one developed acre.~~

~~(xix) An electronic copy of the final plat, presentable in a current version of AutoCAD, or other electronic format which may be viewed by the city utilizing existing city software.~~

~~(xx) At the time of submission for signature by the City, the ~~tentative~~ final plat shall bear notation by gas, electrical, and telephone company representatives indicating their review of the plat for utility easement purposes, all outside agencies from which a signature is required, and shall remain in the City's possession until recorded.~~

~~(2) Final Plat Application Fee. At the time of submitting the final plats, the subdivider shall pay to the city a nonrefundable fee. The city council shall prescribe, by resolution, from time to time, the amount of such fee, which shall be for the purpose of defraying expenses incidental to checking and reviewing the plat and engineering inspections of the future subdivision.~~

~~(3) Final Approval. After compliance with the provisions for preliminary plat approval, the subdivider shall submit an original final plat for review by the development review committee. Such plat shall include a certificate by the subdivider's engineer, indicating that all lots meet the requirements of RCC Title 18. Following staff approval, the final plat protective covenants, and accompanying information, shall be submitted to the planning commission at a regularly scheduled planning commission meeting.~~

~~(4) Submittal Process for Final Approvals.~~

~~(a) Upon approval and signature by the city engineer, including approval of Salt Lake County flood control requirements and Salt Lake County Sewer District No. 1, the subdivider shall submit 15 copies of 22-inch by 34-inch drawings of the final plat and one 11-inch by 17-inch drawing to the planning commission for action at a regularly scheduled public meeting. Upon approval and signature, the planning commission shall remit the plat to the city attorney.~~

~~(b) Upon approval as to form and adequacy of support documents the city attorney shall sign the final plat and recommend it for approval by the city council. In addition to 15 copies of 22-inch by 34-inch drawings of the final plat and one 11-inch by 17-inch drawing appropriately endorsed by the chairman of the planning commission and the city engineer, the subdivider shall submit to the city attorney the following:~~

~~(i) Subdivision bonding documents.~~

~~(ii) Current title report.~~

~~(iii) Evidence of payment or a check for payment of final plat fees, special assessments, and other cost associated with the subdivision.~~

~~(iv) Protection strip agreements, when allowed.~~

~~(v) Original protective covenant documents.~~

~~(vi) Other support information as required by the city attorney or city council.~~

~~(c) The subdivider shall provide five copies of a complete set of profiles, construction and design data of all streets, existing and proposed, and all utilities to be constructed within the subdivision, and furnish such information to the city engineer with the final plat for his review. These shall be prepared by a registered engineer not employed by the city. All construction drawings and details shall conform to the city's adopted regulations and the Riverton City Standard Specifications and Plans Manual. All construction drawings and details must be approved by the city engineer before his signature is entered on the final plat. The city engineer shall determine the amount of bond or other security to assure construction of improvements.~~

~~(d) After approval and recommendation by the city attorney, the final plat shall be submitted to the city council for consideration at a regularly scheduled public meeting. Upon their vote of approval the council shall authorize the mayor to sign the final plat which is to be attested by the city recorder. [Amended during 2011 recodification; Ord. 8-17-99 1 § 1 (Exh. A); Ord. 2-3-98 1 § 1 (Exh. A). Code 1997 § 12-325-020 B.]~~

17.10.030 Improvements and dedications.

(1) Requirements Before Recordation. The improvements required by this title shall be constructed, installed and maintained by the subdivider until accepted by the municipality prior to recording the final plat in the office of the county recorder, unless the construction, installation, and maintenance is guaranteed in the manner provided in this title. Improvements shall not be installed or constructed until their design and specifications have been approved by the city ~~engineer and the performance bond is in place for such improvements.~~

(2) Guarantee of Improvements. In lieu of the actual completion and acceptance by the city council of the improvements required by this title, the subdivider shall guarantee the installation and construction of the required improvements within ~~two years~~ one year from the date of approval-recordation of the final plat by one or more of the following methods:

(a) Bonds. In order to ensure that the development will be constructed to completion in an acceptable manner, the applicant (owner) shall enter into a bond agreement to guarantee construction of dedicated improvements. Said bond agreement shall include either an escrow deposit, letter of credit, or surety bond issued by a bonding company licensed to do business in the state of Utah, which posts or deposits a financial guarantee with the city in an amount equal to ~~125-100~~ percent of the costs to construct dedicated improvements, as estimated by the city engineer. All financial instruments offered to the city to ensure the construction of public improvements shall be approved as to legal form by the city attorney. The agreement and escrow deposit shall assure timely construction and installation of all required public improvements, ~~including, but not limited to: landscaping, flood control facilities, parking, street improvements and other improvements required for site plan approval. The developer may request 80 percent of the amount for one line item to be released with authorization of the development review committee, when that line item is 100 percent complete, inspected and accepted by the city inspector. Line item releases are not permitted. The Developer may request partial performance bond releases of whole categories of improvements within the bond.~~ Ninety percent of the entire bond may be released when 100 percent of the site is complete, inspected, accepted by the city and approved by the

city council. The remaining 10 percent will be held to insure that the improvements shall be maintained in a state of good repair for a period of ~~24-12~~ months from the date of completion and acceptance by the city inspector for all improvements bonded. The final release must receive approval by the city council. ~~The city council may waive retention of the remaining 10 percent of the guarantee bond if the city council finds that all required subdivision improvements have been installed and have remained in good condition for a period of three years.~~

(b) Inadequate Bond. If the bond proceeds are inadequate to pay for the cost of the completion of the improvements according to the city's standard of specifications for whatever reason, including previous reductions, the subdivider shall be responsible for the deficiency and no further building permits shall be issued in the subdivision until the improvements are completed or, with the city council's approval, a new, satisfactory bond has been executed and delivered to the city or other satisfactory arrangements have been made to insure completion of the remaining improvements.

(c) Electronic Version of As-Constructed Drawings. Prior to acceptance of the subdivision, as-constructed drawings shall be turned in to the city engineer in both an electronic format which is acceptable to the city engineer and in 22-inch by 34-inch drawings.

(3) Acceptance of Dedicated Streets and Improvements. The dedication of the streets and other improvements required by this title shall be deemed an offer by the subdivider which shall be kept open for at least two years and may not be withdrawn during that time. The city shall accept the offer of dedication only if it finds that the subdivider has constructed, installed and maintained the improvements required by Riverton City Standard Specifications and Plans Manual and the improvements comply with the minimum requirements of Riverton City Standard Specifications and Plans Manual at the time of acceptance. [Amended during 2011 recodification; Ord. 07-13 § 1; Ord. 9-26-06-1 § 1 (Exh. C); Ord. 8-17-99-1 § 1 (Exh. A); Ord. 2-3-98-1 § 1 (Exh. A). Code 1997 § 12-325-020-C.]

17.10.040 Recordation and limitations.

(1) Responsibility for Recordation of Plat. When finally approved, the city recorder shall be responsible for recording subdivision plats. The subdivider shall pay for all recording fees at the time of recordation. No final plats shall be recorded in the office of the county recorder, and no lots included in such final plat shall be sold or exchanged, unless and until the plat is properly approved, signed, and accepted by the city.

(2) Changes on Plats without Approval. It shall be unlawful for any person to change the lines, drawings, lot sizes or shapes, or any other provision of a plat after it has received approval by any person whose approval is required. Any plat that is changed in violation of this subsection is void and the subdivider may, upon conviction thereof, be punished to the extent of the law for violation of a misdemeanor. In addition, the city may compel the person recording the plat to withdraw the plat from the county recorder's office or to file a notice, or the city may itself file a notice that the recordation of the plat is void. [Ord. 8-17-99-1 § 1 (Exh. A); Ord. 2-3-98-1 § 1 (Exh. A). Code 1997 § 12-325-020-D.]

