



RIVERTON CITY  
PLANNING COMMISSION AGENDA  
THURSDAY, AUGUST 27, 2015



NOTICE IS HEREBY GIVEN THAT THE RIVERTON CITY PLANNING COMMISSION WILL HOLD A PUBLIC MEETING AT **6:30 PM, THURSDAY, AUGUST 27, 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. **REZONE**, REZONE 4.5 ACRES LOCATED 4425 WEST 12600 SOUTH FROM R-1 (RESIDENTIAL 1 ACRE LOTS) TO C-G (COMMERCIAL GATEWAY), RIVERTON 4.5 LLC, APPLICANT
- B. **TEXT AMENDMENT**
- C. **REZONE**, REZONE 1.29 ACRES LOCATED AT 12524 SOUTH DOREEN DRIVE FROM C-D (COMMERCIAL DOWNTOWN) TO C-D EHOV (ELDERLY HOUSING OVERLAY), JUAN HERNANDEZ, APPLICANT
- D. **REZONE**, REZONE .5 ACRES LOCATED AT 2765 WEST 12320 SOUTH FROM RR-22 (RURAL RESIDENTIAL ½ ACRE LOTS) TO R-4 (RESIDENTIAL 10,000 SQUARE FOOT LOTS), JON ONEAL, APPLICANT

2. **DISCUSSION/ACTION ITEMS**

- A. **FINAL SITE PLAN**, SONIC DRIVE-IN, 5117 WEST 13400 SOUTH, SP-C ZONE, RYAN TREASE OF SRI REAL ESTATE PROPERTIES, APPLICANT.
- B. **FINAL PLAT SUBDIVISION**, AUTUMNWOOD ESTATES PHASE 1, 12175 SOUTH 3600 WEST, R-3 SD ZONE, IVORY DEVELOPMENT LLC, APPLICANT.

3. **MINUTES**

- A. AUGUST 13, 2015 PLANNING COMMISSION

4. **ADJOURNMENT**

**Item 1.a**

**RIVERTON TOWNE STORAGE  
REZONE**

**RIVERTON CITY  
MEMORANDUM**

**TO:** Planning Commission

**FROM:** Planning Department

**DATE:** August 27, 2015

**SUBJECT:** REZONE, REZONING 4.5 ACRES LOCATED AT 4425 WEST 12600 SOUTH FROM R-1 (RESIDENTIAL 1 ACRE LOTS) TO C-G (COMMERCIAL GATEWAY), RIVERTON 4.5 LLC, APPLICANT

**PL NO.:** 15-4006 – RIVERTON TOWNE STORAGE REZONE

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**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 4.5 acres located at 4425 West 12600 South from its current zoning of R-1 to C-G and amend the Riverton City General plan from estate density residential to community commercial.

**BACKGROUND**

Riverton 4.5 LLC has submitted an application requesting property located at 4425 West 12600 South be rezoned from its existing zoning of R-1 (Residential 1 acre lots) to C-G (Commercial Gateway). The property, as mentioned, is zoned residential but is not utilized as residential. Rather, it is a public utility operated by the South Valley Sewer District who has chosen to sell the property and move operations to another location. To the east and the south property is zoned R-1 and RR-22 which is estate density residential. To the west property is also zoned R-1 and C-N (Commercial Neighborhood). To the north property is zoned SP (Specific Plan) residential.

The applicant is proposing to rezone the property to C-G to make way for a neighborhood storage unit business. The property, although zoned residential, has not been utilized as residential but as a public utility operated by the sewer district. So, even though rezoning this property to commercial will allow various commercial activities to occur, the use of the property as commercial will be consistent with how the property is currently being used.

Even though the applicant is proposing storage units for this property the City must consider other commercial uses that are permitted in the C-G zone for this property. The property has access directly onto 12600 South which at this point is a Riverton City maintained roadway. The property is bounded on the east by Totorica Circle, a public right-of-way and on the west by Sunday Drive which is soon to be a public right-of-way. Even though adjacent zoning is residential, actual residential uses are setback a fair distance from this property.

There is adjacent commercial zoning in the area. To the west property is zoned C-N (Commercial Neighborhood), however, there has been no commercial activity on this property since it was rezoned commercial a number of years ago.

