



RIVERTON CITY
PLANNING COMMISSION AGENDA
THURSDAY, JULY 9, 2015



NOTICE IS HEREBY GIVEN THAT THE RIVERTON CITY PLANNING COMMISSION WILL HOLD A PUBLIC MEETING AT **6:30 PM, THURSDAY, JULY 9, 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. **COMMERCIAL SITE PLAN**, OUR JOURNEY SCHOOL DBA MONTESSORI AT RIVERTON, 1646 WEST 13200 SOUTH, C-N ZONE, EMILY AUNE, APPLICANT.
- B. **REZONE**, REZONING 8.8 ACRES LOCATED AT APPROXIMATELY THE NORTH WEST CORNER OF 1300 WEST 12600 SOUTH FROM R-4 AND C-G TO RM-14, KEYSTONE CONSTRUCTION, APPLICANT.
- C. **SUBDIVISION**, THE CREEK AT LOVERS LANE, 3 LOTS, 13270 SOUTH LOVERS LANE, RR-22 ZONE, RIDGE AT LOVERS LANE LLC, APPLICANT
- D. **CONDITIONAL USE**, MAKIKO'S DAYCARE, 11930 SOUTH REDWOOD ROAD, C-N ZONE, CURTIS WASHINGTON REPRESENTING THE APPLICANT.

2. **DECISION ITEM**

- A. **CONDITIONAL USE**, PROPOSED DEVELOPMENT OF 1 LOT ON A PRIVATE LANE, 1453 WEST RIVERTON RANCH ROAD, RR-22 ZONE, JAMES KIPP, APPLICANT.
- B. **FINAL PLAT SUBDIVISION**, MIDAS CROSSING PHASE 2, 11800 SOUTH 2700 WEST, 30 LOGS, IVORY DEVELOPMENT, LLC., APPLICANT.

3. **MINUTES**

- A. JUNE 11, 2015 PLANNING COMMISSION

4. **ADJOURNMENT**

ITEM 1.A

**OUR JOURNEY SCHOOL DBA
MONTESSORI AT RIVERTON**

**RIVERTON CITY
MEMORANDUM**

TO: Planning Commission

FROM: Development Review Committee

DATE: July 9, 2015

SUBJECT: SITE PLAN, OUR JOURNEY SCHOOL DBA MONTESSORI AT RIVERTON,
1646 WEST 13200 SOUTH, C-N ZONE, EMILY AUNE, APPLICANT.

PROPOSED MOTION:

I move the Planning Commission APPROVE the Site Plan for the Montessori School located at 1646 West 13200 South, with the following conditions:

1. The site and infrastructure shall comply with any and all requirements of the approved Conditional Use Permit(s).
2. Fencing on the north property line shall consist of solid core decorative concrete fencing at a minimum height of six (6) feet.
3. Storm water management on site, including the proposed storm water pond, be constructed in accordance with a design approved by the Riverton City Engineering Department.
4. Any and all irrigation ditches, weirs, etc. on or associated with this site be addressed in compliance with Riverton City standards and ordinances, and as approved by the appropriate water company/ditch master.
5. Construction of the parking lot and associated infrastructure not commence until final approval of the technical drawings.
6. The site and structures comply with any and all applicable Riverton City standards and ordinances, including the International Building and Fire Codes.

BACKGROUND:

Emily Aune has submitted an application requesting site plan approval for the development of physical infrastructure for a private school at 1646 West 13200 South. The property is zoned C-N (Commercial Neighborhood) and RR-22, and is currently occupied by several structures. Property to the west is zoned RR-22 (Rural Residential ½ acre lots) as is the property to the east. However, the property to the west, adjacent to Redwood Road, includes vacant property and an existing legal nonconforming commercial business, Barrett's Blossoms. The property to the north is also zoned RR-22. The private school in operation on the site received the necessary Conditional Use Permits for operation of the school in 2014.

The application is primarily for the installation of a parking/turn-around area on the site. The parking area includes 23 parking stalls, and queuing space for up to 30 vehicles. One of the conditions under the C.U.P. was for parking and stacking to occur off-street, and this parking area will allow for that to occur with the projected capacity of the school. The parking area also includes a bulb at the north end to accommodate turn-around movement for vehicles.

The site plan also includes installation of a storm water management pond in the northeast corner of the property, which is required to be meet all City standards and ordinances regulating such facilities. The applicant has also submitted information addressing the existence of an irrigation system on the property, and will maintain that system in compliance with Riverton City ordinance and under the direction of the ditch master and/or water company.

The primary issue to be addressed in this approval is that of fencing. The conditional use permit included a condition that "Fencing type and location [b]e determined at site plan". The properties to the north of this site are zoned RR-22, which is a single family rural residential zone bearing animal rights. Riverton City Ordinance 18.155.080 states the following:

(1) Noncompatible Zones. A solid core decorative concrete fence with a minimum height of six feet shall be required between noncompatible zones. Both sides of the fence shall receive equal treatment with respect to pattern, color, etc. Hollow, foam core, fiberglass/concrete mix, or other alternative fence types are not permitted.

The zoning of the north part of this site, adjacent to the existing residential development, is RR-22. However, Riverton City Ordinance 18.05.030, Definitions, states the following:

Noncompatible use of land" or "noncompatible zone" means a use of land or zone that is determined to be or of potentially being in conflict with, or of adverse impact to, adjoining parcels. Adjoining uses which differ in activity, intensity and utilization or which are contrary to harmonious uses may be determined as noncompatible at the discretion of the planning commission

While the zoning of the northern portion of this property is RR-22, the use of the ground as a private school is clearly not residential in nature, and is classified by the City as a noncompatible quasipublic use. Based on the ordinances above, the use of the land as is defined as a noncompatible use and therefore solid-core decorative concrete fencing is required. The properties adjacent to the west property line of this project, while zoned RR-22, are for the most part either commercial in use (Barrett's Blossoms) or vacant ground for which future commercial development is the most likely use. Staff is recommending the existing solid vinyl fencing on the west property line be allowed to be maintained as the *use* of those properties is not incompatible with the private school.

Staff is recommending approval of the proposed site plan with the conditions outlined above.

ATTACHMENTS:

The following items are attached for your review:

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



13035 S

REDWOOD RD

DAPPLE GRAY CIR

HANDLEY BOY CT

RIVERTON RANCH RD

BLAZE CT

TROTTER CT

AMOLINK

Subject Property

Riverton City Cemetery

13200 S

JARED CIR



402-024

402-025

402-026

402-013

402-011

402-007

402-008

402-019

402-051

402-050

402-017

402-018

432000

© 2010 Google Earth



W 13200 S



BILLS (FAMILY ENTERPRISES)
277-344-602 #041

THESE ALIEN PROPERTY CLAIMS
MAY BE DEFERRED BY LEGAL COUNSEL

EXISTING SIDEWALK TO BE
REMOVED AND NEW SIDEWALK
TO BE INSTALLED

EXISTING SIDEWALK TO BE
REMOVED AND NEW SIDEWALK
TO BE INSTALLED

ROCK DETENTION ON EXISTING
IS ADDED TO RETENTION POND

THESE ALIEN PROPERTY CLAIMS
TO BE DEFERRED BY LEGAL COUNSEL



LINE RETENTION POND ON
ROOF THE 24' OR LARGER OF
ROCK IS TO BE INSTALLED
TO RETAIN

DUAL TIER RETENTION POND

NO.	DATE	BY	DESCRIPTION
1	08/05/20	WJ	ISSUED FOR PERMIT

4443 4442 4441

ON-SITE MAINTENANCE ITEMS

NO.	DATE	BY	DESCRIPTION
1	08/05/20	WJ	ISSUED FOR PERMIT
2	08/05/20	WJ	ISSUED FOR PERMIT
3	08/05/20	WJ	ISSUED FOR PERMIT
4	08/05/20	WJ	ISSUED FOR PERMIT
5	08/05/20	WJ	ISSUED FOR PERMIT
6	08/05/20	WJ	ISSUED FOR PERMIT
7	08/05/20	WJ	ISSUED FOR PERMIT
8	08/05/20	WJ	ISSUED FOR PERMIT
9	08/05/20	WJ	ISSUED FOR PERMIT
10	08/05/20	WJ	ISSUED FOR PERMIT
11	08/05/20	WJ	ISSUED FOR PERMIT
12	08/05/20	WJ	ISSUED FOR PERMIT
13	08/05/20	WJ	ISSUED FOR PERMIT
14	08/05/20	WJ	ISSUED FOR PERMIT
15	08/05/20	WJ	ISSUED FOR PERMIT
16	08/05/20	WJ	ISSUED FOR PERMIT
17	08/05/20	WJ	ISSUED FOR PERMIT
18	08/05/20	WJ	ISSUED FOR PERMIT
19	08/05/20	WJ	ISSUED FOR PERMIT
20	08/05/20	WJ	ISSUED FOR PERMIT

DEMOLITION NOTE

REMOVE EXISTING SIDEWALK AND LANDSCAPING AS
NECESSARY FOR CONSTRUCTION OF NEW SIDEWALK



LEGEND

-4445-	EXISTING CONTOUR ELEVATION	□-□	LIGHT POLE
(45)	FINISH CONTOUR ELEVATION	IB □	INLET BOX
15.0	EXISTING SPOT ELEVATION	MHO	MANHOLE
15.0	FINISH SPOT ELEVATION	CO	CLEANOUT
TA	TOP OF ASPHALT	FH	FIRE HYDRANT
TC	TOP OF CONCRETE	SD	STORM DRAIN LINE
TBC	TOP BACK OF CURB	RD	ROOF DRAIN LINE
SW	TOP OF SIDEWALK	W	WATER LINE
TG	TOP OF GRADE	FL	FIRE LINE
TOW	TOP OF WALL	SS	SANITARY SEWER LINE
FL	FLOORLINE	G	GAS LINE
←	DRAINAGE DIRECTION	P	POWER LINE
- - -	PROPERTY LINE	- - -	EXISTING UTILITY LINE
-EX-EX-EX-	EXISTING FENCE TO REMAIN	- - -	NEW UTILITY LINE

VEHICLE QUEUING

SEE TRAFFIC STUDY PROVIDED BY TURNKEY CONSULTING, LLC. - DATED JULY 7, 2014

- PHASE 2 - MAXIMUM VEHICLE QUEUING REQUIRED:
- DROP-OFF: 1 VEHICLE MAX. QUEUE
 - PICK-UP: 5 VEHICLE MAX. QUEUE

- PHASE 2 - VEHICLE QUEUING PROVIDED:
- MINIMUM 20 VEHICLE QUEUE
 - MAXIMUM 30 VEHICLE QUEUE

- 1 ACTIVE ELEMENTARY DROP-OFF / PICK-UP LOCATIONS PROVIDED
- 4 ACTIVE EARLY CHILDHOOD DEVELOPMENT DROP-OFF / PICK-UP LOCATIONS PROVIDED
- 2 TOTAL ACTIVE DROP-OFF / PICK-UP LOCATIONS PROVIDED

OFF-STREET PARKING

RIVERTON CITY MUNICIPAL CODE:
CHAPTER 18 - AUTOMOBILE PARKING
SECTION 18.145.120: MINIMUM SPACE REQUIREMENTS: TWO SPACES PER TEACHING STATION PLUS 10 VISITOR SPACES

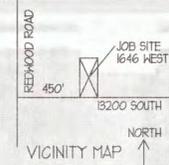
- PHASE 1:
6 TEACHING STATIONS: 22 PARKING STALLS REQUIRED
23 PARKING STALLS PROVIDED

GENERAL NOTES

ALL WORK SHALL CONFORM TO THE RIVERTON CITY GENERAL NOTES WITH THE ADDITION OF THE FOLLOWING SPECIFIED NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND FINISH GRADES AND DIMENSIONS BEFORE STARTING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY THE SANITARY SEWER, STORM DRAIN, AND WATER LINE STREET CONNECTIONS AND THE LOCATION, DEPTH AND SIZE OF ALL EXISTING UTILITIES BEFORE STARTING ANY CONSTRUCTION.
- CONTRACTOR SHALL FOLLOW PIPE MANUFACTURER'S SPECIFICATIONS FOR THE INSTALLATION OF ALL PIPES.
- ALL SITE WORK, INCLUDING CURBS, GUTTERS, SIDEWALKS, DRIVEWAYS, PAVING, UTILITIES, STORM DRAINS, SIGNS, ETC. SHALL CONFORM TO RIVERTON CITY DEVELOPMENT STANDARDS, ENGINEERING REQUIREMENTS AND SUPPLEMENTAL SPECIFICATIONS FOR PUBLIC WORKS PROJECTS - LATEST EDITION, AND THE LATEST EDITION OF THE APHA STANDARD PLANS AS REFERENCED.
- THE FINISH GROUND SURFACE SHALL BE GRADED TO DRAIN WATER AWAY FROM EACH WALL OF THE BUILDING.
- PREVENT ALL STORM WATER FROM FLOWING ONTO THE ADJACENT PROPERTY.
- HOT WEATHER ASPHALT CONCRETE PAVEMENT TIE-IN PER APHA PLAN NO. 251 IS REQUIRED.
- MAXIMUM SLOPE THRU ADA PARKING STALLS AND AISLES SHALL NOT EXCEED 2.0% IN ANY DIRECTION. ADA ROUTE CROSS SLOPE SHALL NOT EXCEED 2.0% AND LONGITUDINAL SLOPE SHALL NOT EXCEED 4.7%.
- VERIFY AND COORDINATE SITE PLAN UTILITIES WITH THE PLUMBING PLANS BEFORE STARTING ANY WORK.
- STORM WATER TREATMENT AND RETENTION IS SCHEMATIC AND SUBJECT TO APPROVAL BY RIVERTON CITY.
- CONTRACTOR WILL BE REQUIRED TO PROVIDE A LICENSED SURVEYOR TO STAKE OUT NEW CONSTRUCTION FROM THE ARCHITECT'S COMPUTER SITE PLAN.
- 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 801-208-3145.
- ALL RIGHT-OF-WAY UTILITIES SHALL BE BACKFILLED WITH FLOWABLE FILL.
- A LAND DISTURBANCE PERMIT MUST BE OBTAINED FROM RIVERTON CITY PRIOR TO DISTURBING ANY VEGETATION OR MOVING ANY SOIL. CONTACT TOM BEESLEY AT 801-208-3552.

I hereby certify that this design for the onsite drainage of this development was prepared by me in accordance with the provisions of the Riverton City Storm Water Design Standards and Regulations, and was designed to comply with the provisions thereof. I understand that Riverton City does not and will not assume liability for drainage facilities design.