17.10.050 Geographic information system.

(1) Purpose. The requirements contained herein relate to the submission of data to the city for further development of the city's geographic information system, in order to facilitate the planning and management of the city.

(2) Submission Requirements. At the time of the applicant's 90 percent bond release, the applicant shall provide as-built drawings in formats described in subsection (4) of this section. If the applicant for the bond release is not the original applicant of record for a project, the applicant for the bond release shall still bear responsibility for submission of GIS data to the city as described herein. These drawings shall include the following:

- (a) Roadway system (stop signs, stop lights, street signs, street lights, speed limit signs, centerlines, curb and gutter, sidewalks).
- (b) Culinary water system (fire hydrants, water meters).
- (c) Secondary water system (secondary water stop and wastes).
- (d) Lots (closed boundary, lot number, lot size, address).
- (e) Dedicated land (parks, trails).
- (f) Landscape (trees).

(3) The city reserves the right to request further information as directed by the city engineer.

(4) Data Formats. Electronic data formats of data required by this section shall be submitted in a format acceptable to the city engineer.

(5) Construction Projects. Construction projects extending into the public right-of-way, where underground utilities could be identified, shall be required to submit geographic data on the utility or item in the aforementioned formats. ~~The geographic data shall be submitted within 14 days of completion of the project. The city will not release any bonds associated with the project until the GIS data has been satisfactorily submitted. The utilities include, but are not limited to, gas lines, phone lines, water lines, secondary water lines, sewer lines, cable TV lines, fiber optic cables, power lines, storm drains, and irrigation items and ditches.~~ The city reserves the right to request further information as directed by the city engineer.

(6) Exemptions. Single-lot residential projects or applications that are not installing new or modifying existing utilities are exempt from GIS submittal requirements. Construction projects limited to single service laterals are also exempt.

~~Projects with an estimated cost of less than \$50,000 may petition for an exemption with the city engineer prior to construction.~~ [Amended during 2011 recodification; Ord. 5-1-01-1 § 1 (Exh. B). Code 1997 § 12-325-020-E.]

Chapter 17.15 GENERAL SUBDIVISION IMPROVEMENT REQUIREMENTS

Sections:

- 17.15.010 Subdivision layout.
- 17.15.020 Lots.
- 17.15.030 Permanent improvements.
- 17.15.040 Use of lots not fully improved.
- 17.15.050 Emergency repairs.

17.15.060 Order of making improvements.

17.15.010 Subdivision layout.

(1) General Plan. The subdivision layout shall conform to the city's general plan.

(2) Conservation of Natural Features, Historic Spots, and Landmarks. Where trees, groves, waterways, scenic points, historic spots or other city assets and landmarks, as determined by the planning commission, are located within a proposed subdivision, reasonable steps should be taken to preserve these features.

(3) Railroad Rights-of-Way. Where a railroad right-of-way abuts a subdivision, the plat shall make provisions for future grade separations whenever the city shall find such a requirement to be necessary.

(4) Width of Blocks. The width of each block shall be sufficient for an ultimate layout of two tiers of lots therein of a size required by the provisions of this title, unless the general layout of the vicinity, line of ownership, topographical conditions or locations of arterial street or freeways justify or make necessary a variation from this requirement.

~~The minimum width of a block shall not be less than 250 feet measured from centerline of street to centerline of street.~~

~~(5) Length of Blocks. The maximum length of blocks shall be 1,000 feet. In blocks over 800 feet in length a dedicated public walkway through the block at approximately the center of the block may be required. Such a walkway shall not be less than 10 feet in width unless otherwise approved by the city. Blocks intended for business or industrial use shall be designed specifically for such purposes, with adequate space set aside for off-street parking and delivery facilities.~~

(6) Neighborhood Connections. The city will require the use of connecting streets, pedestrian walkways, trails, and other methods of providing logical connections and/or linkages between neighborhoods. [Ord. 8-17-99-1 § 1 (Exh. A); Ord. 2-3-98-1 § 1 (Exh. A). Code 1997 § 12-325-030-A.]

17.15.020 Lots.

(1) Developable and Buildable Lots. All subdivisions should result in the creation of lots which are developable and capable of being built upon. A subdivision shall not create lots which would make improvement impracticable due to size, shape, steepness of terrain, location of watercourses, problems of sewage, driveway grades or other physical conditions.

(2) Frontage and Rear Lots. All lots or parcels created by the subdivision shall have frontage on a dedicated street, improved to standards hereinafter required, except for ~~(a)~~ flag lots which may be reduced ~~to 50 percent of the~~below the required frontage and only if a flag lot creation does not reduce the parent parcel below the minimum lot frontage, ~~or (b) a clustered proposal under the PUD overlay district, where a maximum of four lots may share a minimum of 150 foot frontage and only if the layout meets all other development specifications and standards.~~ Land dedicated as public right-of-way shall be separate and distinct from lots adjoining such right-of-way and not be included in the area of such lots.

(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 ~~e~~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, and Park Strip. Curb, gutter ~~and~~ sidewalk and park strip shall be installed the length of the property to Riverton City standards as specified in the Riverton City Standard Specifications and Plans Manual, and as approved during the subdivision approval process. ~~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.~~

(c) Collector Street Fencing. Collector street fencing shall be installed along ~~the~~ arterial or collector streets. Collector street fencing shall be compliant with Section 18.155.

~~(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).~~

[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.]

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~~City 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~~ ~~Cityengineer~~ 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 Specifications and Plans Manual. In addition, the developer shall dedicate to the city secondary water shares in the amount of three acre-feet per developed acre.

(3) Sewage Disposal.

(a) The subdivider shall connect to the sanitary sewer and provide adequate lateral lines to the property line of each lot. Such sewer connections and subdivision sewer systems shall comply with the regulations and specifications of, and shall be approved by, the ~~Salt Lake County Sewer District No. 1~~ South Valley Sewer District.

(b) The subdivider shall also install all needed off-site lines to connect with the existing sewer system, furnished by the ~~Salt Lake County Sewer District No. 1~~ South Valley Sewer District. Such sewer connections, lines and subdivision sewer systems shall comply with the regulations and specifications of the ~~Salt Lake County Sewer District No. 1~~ South Valley Sewer District. Disposal of sewage other than connection to a ~~public system approved by the South Valley Sewer District~~ shall not be allowed.

~~(c) If the Salt Lake County Sewer District No. 1 should decide that the subdivider is not required to connect to the existing sewer system as furnished by the Salt Lake County Sewer District No. 1, the subdivider shall install within the subdivision the sewer lines and sewer lateral lines to the property line of each lot in compliance with the regulations and specifications of Salt Lake County Sewer District No. 1, which sewage system will operate as a dry system until such time as the Salt Lake County Sewer District No. 1 determines that it is feasible to connect the dry system to its operating system.~~

(4) Stormwater.

(a) The subdivider shall comply with the ~~requirements recommendations~~ of the Riverton City Storm Drain Master Plan, and all applicable Riverton City ordinances and standards regarding storm water management.

(b) Subdividers shall be required to provide on-site detention as required by the Riverton City Standard Specifications and Plans Manual and as approved by the City

Engineer. In conditions where unusual topography or other exceptional conditions exist, variations and exceptions from this subsection may be made by the ~~city council~~City after the recommendation of the city engineer; provided, that such variations and exceptions may be granted without substantially impairing the intent and purpose of this subsection.