As of the date this report was written staff has not received any comments or concerns related to this rezone request from those within the noticing radius of 1000 feet.

**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. 15-4006  
Date 7/27/2015

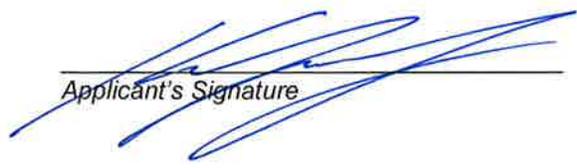
# Application Rezone

A. Applicant's Name RIVERTON 4.5 LLC  
Home Address 6150 S. REDWOOD ROAD STE 150  
City TRAYLORSVILLE State UT Zip 84123  
Telephone # \_\_\_\_\_ Mobile # 801-889-9977 Fax # \_\_\_\_\_

B. Property Owner's Name (If Different From Applicant) SOUTH VALLEY SEWER DISTRICT  
Address \_\_\_\_\_  
City \_\_\_\_\_ State UT Zip \_\_\_\_\_  
Telephone # \_\_\_\_\_ Mobile # \_\_\_\_\_ Fax # \_\_\_\_\_

- C. Project Information
1. Address 4425 W 12600 S.
  2. Sidwell/Tax ID# 27-31-100-055 Total Acreage of the Site 4.5
  3. Current Zoning of the Proposed Site R-1  
Zoning of Adjacent Parcels North SPR-2 South R-22 East R-1 West C-N
  4. Requested Zoning CG - COMMERCIAL GATEWAY.
  5. Riverton City General Plan Designation ESTATE DENSITY MIN. 21,780
  6. Description of the Proposed Zone/Use for the Property STORAGE UNITS.
- \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*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