SECTION THRU RETENTION POND
SCALE: NONE

REC	PANEL	PREFIX	DATE	ZONE	DESCRIPTION
1	0440G	49035C	9/28/2009	X	OUTSIDE 500 YEAR

ON-SITE MAINTENANCE ITEMS

REQUIRED MAINTENANCE SCHEDULE	YEAR	COMPLETION DATES
KEEP LITTER & DEBRIS PICKED-UP FROM THE SITE	ALWAYS	
DO NOT LET LITTER AND DEBRIS ENTER THE STORM DRAIN SYSTEM	ALWAYS	
REPAIRS:		
DUMPSTER ENCLOSURE AND SURROUNDING AREA		
KEEP THE LID CLOSED TO KEEP GARBAGE FROM LEAKING OUT OF THE DUMPSTER	ALWAYS	
CLEAN UP SPILLS AND LOOSE GARBAGE	IMMEDIATELY	
CLEAN AND SWEEP THE DUMPSTER AREA	SPRING 4 FALL	
REPAIRS:		
GENERAL LANDSCAPING AND FERTILIZING		
MAINTAIN GROUND COVER AND REPAIR ANY SURFACE EROSION	SPRING 4 FALL	
DO NOT EXCEED NUMBER OF FERTILIZER APPLICATIONS PER INSTRUCTIONS	DATE APPLIED	
SWEEP ANY FERTILIZER OFF OF ALL HARD SURFACES AFTER EACH APPLICATION	EA. APPLICATION	
REPAIRS:		
DRAINAGE DITCH TO RETENTION POND		
MAINTAIN DITCH FLOWLINES TO THE RETENTION POND AND REPAIR ANY EROSION	SPRING 4 FALL	
REPAIRS:		
RETENTION POND		
CLEAN TO MAINTAIN SIZE AND FUNCTION OF RETENTION POND	SPRING 4 FALL	
REPAIRS:		
ROOF DRAINS		
MAINTAIN ROOF DRAIN OUTLETS AND SPLASH AREAS	SPRING 4 FALL	
REPAIRS:		
STORMWATER MAINTENANCE RECORDS		
FILL OUT RECORD SHEETS AND RECORD ONLINE	SPRING 4 FALL	

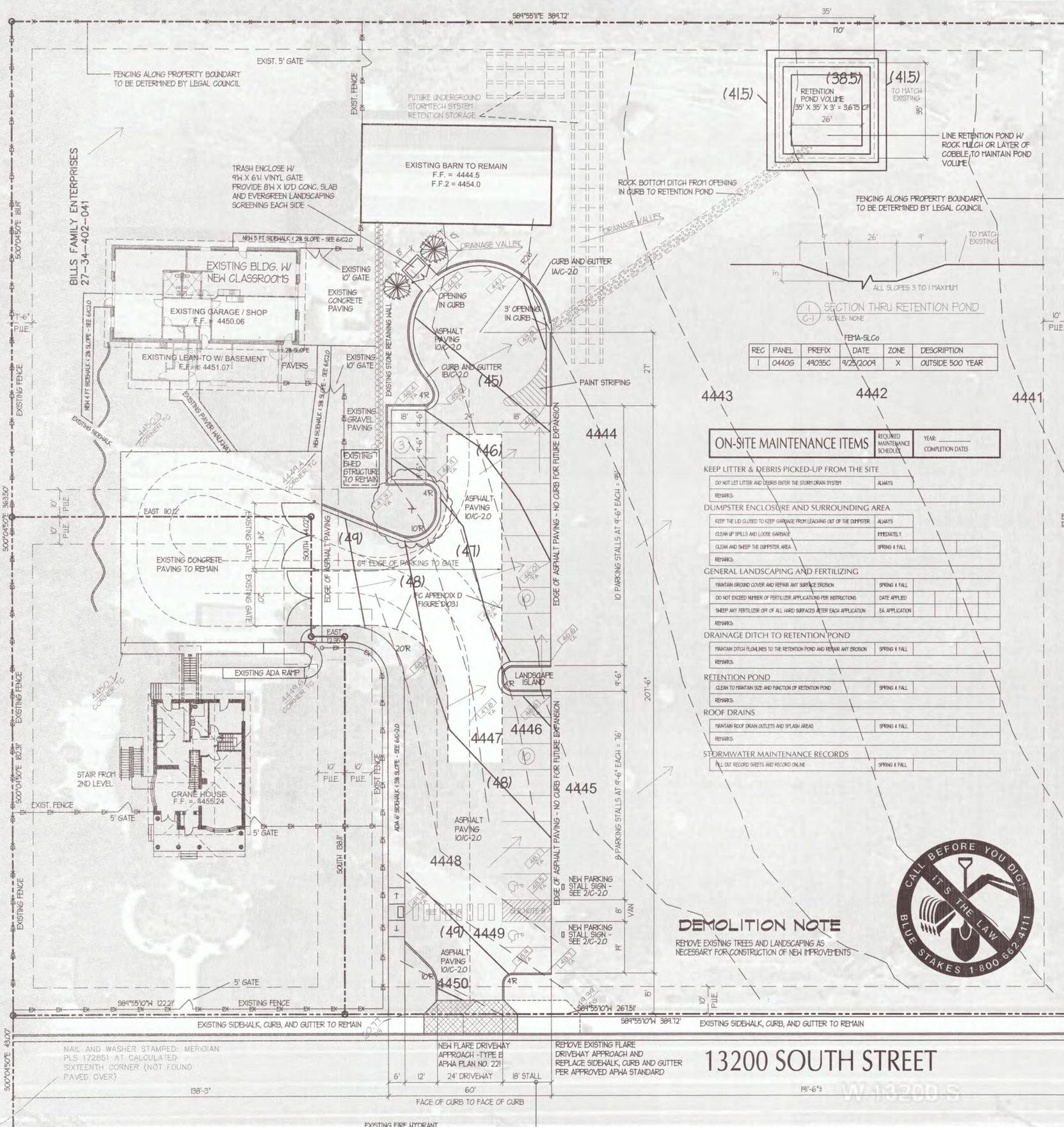
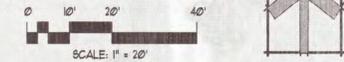
DEMOLITION NOTE

REMOVE EXISTING TREES AND LANDSCAPING AS NECESSARY FOR CONSTRUCTION OF NEW IMPROVEMENTS



13200 SOUTH STREET

SITE PLAN



RIVERTON CODE 18.145.030 ALLOWS FOR REDUCED 18' DEEP PARKING STALLS WHERE PARKING IS AGAINST CURB AREAS (NOT NOSE-TO-NOSE PARKING).



SITE PLAN

OUR JOURNEY - PRIVATE SCHOOL
DBA MONTESSORI AT RIVERTON

RIVERTON, UTAH
1646 WEST 8200 SOUTH

PERMIT DRAWINGS

DATE: JULY 28, 2014
JOB NO.: 214100

C
1.0

ITEM 1.B

PARK VIEW REZONE

**RIVERTON CITY
MEMORANDUM**

TO: Planning Commission

FROM: Planning Department

DATE: July 7, 2015

SUBJECT: REZONE, REZONING 8.8 ACRES LOCATED AT APPROXIMATELY THE NORTH WEST CORNER OF 1300 WEST 12600 SOUTH TO RM-14, CURRENTLY R-4 AND C-G ZONES, KEYSTONE CONSTRUCTION, APPLICANT

PL NO.: 15-4004 – PARK VIEW REZONE

This application is a public hearing and legislative action item.

In rendering a decision the Planning Commission is serving a legislative function, decisions are based on reasonably debatable evidence.

PROPOSED MOTION(S)

I move the Planning Commission recommend approval of this rezone application, rezoning 8.8 acres located at approximately north west corner of 1300 West 12600 South from its current zoning of R-4 and C-G to to RM-14 and amend the Riverton City General plan from Community Commercial to High Density Residential.

BACKGROUND

On May 14, 2015 the Riverton City Planning Commission held a public hearing concerning this item. During that meeting it was explained to the Commission that the applicant did not have all of the necessary affidavits from the property owners participating in the rezoning application. At that meeting the Planning Commission voted to recommend denial of the requested rezone to RM-14 due to the eastern most properties not participating and thus impacting the necessary access to 1300 West. Since that time the applicant has provided a signed and notarized affidavit from all property owners within the area proposed for rezoning and the application is again before the Planning Commission for a public hearing and recommendation of all properties involved.

Keystone Construction has submitted this application requesting that eight properties totaling 8.8 acres located at the north west corner of the intersection of 12600 South 1300 West be rezoned from its existing zoning of R-4 (Residential 10,000 square foot lots) and C-G (Commercial Gateway) to a new zoning designation of RM-14 (Residential multi-family 14 dwellings per acre). The property currently splits the R-4 and C-G zoning down the middle. Current uses of the properties are residential and limited agricultural. Properties to the north and west are zoned R-4 with a small parcel zoned C-PO (Commercial Professional Office) at the south west corner. Properties on the south side of 12600 South are zoned C-G. To the east property is zoned both R-4 and C-G.

The property has been master planned for Community Commercial under Riverton City's General Plan for many years. However, not one single application has come to the City requesting these properties be rezoned to commercial or requesting commercial site plan approval on the portion that is already zoned commercial. With ample commercial zoning located east and south east of the subject property the prospects of this entire parcel developing as commercial is very slim. The applicant is requesting that the property be rezoned to RM-14 in order to make way for a multi-family residential townhome development. I should emphasize that the RM-14 zoning does not allow for apartment buildings. It only allows for smaller townhome type of units. Rezoning to RM-14 does pave the way for the applicant to construct

possibly 123 units within the subject parcel, however, this is a gross calculation based only upon lot size and density requirements. Building setbacks, roadways, open space and other issues have not been calculated and may reduce the overall number of units on the site.

Traffic is definitely an issue with a development of this size and density. 12600 South, which is a major arterial collector street, is designed to handle and move massive amounts of traffic. However, traffic on 1300 West is an issue and one that the applicant will need to address before the Commission and City Council. If necessary the Planning Commission may require a traffic study by the applicant.

If a zoning amendment is ratified the ordinance does have buffering requirements when non-compatible zones such as single-family against multi-family occur. Some of those buffering requirements are additional building setbacks, additional landscaping and fencing. However, these buffering requirements are addressed during site plan rather than zoning amendment hearings.

At this point, this hearing is only to consider the zoning of the property and whether the RM-14 zoning district is an appropriate zoning, density and use for this property. Issues and concerns related to the site plan will be reviewed and discussed at a later hearing during which a proposed site plan will be presented. Staff is recommending APPROVAL of this rezone application as this property is not a viable commercial property and additional residential homes will bring additional population to Riverton that will help bolster and strengthen existing commercial businesses and properties within Riverton City's boundaries. This property is somewhat blighted and the applicant is proposing to remove the blighted uses therein and rebuild with a new, modern development. This proposal is a benefit to Riverton City.

ATTACHMENTS:

The following items are attached for your review:

1. A copy of the Rezone application.
2. An 8.5" x 11" copy of the Current Zoning Map
3. An 8.5" x 11" copy of the Proposed Zoning Map

PL No. 15-4004
Date 4/20/2015

Application Rezone

A. Applicant's Name Keystone Contruction
Home Address 8679 South Sandy Pkwy
City Sandy State Utah Zip 84070
Telephone # 801-910-9838 Mobile # _____ Fax # _____

B. Property Owner's Name (If Different From Applicant) Raul Chavez
Address _____
City _____ State _____ Zip _____
Telephone # _____ Mobile # _____ Fax # _____

C. Project Information
1. Address 12600 South 1300 ~~1137~~
2. Sidwell/Tax ID# (See Title Report) _____ Total Acreage of the Site 8.8
3. Current Zoning of the Proposed Site Community Commercial
Zoning of Adjacent Parcels North R-4 South C-N East Mixed Use West R-4
4. Requested Zoning High Density 14 Units/Acre
5. Riverton City General Plan Designation Community Commercial
6. Description of the Proposed Zone/Use for the Property Multi-Family Dwellings

This application is for a request for change of zoning only. Any concept plans, drawings, or other indication of proposed development are included for reference only and are NOT approved as part of this process. A checklist outlining required materials and fees is included below.



Applicant's Signature

4/8/15

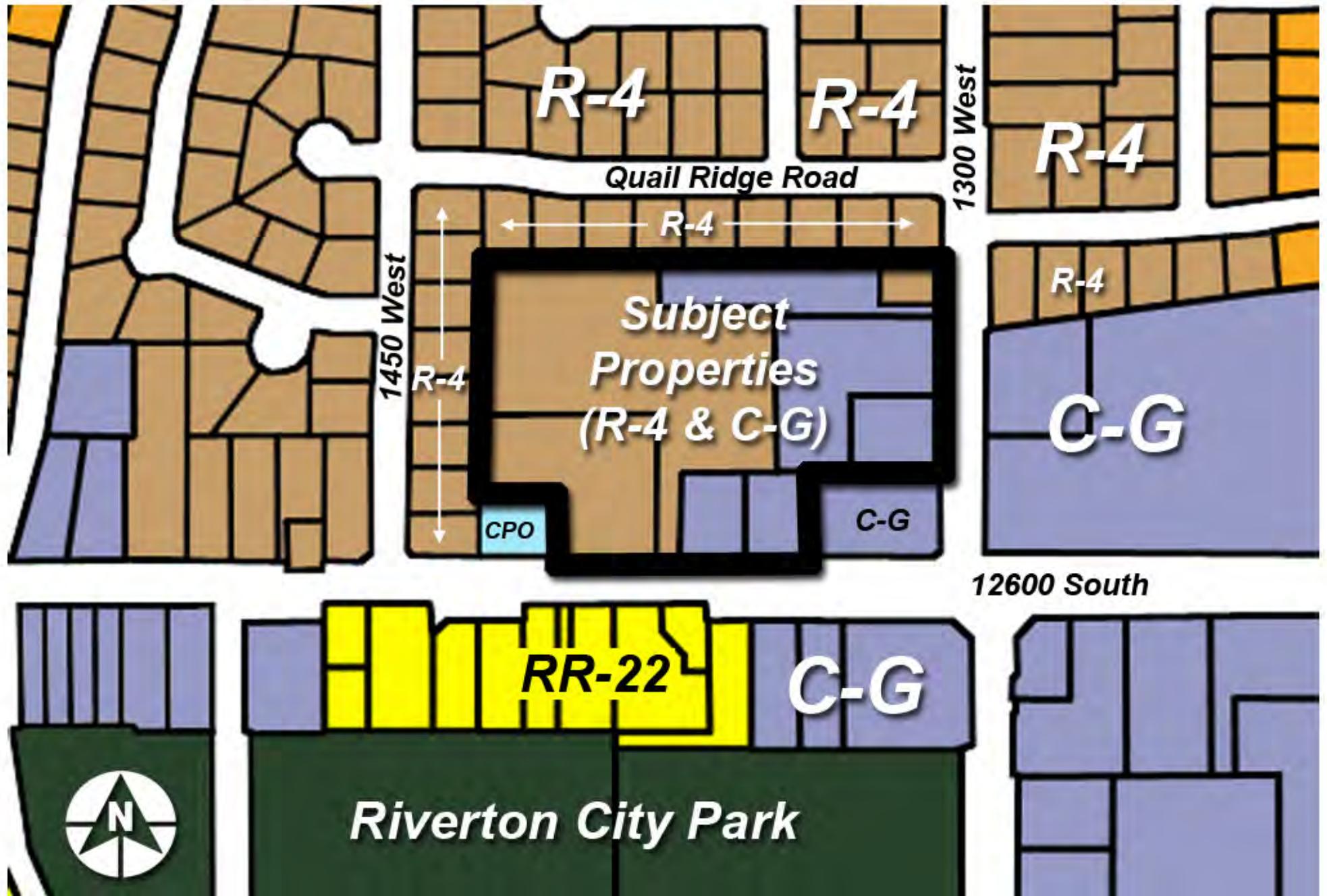
Date

PARK VIEW REZONE



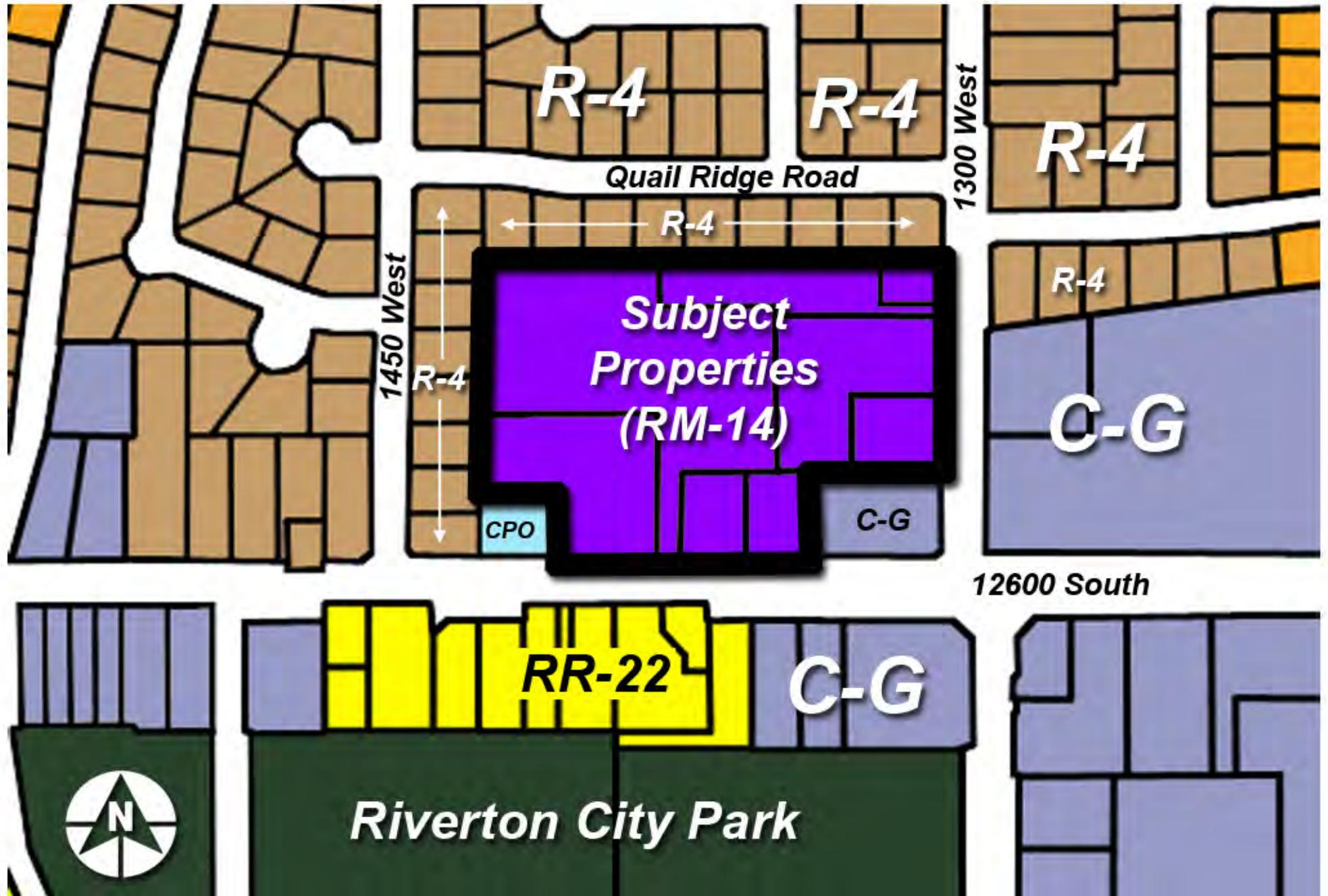
AERIAL VIEW

PARK VIEW REZONE



CURRENT ZONING

PARK VIEW REZONE



PROPOSED ZONING

ITEM 1.C

THE CREEK AT LOVERS
LANE

**RIVERTON CITY
MEMORANDUM**

TO: Planning Commission

FROM: Development Review Committee

DATE: July 7, 2015

SUBJECT: SINGLE PHASE SUBDIVISION, THE CREEK AT LOVERS LANE, 3 LOTS, 13270 SOUTH LOVERS LANE, RR-22 ZONE, RIDGE AT LOVER'S LANE LLC, APPLICANT