~~_(c) The subdivider shall be required to submit preliminary plans to the Riverton City engineer on all storm drainage facilities before final plans are prepared. All final plans on storm drainage work shall be approved by the Riverton City engineer.~~

~~_(d) The subdivider shall also comply with all requirements of the Salt Lake County flood control department.~~

(5) Street Grading and Surfacing. All public streets shall be graded and surfaced in accordance with the Riverton City Standard Specifications and Plans Manual.

(6) Curbs ~~and~~ Gutters, and Sidewalk. Concrete curbs and gutters shall be installed by the subdivider on existing and proposed streets in accordance with all the appropriate specifications adopted by the city council. This subsection applies to all subdivisions.

~~(7) Sidewalks.~~ Concrete sidewalks shall be constructed by the subdivider to the specifications adopted by the city council and as required by the Riverton City Standard Specifications and Plans Manual. Sidewalks shall be in compliance with the transportation master plan.

~~_(8)~~ (8) Driveway Approaches. For single-family homes, approaches shall be a minimum of 18 feet and a maximum of 35 feet in width and shall be constructed of concrete or comparable hard surface, as approved by the building official, from a roadway up to the garage or approved parking area. Driveway approach width shall be measured at the face of curb or at the edge of roadway asphalt if no curb exists. A maximum of one driveway access shall be permitted per lot unless the following conditions apply:

(a) The second driveway is more than 25 feet from the main driveway; and

(b) The second drive does not access an arterial or collector street, unless approved by the city engineer.

~~Driveway Approaches. For single-family homes, approaches shall be a minimum of 18 feet and a maximum of 35 feet in width and shall be constructed of concrete or comparable hard surface from a roadway up to the garage or approved parking area. A 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~~ five 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~~ Tree plantings shall be in compliance with Riverton's approved ~~recommended tree species list~~ Street Tree Master Plan. ~~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~~tail water 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 ~~provided evidence showing~~. ~~Also, a~~A letter of approval from the ditch company must be submitted to the city for ditch ~~enclosures~~modifications or abandonment.

(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~~Riverton City Standards and Specifications and approved by the city engineer ~~and city council~~.

(13) Fencing. Perimeter fencing compliant with Section 18.155.090 shall be installed. In addition, 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 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 approval 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 18.155.150(2)

(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 prior to the issuance of building permits and after the completion of all subdivision improvements. It shall be the responsibility of the lot owner to ensure that all lot corners are in place prior to the final inspection of the house.

~~(15) Street Lights. All subdivisions given final approval after the passage of the ordinance codified in this title are required to install and dedicate to the city a residential street lighting system according to city approved standards found in the Riverton City Standard Specifications and Plans Manual.~~

~~(a) Poles with lights shall be installed within the park strip at all intersections.~~

~~(b) Developers shall indicate placement of lights on the final subdivision plat.~~

~~(c) The city shall require the written approval of such placement from Utah Power and Light prior to final subdivision approval.~~

~~(d) The developer shall bond or establish an escrow guaranteed fund for such lights, such amount to be included in the public improvement agreement and bond for the rest of the subdivision improvements.~~

~~(e) The residential street lighting system will be installed in accordance with the Riverton City Standard Specifications and Plans Manual. Such specifications will be submitted to the city council for approval.~~

~~(f) All subdividers, as a condition of approval of their subdivision plat, shall be required to agree to include the property involved in the subdivision into a Riverton City special street lighting district as may be established from time to time by Riverton City for the payment and maintenance of the street lighting, which district's purposes shall be limited to the maintenance of the street lighting system dedicated to Riverton City by the subdividers and to the assessment of monthly fees to pay for the cost of such street lighting. The inclusion of the subdivision in the special service district shall be disclosed to all lot purchasers in the subdivision restrictive covenants.~~

(16) Road Improvements. All subdividers regulated under this section shall install right-of-way improvements ~~consisting of curb, gutter, sidewalks, road base and paving~~ which comply with the ~~standards of this section~~ Riverton City Standards and Specifications Manual and as approved by the City Council, along any Riverton City, county or state public street leading to or connecting with the subdivision, ~~as the traffic impact study determines and as evaluated by the city engineer.~~

~~(17) Lot Grading. A lot grading plan which shall:~~

~~(a) Be completed by a professional engineer and show existing and proposed contours at two-foot intervals unless a variation from the two-foot topographical interval is allowed by the city. The final grading plan must be approved by the city prior to issuance of the first building permit.~~

~~(b) Show waterways and ditches on or adjacent to the subject property within 50 feet. Piping or relocation shall be approved in writing by appropriate water user or water master.~~

~~(c) Delineate all areas subject to potential 100-year flood events as designated by FEMA.~~

~~(d) A soil report, based upon adequate test borings and excavations, shall be required prior to preliminary approval of any subdivision plat. If the soil report indicates the presence of critically expansive soils, high water table or other soil problems which, if not corrected, would lead to structural defects of the proposed buildings, drainage to the buildings from the water or premature deterioration of the public improvements, a soil investigation of each lot in the subdivision may be required by the city engineer. The soil investigation shall recommend corrective action intended to prevent damage to the proposed development or public improvements.~~

(18) Utilities. All utility lines shall be underground in designated easements. No pipe, conduit, cable, water lines, gas, sewage, drainage, steam, electricity or any other energy or service shall be installed or maintained upon any lot (outside of any building) above the surface of the ground except for hoses, movable pipes used for irrigation or other purpose during construction.

(a) Transformers shall be grouped with other utility meters where possible and screened with vegetation or other appropriate method.

(b) Transformers and high voltage power lines shall not be placed under the footprint of any building.

(c) Each contractor and owner/developer shall be responsible to know the whereabouts of all underground utilities. Protection of such utilities shall also be their responsibility.

(d) Prior to construction, contact must be made with Blue Stakes to identify underground utility lines. [Amended during 2011 recodification; Ord. 8-17-99-1 § 1 (Exh. A); Ord. 6-2-98-1K § 1; Ord. 2-3-98-1 § 1 (Exh. A). Code 1997 § 12-325-030-C.]

17.15.040 Use of Ilots not fully improved.

~~_(1) Housing Restrictions. When a subdivision is approved by the city and recorded with the office of the county recorder under RCC 17.10.030(2), Guarantee of Improvements, no person shall construct or emplace a structure intended for human habitation on a parcel of land which has been subdivided until the sanitary sewer and culinary water improvements have been installed, tested and approved. Certificate of occupancy shall not be issued until all improvements up to and including roadbase, culinary water, sanitary sewer, curb, gutter, sidewalk, street signs, storm drainage, irrigation, and public utilities, including electric power, natural gas, and telephone, are installed and approved.~~

~~_(2) Refuse Collection. If not fully improved, the subdivider shall provide temporary garbage disposal facilities within a subdivision when homes are occupied and asphalt surface improvements have not been placed and approved by the city engineer. A minimum pickup of 10 cubic feet of garbage per occupied home per week shall be provided, starting at the time the first home is occupied and continuing until the asphalt surface improvements are completed and public garbage service is provided. The garbage disposal facilities shall be located within the bounds of the subject subdivision, but not on an existing improved street.~~

~~(3) Construction Site Maintenance. Any person or agency engaged in the activity of construction within Riverton City shall be subject to the following regulations:~~

~~(a) The developer of any construction project will be held responsible for the cleanliness of the entire project. Construction debris must be controlled by means of an approved container or dumpster of sufficient size and construction to effectively prevent debris from escaping the building lot upon which it is located. Containers or dumpsters must be emptied before they reach overflow stage. Containers must be placed and utilized on each and every lot after footings and foundations are in place. All builders, buyers and subcontractors of all trades may be cited for each violation of uncontained debris and may also be charged for the costs of cleanup if city personnel or independent contractors are used to remedy the cleanup.~~