7/20/15  
Date

# Riverton Town Storage Rezone

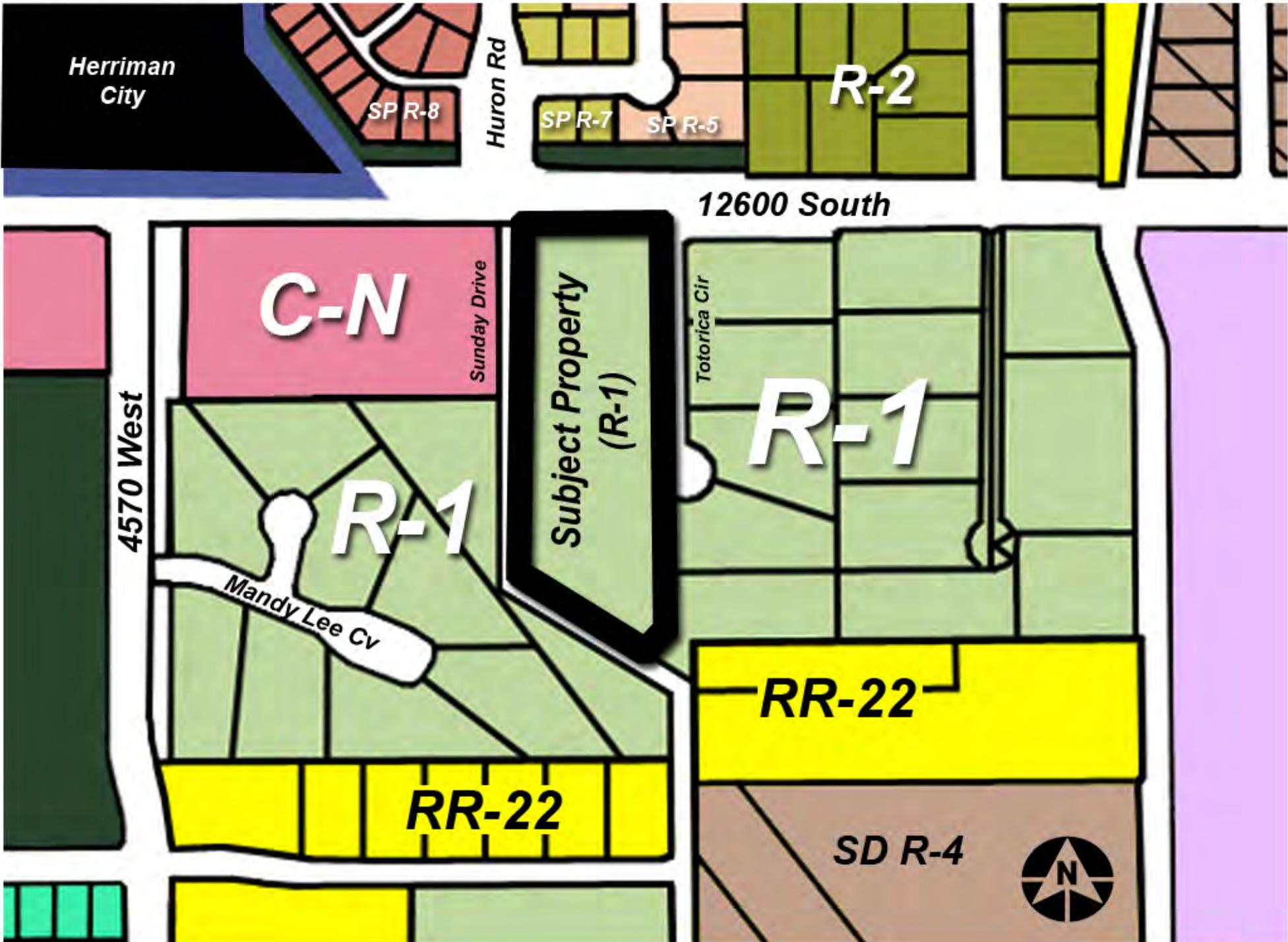


Parcel  
to be  
Rezoned



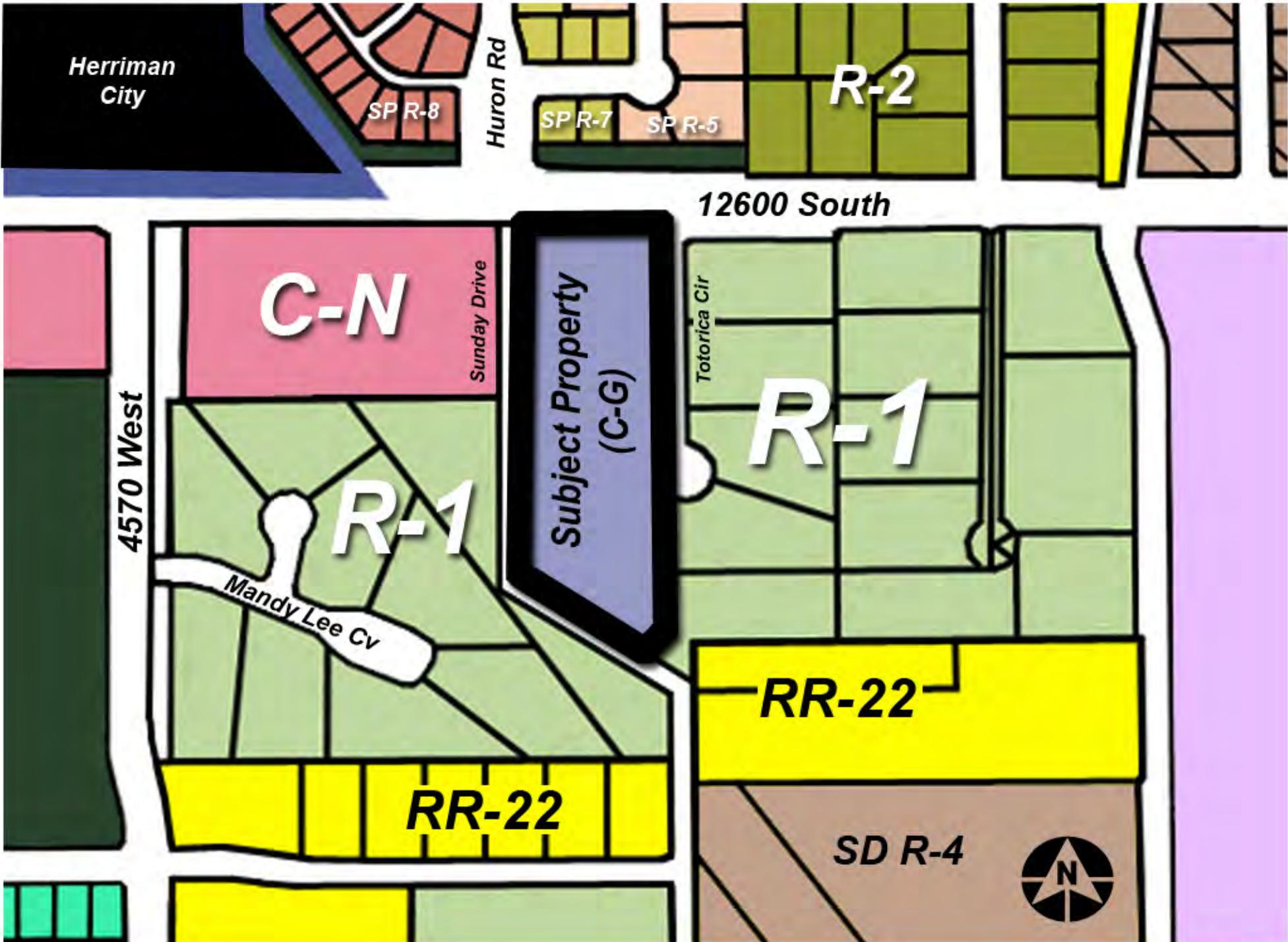
**Aerial View**

**Riverton Towne Storage Rezone**



**Zoning Map**

**Riverton Towne Storage Rezone**



**Proposed Zoning**

**Item 1.B**

**text amendment to C-9  
zone**

**RIVERTON CITY  
MEMORANDUM**

**TO: Planning Commission**

**FROM: Planning Department**

**DATE: August 27, 2015**

**SUBJECT: ORDINANCE AMENDMENT, PROPOSED AMENDMENT TO TITLE 18.70, COMMERCIAL GATEWAY, ADDRESSING APPROVAL PROCESSES AND MISCELLANEOUS AMENDMENTS, AMENDMENTS PROPOSED BY RIVERTON CITY**

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**PROPOSED MOTION**

I move the Planning Commission recommend APPROVAL of the proposed amendments to Title 18.70.030 (5) *Conditional Uses* and 18.70.040 (1) & (2) *Setback requirements* in the Commercial Gateway Zone, as described herein, *with the following modifications*:

**BACKGROUND:**

Riverton City is proposing amendments to the Commercial Gateway Zone, specifically to sections 18.70.030 (5), Conditional Uses and 18.70.040 (1) & (2), Setback Requirements. Currently, Storage and Warehousing as a use is not permitted in the Commercial Gateway Zone. In response to a proposed use in that zone, and on examination of other properties bearing that zone, staff is proposing that the use, allowing storage units, be designated as a Conditional Use in that zone. The following language would be added under the Conditional Use section in that zone:

*Conditional Uses*

*Storage Units (except on any property or development adjacent to or having access to 12600 South east of the Bangerter Highway)*

While that zone is intended for entryway areas to the City and is therefore a zone that the City has been cautious in its approach to allowed uses, the architectural standards under which storage unit facilities can be constructed can be held at a high enough level to insure compatibility with other development in that zone. Several of the properties bearing the Commercial Gateway zone, such as the area at the intersection of Redwood Road and the Bangerter Highway, may ultimately develop in way that storage facilities could be integrated well with other uses on the property. In examining the existing and potential areas for the Commercial Gateway zone, staff is recommending the use be conditional, with the exception of properties along 12600 South east of the Bangerter Highway. The development patterns along that corridor, including the entry to the City at the Jordan River, are such that are more traditional retail and office in nature. Restricting the storage and warehousing use to Conditional in the Commercial Gateway Zone outside of that corridor would allow additional flexibility for the other properties in the Commercial Gateway zone.