PL NO.: 14-1001 – The Creek at Lover's Lane Subdivision

PROPOSED MOTION

I move the Planning Commission recommend APPROVAL of application #14-1001, The Creek at Lovers Lane Subdivision, located at 13270 South Lovers Lane with the following conditions:

1. Storm drainage systems and installation shall comply with Engineering Department requirements and standards.
2. Any and all irrigation ditches associated with the property be addressed, with disposition of the irrigation systems approved by Riverton City and the proper irrigation company or users.
3. The subdivision shall comply with any and all applicable Riverton City standards and ordinances, including the International Building and Fire Codes.
4. Provide a copy of the U.S. Army Corps of Engineers permit application.
5. The approved plans shall match the Corps' application.
6. Complying with all conditions on the Corps' application.
7. Addressing minor redline comments on the subdivision plat and submitting four sets of properly signed and stamped plat and drawings.

BACKGROUND:

The Ridge at Lovers Lane LLC has submitted an application requesting subdivision of land located at 13270 South Lovers Lane. The property is zoned RR-22 (Rural Residential ½ acre lots) and is surrounded by properties zoned RR-22 and R-1 (Residential 1 acre lots). All surrounding land uses are compatible land uses.

The applicant is proposing to subdivide one parcel totaling 4.6 acres into 3 smaller lots. Lots one and two will be located on the southern portion of the subdivision and parcel A, the largest parcel will be preserved for future subdividing. Lots 1 and 2 are both larger than 22,000 square feet and exceed the minimum requirements for lot width and frontage as required by the RR-22 zoning district. Each lot will have frontage onto Lover's Lane, a publicly owned and maintained right-of-way.

This parcel is a challenging parcel for development and thus has been in the review process since February 24, 2014. Some of the challenges relating to this parcel involve the slope on the property, the improvements that will be required to the Lover's Lane frontages and the wetlands located within the property.

Concerning the slope issues, staff required the applicant to submit grading plans that clearly illustrate where on the new lots the least slope exists that a home could be constructed. Concerning the improvements to Lovers Lane, the applicant will be required to add an additional 7 to 9 feet of asphalt on the western edge of the road to widen the existing surface to 33 feet. Curb, gutter and sidewalk will not be required which is consistent with other development on Lovers Lane in this area.

Water issues on the parcel are significant. Butterfield Creek drainage runs essentially through the middle of lots 1 and 2 essentially bisecting the properties. Part of the review process required by Riverton City required the applicant to approach the U.S. Army Corps of Engineers, the governing body established to regulate and control development around wetland areas. Riverton City's Engineering division has required the applicant to comply with everything that will be required by the Corps and to submit evidence that this has been or will be done. Conditions 4, 5 and 6 relate to this requirement. Plans submitted by the applicant indicate buildable limit lines that rest outside of the flood plain of Butterfield Creek and existing wetland areas. There is also a requirement that the lowest opening in the proposed structure cannot be lower than 1 foot above the flood plain elevation.

Thus far the applicant has complied with everything requested by staff during the review process. Therefore the subdivision as proposed does meet all of Riverton City's development standards along with the conditions listed in this report, above. Riverton City's planning, water and engineering division have all extensively reviewed the application and are recommending approval. The Unified Fire Authority has also reviewed the proposed subdivision and has approved the plans as proposed.

ATTACHMENTS:

The following items are attached:

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



PL No. _____

Date _____

Application Subdivision

Preliminary Plat Single Phase Final Plat

A. Applicant's Name Ridgett at Lovers Lane
 Home Address 13503 Lovers Lane
 City Riverton State UT Zip 84065
 Telephone # 801-750-7887 Mobile # 801-750-7887
 E-mail Address rligheten@gmail.com Fax # _____

B. Primary Contact Person Lisa Lighten
 Address 13503 Lovers Lane
 City Riverton UT State UT Zip 84065
 Telephone # _____ Mobile # 801-403-1656
 E-mail Address lligheten@yahoo.com Fax # _____

C. Project Information

- Subdivision Name The Creek at Lovers Lane
- Subdivision Address 13270 Lovers Lane
- Sidwell/Tax ID# _____ Total Acreage of the Site 4.6
- Current Zoning of the Proposed Site RR22
 Zoning of Adjacent Parcels North RR22 South RR22 East RR22 West RR22
- Total acreage of the property 4.6 Number of lots 6
 Gross Density _____ Net Density .8
- Type of requested development _____
 Regular Subdivision _____ SD Zone _____ P.U.D. Overlay _____

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

[Signature]
 Applicant's Signature

6/1
 Date

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

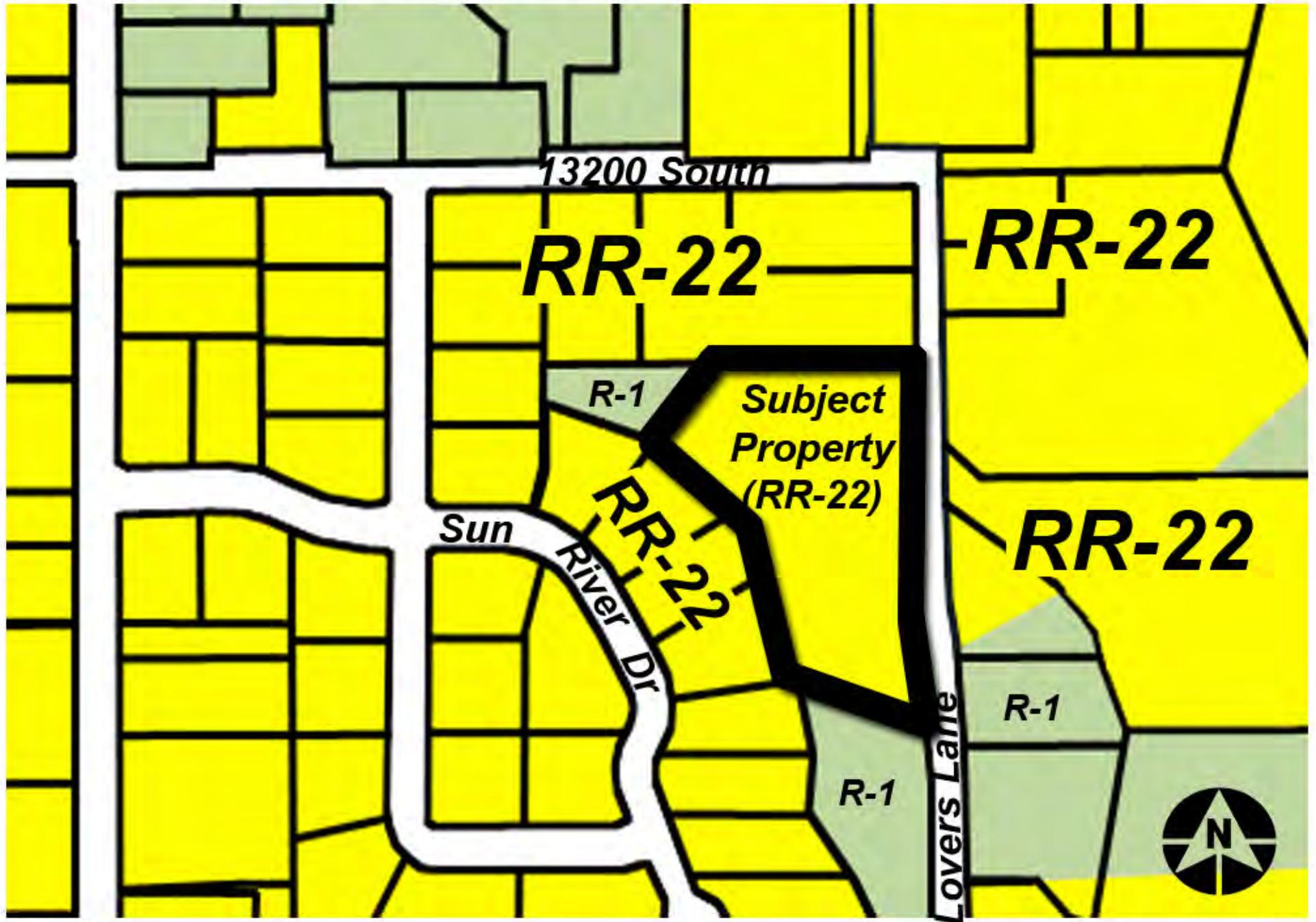
S:\Planning\Applications\Subdivision doc Revised 07/08

THE CREEK AT LOVERS LANE



AERIAL VIEW

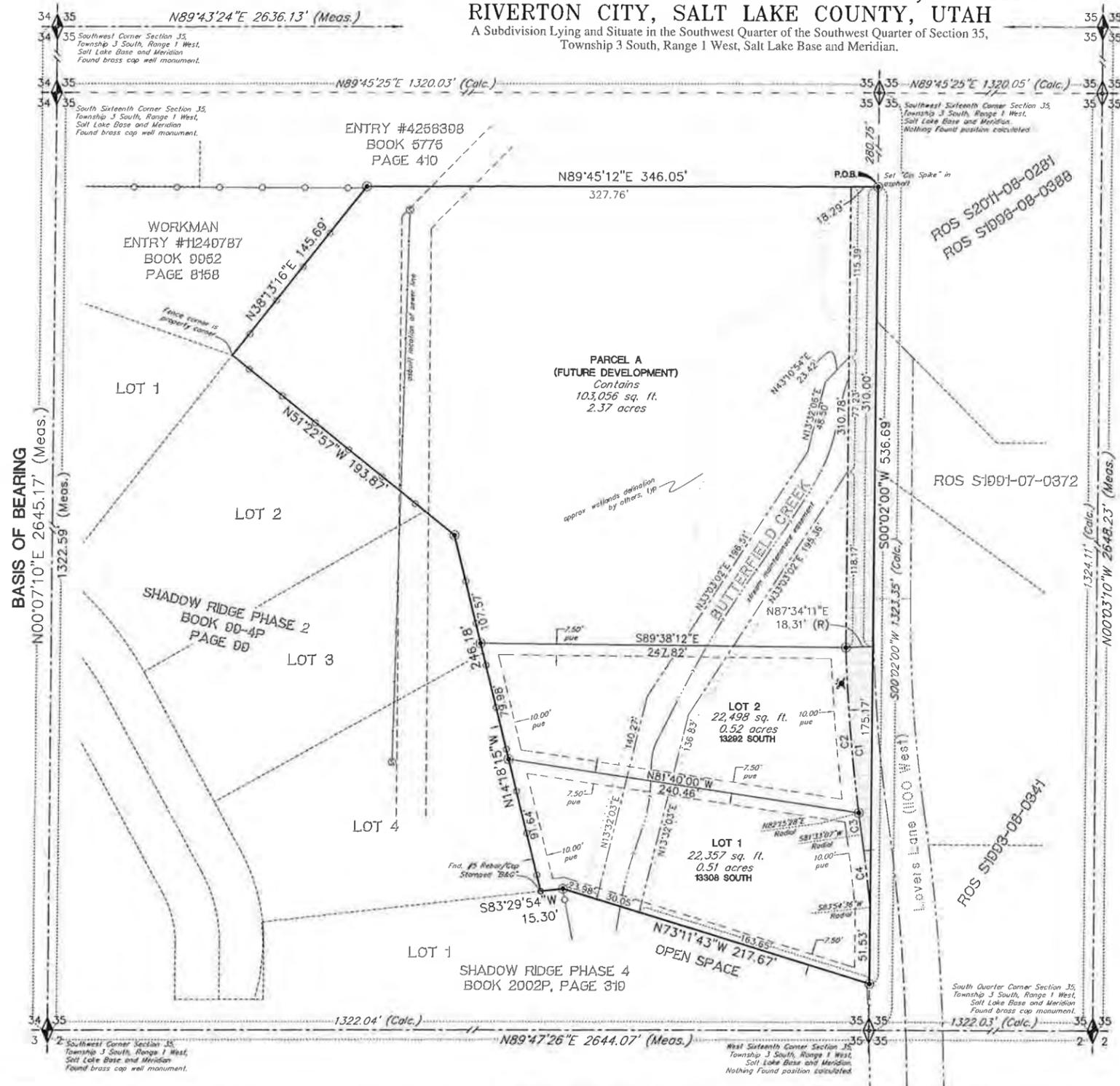
THE CREEK AT LOVERS LANE



ZONING MAP

THE CREEK AT LOVERS LANE, PHASE 1

RIVERTON CITY, SALT LAKE COUNTY, UTAH
 A Subdivision Lying and Situate in the Southwest Quarter of the Southwest Quarter of Section 35,
 Township 3 South, Range 1 West, Salt Lake Base and Meridian.



- LEGEND**
- 18 17 - SECTION CORNER & SECTION LINE
 - 18 17 - SET 5/8" BAR & CAP IS 356548 & PROPERTY LINE
 - ASBUILT SANITARY SEWER LINE
 - 20.00' WIDE SEWER EASEMENT ENTRY #1545250
 - CHAINLINK FENCE LINE
 - ADJOINING PROPERTY LINES
 - ROUTE OF WAY LINES
 - RADIAL/DIMENSION LINES
 - PUE/PUBLIC UTILITY EASEMENT AS NOTED
 - 30.00' WIDE STREAM CHANNEL EASEMENT TO RIVERTON CITY
 - APPROXIMATE WETLANDS DELINEATION LINE, BY WETLAND/RAHWAM ECO SYSTEMS
 - (R) - RADIAL = FIRE HYDRANT
 - STREET DEDICATION PARCEL

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	126.04'	1,200.00'	06°01'03"
C2	111.26'	1,200.00'	05°18'43"
C3	14.78'	1,200.00'	00°42'20"
C4	49.38'	1,200.00'	02°21'28"

PLAT NOTES

1. Queror approves this plat solely for the purpose of confirming that the plat contains public utility easements. Queror may require other easements in order to serve this development. This approval does not constitute obligation or waiver of any other existing rights, obligations, or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set forth in the Owners Dedication and the Notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Queror's Right-of-Way department at 1-800-366-8532.
2. A geotechnical report has been completed by Earthtech Engineering on December 04, 2013 for the land within this subdivision. This report is on file at the Riverton City Public Works office and at the office of Earthtech Engineering.
3. The front PUE on Lots 1 and 2 is also a Public Drainage Easement and Snow Storage Easement in favor of Riverton City.
4. **FLOOD ZONE DESIGNATION:** Subject property falls within Flood Zone "X" Area determined to be outside the 0.02% Annual Chance Floodplain as delineated by FEMA Flood Insurance Map Number 49035C0436 revised September 25, 2009.
5. Riverton City Commissioned a study in 2006 on the Butterfield Creek Drainage. The recommended channel for peak flow rates of the creek is indicated by the 20 ft. easement containing the creek. Homeowner must maintain free flow of the stream and must acquire prior permission from Riverton City Engineering Department before any grading, planting or building can occur within that easement. This study indicates that current 100 year Flood Plain elevation is 4391.5. Riverton City standards require that lowest opening in structures cannot be lower than 1 ft. above flood plain elevation. In addition, no homeowner shall place floatable material within the floodplain, which could flow downstream during a flooding event.