~~(b) The construction company shall provide dust control and street cleaning services on and adjacent to the site as needed. Request for dust control and street cleaning services may be initiated by the city building official, public works director, city engineer, city manager or code enforcement officer or their designee and shall be immediately complied with.~~

~~(4) Required Number of Portable Toilets. The city building official or his or her designee shall determine the required number and location of portable toilets.~~

~~(5) Maintenance of Streets. The subdivider or builder shall keep the streets within a subdivision in a well graded condition during the time when homes are occupied but the asphalt surfacing improvements are not complete. The subdivider shall maintain all asphalt street free of dirt and construction debris. The subdivider shall be given 48 hours to improve the street condition after being notified by the city that the street condition is unacceptable. If unacceptable conditions have not been corrected to the satisfaction of the city at the end of 48 hours, the city shall have the right to direct a separate contractor to perform the work, with payment for such work coming from the emergency repairs shared savings account or subdivider escrow bond. [Amended during 2011 recodification; Ord. 8-17-99-1 § 1 (Exh. A); Ord. 2-3-98-1 § 1 (Exh. A); Ord. 10-7-97-2 § 1. Code 1997 § 12-325-030-D.]~~

17.15.050 Emergency repairs.

~~The offer to dedicate, evidenced by the recording of a subdivision plat prior to installation and acceptance of improvements, shall in no instance obligate the city to maintain, repair, or assume responsibility for subdivision improvements or condition. To assure the interest of public safety and welfare where building permits are issued prior to final acceptance of the subdivider's improvements of the city, the subdivider shall deposit moneys in the form of a shared savings account in the name of the city, in a financial institution licensed under laws of the state of Utah. The amount shall be equal to 10 percent of the cost of the subdivision roadway improvements, or a maximum of \$5,000, whichever is less. These moneys shall be used for emergency repairs, for example, broken water lines and emergency street repairs where safety is the prime factor. All repairs classified as emergency shall be so determined by the city engineer and shall be subject to city council approval. Where possible, the city will notify the responsible person(s) in writing at least two working days before repairs are to be made, except in emergencies where that passage of time would be detrimental to the health and/or safety of the public. However, if no response occurs within two working days, and depending on the severity of the emergency, after notice has been given, the city will order the repairs made. The city reserves the right to withdraw funds for necessary emergency repairs at any time independently of the subdivider. In the event moneys are withdrawn for emergency repairs, it shall be the responsibility of the subdivider to deposit additional moneys to bring the account to the original amount deposited in the shared savings account. Work shall not continue within a subdivision until the emergency repair savings account is restored to the original amount together with accrued interest. [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-E.]~~

17.15.060 Order of making improvements.

~~Underground utilities, culinary and secondary water laterals and sewer laterals and fire hydrants shall be installed prior to surfacing the streets and installing road base. [Ord. 8-17-99-1 § 1 (Exh. A); Ord. 2-3-98-1 § 1 (Exh. A). Code 1997 § 12-325-030-F.]~~

Chapter 17.20 SUBDIVISION STANDARDS

Sections:

- 17.20.010 Streets and bridges.
- 17.20.020 Natural drainage and irrigation water.
- 17.20.030 Parks, school sites, and other public places.
- 17.20.040 Planned developments – Special provisions.

17.20.010 Streets and bridges.

(1) Relation to Adjoining Street System. The subdivider shall locate streets within the subdivision so that the streets will connect with existing streets. ~~Streets shall be located and designed so that the adjoining land shall not be diminished in value.~~ If the adjoining land is zoned for residential use, streets shall be located so that the adjacent land may be most efficiently subdivided.

(2) Standards.

(a) Major and collector streets shall conform to the location and width designated on the transportation element of the general plan and the official map accompanying the element wherever a subdivision falls in an area for which such a plan has been adopted.

(b) The ~~required minimum~~ right-of-way width of ~~minor streets~~ streets within a subdivision shall be ~~60 feet~~ based on the Transportation Master Plan, the Riverton City Standards and Specifications Manual, and as approved by the Planning Commission and City Council.

(c) Minor terminal streets (cul-de-sacs) shall not be longer than ~~450~~ 1000 feet from the centerline of the adjoining street to the center of the cul-de-sac, ~~or as determined by the City Council~~ City. Each cul-de-sac must be terminated by a turnaround of not less than ~~100~~ 80 feet in diameter. If surface water drains into the turnaround, due to the grade of the street, necessary catch basins and drainage systems and easements shall be provided. Where a street ~~longer than one lot but not to exceed 400 feet~~ is designed to remain only temporarily as a dead-end street, an adequate turning area shall be provided as follows:

(i) Where the street dead-ends into a subsequent phase of the same subdivision, a temporary ~~paved, graveled~~ 80-foot diameter turnaround and a permanent easement of right-of-way on the property shall be required. ~~However, if the subsequent subdivision phase is not recorded at the time of roadway paving in the preceding phase, an 80-foot diameter asphalt surfaced turnaround shall be placed in the preceding phase.~~

~~(ii) Where the street dead-ends against property which is not part of a subsequent subdivision phase, either a bubble inside the subdivision or an asphalted 80-foot diameter turnaround, along with a permanent easement of right-of-way from the adjacent property shall be provided.~~

(d) Streets along a subdivision boundary shall be constructed to city standards, except that ~~at with the recommendation approval of the planning commission and with the approval of the city council,~~ the right-of-way line may be contiguous with ~~the back of the curb~~ the front of sidewalk.

(e) Partial street right-of-way width shall be considered only if full asphalt and curb and gutter improvements are installed on both sides of the road. The ~~city council~~ City may allow a partial right-of-way only when the above-described

improvements are installed. ~~In this case, and in order to equalize improvement costs between adjoining property owners, a protection strip agreement may be entered into on forms prescribed by the city and as allowed in this title.~~

(f) All proposed streets, whether public or private, shall conform to the Riverton City Standard Specifications and Plans Manual. [Ord. 8-17-99-1 § 1 (Exh. A); Ord. 2-3-98-1 § 1 (Exh. A). Code 1997 § 12-325-040-A.]

17.20.020 Natural drainage and irrigation water.

(1) Standards.

(a) Natural Drainage and Other Easements. ~~The planning commission shall, unless waived for good and sufficient cause, require that the subdivider provide easements of not less than 15 feet in width on adjoining property for water, sewers, drainage, power lines, and other utilities within the subdivision.~~ Public Utility Easements shall be provided on every lot, including a ten (10) foot easement on front and rear property lines, and a 7.5 foot easement on side property lines. Drainage easements may be required as determined by the City. -Where natural drainage channels or wetlands controlled by the State Engineer and/or the U.S. Army Corps of Engineers cross a subdivision, the subdivider must obtain the necessary permits to modify such drainage facilities from the appropriate agencies.

(b) Irrigation Water. No gravity flow open irrigation ditches shall be permitted within the boundary of a subdivision or minor subdivision. All necessary irrigation ditches, whether used for the purpose of transporting irrigation or waste flow water, must be maintained within a subdivision or minor subdivision, and must be replaced with a pipe culvert. The developer of a subdivision must provide for the rights of all irrigation users, both upstream and downstream of the proposed development. Notification of and coordination with Dd downstream water users in the area of the subdivision shall be the responsibility of the developer. ~~are to be notified of subdivision plans and the date of the public hearing.~~ [Ord. 8-17-99-1 § 1 (Exh. A); Ord. 2-3-98-1 § 1 (Exh. A). Code 1997 § 12-325-040-B.]