In addition, amendments are proposed to the Commercial Gateway Zone to reflect the potential for storage facilities in that zone. Current setbacks in that zone do not address the typical configuration of such a development, where buildings often are incorporated into the perimeter fencing. The Commercial Regional Zone, which also allows for storage facilities, includes language addressing this. Riverton City is proposing the following language be included in the Commercial Gateway Zone. The highlighted text is the proposed amendment:

**18.70.040 Setback requirements.**

*(1) Adjacent to Public Streets. All buildings adjacent to public streets shall be set back a minimum of 30 feet from back of curb. A minimum side and rear setback of 10 feet from back of sidewalk may be allowed where the structure(s) are being incorporated in perimeter fencing or enclosure of some or all of the site.*

*(2) Side Yard Setbacks.*

*(a) Compatible Land Uses. Setbacks between buildings of compatible land use may have a zero setback if both buildings are constructed with a one-hour fire wall. Otherwise, the setbacks shall be a minimum of 15 feet for adequate access. Also, building spans shall have separations for rear access every 300 linear feet unless it can be shown that safety vehicles can adequately service the buildings. Zero lot lines, or structures constructed with no setback from the side property lines, may be allowed where the structure(s) are being incorporated in perimeter fencing or enclosure of some or all of the site. However, zero lot lines will not be permitted adjacent to a residential zone. A conditional use permit in conjunction with site plan approval is required for zero lot line development.*

The proposed amended ordinance is attached, along with a copy of the current zoning map showing the locations of the Commercial Gateway zone.

**ATTACHMENTS:**

The following items are attached:

1. A copy of affected ordinance sections.
2. A copy of the Riverton City Zoning Map

## Chapter 18.70

### GATEWAY COMMERCIAL (C-G) ZONE

Sections:

18.70.010	Purpose.
18.70.020	Permitted uses.
18.70.030	Conditional uses.
18.70.040	Setback requirements.
18.70.050	Lot coverage.
18.70.060	Architectural standards.
18.70.070	Development standards.
18.70.080	Parking areas.
18.70.090	Uses within buildings.
18.70.100	Outside storage.

#### **18.70.010 Purpose.**

The “Gateway,” as established by area and definition in the Riverton City commercial district master plan, is where a combination of retail, professional businesses and related activities are encouraged and established. Regulations of this district are designed to provide a suitable environment for those commercial and service uses which can be well integrated with the adjacent mixed commercial and residential zones.

The “Gateway” shall be any property aligned with main arteries, such as Redwood Road and 12600 South, at or near entrances to the city. [Ord. 8-17-99-1 § 1 (Exh. A). Code 1997 § 12-265-005.]

#### **18.70.020 Permitted uses.**

The following uses are permitted and allowed in the C-G zone; provided, that the regulations and intent of this zone are adhered to:

- (1) Bakery.
- (2) Recreation or fitness center, health club.
- (3) Restaurant without drive-through.
- (4) Professional office.
- (5) Beauty salon or barber shop.
- (6) Bank or financial lending institution.
- (7) Other uses as per RCC 18.90.010, Table of commercial uses. [Ord. 8-17-99-1 § 1 (Exh. A). Code 1997 § 12-265-010.]

#### **18.70.030 Conditional uses.**

The following uses are conditional, and may be considered uses within the C-G zone; provided, that the regulations and intent of this zone are met:

- (1) Grocery store/shopping center.
- (2) Health care facility, medical clinic.
- (3) Convenience store with a gasoline service station (except when two or more like uses exist within 1,000 feet).
- (4) Educational services.

(5) Storage Units (except on any property or development adjacent to or having access to 12600 South east of the Bangerter Highway)

(6) Other uses as per RCC 18.90.010, Table of commercial uses. [Ord. 8-17-99-1 § 1 (Exh. A). Code 1997 § 12-265-015.]

**18.70.040 Setback requirements.**

(1) Adjacent to Public Streets. All buildings adjacent to public streets shall be set back a minimum of 30 feet from back of curb. A minimum side and rear setback of 10 feet from back of sidewalk may be allowed where the structure(s) are being incorporated in perimeter fencing or enclosure of some or all of the site.

(2) Side Yard Setbacks.