SURVEYOR'S CERTIFICATE:
 I, David E. Hawkes, certify that I am a Professional Land Surveyor holding license number 356548 in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act and that a survey of the described tract of land has been completed by me in accordance with Section 17-23-17 and that I have verified all measurements and have placed monuments as shown hereon.

LEGAL DESCRIPTION:
 A parcel of land lying and situate in the Southwest Quarter of Section 35, Township 3 South, Range 1 West, Salt Lake Base and Meridian, Riverton City, Salt Lake County, Utah, comprising the 3.57 acres of that particular parcel of land described in that certain Warranty Deed recorded as Entry 11743382, in Book 10185, at Page 8655 of the Salt Lake County Records, depleted as that certain Record of Survey filed as map 52014-01-0037 in the Office of the Salt Lake County Surveyor, Basis of Bearing for subject parcel being North 00°07'10" East 2645.17 feet (measured) between the Salt Lake County brass cap monuments monumentizing the west line of the Southwest Quarter of said Section 35. Subject parcel being more particularly described as follows:

Commencing at the Salt Lake County brass cap well monument monumentizing the Southwest Corner of said Section 35, thence North 00°07'10" East 1322.52 feet coincident with the west line of the Southwest Quarter of said Section 35 to the Salt Lake County brass cap well monument monumentizing the South Sixteenth Corner of said Section 35; thence North 89°45'25" East 1320.03 feet coincident with the north line of the Southwest Quarter of the Southwest Quarter to the Southwest Sixteenth Corner thereof; thence South 00°02'00" West 280.75 feet coincident with the east line of said Southwest Quarter of the Southwest Quarter of said Section 35 to the TRUE POINT OF BEGINNING; thence South 00°02'00" West 536.69 feet coincident with said sixteenth section line; thence North 23°11'43" West 217.67 feet coincident with the north boundary of Shadow Ridge Estates, Phase 4, recorded as Entry 8416126, in Book 2002P, at Page 319 of said County Records to the northeast corner of Lot 1 thereof; thence South 83°29'54" West 15.30 feet coincident with the north line of said Lot 1 to the southwest corner of Lot 4 Shadow Ridge Estates, Phase 2 recorded as Entry 7325836, in Book 99-4P, at Page 99 of said County Records; thence the following two (2) courses coincident with the east boundary of said Shadow Ridge Estates Phase 2, 1) North 14°18'15" West 246.18 feet; 2) North 51°22'57" West 193.87 feet to a fence corner; thence North 38°13'16" East 145.69 feet along a chain link fence line to a number 5 rebar and cap stamped PLS 356548; thence North 89°45'12" East 346.05 feet along a fence line to the point of beginning.

Contains 3.57 acres, 2 Lots, 1 Parcel



OWNERS DEDICATION
 Known all men by these presents that we, the undersigned owners of the above described tract of land having caused the same to be subdivided into lots, as shown on this plat and name said tract THE CREEK AT LOVERS LANE PHASE 1, and hereby dedicate all those portions of said tract of land designated hereon as streets, the same to be used as public thoroughfares forever; and further dedicate, those certain strips as easements for public utility and drainage purposes as shown hereon, the same to be used for the installation, maintenance and operation of public utility service lines and drainage as may be authorized by Riverton City in witness we have hereunto set our signature

Signed this _____ day of _____ 2015
 LIGHTEN INVESTMENTS, L.L.C.
 By _____ its Manager

Corporate ACKNOWLEDGMENT
 STATE OF UTAH } S.S.
 COUNTY OF SALT LAKE }

On the _____ day of _____ 2015, personally appeared before me, the undersigned Notary, in and for said County of _____, in said State of Utah, the signer of the above Owner's Dedication, One in number, who duly acknowledged to me that he _____ is the Managing Member of Lighten Investments, LLC and that he signed it freely and voluntarily and for the use and purpose therein mentioned

Notary Public _____ My Commission Expires _____

THE CREEK AT LOVERS LANE, PHASE 1
 RIVERTON CITY, SALT LAKE COUNTY, UTAH
 A Subdivision Lying and Situate in the Southwest Quarter of the Southwest Quarter of Section 35, Township 3 South, Range 1 West, Salt Lake Base and Meridian.

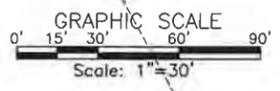
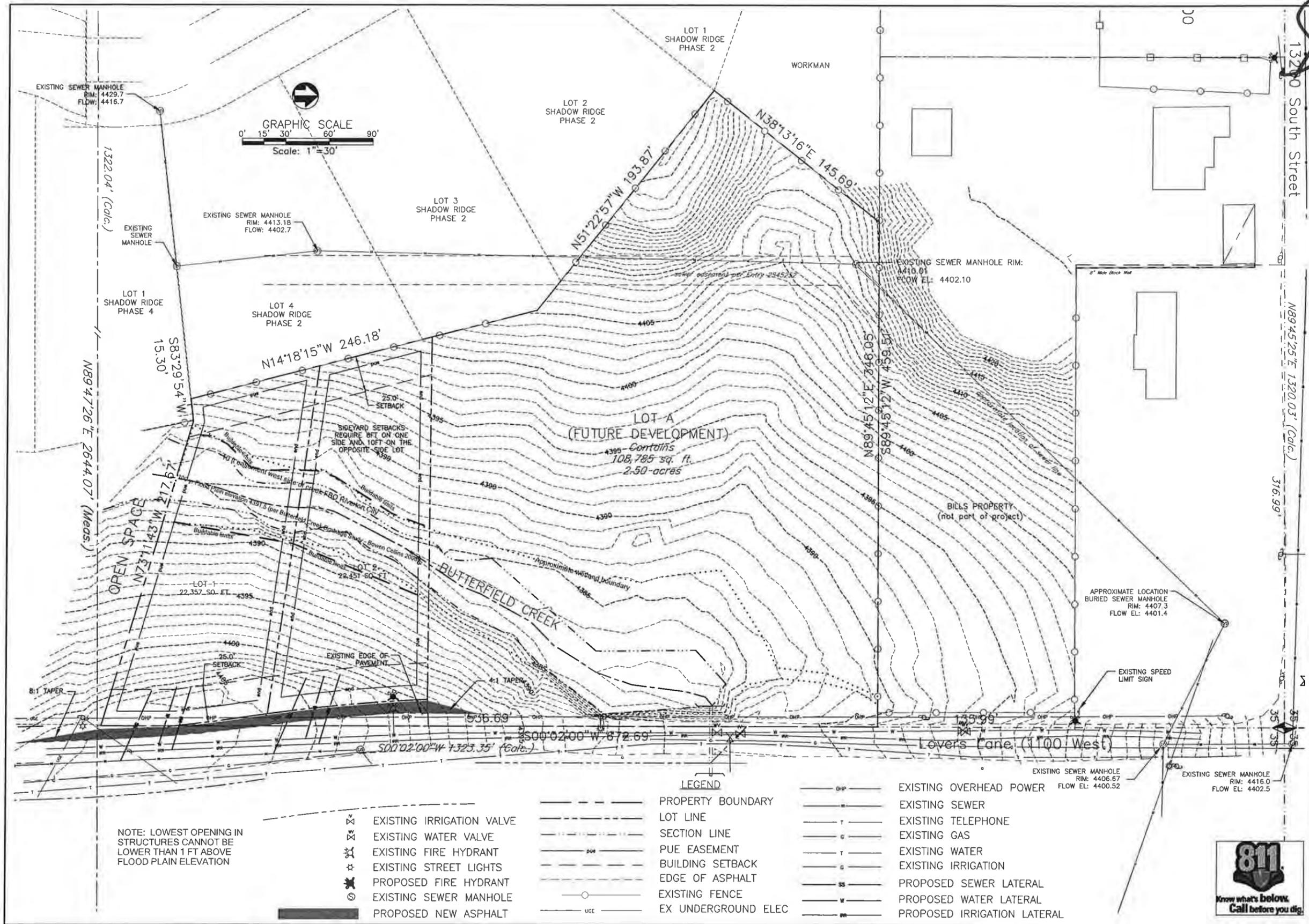
Boundary Consultants
 Professional Land Surveyors
 1295 North 1700 West
 Farr West, Utah 84404
 (801) 792-1569
 dave@boundaryconsultants.biz

CENTURY LINK APPROVED THIS _____ DAY OF _____ A.D., 2015 BY CENTURY LINK.	ROCKY MOUNTAIN POWER APPROVED THIS _____ DAY OF _____ A.D., 2015 BY ROCKY MOUNTAIN POWER.	QUESTAR APPROVED THIS _____ DAY OF _____ A.D., 2015 BY QUESTAR.	COMCAST APPROVED THIS _____ DAY OF _____ A.D., 2015 BY COMCAST.	SOUTH VALLEY SANITARY SEWER DISTRICT APPROVED THIS _____ DAY OF _____ A.D., 2015 BY THE IMPROVEMENT DISTRICT.
CENTURY LINK	ROCKY MOUNTAIN POWER	QUESTAR	COMCAST	DISTRICT MANAGER

COUNTY HEALTH DEPARTMENT APPROVED THIS _____ DAY OF _____ A.D., 2015. DIRECTOR _____	RIVERTON CITY WATER APPROVED THIS _____ DAY OF _____ A.D., 2015 BY THE RIVERTON CITY WATER DEPARTMENT. RIVERTON CITY WATER	RIVERTON CITY PLANNING APPROVED THIS _____ DAY OF _____ A.D., 2015 BY THE RIVERTON CITY PLANNING DEPARTMENT. DIRECTOR _____	RIVERTON CITY ENGINEER APPROVED THIS _____ DAY OF _____ A.D., 2015 BY THE RIVERTON CITY ENGINEERING DEPARTMENT. DATE _____ RIVERTON CITY ENGINEER _____	APPROVAL AS TO FORM APPROVED AS TO FORM THIS _____ DAY OF _____ A.D., 2015 RIVERTON CITY ATTORNEY _____	RIVERTON CITY COUNCIL PRESENTED TO RIVERTON CITY COUNCIL THIS _____ DAY OF _____ A.D., 2015 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED. MAYOR _____ RECORDER _____
---	---	--	--	--	---

RECORDED # _____
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____
 DATE _____ TIME _____ BOOK _____
 PAGE _____ FEE \$ _____
 SALT LAKE COUNTY RECORDER

JUN 03 2015



THE CREEK AT LOVERS LANE PHASE 1
SITE PLAN - PHASE 1
 RIVERTON CITY, SALT LAKE COUNTY, UTAH

TWIN PEAKS
 Engineering & Land Surveying
 2264 NORTH 1450 EAST LEHI, UTAH 84043
 (801) 450-3511, (801) 439-0700 FAX

DATE: JANUARY 2014
 PLAN DATE: 30 December 2014



4
 7

NOTE: LOWEST OPENING IN STRUCTURES CANNOT BE LOWER THAN 1 FT ABOVE FLOOD PLAIN ELEVATION

- ⊗ EXISTING IRRIGATION VALVE
- ⊗ EXISTING WATER VALVE
- ⊗ EXISTING FIRE HYDRANT
- ⊗ EXISTING STREET LIGHTS
- ⊗ PROPOSED FIRE HYDRANT
- ⊗ EXISTING SEWER MANHOLE
- ⊗ PROPOSED NEW ASPHALT

- LEGEND**
- PROPERTY BOUNDARY
 - LOT LINE
 - SECTION LINE
 - PUE EASEMENT
 - BUILDING SETBACK
 - EDGE OF ASPHALT
 - EXISTING FENCE
 - EX UNDERGROUND ELEC

- OHP EXISTING OVERHEAD POWER
- EXISTING SEWER
- EXISTING TELEPHONE
- EXISTING GAS
- EXISTING WATER
- EXISTING IRRIGATION
- SS PROPOSED SEWER LATERAL
- W PROPOSED WATER LATERAL
- IR PROPOSED IRRIGATION LATERAL

Scott Carlsson
 LICENSED PROFESSIONAL ENGINEER
 No. 167727
 S. SCOTT CARLSON
 STATE OF UTAH

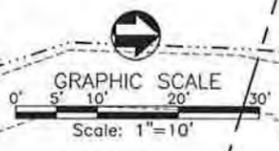
THE CREEK AT LOVERS LANE PHASE 1
 PROPOSED GRADING AND DRAINAGE,
 AND ASPHALT WIDENING
 RIVERTON CITY, SALT LAKE COUNTY, UTAH

TWIN PEAKS
 Engineering & Land Surveying
 2264 NORTH 1450 EAST, LEHI, UTAH 84043
 (801) 450-3511, (801) 439-0700 FAX

DATE: JANUARY 2014
 PLOT DATE: 30 December 2014

SHEET
 5
 7

NATIVE GRASS MIX SPECIES	PLS/acre
Mountain brome (<i>Bromus marginatus</i>)	7.50
Slender wheatgrass (<i>Elymus trachycaulus</i> ssp. <i>trachycaulus</i>)	6.25
Sandberg bluegrass (<i>Poa secunda</i> ssp. <i>sandbergii</i>)	1.25
Big bluegrass (<i>Poa secunda</i> ssp. <i>ampla</i>)	1.25
Rocky Mountain fescue (<i>Festuca saximontana</i>)	1.25
Western wheatgrass (<i>Pascopyrum smithii</i>)	5.00
Bluebunch wheatgrass (<i>Pseudoroegneria spicata</i> ssp. <i>spicata</i>)	2.50
TOTAL:	25.00



AS THE DEVELOPER OF THIS PROPERTY I HEREBY CERTIFY THAT I UNDERSTAND:

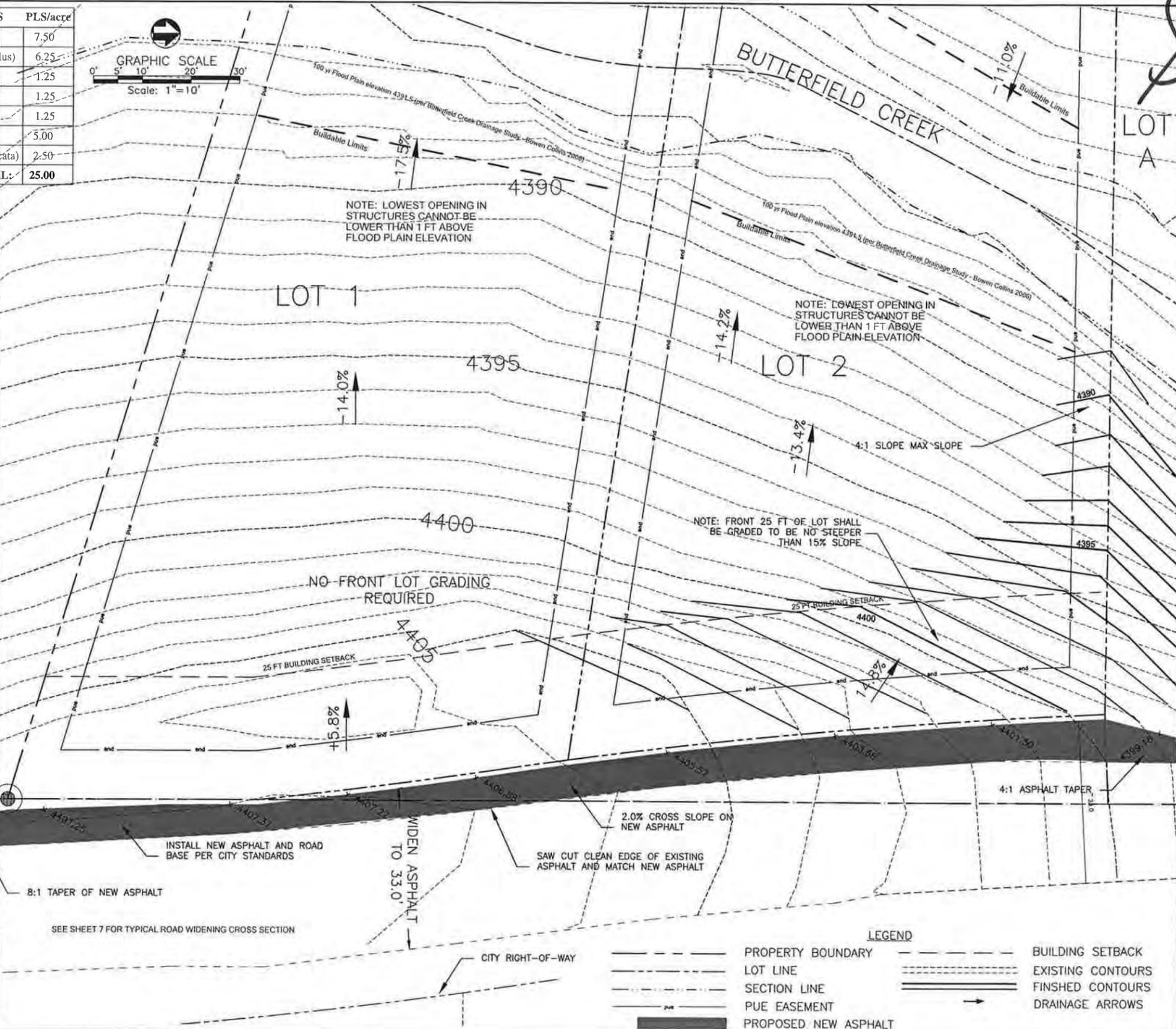
1. HOW THE EXISTING GRAVITY IRRIGATION SYSTEM WORKS IN THE VICINITY OF THIS PROPERTY.
2. HOW MY DEVELOPMENT OF THIS PROPERTY WILL AFFECT THIS SYSTEM AND ASSOCIATED STAKEHOLDERS.
3. THAT I TAKE FULL RESPONSIBILITY FOR THE CHANGES I AM MAKING TO THIS SYSTEM.
4. RIVERTON CITY DOES NOT AND WILL NOT ASSUME LIABILITY FOR CHANGES I MAKE TO THE SYSTEM.