17.20.030 Parks, school sites, and other public places.

(1) Standards.

(a) In subdividing property, the planning commission shall give consideration to suitable sites for schools, parks, playgrounds, greenbelts, trails and other areas for similar public use as recommended by the city's adopted general plan.

~~(b) Such sites shall be indicated on the preliminary plat, which shall be referred to the city council and/or school board for their concurring approval.~~

~~(c) When required for public use, the site shall be indicated on the approved preliminary subdivision plat returned to the subdivider that the city council and/or school board and subdivider may commence negotiations in acquisition of the site. [Ord. 8-17-99-1 § 1 (Exh. A); Ord. 2-3-98-1 § 1 (Exh. A). Code 1997 § 12-325-040-C.]~~

~~**17.20.040 Planned developments – Special provisions.**~~

~~Please see Chapter 18.30 RGC for planned unit developments. [Ord. 8-17-99-1 § 1 (Exh. A); Ord. 2-3-98-1 § 1 (Exh. A). Code 1997 § 12-325-040-D.]~~

Chapter 17.25 STREET LIGHTING

Sections:

- 17.25.010 Street lighting.
- 17.25.020 Subdivision requirements.
- ~~17.25.030 Residential standard (5,600 lumens/150 foot right of way).~~
- ~~17.25.040 Minor collector standard (9,500 lumens/60 foot right of way).~~
- ~~17.25.050 Major collector standard (16,000 lumens/80 foot right of way).~~
- ~~17.25.060 Major arterial standard (27,500 lumens/106 foot right of way).~~
- ~~17.25.070 Standards for all lights.~~
- ~~17.25.080 Additional specifications.~~

17.25.010 Street lighting.

This chapter defines the general requirements for street lighting improvements to be built by the subdivider. All fixtures and installation procedures shall conform to IES Lighting Handbook, Section 14, Roadway Lighting and the American National Standard Practice for Roadway Lighting, NASI/IES RP-8 and the current edition of the National Electrical Code (NEC). [Code 1997 § 12-400-005.]

17.25.020 Subdivision requirements.

All subdivisions are required to install and dedicate to the city a residential street lighting system according to city-approved standards and specifications, including the following:

- ~~(1) Poles with lights shall be installed within the park strip at all intersections.~~
- ~~(2) Poles with lights shall be installed within the park strip mid block where spacing will be 240 feet on 80 foot frontage lots and 250 feet on 100 foot frontage lots.~~
- ~~(3) Developers shall indicate placement of lights on the final subdivision plat.~~
- ~~(4) The city shall require written approval of such placement from Utah Power prior to final subdivision approval.~~
- ~~(5) The developer shall bond for such lights, such amount to be included in the public improvement agreement and bond.~~
- ~~(6) The residential street lighting system will be installed in accordance with city approval. Specifications will be submitted to the city engineer and Utah Power for approval. [Amended during 2011 recodification. Code 1997 § 12-400-010.]~~

~~**17.25.030 Residential standard (5,600 lumens/150 foot right of way).**~~

- ~~(1) Seventy watt high pressure sodium vapor laminar with photo cell receptacle and reactor ballast with six inch bracket. Bronze/brown color.~~
- ~~(2) Seventy watt high pressure sodium lamp.~~
- ~~(3) Photo cells.~~
- ~~(4) Twenty five foot texture fiberglass pole (Whatley Mfg. Co. or equivalent). Buried five feet with underground electrical service. Matching bronze/brown color. [Amended during 2011 recodification. Code 1997 § 12-400-015.]~~

~~**17.25.040 Minor collector standard (9,500 lumens/60 foot right of way).**~~

- ~~(1) One hundred watt high pressure sodium vapor laminar with photo cell receptacle and reactor ballast with six inch bracket. Bronze/brown in color.~~

~~(2) One hundred watt high pressure sodium lamp.~~

~~(3) Photo cells.~~

~~(4) Twenty five foot textured fiberglass pole (Whatley Mfg. Co. or equivalent). Buried five feet with underground electrical service. Matching bronze/brown color. [Amended during 2011 recodification. Code 1997 § 12-400-020.]~~

~~17.25.050 Major collector standard (16,000 lumens/80-foot right-of-way).~~

~~(1) One hundred fifty watt high pressure sodium vapor laminar with photo cell receptacle and reactor ballast. Bronze/brown color.~~

~~(2) One hundred fifty watt high pressure sodium lamp.~~

~~(3) Photo cells.~~

~~(4) Thirty foot steel pole (11 gauge) with six foot arm. Buried six feet with underground electrical service. Matching bronze/brown color. [Amended during 2011 recodification. Code 1997 § 12-400-025.]~~

~~17.25.060 Major arterial standard (27,500 lumens/106-foot right-of-way).~~

~~(1) Two hundred fifty watt high pressure sodium vapor laminar with photo cell receptacle and reactor ballast. Bronze/brown color.~~

~~(2) Two hundred fifty watt high pressure sodium lamp.~~

~~(3) Photo cells.~~

~~(4) Thirty foot steel pole (11 gauge) with 10 foot arm. Buried seven feet with underground electrical service. Matching bronze/brown color. [Amended during 2011 recodification. Code 1997 § 12-400-030.]~~

~~17.25.070 Standards for all lights.~~

~~(1) Street light patterns will be medium semi-cutoff.~~

~~(2) All luminaries will include Type III (roadway) photometrics.~~

~~(3) Polycarbonate refractor required.~~

~~(4) Placement approved in advance by Riverton City engineering and Utah Power.~~

~~(5) Lights should be placed on the right near side corner of the busiest street.~~

~~(6) All developer installed lights will be dedicated to the city.~~

~~(7) All lights will be inspected and approved by city public works and Utah Power.~~

~~(8) Only the city will replace existing mercury vapor with a high pressure sodium system.~~

~~(9) Where wood poles and overhead service exist, only lights and arms will be replaced. [Code 1997 § 12-400-035.]~~

~~17.25.080 Additional specifications.~~

~~(1) Optional assembly shall consist of a Ryton reflector having a multi-faceted surface finished with a highly specular coating.~~

~~(2) Laminar housing, both upper and lower, shall be die cast aluminum joined by an integrally cast hinged pin at the mounting end.~~

~~(3) Laminar finish shall be baked-on acrylic enamel.~~

~~(4) Hardware shall be of corrosion-resistant materials.~~

~~(5) Slip fitter shall be adaptable to one and one fourth inch or two inch mast arms.~~

~~(6) Power pad shall be provided for quick, easy field servicing. Electrical components shall be mounted to the power pad.~~

~~(7) Gasket shall be high temperature Dacron polyester breathing seal to filter contaminant for optic system.~~

~~(8) Ballast shall be factory pre-wired and suitable for operation in temperatures as low as -20 degrees Fahrenheit.~~

~~Lights, arms and poles that are equivalent in terms of style and appearance and meet all specifications may be substituted, if approved by the city planning and zoning commission. [Code 1997 § 12-400-040.]~~

1 RIVERTON CITY PLANNING COMMISSION
2 MEETING MINUTES

3
4 May 14, 2015

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

8
9 Planning Commission Members:

Staff:

10
11 James Endrizzi

Andrew Aagard, City Planner

12 Kent Hartley

Casey Taylor, Attorney

13 Cade Bryant

Gordon Miner, Engineering

14 James Webb

15 Dennis Hansen

16 Scott Kochevar

17
18 Commissioner Hansen called the meeting to order. Commissioner Kochevar led the
19 Pledge of Allegiance.