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

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

FEMA FIRM MAP NUMBER 49035C0443G (REVISED SEPT 25, 2009) INDICATES THAT THIS PROPERTY IS IN ZONE X AREA DETERMINED TO BE OUTSIDE THE 0.02% ANNUAL CHANCE FLOODPLAIN.

RIVERTON CITY COMMISSIONED A STUDY IN 2006 ON THE BUTTERFIELD CREEK DRAINAGE. IF IMPLEMENTED, PEAK FLOW RATES IN BUTTERFIELD CREEK THROUGH THIS AREA WILL CHANGE. BUYERS ARE ENCOURAGED TO FAMILIARIZE THEMSELVES WITH THIS STUDY.



LEGEND

	PROPERTY BOUNDARY		BUILDING SETBACK
	LOT LINE		EXISTING CONTOURS
	SECTION LINE		FINISHED CONTOURS
	PUE EASEMENT		DRAINAGE ARROWS
	PROPOSED NEW ASPHALT		

ITEM 1.D

MAKIKOS DAYCARE

**RIVERTON CITY
MEMORANDUM**

TO: Planning Commission

FROM: Development Review Committee

DATE: July 7, 2015

SUBJECT: CONDITIONAL USE PERMIT, MAKIKO'S DAYCARE, 11930 SOUTH REDWOOD ROAD, C-N ZONE, CURTIS WASHINGTON, APPLICANT.

PL NO.: 15-1012 – MAKIKO'S DAYCARE CONDITIONAL USE

PROPOSED MOTION:

I move that the Planning Commission recommend approval of the proposed Makiko's Daycare, application number PL-15-2012, located at 11930 South Redwood Road with the following conditions:

1. Storm drainage systems and accommodation comply with Riverton City standards and ordinances, and with the recommendations of the Riverton City Engineering Division.
2. An interim storm drainage and erosion control plan and an access management plan be approved by the City prior to any construction or grading on the site.
3. The site and structures comply with any and all applicable Riverton City standards and ordinances, including the International Building and Fire Codes.
4. The applicant / business owner shall be responsible for maintaining adequate onsite traffic management to avoid queuing or overflow onto Redwood Road.

BACKGROUND:

Curtis Washington representing Makiko's Daycare has submitted an application for a commercial daycare business to be located at 11930 South Redwood Road. The property is zoned C-N (Commercial Neighborhood) as is the property to the south. Property to the west is zoned R-4 (Residential 10,000 square foot lots). Property to the north is zoned R-3 (Residential 14,000 square foot lots). Property to the east on the adjacent side of Redwood is zoned both C-N and R-4.

The applicant is proposing to operate a commercial daycare in an existing structure that has previously had a daycare use operated therein. The reason this application is before the Planning Commission is conditional use permits expire after one year when no action is taken. Therefore, the previous conditional use permit has expired and the applicant is here requesting a new permit is approved.

As mentioned the property has been used previously as a Montessori School related daycare business. Already located on the site is a play area located to the west of the existing building which is out of sight of traffic on Redwood Road. The play area is fenced with an existing six foot solid vinyl fence.

There are available to the west of the building 11 parking stalls for employees and customers of the daycare. The applicant is proposing that child pick up and drop off will occur north of the building in the access lane. Parents will enter the property from Redwood, drive west, turn around and park or stop just north of the building where the child will be dropped off or picked up. Staff has added a condition that requires the applicant to prevent vehicle stacking onto Redwood Road by implementing adequate onsite traffic management.

Daycares are permitted in the C-N zone with a conditional use permit.

Riverton City staff is recommending approval of the proposed daycare with the conditions listed in this staff report.

ATTACHMENTS:

The following items are attached for your review:

1. A copy of the Site Plan application
2. An 8½"x11" copy of the Zoning Map
3. An 8 ½ "x11" copy of the Aerial Views
4. An 11"x17" copy of the Commercial Site Plan
5. An 11"x17" copy of the Landscape Plans.
6. An 11"x17" copy of the building elevations
7. An 11"x17" copy of the subdivision.

PL No. 15-2012Date 6/22/15

Application

Conditional Use Permit

Applicant's Name Makikids Daycare, LLC
Home Address ~~750 E~~ 11930 S. Redwood Rd.
City Riverton State UT Zip 84065
Telephone # 801-738-1855 Mobile # 801-759-7380
E-mail Address Curtis@ohana-homes.com Fax # _____

Contact Person and Title Curtis Washington, Co-owner
Address 1192 Draper Pkwy #112
City Draper State UT Zip 84020
Telephone # 917-716-1801 Mobile # _____
E-mail Address Curtis@ohana-homes.com Fax # 888.827.7037

1. Project information

- Name of proposed business Makikids Daycare
- Address 11930 S. Redwood Rd., Riverton UT 84065
- Description of the proposed use daycare center
- Sidwell/Tax ID# 46-1228322 Total Acreage of the Site .66
- Current Zoning of the Proposed Site Commercial
Zoning of Adjacent Parcels: North _____ South _____ East _____ West _____
- Current Use of Land daycare center
- Number of Existing Structures 1

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


Applicant's Signature

6/22/15
Date

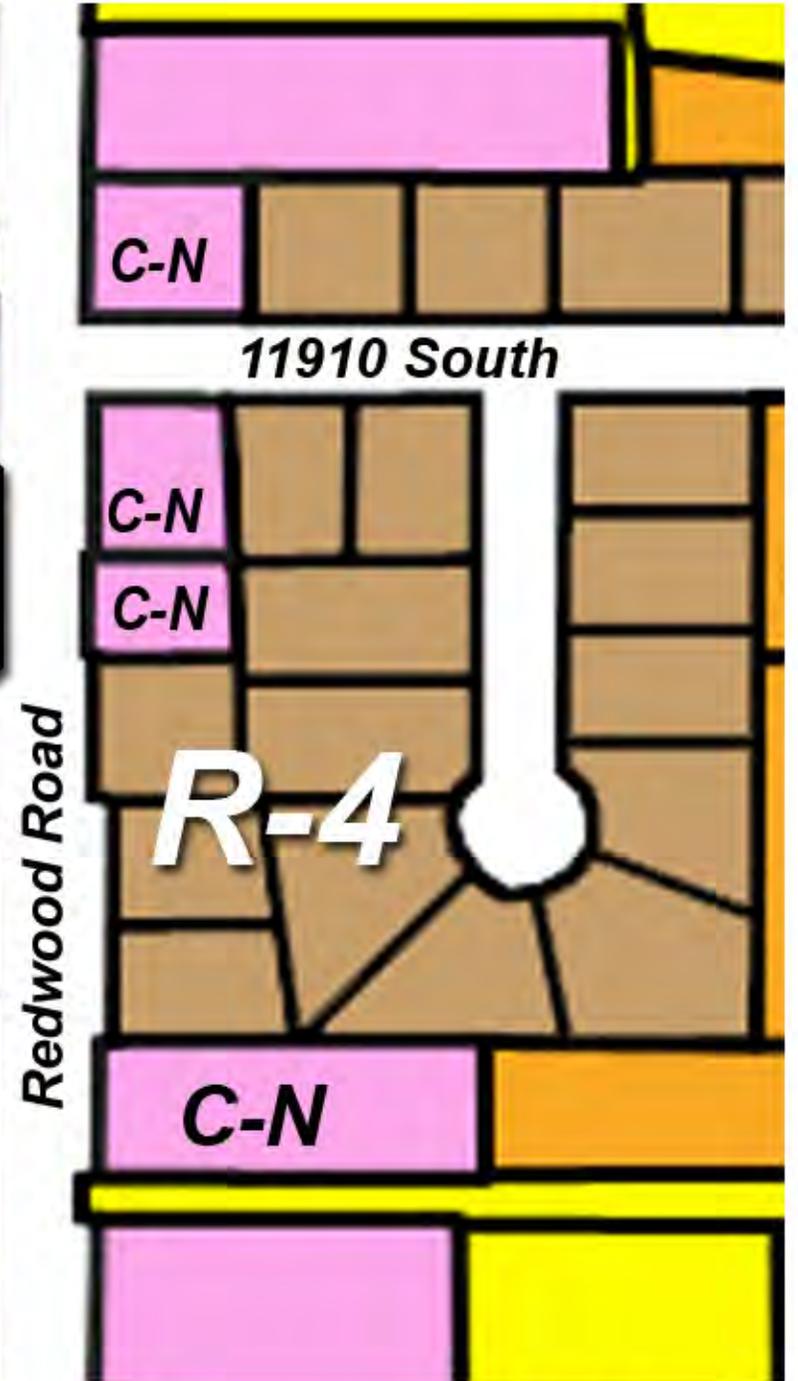
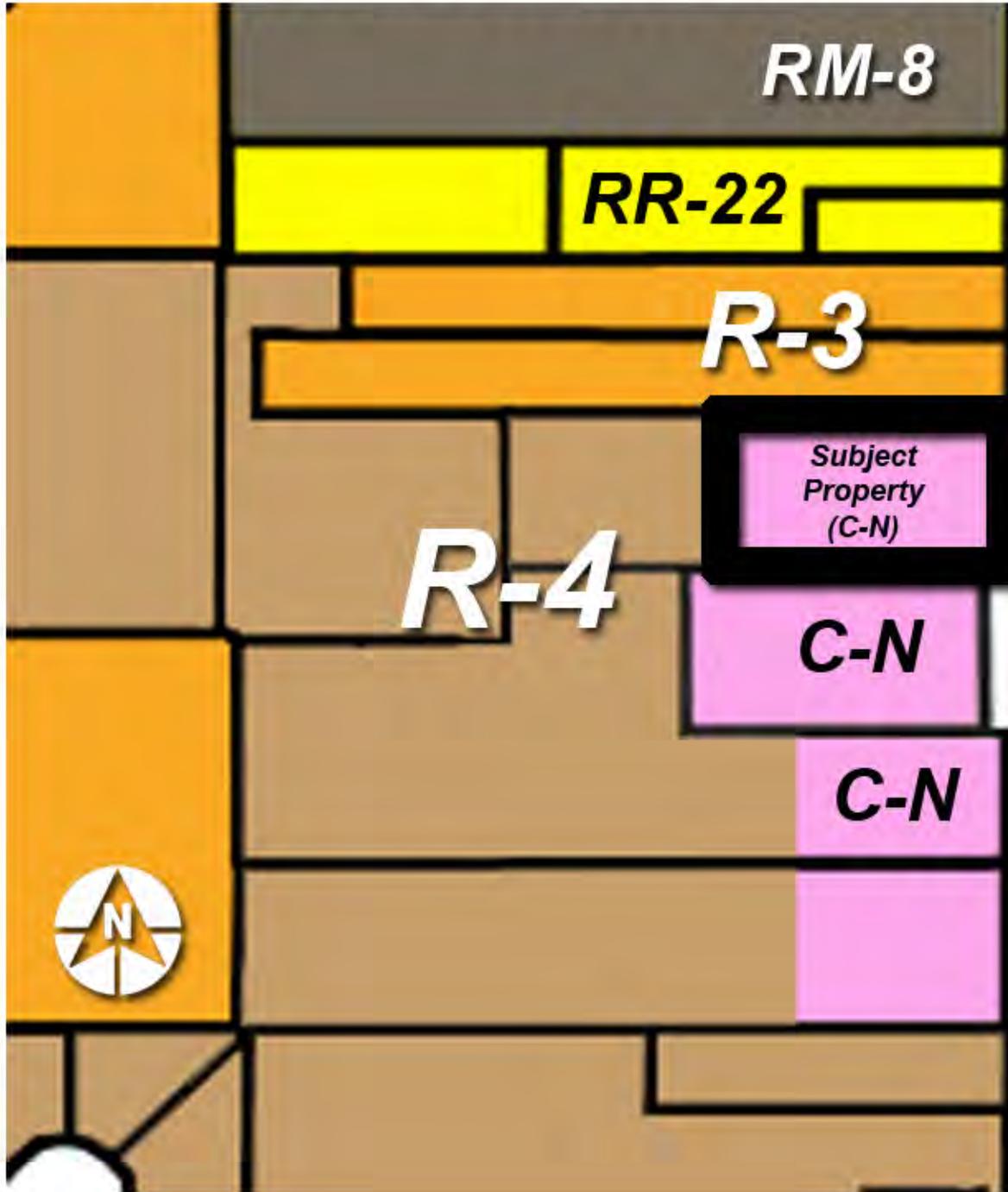
Revised 07/08

MAKIKO'S DAYCARE CONDITIONAL USE



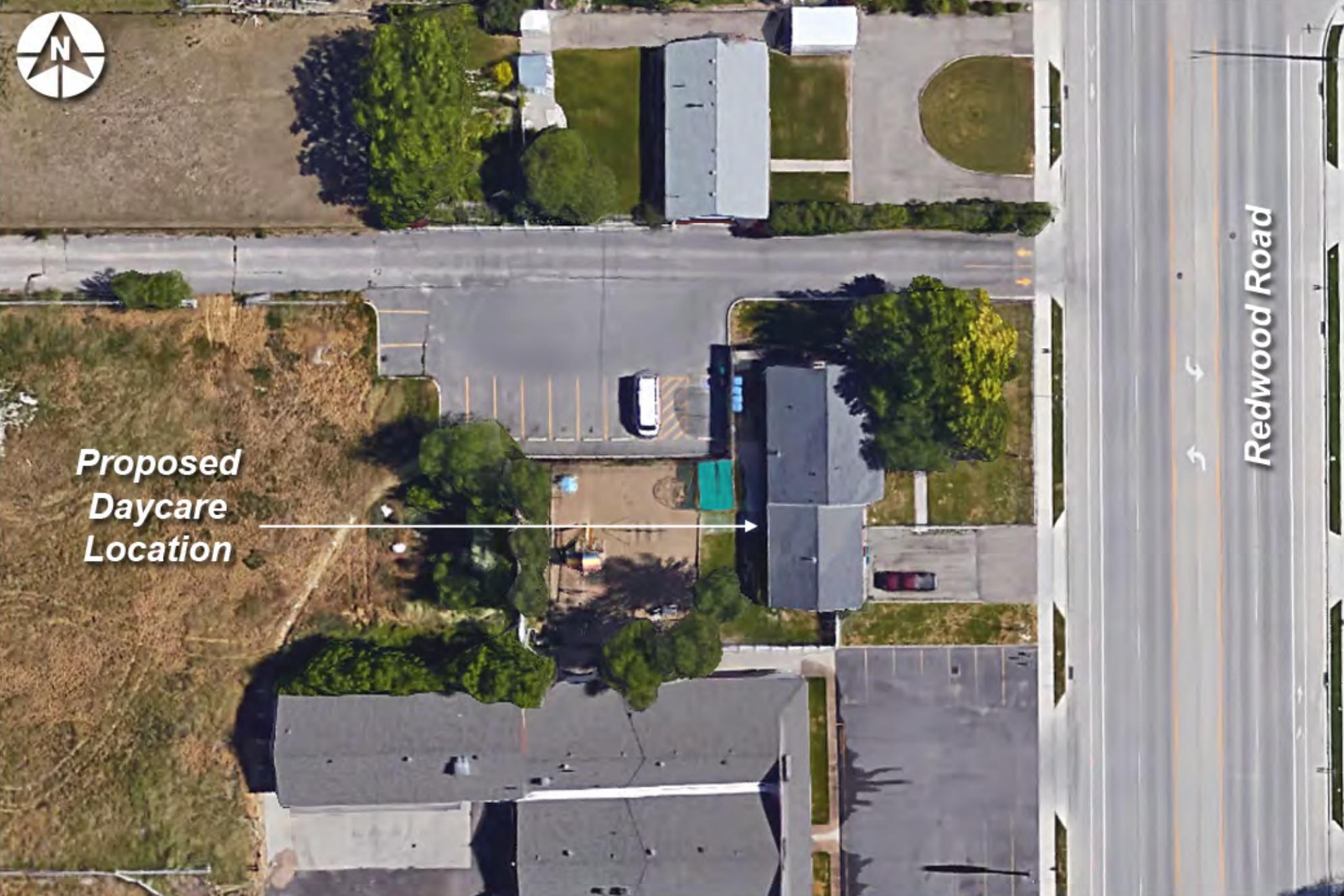
AERIAL VIEW

MAKIKO'S DAYCARE CONDITIONAL USE



ZONING MAP

MAKIKO'S DAYCARE CONDITIONAL USE



*Proposed
Daycare
Location*

Redwood Road

ENLARGED AERIAL VIEW

Parcel

Parcel Record	27271270910000
Owner	GIAMATIEMPO, KEVIN G & COLLEEN L
Address	11930 S REDWOOD RD
Total Acreage	TR5
Tax Class Int	0.66
Property Type	527
Tax District	42
Exempt Type	
Exempt Type	
Municipal Zone	C-R
MLS Number	469724
Valuation / Tax Year	2014
Land Value	\$ 292,400
Building Value	\$ 2,000
Final Value	\$ 295,400