20
21 Before beginning the Public Hearing, Commissioner Hansen read the standards regarding
22 public hearings, including time limits and proper procedures.

23
24 I. PUBLIC HEARING

25
26 A. **REZONE**, REZONING 8.8 ACRES LOCATED AT APPROXIMATELY THE
27 NORTHWEST CORNER OF 1300 WEST 12600 SOUTH TO RM-14,
28 CURRENTLY R-4 AND C-G ZONES, KEYSTONE CONSTRUCTION,
29 APPLICANT.

30
31 City Planner, Andrew Aagard, presented the staff report regarding Keystone Construction's
32 application for a rezoning of eight properties located at 1300 West 12600 South to RM-14.
33 The subject properties are currently zoned R-4, which is residential 10,000 square foot lots,
34 and C-G, which is Commercial Gateway. Mr. Aagard informed the Commission that the
35 presentation needed to be altered slightly because he received a telephone call from one
36 of the property owners stating that he had not provided an affidavit authorizing the rezone
37 request to occur on his property. Mr. Aagard presented a revised map, showing the
38 properties that can be considered for the rezoning. He explained that the Planning
39 Commission could still move forward with this item or table it until the applicant can work
40 out a solid agreement with the property owner.

41
42 Mr. Aagard stated that the properties in question have been master planned for Community
43 Commercial under the Riverton City General Plan for many years, however, not a single
44 application has come to the City requesting the properties be rezoned to commercial or
45 requesting commercial site plan approval on the portion already zoned C-G. It was noted
46 that the prospects for the entire area being developed as commercial were small. This

1 applicant was requesting the rezone to construct a multi-family residential townhome
2 development. Mr. Aagard emphasized that the RM-14 zoning ordinance does not allow for
3 apartment buildings, however, it does allow for small townhome units and could allow for
4 small single-family lots. The proposed rezone would allow the applicant to build up to 123
5 units on the subject parcel, but the calculation did not incorporate setbacks, roadways,
6 open space, and other requirements.

7
8 Mr. Aagard addressed traffic and stated that it was an issue with a development of this size
9 and density. 12600 South is designed to handle heavy traffic flow, however 1300 West is
10 not. He added that the Planning Commission could require a traffic study as a condition,
11 if desired. Before turning the time back to the Commission for question, Mr. Aagard
12 reminded those present that this item was to address the rezoning and that further site
13 plans would be reviewed and discussed at a later date.

14
15 Commissioner Hartley requested more information about the phone call from the property
16 owner and how this item was overlooked. Mr. Aagard explained that staff required an
17 Ownership Affidavit or Purchase Agreement. In this case, an affidavit was submitted from
18 two of the property owners within the subject property, as well as a Purchase Agreement.
19 Staff overlooked the fact that the Purchase Agreement did not represent the property owner
20 who is participating.

21
22 In response to another question from Commissioner Hartley, Mr. Aagard stated that the
23 minimum project size requirement for the RM-14 Zone is five acres and the subject
24 property, without the parcel in question, would be 6.7 acres.

25
26 There was a discussion about access possibilities without the missing parcel. The
27 remaining property would not allow for a road connecting to 1300 West, so the only access
28 would be from 12600 South. Mr. Aagard stated that the applicant is still hoping to obtain
29 that parcel and this would not be an issue.

30
31 Commission Hansen opened the public hearing.

32
33 Richard Clouse gave his address as 1373 West Quail Ridge Road and indicated that he
34 was not opposed to the development of the property. He did, however, feel that the multi-
35 family units would be too crowded in this area. He was also concerned with the access
36 onto 12600 South and stated that it was already a dangerous road. Mr. Clouse informed
37 the Commission that the contractor held a neighborhood meeting on Monday and the
38 neighbors feel that the property would be better suited to an RM-8 Zone.

39
40 Al Leavitt reported that he lives just north of the subject property. He also had concerns
41 with the RM-14 Zone and indicated that he would prefer a lower density zoning. It was his
42 understanding that a development like this was required to have two points of access,
43 which would not be possible without the missing parcel. Mr. Leavitt informed the
44 Commission that he was on the City Council when much of the surrounding area was
45 rezoned RM-8-D, but that zoning was not continued to 1300 West. It was his opinion that
46 this property should be zoned similarly. He expressed concerns about access.

1
2 Robert Whitlock, who resides at 1325 West Quail Ridge Road, agreed with Mr. Clouse and
3 Mr. Leavitt about the zoning but also had concerns with the potential or increased traffic on
4 his street as a result of this development, especially if the only access was from 12600
5 South.

6
7 Cal Lugo stated that if traffic is going to increase in his neighborhood, then speed bumps
8 or something similar should be installed. He also agreed with applying an RM-8 zoning.

9
10 Pam Henderson concurred with the other neighbors about the zoning preference, but
11 expressed an additional issue with future development and other rezone applications.

12
13 There were no further public comments. Commissioner Hansen closed the public hearing.

14
15 The applicant, Matt Lepire, gave Keystone Construction's address as 88 East 679 South
16 Sandy Parkway. He expressed appreciation to the Commission for their time hearing and
17 discussing the application. He also thanked the neighbors for being vocal in their desires
18 for the area. Mr. Lepire apologized for confusion regarding the non-participating property
19 and explained that there were still some transactions in the works. They were prepared to
20 do what was needed for access and completion of the development.

21
22 Commissioner Hartley asked if the applicant needed the remaining parcel to complete the
23 development. Mr. Lepire responded that they would like to have it and have discussed the
24 transaction with the property owner for some time. He wanted to be clear that they were
25 not being pushy and just want to keep their momentum moving forward. If the property
26 owner is unwilling to sell his property they will find a way to make an access work.

27
28 Commissioner Hansen expressed his opinion that the rezoning is a moot point until they can
29 guarantee two points of access. The Commission discussed tabling the issue.

30
31 **Commissioner Bryant moved that the Planning Commission recommend the City**
32 **Council DENY the rezone application, rezoning 8.8 acres located at approximately**
33 **the northwest corner of 1300 West 12600 South from its current zoning of R-4 and**
34 **C-G to RM-14 and amend the Riverton City General Plan from Community**
35 **Commercial to High Density Residential. Commissioner Endrizzi seconded the**
36 **motion. Vote on motion: Commissioner Hansen – Nay; Commissioner Hartley –**
37 **Nay; Commissioner Bryant – Aye; Commissioner Endrizzi – Aye; Commissioner**
38 **Kochevar – Aye; Commissioner Webb – Aye. The motion passed 4-to-2.**

39
40 Mr. Aagard informed the public that the item would be heard by the City Council at a later
41 date at which time another public hearing would be conducted.

42

1 **B. MULTI-FAMILY SITE PLAN, THE MEADOWS ON PARK AVENUE, 2053**
2 **WEST 12600 SOUTH, RM-14-D ZONE, 121 UNITS, 8.65 ACRES, BRAD**
3 **REYNOLDS CONSTRUCTION, APPLICANT.**
4

5 Mr. Aagard presented the staff report regarding Brad Reynolds Construction's request for
6 site plan approval of The Meadows on Park Avenue located at 2053 West 12600 South.
7 He presented aerial photographs of the location and identified the post office to the north
8 and the local Coventry Cove Independent Senior Housing facility. It was noted that the
9 property is currently zoned RM-14-D.

10
11 Mr. Aagard presented various aspects of the site plan and explained that the applicant has
12 proposed 121 residential units on 8.65 acres of property. The project will have access onto
13 Park Avenue to the east and another access that will be shared with the post office. Of the
14 121 units, 102 will be garden style units composed of six 12-unit buildings and five 6-unit
15 buildings. The remaining 19 units will be townhomes. There are also plans for a clubhouse
16 and swimming pool. Mr. Aagard noted that there is a one-acre parcel to the northeast that
17 will remain commercial and will not be developed as part of the project. Mr. Aagard
18 confirmed that the setbacks, parking, sidewalks, and open spaces comply with the
19 ordinance requirements.

20
21 Mr. Aagard addressed the fencing requirements, which call for an eight-foot solid concrete
22 fence to match the one to the south near the post office, and a six-foot solid concrete fence
23 along 12600 South.

24
25 Mr. Aagard informed the Commission that the RM-14-D zoning has specific design
26 requirements. He presented drawings of the larger and smaller garden style units. He
27 identified the proposed materials and stated that they meet the requirements. Riverton City
28 Planning, Water, and Engineering divisions reviewed the application and recommended
29 approval with the conditions listed in the staff report.

30
31 In response to a question from Commissioner Hartley, Mr. Aagard stated that the density
32 would be 14 units per acre. They also discussed the access shared with the post office
33 and the fencing around the area.

34
35 Commissioner Hansen opened the public hearing. There were no public comments.
36 Commissioner Hansen closed the public hearing.

37
38 **Commissioner Hartley moved that the Planning Commission recommend**
39 **APPROVAL of the Meadows on Park Avenue multi-family site plan located at 2053**
40 **West 12600 South, Application #PL-15-8004, subject to the following conditions:**

- 41
42 **1. Storm drainage systems and accommodations comply with Riverton City**
43 **standards and ordinances, and with the recommendations of the Riverton City**
44 **Engineering Division.**
45

- 1 **2. An interim storm drainage and erosion control plan and an access**
2 **management plan be approved by the City prior to any construction or**
3 **grading on the site.**
- 4
- 5 **3. The site and structures comply with any and all applicable Riverton City**
6 **standards and ordinances, including the International Building and Fire**
7 **Codes.**
- 8
- 9 **4. Eight foot solid core concrete masonry fencing installed along the west, south**
10 **and southeast property lines. Six foot solid core concrete masonry fencing**
11 **installed along the northern property line adjacent to 12600 South.**
- 12
- 13 **5. A total of 25% of all building exterior surface shall be contained in brick or**
14 **stone.**
- 15
- 16 **6. Submitting an acceptable SMP and covenant to maintain.**
- 17
- 18 **7. Applicant signature on the irrigation master plan.**
- 19
- 20 **8. Recording an easement for the irrigation pipeline on the west side of the**
21 **property.**
- 22
- 23 **9. Submitting four sets of drawings for construction.**
- 24

25 **Commissioner Kochevar seconded the motion. Vote on motion: Commissioner**
26 **Hansen – Aye; Commissioner Hartley – Aye; Commissioner Bryant – Nay;**
27 **Commissioner Endrizzi – Aye; Commissioner Kochevar – Aye; Commissioner Webb**
28 **– Aye. The motion passed 5-to-1.**

29
30 **C. CONDITIONAL USE PERMIT—PRIVATE LANE, PROPOSED**
31 **DEVELOPMENT OF ONE HOME ACCESSING A PRIVATE LANE, 1453**
32 **WEST RIVERTON RANCH ROAD, RR-22 ZONE, JAMES KIPP,**
33 **APPLICANT.**
34

35 Mr. Aagard presented the staff report and informed the Commission that the application is
36 somewhat complicated. It involves a request for a conditional use permit that would
37 authorize the construction of a home with access from a private drive. Mr. Aagard
38 presented aerial photographs of the property, which is located at the end of the Riverton
39 Ranch Road, a public street. The subject property is zoned RR-22, Rural Residential one-
40 half acre lots as are all of the surrounding properties. Mr. Aagard pointed out that the north
41 side of the private lane has been paved and had curb, cutter, sidewalk, and park strip
42 installed to City standards.

43
44 Mr. Aagard stated that in order to approve a home on a private lane, there are certain
45 criteria that must be satisfied. They are as follows:
46

- 1 1. A lot of record that is pre-existing and has no frontage or adequate property to
2 construct a public street.
- 3
- 4 2. It can be demonstrated by the applicant that the property cannot be physically
5 subdivided with public streets either now or in the foreseeable future.
- 6
- 7 3. The development does not impede the necessary access from adjoining properties
8 as required by the Master Transportation Plan.
- 9

10 This situation complies with the first two criteria but the difficulty comes with the third item.
11 The property could be further subdivided into four or five homes. The applicant has no
12 intention of doing so but that possibility still exists. The ordinance requires certain private
13 lane widths by the number of homes that have access from the lane and that could create
14 problems if the property were subdivided. The private lane would not be wide enough. Mr.
15 Aagard informed the Commission that they researched the application for the existing
16 home but found nothing in the minutes specifically addressing the development of the
17 private lane. It seemed that there was a plan to have a possible half cul-de-sac in the area
18 but nothing further was found.

19
20 Mr. Aagard reported that staff recommended the item be tabled so that further research
21 can be conducted.

22
23 Commissioner Hartley initiated a discussion of other possibilities for the private lane if the
24 land were developed.

25
26 Commissioner Hansen opened the public hearing.

27
28 Kim Rammash, the owner of the property to the north, gave a brief history of the property
29 and the private lane. He was required to build the private lane, curb and gutter, and
30 sidewalk upon building approval. He asked for a variance to construct it without the
31 sidewalk but was denied because of possible future development. He was told that once
32 the southern property is developed the other half of the road would be finished with the
33 development. Mr. Rammash did not have an issue with the development of the property
34 and did not mind sharing the private lane, however, if the applicant intends to develop the
35 property further, he would like to see the other half of the road finished.

36
37 Mr. Hartley asked Mr. Rammash if there had been any discussion of dedicating the road
38 to the City at some point. Mr. Rammash responded that he attempted to give the road to
39 Riverton City but they did not want it. Originally there was no discussion of the City taking
40 ownership of the roadway.

41
42 Kathy Draper, the property owner to the west of Mr. Rammash, was in favor of the
43 development and felt it was unlikely he will subdivide in the future.

44

1 Aleah Silcox, who resides south of the subject property, expressed her concerns with the
2 water, and lack thereof. She requested they discontinue building new homes until there is
3 adequate water to support them.

4
5 There were no further public comments. Commissioner Hansen closed the public hearing.

6
7 **Commissioner Hartley moved that the Planning Commission TABLE the conditional**
8 **use permit to allow one existing lot to develop with access from a private lane on**
9 **property located at 1453 West Riverton Ranch Road until it can be clearly determined**
10 **the best course of action related to proper termination of Riverton Ranch Road at**
11 **this point to provide proper and necessary access for future subdivision of Mr.**
12 **Kipp's property. Commissioner Webb seconded the motion. Vote on motion:**
13 **Commissioner Hansen – Aye; Commissioner Hartley – Aye; Commissioner Bryant –**
14 **Aye; Commissioner Endrizzi – Aye; Commissioner Kochevar – Aye; Commissioner**
15 **Webb – Aye. The motion carried.**

16
17 **D. CONDITIONAL USE PERMIT—PRIVATE LANE, PROPOSED**
18 **DEVELOPMENT OF ONE HOME ACCESSING A PRIVATE LANE, 13289**
19 **SOUTH 1830 WEST, JOHN AND SHEENA ROSE, APPLICANTS.**

20
21 Mr. Aagard presented the staff report regarding John and Sheena Rose's application to
22 build a home with access from a private lane at 13289 South 1830 West. The property is
23 currently zoned RR-22 as are the properties to the north, south, and east. Mr. Aagard
24 stated that there is R-4 property on the west side of 1830 West. He displayed aerial
25 photographs of the subject property.