Legal Description:
 BEG 5 795.62 FT & 57.96 FT W FR N 1/4 COR OF SEC 27,
 T35, R1W, S1/4: S 132 FT; S 69'54" W 218.02 FT; N
 132.47 FT; E 218.02 FT TO BEG. 0.66 AC. 9100-0586
 9209-2511 9250-4316

Land

Structures

Value History

11930 S. Redwood Road

ITEM 2.A

KIPP PRIVATE LANE

**RIVERTON CITY
MEMORANDUM**

TO: Planning Commission

FROM: Development Review Committee

DATE: July 9, 2015

SUBJECT: CONDITIONAL USE PERMIT, PROPOSED DEVELOPMENT OF 1 LOT ON A PRIVATE LANE, 1453 WEST RIVERTON RANCH ROAD, RR-22 ZONE, JAMES KIPP, APPLICANT.

PL NO.: 15-2009 – Kipp Private Lane Conditional Use Permit

PROPOSED MOTION:

I move the Planning Commission approve the conditional use permit allowing one residential home to be constructed with access from a private lane at 1453 West Riverton Ranch Road with the following conditions:

1. The private lane shall be paved with either concrete or asphalt to a minimum of twenty (20) feet from the public right-of-way to the driveway of the new home with appropriate turn-around space, as per Riverton City and the Unified Fire Authority regulations.
2. Utility connections shall be approved by the Riverton City Public Works Department prior to construction.
3. The site and structures comply with any and all applicable Riverton City standards and ordinances, including the International Building and Fire Codes.
4. Home must be constructed with a minimum of thirty (30) feet setback from the edge of the future public right-of-way line, extending east from the existing inside edge of sidewalk in the existing public right-of-way.

BACKGROUND:

On May 14, 2015 the Planning Commission held a public hearing concerning this item and voted to table the item until planning staff could determine a proper recommendation regarding the unique circumstances involving this request to develop a new home on a private lane. Since that time staff has met with the applicant and discussed the situation regarding possible future development of the parcel and planning accordingly. The applicant has responded and provided a plan indicating that the home will be constructed 30 feet behind the future right-of-way line. Therefore, when and if the remaining property develops the home will be the necessary distance to allow the public right-of-way to be constructed and not inhibit future access. Any agreements related to the acquisition of the required right-of-way from the northern property owner will be the responsibility of the future developer of the property.

James Kipp has submitted an application requesting a conditional use permit to allow a home to be built on an existing lot with access from a private lane. The property is located at 1453 West Riverton Ranch Road 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.

In this situation, the subject property is an existing lot of record with only 25 feet of frontage onto a public right-of-way at the north west corner of the parcel where Riverton Ranch Road terminates. Riverton Ranch Road is a publicly owned and maintained road up to this point where the public road ends and private ownership begins. As can be shown on the aerial photograph the property to the north already has a private lane access. For some reason, when Riverton Ranch subdivision was completed the road did not continue through as planned. Perhaps property owners at the time declined participation in the subdivision, but, for whatever reason the road did not continue through and was terminated as a stub. Originally it was planned that the road would continue east, cross the canal and connect to 1300 West. That did not happen and since that time the property on the east side of the canal has developed thus ending the prospect of Riverton Ranch Road continuing through. It should also be noted that the property owner to the north was required to construct half of a road way according to City standards, including sidewalk, curb and gutter and half of the asphalt up to his or her own personal driveway. It should also be noted that there are two parcels to the north but only one parcel is developed with a home. Was it intended that this would eventually be an extension of Riverton Ranch Road ending in a bulb or cul-de-sac that would provide the necessary access to future subdivision of Mr. Kipp's property?

City ordinances require a private lane with one residential user to be a minimum of twenty (20) feet wide with a minimum of fifteen (15) feet of asphalt. The lane shall be fully improved prior to the home being occupied. It should be noted that the subject property is of sufficient size to be subdivided into more than one home, possibly 4 homes. If the property owner were to desire subdividing in the future the requirements for private lane width increase substantially. Currently, there is only enough space available for one home on a private lane. If additional homes were ever desired on both Mr. Kipp's property as well as the parcel to the north, there is not sufficient width on either private lane to accommodate this.

Due to the vagueness of what was intended in the past regarding the potential development of properties in this area, staff is recommending that the Planning Commission take public comment on the item then table the item in order to provide staff with additional time to research past meetings, consult with the City Engineer and make a determination that will provide a solution that will guarantee the property owners in this area the right to subdivide and develop their property with the appropriate access to public rights-of-way and utilities.

ATTACHMENTS:

The following items are attached for your review:

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



PL No. 15-2009
Date 4/21/2015

Application

Conditional Use Permit

Applicant's Name JAMES E. KIYP
Home Address P.O. BOX 92
City RIVERTON State UTAH Zip 84065
Telephone # 801-649-8412 Mobile # SAME
E-mail Address _____ Fax # _____

Contact Person and Title SAME AS ABOVE
Address _____
City _____ State _____ Zip _____
Telephone # _____ Mobile # _____
E-mail Address _____ Fax # _____

1. Project Information

- Name of proposed business _____
- Address 1453 RIVERTON RANCH RD.
- Description of the proposed use RESIDENCE
- Sidwell/Tax ID# 27-34-426-029 Total Acreage of the Site 2.75
- Current Zoning of the Proposed Site RESIDENTIAL
Zoning of Adjacent Parcels: North _____ South _____ East _____ West _____
- Current Use of Land PASTURE
- Number of Existing Structures NONE

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

James E. Kiyp
Applicant's Signature

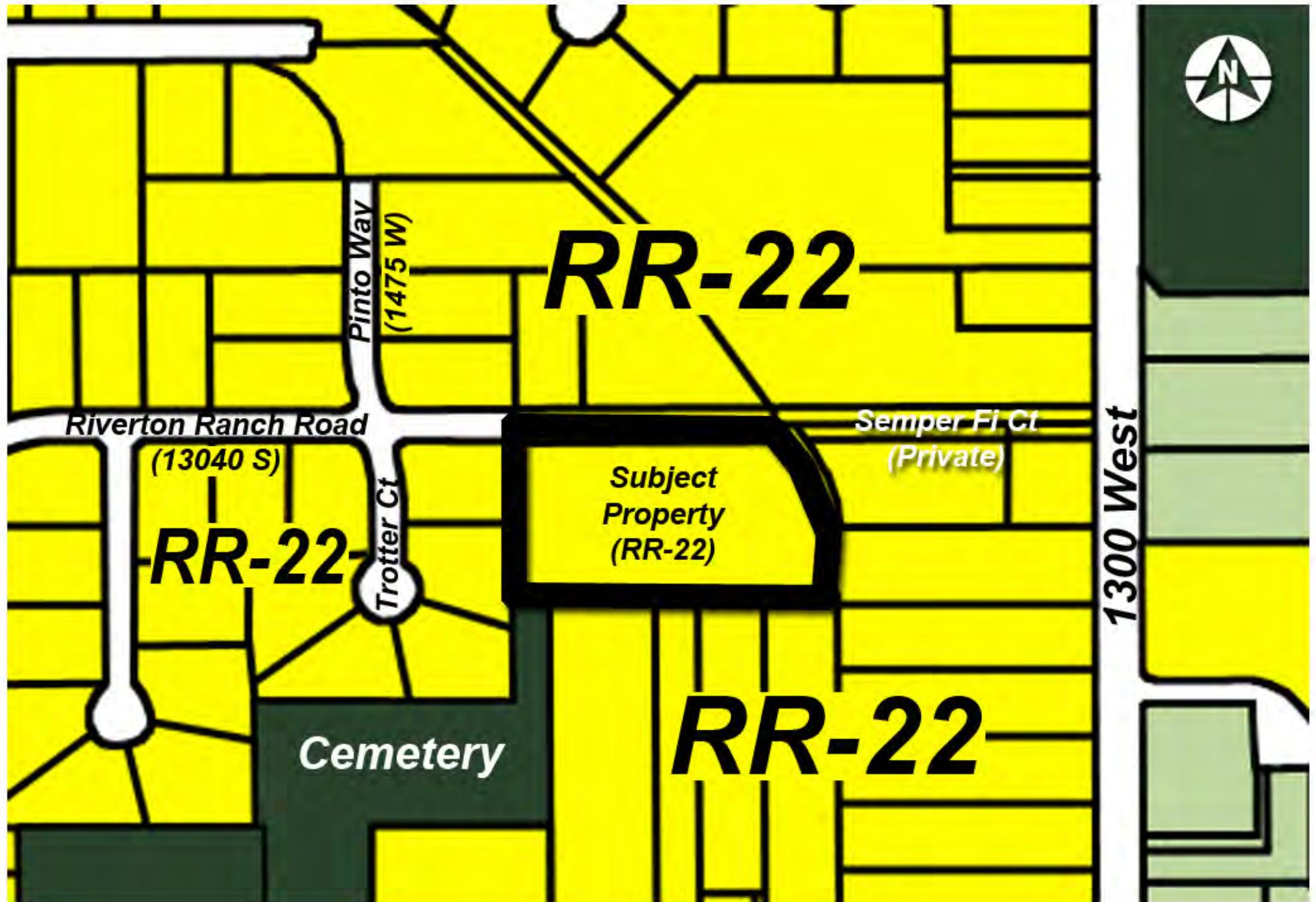
4-21-2015
Date

KIPP PRIVATE LANE CONDITIONAL USE



AERIAL VIEW

KIPP PRIVATE LANE CONDITIONAL USE



KIPP PRIVATE LANE CONDITIONAL USE



AERIAL VIEW





ITEM 2.B

MIDAS CROSSING PHASE 2

**RIVERTON CITY
MEMORANDUM**

TO: Planning Commission

FROM: Development Review Committee

DATE: July 7, 2015

SUBJECT: FINAL PLAT APPROVAL, MIDAS CROSSING PHASE 2, 11800 SOUTH 2700 WEST, 30 LOTS, IVORY DEVELOPMENT, LLC., APPLICANT.

PL NO.: 15-1003 – MIDAS CROSSING PHASE 2 FINAL PLAT

PROPOSED MOTION:

I move that the Planning Commission recommend APPROVAL of the Midas Crossing Phase 2 Final Plat, application number PL-15-1003, located at approximately 11800 South 2700 West with the following conditions:

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

BACKGROUND:

Ivory Development, LLC, has submitted an application for Final Plat approval for the Midas Crossing Phase 2 Subdivision. The application is for 39 lots within the Midas Crossing development, located at approximately 11800 South 2700 West. That development is zoned R-4-SD, with the 'SD' designation requiring a mix of 1/3 and ¼ acre lots.

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

The overall development approval included requirements for solid masonry fencing on all perimeters of the project. Phase 2 includes the required six foot solid masonry fencing for its frontages on 2700 West and 11800 South and follows the same lot size distribution as approved in the preliminary plat. No storm water ponds are included in this phase. There is landscaping on the exterior of the collector street walls that will be maintained by the community H.O.A.

Staff is recommending APPROVAL of this Final Site Plan application, with the conditions outlined above.

ATTACHMENTS:

The following items are attached for your review:

1. A copy of the Site Plan application
2. An 8½"x11" copy of the Zoning Map
3. An 8 ½ "x11" copy of the Aerial Views
4. An 11"x17" copy of the Site Plan and Landscape Plans.
5. An 11"x17" copy of the building elevations



PL No. 15-1003

Date 4/6/2015

Application Subdivision

 Preliminary Plat Single Phase ✓ Final Plat

A. Applicant's Name Ivory Development, LLC
 Home Address 978 East Wood Oak Lane
 City Salt Lake City State Utah Zip 84117
 Telephone # 801-747-7000 Mobile # (801) 664-4659
 E-mail Address kenw@ivorydevelopment.com Fax #

B. Primary Contact Person Ken Watson
 Address Same as above
 City State Zip
 Telephone # Mobile # (801) 664-4659
 E-mail Address Fax #

C. Project Information

- Subdivision Name Midas Crossing, Phase 2
- Subdivision Address 2590 West 11800 So.
- Sidwell/Tax ID# Total Acreage of the Site 12.51 Ac.
- Current Zoning of the Proposed Site
 Zoning of Adjacent Parcels North South East West
- Total acreage of the property Number of lots
 Gross Density Net Density
- Type of requested development
 Regular Subdivision SD Zone P.U.D. Overlay

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

Ken Watson
 Applicant's Signature

4/6/15
 Date

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

MIDAS CROSSING PHASE 2 FINAL PLAT

South Jordan City

2700 West

11625 South

R-3

R-4

South
Jordan
City

Subject
Property
(R-4)

R-4

11800 South

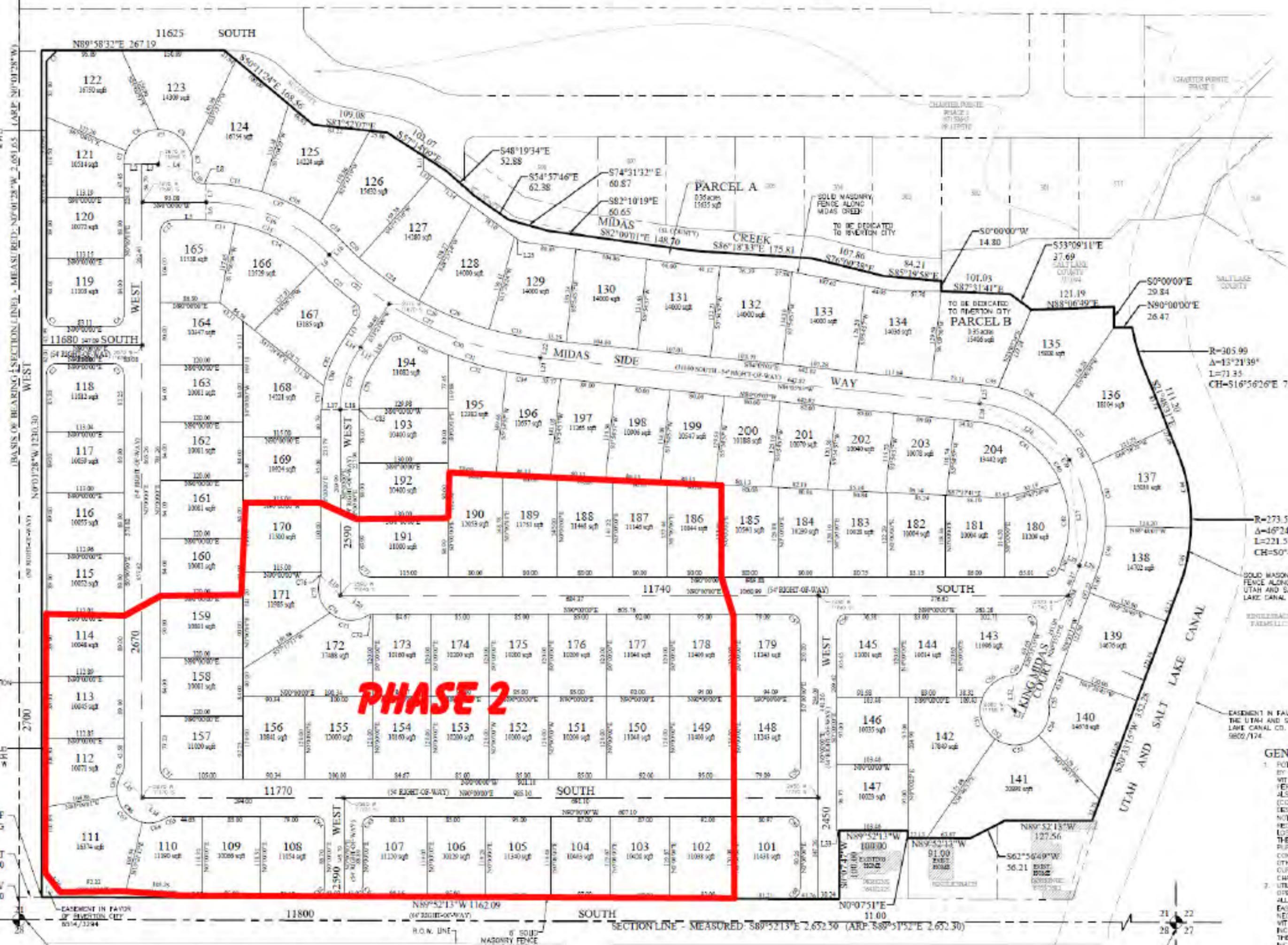
RR-22

Westfold Wy

R-4



ZONING MAP



PHASE 2

ON BASIS OF BEARING & SECTION LINE - MEASURED: N0°01'28"W 2,051.65 (A.R.P. N0°01'28"W)

WEST

2700

28°W 33.00

28°W 33.00

SOUTH 1/4 CORNER OF SECTION 21, T3S, R1W, S.L.B. & M. 3" FLAT BRASS MONUMENT

SECTION LINE - MEASURED: S89°52'13"E 2,652.30 (A.R.P. S89°51'52"E 2,652.30)

SOUTHEAST CORNER OF SECTION 21, T3S, R1W, S.L.B. & M.

GENERAL NOTES:
1. POTENTIAL BUYERS OF THIS PROPERTY SHOULD ALSO REVIEW THE RECORDS OF THE PLAT PURCHASER'S COMPLAINT OTHER THAN CURRENT CHANGED CHANGES TO OPERATE ALL OTHER EASEMENTS NECESSARY WITHIN AN INCLUDING THE RIGHT INCLUDING THE PLACE LOT OWNED AT THE L...
2. UTILITIES OPERATE ALL OTHER EASEMENTS NECESSARY WITHIN AN INCLUDING THE RIGHT INCLUDING THE PLACE LOT OWNED AT THE L...
3. THE PLAT PURCHASER'S COMPLAINT OTHER THAN CURRENT CHANGED CHANGES TO OPERATE ALL OTHER EASEMENTS NECESSARY WITHIN AN INCLUDING THE RIGHT INCLUDING THE PLACE LOT OWNED AT THE L...

R=305.99
Δ=15°21'39"
L=71.35
CH=516°56'26"E 71.19

R=273.55
Δ=46°24'36"
L=221.58
CH=50°43'37"

EASEMENT IN FAVOR OF THE UTAH AND SALT LAKE CANAL CO. 9800/174

EASEMENT IN FAVOR OF RIVERTON CITY 8514/3394

EASEMENT IN FAVOR OF RIVERTON CITY 8514/3394

EASEMENT IN FAVOR OF RIVERTON CITY 8514/3394

MIDAS CROSSING

PHASE 2

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



VICINITY MAP
N.T.S.

CENTER & CORNER OF SECTION 21, T3S, R1W, S.L.B.M. 5" ROUND TOP BRASS MONUMENT



GENERAL NOTES:

- POTENTIAL PURCHASERS OF PROPERTY LEGALLY DESCRIBED BY THIS PLAT ARE ADVISED TO FAMILIARIZE THEMSELVES WITH ALL NOTED LOT INFORMATION, EASEMENTS AND OTHER PERTINENT INFORMATION CONTAINED WITH THIS PLAT AND ALSO WITH ANY CONDITIONS, COVENANTS AND RESTRICTIONS (CCRs) DOCUMENTS RECORDED AGAINST LAND LEGALLY DESCRIBED BY THIS PLAT. FAILURE TO ADHERE TO THESE NOTED EASEMENTS, COVENANTS OR OTHER DOCUMENTS DESCRIBED AGAINST THE LAND COULD RESULT IN FINANCIAL LOSSES TO OR CHANGES IN EXPECTED PROPERTY USE OF THE PROPERTY OWNERS. PROPERTY OWNERS ARE RESPONSIBLE TO REVIEW AND TO BE IN COMPLIANCE WITH ALL NOTED EASEMENTS, COVENANTS, AND OTHER RECORDED DOCUMENTS RELATED TO THIS PLAT, AS CURRENTLY EXISTING OR AS MAY FROM TIME TO TIME BE CHANGED AND/OR AMENDED.
- UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS (PUE) INDICATED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REMOVE OR MODIFY ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE LOT OWNER'S EXPENSE, AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITY FACILITIES IN THE PUE.
- THE PROPERTY SURVEY HEREIN LIES WITHIN ZONE 3 (AREA DETERMINED TO BE OUTSIDE THE 62% APRIAL CLEARANCE FLOORPLAN) ACCORDING TO FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) F.I.E.M. (FLOOD INSURANCE RATE MAP) MAP AND/OR OTHER EFFECTIVE DATE SEPTEMBER 23, 2009.
- BUILDING EASEMENTS DIVISION CITY ORDINANCE: FRONT - 25' REAR - 10' CORNER STREET (SEE P. GARAGE BLDG) REAR - 25'
- ALL PUBLIC UTILITY EASEMENTS INCLUDE A DRAINAGE EASEMENT (D.E.) IN FAVOR OF RIVERTON CITY.
- A GEOTECHNICAL SURVEY HAS BEEN CONDUCTED BY AGC FOR MIDAS CROSSING PHASE 1 (SUBDIVISION) THIS INFORMATION IS ON FILE AT THE RIVERTON CITY PUBLIC WORKS OFFICE AND ALSO AT THE OFFICE OF AGC.
- STREET MOVEMENT TO BE SET.
- IF REAR AND GAP (PUE) ARE TO BE SET AT ALL LOT CORNERS, LEAD PILES TO BE SET IN THE TOP BACK OF CURB ON THE PROXIMATE SIDE OF LOT LINE.
- MOVEMENT SIGN BARRIERS LOCATED ON LOTS 206 AND 207 ARE TO BE OBTAINED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.

QUESTAR GAS NOTE

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. THIS APPROVAL DOES NOT CONSTITUTE AN ENDORSEMENT OR WARRANTY OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR COURT. THIS APPROVAL DOES NOT CONSTITUTE A GUARANTEE. APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET IN THE OWNERS DEDICATION AND THIS NOTE, DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION, PLEASE CONTACT QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 1-888-366-8332.

EASEMENT APPROVAL

CURVEY LINE	DATE
BOCKY MOUNTAIN POWER	DATE
QUESTAR GAS	DATE
COMCAST	DATE

RIVERTON CITY WATER

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

RIVERTON CITY COUNCIL

PRESENTED TO THE RIVERTON CITY COUNCIL THIS _____ DAY OF _____ A.D. 20____ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
MAYOR _____ CITY ATTORNEY _____

RECORDED

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: _____ DATE _____ TIME _____ PAGE _____ FILE # _____ SALT LAKE COUNTY RECORDER

SURVEYORS CERTIFICATE
I, DENNIS P. CAULFIELD, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NUMBER 172675 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS:
MIDAS CROSSING PHASE 2
AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.
Dennis P. Caulfield
Dennis P. Caulfield
Professional Land Surveyor
Certificate No. 172675
June 18, 2015

BOUNDARY DESCRIPTION

A portion of the SE1/4 of Section 21, Township 3 South, Range 1 West, Salt Lake Base & Meridian, Riverton, Utah, more particularly described as follows:
Beginning at the southeast corner of Lot 101, Phase 1, MIDAS CROSSING Subdivision, according to the Official Plat thereof on file in the office of the Salt Lake County Recorder, and to corner to be located 80'00" E along the Section Line 1,241.26 feet and North 33.89 feet from the South 1/4 Corner of Section 21, T3S, R1W, S.L.B.M. to; thence N89°32'13"W 1,008.08 feet along the northerly line of 11800 South Street parallel with, and 33.00 feet north of said Section line; thence N90°12'28"W 416.16 feet along the easterly line of 2700 West Street parallel with, and 33.00 feet east of the 1/4 Section line; thence East 119.93 feet; thence N62°41'31"E 60.77 feet; thence East 132.50 feet; thence North 134.56 feet; thence East 115.89 feet; thence S67°09'27"E 24.39 feet; thence East 130.00 feet; thence North 67.57 feet; thence S87°17'41"E 400.42 feet to the southeast corner Lot 104, Phase 1, MIDAS CROSSING Subdivision, thence along said plat the following 5 (five) courses and distances: South 133.66 feet; thence S18°27'33"E 56.93 feet; thence South 240.00 feet; thence S1°02'11"W 54.03 feet; thence South 120.08 feet to the point of beginning.

Containing 12.51 +/- acres or 544,797 +/- s.f.
39 Lots and 1 Parcel

OWNER'S DEDICATION

KNOW ALL BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE DESCRIBED TRACT OF LAND ABOVE, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO HEREAFTER BE KNOWN AS

MIDAS CROSSING PHASE 2

DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND WARRANT, DEFEND, AND SAVE THE CITY BARRIERS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES.

IN WITNESS WHEREOF, WE HAVE HERETO SET OUR HANDS THIS _____ DAY OF _____ A.D. 20____

LIMITED LIABILITY ACKNOWLEDGMENT

ON THIS _____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AN FOR THE COUNTY OF SALT LAKE, IN SAID STATE OF UTAH, _____ WHO AFTER BEING DULY SWORN, L.L.C. A UTAH L.L.C. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC RESIDING IN SALT LAKE COUNTY

MIDAS CROSSING PHASE 2

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

OWNER/DEVELOPER
IVORY DEVELOPMENT L.L.C.
978 WOODOAK LANE
MURRAY, UTAH 84117
PH: 801-747-7440

PLAT PREPARED BY
FOCUS ENGINEERING AND SURVEYING, L.L.C.
502 WEST 8300 SOUTH
SANDY, UTAH 84070 PH: (801) 352-0075
www.focusllc.com

COUNTY HEALTH DEPARTMENT
APPROVED THIS _____ DAY OF _____ A.D. 20____
DIRECTOR

SOUTH VALLEY SEWER DISTRICT
APPROVED THIS _____ DAY OF _____ A.D. 20____
GENERAL MANAGER

RIVERTON CITY PLANNING
APPROVED THIS _____ DAY OF _____ A.D. 20____
RIVERTON CITY PLANNING DEPARTMENT
DIRECTOR

RIVERTON CITY ENGINEER
APPROVED THIS _____ DAY OF _____ A.D. 20____
RIVERTON CITY ENGINEERING DEPARTMENT
CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 20____
RIVERTON CITY ATTORNEY

RIVERTON CITY COUNCIL
PRESENTED TO THE RIVERTON CITY COUNCIL THIS _____ DAY OF _____ A.D. 20____ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
MAYOR _____ CITY ATTORNEY _____

Curve Table

CURVE	RADIUS	DELTA	LENGTH	CURVED DISTANCE	CHORD LENGTH
C1	15.00	90°00'00"	23.56	84°00'00"	21.21
C2	15.00	27°31'40"	5.59	W11°15'27"E	5.56
C3	47.00	72°22'23"	39.37	N13°39'00"W	35.59
C4	47.00	144°00'00"	118.75	S89°17'00"E	89.59
C5	47.00	72°22'23"	39.37	S89°22'24"W	35.59
C6	15.00	32°14'00"	8.44	S73°52'59"W	8.33
C7	15.00	90°00'00"	23.56	S40°00'00"W	21.21
C8	15.00	90°00'00"	23.56	N40°00'00"W	21.21
C9	15.00	89°52'12"	23.53	S40°00'00"E	21.19

Curve Table

CURVE	RADIUS	DELTA	LENGTH	CURVED DISTANCE	CHORD LENGTH
C10	15.00	99°07'07"	23.68	N40°00'00"E	21.24
C11	15.00	99°00'00"	23.56	S40°00'00"E	21.21
C12	15.00	32°14'00"	8.44	S73°52'59"W	8.33
C13	47.00	40°00'00"	34.56	S89°17'00"W	34.69
C14	47.00	67°28'23"	36.66	N40°00'00"W	32.79
C15	47.00	154°00'00"	118.75	S40°00'00"E	89.59
C16	47.00	41°22'12"	33.91	N11°00'00"E	33.22
C17	15.00	32°32'12"	8.52	N40°00'00"E	8.40

Line Table

LINE	DIRECTION	LENGTH
(L-1)	S89°21'17"E	14.00
(L-2)	N46°28'24"E	42.00
(L-3)	N40°00'00"E	15.24
(L-4)	N40°00'00"E	15.24
(L-5)	N46°28'24"E	42.00
(L-6)	N89°21'17"E	14.76

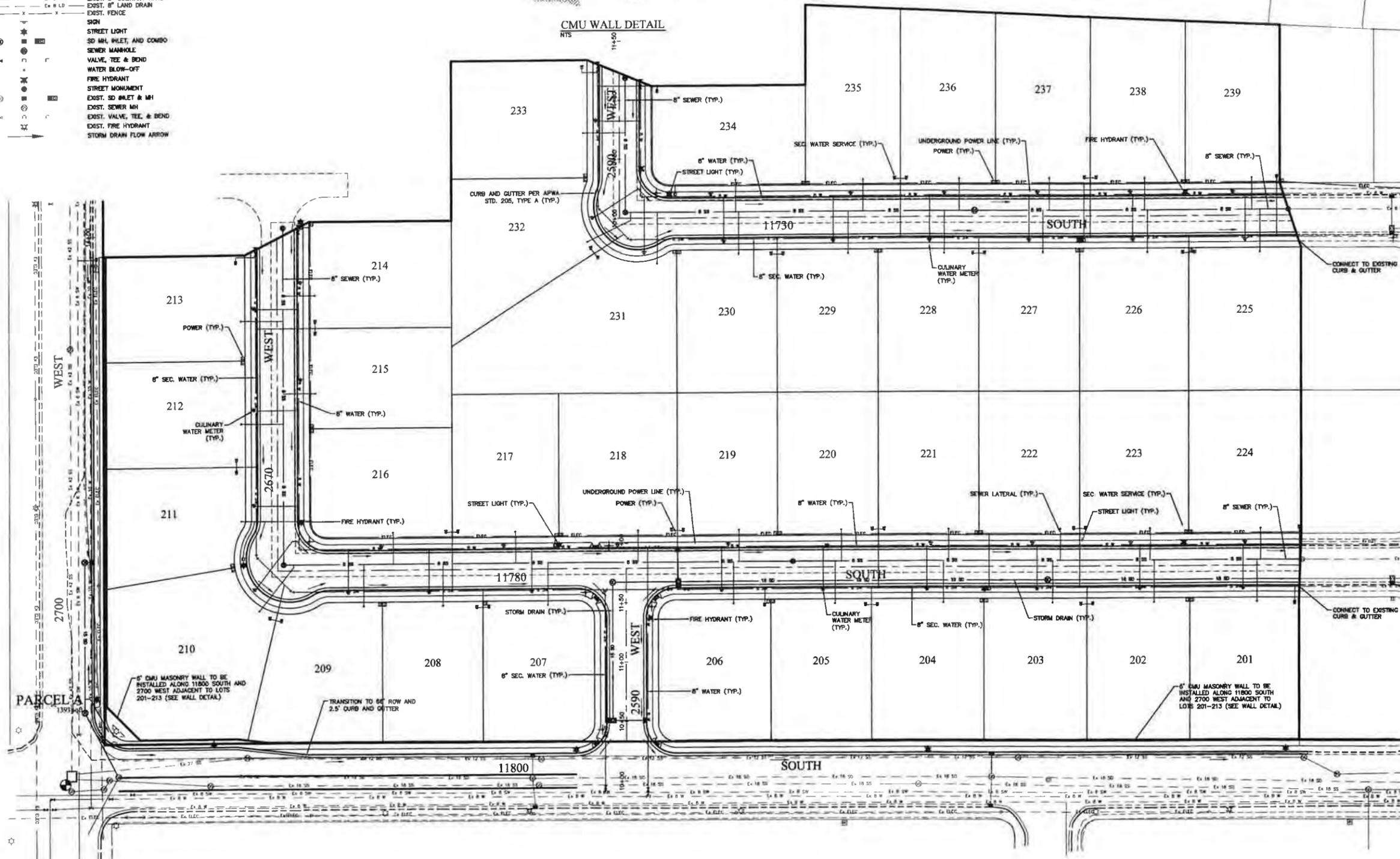
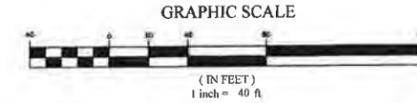
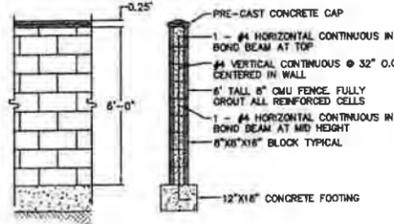
JUN 29 2015

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CURB AND GUTTER
- SIDEWALK
- FLOWLINE
- PUBLIC UTILITY EASEMENT (P.U.E.)
- UNDERGROUND POWER LINE
- EXIST. 18" STORM DRAIN
- EXIST. 8" SANITARY SEWER
- EXIST. 8" CULINARY WATER
- EXIST. 8" LAND DRAIN
- EXIST. FENCE
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- VALVE, TEE & BOND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE & BOND
- EXIST. FIRE HYDRANT
- STORM DRAIN FLOW ARROW

NOTES:

1. ALL TRENCHES SHALL BE CONSTRUCTED PER APWA 381 USING GRANULAR BACKFILL BORROW.
2. 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.
3. ALL CONSTRUCTION SHALL ADHERE TO APWA STANDARD PLANS AND RIVERTON CITY STANDARDS AND SPECIFICATIONS.
4. ALL SANITARY SEWER CONSTRUCTION SHALL ADHERE TO SOUTH VALLEY SEWER DISTRICT STANDARDS AND SPECIFICATIONS.
5. REFER TO RIVERTON CITY GENERAL NOTES FOR ADDITIONAL REQUIREMENTS AND INFORMATION.