26
27 Mr. Aagard reviewed the criteria for granting access on a private lane and stated that this
28 situation meets all of the criteria. The City requires that a private lane with one residential
29 unit be a minimum of 20 feet wide and the applicant intends to comply with that. Staff
30 recommended approval of the request.

31
32 Commissioner Hansen opened the public hearing. There were no public comments.
33 Commission Hansen closed the public hearing.

34
35 **Commissioner Kochevar moved that the Planning Commission APPROVE a**
36 **conditional use permit for one existing lot to develop with access from a private lane**
37 **on property located at 13289 South 1830 West subject to the following conditions:**

- 38
39 **1. The private lane shall be paved with either concrete or asphalt to a minimum**
40 **of twenty (20) feet from the public right-of-way to the driveway of the new**
41 **home with appropriate turn-around space, as per Riverton City and the United**
42 **Fire Authority regulations.**
43
44 **2. Utility connections shall be approved by the Riverton City Public Works**
45 **Department prior to construction.**
46

1 **3. The site and structures comply with any and all applicable Riverton City**
2 **standards and ordinances, including the International Building and Fire**
3 **Codes.**

4
5 **Commission Endrizzi seconded the motion. Vote on motion: Commissioner Hansen**
6 **– Aye; Commissioner Hartley – Aye; Commissioner Bryant – Aye; Commissioner**
7 **Endrizzi – Aye; Commissioner Kochevar – Aye; Commissioner Webb – Aye. The**
8 **motion passed unanimously.**

9
10 **II. DISCUSSION ITEMS**

11
12 **A. FINAL COMMERCIAL SITE PLAN, AMERICAN CURB CUT STUDIO,**
13 **12472 SOUTH 3670 WEST, C-R ZONE, KODY PIERCE, APPLICANT.**
14

15 Mr. Aagard presented the staff report regarding Kody Pierce's application for final site plan
16 approval for a building located within the Spring Creek commercial development at 12472
17 South 3670 West. He presented aerial photographs and identified the Utah Sports Lodge
18 to the north and Delta Bowling Lanes to the south. The property is zoned C-R, Regional
19 Commercial as are the surrounding properties. The proposed building will be a multi-use
20 building that will include a 3,500 square foot dance studio and a 1,500 square foot
21 warehouse space that would be used for pole vaulting and other track and field training
22 related exercises.

23
24 Mr. Aagard addressed the proposed parking, which will be 41 spaces and located to the
25 south and east of the building. There are two proposed accesses on the site, one on the
26 east side onto Meadow Springs Lane and the other to the north that would be shared with
27 the Utah Sports Lodge. Mr. Aagard presented the Landscaping Plan, which meets all City
28 requirements.

29
30 As for the building requirement, Mr. Aagard confirmed that the applicant has worked with
31 staff to bring the building exterior into compliance with the zoning ordinance with regard to
32 appearance. He described the materials that would be used and stated that staff is
33 satisfied with the proposal. Staff recommended approval of the request.

34
35 Commissioner Hartley expressed his concern for the access on the southeast corner of the
36 property and felt it was dangerous. There was discussion of other possible locations for
37 an access.

38
39 The applicant, Kody Pierce, addressed the southeast corner access and explained that
40 they would be unable to put an access on the far west side because of the power boxes
41 and other electrical items in the area. He stated that they were also trying to create as
42 many parking spaces as possible and that access location allowed them the most space.

43
44 Commissioner Hartley asked about the possibility of connectivity between this location and
45 the future development to the west. Mr. Aagard responded that connectivity is not required,
46 but is encouraged.

1
2 Commissioner Endrizzi asked how the required parking was determined in this situation.
3 Mr. Aagard explained that there are no ordinance requirements for parking based on the
4 warehouse use of the building. They have applied the standard for the dance studio and
5 felt that the general warehouse parking requirements would apply. Primarily, the parking
6 was estimated rather than having a required number.

7
8 Mr. Pierce commented that there would not be a lot of parking used for the warehouse use
9 and even the dance studio would involve a pick-up/drop-off situation. He anticipated that
10 their parking spaces would mostly be used by the customers of the Sports Lodge.

11
12 There was a discussion regarding the loss of parking spaces as a result of the repositioning
13 of the southeast access. It was agreed that the angle of the entrance was a safety hazard
14 and needs to be resolved. The applicant confirmed that he would be willing to move the
15 access where requested and did not mind losing the parking spaces, if necessary.

16
17 In response to a question from Commissioner Hansen, the applicant stated that he would
18 not be holding any dance recitals, competitions, or meets at this location. Mr. Pierce
19 informed the Commission that there would be a small office space for himself for his curb
20 cutting business. The dance studio portion would be leased and has a committed renter
21 already. Mr. Pierce coaches track and field for Bingham High School, and has a club during
22 the off season. He had a desire for a training space and felt that this was a good location
23 for that.

24
25 The Commission discussed options for the access and parking arrangements. Mr. Aagard
26 stated that if the access was moved and some of the landscaping lost, they would still meet
27 the minimum requirement of 20%.

28
29 It was recommended that a condition be added to move the access from the southeast
30 corner. Mr. Aagard stated that this matter would still go before the City Council for final
31 approval.

32
33 **Commissioner Hartley moved that the Planning Commission recommend**
34 **APPROVAL of the American Curb Cut Final Commercial Site Plan, Application #PL**
35 **15-8003, located at 12472 South 3670 West, subject to the following conditions:**

- 36
37 **1. Storm drainage systems and accommodations comply with Riverton City**
38 **standards and ordinances, and with the recommendations of the Riverton City**
39 **Engineering Division.**
40
41 **2. An interim storm drainage and erosion control plan and an access**
42 **management plan be approved by the City prior to any construction or**
43 **grading on the site.**
44
45 **3. The site and structures comply with any and all applicable Riverton City**
46 **standards and ordinances, including the International Building and Fire Code.**

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- 4. **Lighting, both on the building and in the site shall be designed and installed to minimize impacts to the surrounding properties.**
 - 5. **Any and all rooftop mechanical equipment shall be fully screened from view from the roadway and surrounding properties.**
 - 6. **Complete an acceptable O&M plan for post-construction storm water controls.**
 - 7. **Submitting three more sets of drawings for distribution.**
 - 8. **Move the southeast access from the corner.**

Commissioner Webb seconded the motion. Vote on motion: Commissioner Hansen – Aye; Commissioner Hartley – Aye; Commissioner Bryant – Aye; Commissioner Endrizzi – Aye; Commissioner Kochevar – Aye; Commissioner Webb – Aye. The motion passed unanimously.

MINUTES

A. APRIL 9, 2015.

Commissioner Bryant moved that the Planning Commission **APPROVE** the meeting minutes from April 9, 2015. Commissioner Kochevar seconded the motion. Vote on motion: Commissioner Hansen – Aye; Commissioner Hartley – Aye; Commissioner Bryant – Aye; Commissioner Endrizzi – Aye; Commissioner Kochevar – Aye; Commissioner Webb – Aye. The motion passed unanimously.

B. APRIL 23, 2015.

Commissioner Bryant moved that the Planning Commission **APPROVE** the meeting minutes from April 23, 2015. Commissioner Hartley seconded the motion. Vote on motion: Commissioner Hansen – Aye; Commissioner Hartley – Aye; Commissioner Bryant – Aye; Commissioner Endrizzi – Aye; Commissioner Kochevar – Aye; Commissioner Webb – Aye. The motion passed unanimously.

ADJOURNMENT

The meeting adjourned at approximately 7:51 p.m.