FOCUS
ENGINEERING AND SURVEYING, LLC
502 WEST 8360 SOUTH
SANDY, UTAH 84070 PH: (801) 352-0075
www.focusnh.com



**PHASE 2
MIDAS CROSSING
RIVERTON, UTAH
SITE PLAN**

#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

SITE PLAN
Scale: 1"=40'
Drawn: JSB
Date: 6/17/2015
Job #: 15-062
Sheet: **C3**



JUN 27

ITEM 3.A

JUNE 11, 2015 MINUTES

1 RIVERTON CITY PLANNING COMMISSION
2 MEETING MINUTES

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

Andrew Aagard, City Planner
Gordon Miner, City Engineer
Ryan Carter, City Attorney

16
17 Commissioner Hansen called the meeting to order. Commissioner Hartley led the
18 Pledge of Allegiance.

19
20 I. PUBLIC HEARING

21
22 A. **MINOR SUBDIVISION & CONDITIONAL USE PERMIT, TWO-LOT MINOR**
23 **SUBDIVISION, ONE LOT ACCESSED BY A PRIVATE LANE AT 1154 West**
24 **13200 South, RR-22 ZONE, MICHAEL SMART, APPLICANT.**

25
26 City Planner, Andrew Aagard, presented the staff report and explained that the applicant
27 is requesting a minor subdivision and conditional use permit for a private lane for property
28 located at 1154 West 13200 South. He presented aerial photos and stated that the subject
29 property was zoned RR-22, as were all of the surrounding properties. The current property
30 totals 1.91 acres, which is proposed to be subdivided into two lots. Lot 1, with the existing
31 home, would be .75 acres, while Lot 2 would be 1.05 acres. Both lots will exceed the
32 minimum lot size requirements of the zone.

33
34 Mr. Aagard explained that the private lane would be used from Lot 2 to 13200 South, with
35 an easement across Lot 1. He stated that the reason the new home would not have access
36 off of Lover's Lane, which it fronts, is related to the slope of the property. He identified the
37 slope issues on a map. Mr. Aagard presented criteria to approve a private lane, which are:

- 38
39 1. A lot of record which is preexisting and has no frontage or adequate property to
40 construct a public street.
41
42 2. It can be demonstrated by the applicant that the property cannot be physically
43 subdivided with public streets either now or in the foreseeable future.
44
45

- 1 3. The development does not impede the necessary access from adjoining properties
2 as required by the Master Transportation Plan.
3

4 With regard to these criteria, Mr. Aagard explained that because the property has plenty of
5 frontage onto Lover's Lane, which is a public street, the first two listed criteria are
6 eliminated. However, the issues related to this property pertain to slope. He stated that
7 the average slope from one side of the property to the other is 1%, but at one point on the
8 property it reaches nearly 7%. This slope separates the property into two buildable areas,
9 so that if Lot 2 were subdivided in the future, the eastern half would have access to Lover's
10 Lane. A private lane would be needed to provide access to the western half. Staff
11 supported the proposed site plan and the applicant's request for a private lane as shown.
12

13 Mr. Aagard noted that no fencing would be required for the subdivision, since all of the
14 surrounding properties are compatible.
15

16 There was continued discussion regarding the subject area, which the Commission
17 recalled from other applications. Previously, concern was expressed by the public
18 regarding drainage issues. Engineer Gordon Miner informed the Commission that Riverton
19 City was currently working on a project study for the area and the applicant confirmed that
20 he was aware of it and he had been asked to provide funds for the project. There was also
21 discussion regarding the wetlands.
22

23 Commissioner Hansen opened the public hearing.
24

25 Wendy Bills, the owner of Lot 1, stated that she has worked closely with the applicant
26 regarding the easement issue and has no concerns with its proposed placement. Ms. Bills
27 addressed the irrigation and drainage concerns brought up by the Commission, stating that
28 a few of the neighbors installed sprinkler systems and are no longer flood irrigating. This
29 decreased the amount of drainage coming down the street and there is not a significant
30 problem.
31

32 Mike Smart, the applicant, also commented on the drainage and stated that there was not
33 a significant issue any longer. He also identified the path of the runoff on the map.
34

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

37 Commissioner Bryant indicated that when there is a storm, often citizens will become upset
38 with the City for not being adequately prepared. City Attorney, Ryan Carter, commented
39 that governmental entities are not required to guarantee that a developer's project or any
40 residential home will be protected against any storm. The City has high development
41 standards and has created a storm waste system that can accommodate a "10 year" storm,
42 but things happen. If the City is performing to the standards indicated, there is no third
43 party liability exposure to Riverton City to anyone else who experiences flooding during a
44 severe storm event. Attorney Carter also addressed the drainage issues of Lover's Lane,
45 and stated that the residents were concerned with an outdated study, which that is the
46 reason for the City's decision to conduct a new study.

1
2 There was further discussion regarding the private lane with regard to slope. It was
3 determined that this was the best option for the property.
4

5 **Commissioner Kochevar moved that the Planning Commission recommend**
6 **APPROVAL of Application #15-1002, Mike Smart Minor Subdivision and APPROVE**
7 **the Conditional Use Permit for the lot to be accessed by a private lane, located at**
8 **1154 West 13200 South subject to the following conditions:**
9

- 10 1. **The private land shall be paved with either concrete or asphalt to a minimum**
11 **of twenty (20) feet in width.**
12
13 2. **Storm drainage systems and installation shall comply with Engineering**
14 **Department requirements and standards.**
15
16 3. **Any and all irrigation ditches associated with the property be addressed, with**
17 **disposition of the irrigation systems approved by Riverton City and the proper**
18 **irrigation company or users.**
19
20 4. **The subdivision comply with any and all applicable Riverton City standard**
21 **and ordinances, including the International Building and Fire Codes.**
22

23 **Commission Hartley seconded the motion. Vote on motion: Commissioner Hansen**
24 **– Aye; Commissioner Hartley – Aye; Commissioner Bryant – Aye; Commissioner**
25 **Kochevar – Aye; and Commissioner Webb – Aye. The motion passed unanimously.**
26

27 **B. ORDINANCE AMENDMENT, RIVERTON CITY IS PROPOSING**
28 **AMENDMENTS TO SECTION 18.215, SITE PLANS, INCLUDING THE**
29 **REVIEW AND APPROVAL PROCESS.**
30

31 Mr. Aagard presented the staff report regarding an ordinance amendment to Section
32 18.215 of City Code, which addresses commercial site plans and the review and approval
33 process. He stated that the primary changes to the Code were for the approval process,
34 which would delegate final approval to the Planning Commission rather than the City
35 Council. Mr. Aagard confirmed that the City Council requested this change and felt that it
36 would streamline the approval process, keep the public better informed, and reduce the
37 time needed to process applications.
38

39 The Commission and Attorney Carter had a discussion regarding the appeal process,
40 which was not addressed in this section of the Code. Attorney Carter expressed that the
41 Board of Adjustments, which is independent of the City Council, should be the body to hear
42 appeals relating to this issue. They discussed the appeal process of the surrounding cities,
43 and the makeup of the Board of Adjustment.
44

1 Commissioner Hansen stated that appeals should be sent through the Board of Adjustment
2 to keep the process clean and because it was a recommendation from Mr. Carter. He also
3 stated that this would be relevant to the next Item on the agenda.
4

5 **Commissioner Hartley moved that the Planning Commission recommend**
6 **APPROVAL of the proposed amendments to Section 18.215, Site Plan Review and**
7 **Standards, of the Riverton City Land Use Code as described in the staff report, with**
8 **the following modifications:**
9

- 10 **1. Add language that will clarify the appeal of a site plan and other applications**
11 **to the Board of Adjustments.**
12

13 **Commissioner Webb seconded the motion. Vote on motion: Commissioner Hansen**
14 **– Aye; Commissioner Hartley – Aye; Commissioner Bryant – Aye; Commissioner**
15 **Kochevar – Aye; and Commissioner Webb – Aye. The motion passed unanimously.**
16

17 Commissioner Hansen opened the public hearing. There were no public comments.
18 Commissioner Hansen closed the public hearing.
19

20 **C. ORDINANCE AMENDMENT, RIVERTON CITY IS PROPOSING**
21 **AMENDMENTS TO TITLE 17, SUBDIVISIONS, INCLUDING THE REVIEW**
22 **AND APPROVAL PROCESS FOR DIVISION AND DEVELOPMENT OF**
23 **GROUND IN RIVERTON CITY.**
24

25 Mr. Aagard presented the staff report regarding an ordinance amendment to Title 17, which
26 is in reference to Subdivisions and the review and approval process. He stated that the
27 staff report was large, but most of the changes were made to accommodate for updated
28 technologies, which have outgrown the current ordinance. In conjunction with the City's
29 Engineering Division and the City Surveyor, the ordinance was reviewed and revised to
30 bring up to current technological standards for development.
31

32 There was also a proposed change that would alter the approval process similar to the
33 previous Item. Currently, all subdivision approvals go to the Planning Commission for a
34 recommendation and then to the City Council for final approval. The City Council directed
35 that the Planning Commission be the final approval body for subdivisions. Mr. Aagard
36 added that the Planning Commission would have the option to delegate final subdivision
37 plat approval to staff during the preliminary plat approval stage.
38

39 Mr. Aagard also noted that there was a change to the requirement for the issuing of building
40 permits and certificates of occupancy. The proposed change specifies what improvements
41 need to be installed prior to issuance of a building permit and what improvements need to
42 be in place before a certificate of occupancy can be issued.
43

44 Commissioner Webb asked if the appeal process needed to be added to the Title, similar
45 to the previous Item. There was discussion regarding a separate Appeals section and the
46 possible addition of one. Attorney Carter stated that language could be added to the motion

1 stating that the Planning Commission would address the appeals process once the
2 decision regarding the use of the Board of Adjustment was made.

3
4 Commissioner Hansen opened the public hearing. There were no public comments.
5 Commissioner Hansen closed the public hearing.

6
7 **Commissioner Bryant moved that the Planning Commission recommend**
8 **APPROVAL of the proposed amendments to Title 17, Subdivisions, as described in**
9 **the staff report, with the following modifications:**

- 10
11 **1. Address the appeal process, specifying that they go to the Board of**
12 **Adjustments.**
13
14 **2. That Section 17.090 be addressed once the decision has been made regarding**
15 **the use of the Board of Adjustment hearing appeals of this Title.**

16
17 **Commissioner Hartley seconded the motion. Vote on motion: Commissioner**
18 **Hansen – Aye; Commissioner Hartley – Aye; Commissioner Bryant – Aye;**
19 **Commissioner Kochevar – Aye; and Commissioner Webb – Aye. The motion passed**
20 **unanimously.**

21
22 **D. ORDINANCE AMENDMENT, RIVERTON CITY IS PROPOSING**
23 **AMENMENTS TO THE RIVERTON CITY CODE SECTION 18.90, TABLE**
24 **OF COMMERCIAL USES CHART, ADDRESSING ALLOWED USES IN**
25 **VARIOUS ZONES.**

26
27 Mr. Aagard presented the staff report in reference to the Table of Commercial Uses chart
28 in the Riverton City Code. This table lists a wide variety of commercial activities and the
29 commercial zones in which they are permitted, not permitted, or conditional. Currently, the
30 table does not address blood/plasma donation centers. The proposed amendment would
31 add that as a conditional use in the Commercial Regional Zone only. This use would not
32 be permitted in any other zone. Mr. Aagard reminded the Commission of the recent
33 situation with the Biolife Plasma Donation Center and the negative response from the
34 public. The center was categorized as a medical clinic at the time.

35
36 In addition to the amendment, staff recommended that the Commission review the chart
37 and provide feedback on any potential changes to the existing uses. Mr. Aagard gave the
38 Commission the option to table the item for future review, if necessary.

39
40 There continued a discussion regarding the proposed change, although the comments
41 from Mr. Carter were often inaudible. It was reiterated that a conditional use is a permitted
42 use with conditions, and the City cannot deny a request simply because the public is
43 opposed to the development. Public opinion can be used to determine the conditions,
44 however.

45

1 It was stated that Commissioners Bryant and Hartley had previously discussed the dangers
2 of micromanagement in regard to this issue. They felt it would be unwise to try to include
3 every conceivable business on the chart and it would be better to keep the uses slightly
4 broad. Commissioner Bryant considered the original designation of Medical Clinic to be
5 correct in this instance.

6
7 Commissioner Hansen commented that he would be satisfied if they were able to put
8 conditions on the blood/plasma centers in any zone. He also stated that this could be
9 considered a professional office as well as a medical clinic.

10
11 Mr. Aagard noted that the public really had concerns with the types of people the plasma
12 center would attract. The reality is that Biolife has chosen this location because of the
13 clean lifestyle that is generally found in the area. They do not want people donating who
14 have drug or alcohol problems.

15
16 Commissioner Hansen opened the public hearing. There were no public comments.
17 Commissioner Hansen closed the public hearing.

18
19 **Commissioner Hartley moved that the Planning Commission recommend DENIAL of**
20 **the proposed amendments to Section 18.90, Table of Commercial Uses Chart, of the**
21 **Riverton City Land Use Code as described in the staff report based on the following:**

- 22
23 **1. The Planning Commission feels that the current table is adequate.**

24
25 **Commissioner Webb seconded the motion. Vote on motion: Commissioner Hansen**
26 **– Aye; Commissioner Hartley – Aye; Commissioner Bryant – Aye; Commissioner**
27 **Kochevar – Aye; and Commissioner Webb – Aye. The motion passed unanimously.**

28
29 **II. MINUTES**

30
31 **A. MAY 28, 2015 PLANNING COMMISSION MEETING.**

32
33 **Commissioner Webb moved that the Planning Commission APPROVE the meeting**
34 **minutes from May 28, 2015. Commissioner Hartley seconded the motion. Vote on**
35 **motion: Commissioner Hansen – Aye; Commissioner Hartley – Aye; Commissioner**
36 **Bryant – Aye; Commissioner Kochevar – Aye; and Commissioner Webb – Aye. The**
37 **motion passed unanimously.**

38
39 **ADJOURNMENT**

40
41 The meeting adjourned at approximately 7:46 p.m.