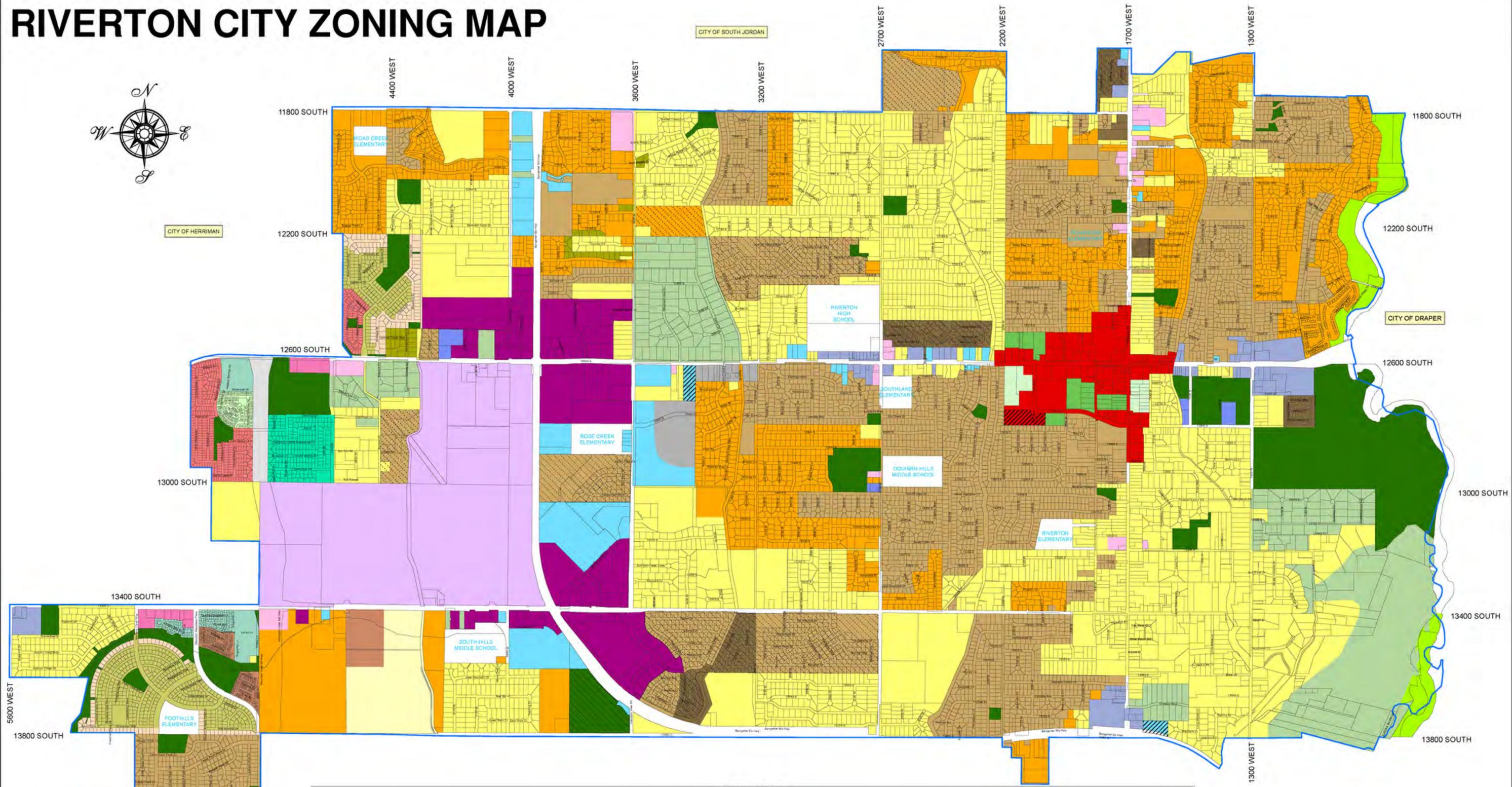
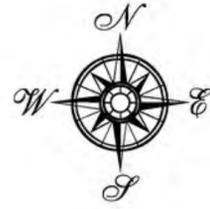
(a) Compatible Land Uses. Setbacks between buildings of compatible land use may have a zero setback if both buildings are constructed with a one-hour fire wall. Otherwise, the setbacks shall be a minimum of 15 feet for adequate access. Also, building spans shall have separations for rear access every 300 linear feet unless it can be shown that safety vehicles can adequately service the buildings. Zero lot lines, or structures constructed with no setback from the side property lines, may be allowed where the structure(s) are being incorporated in perimeter fencing or enclosure of some or all of the site. However, zero lot lines will not be permitted adjacent to a residential zone. A conditional use permit in conjunction with site plan approval is required for zero lot line development.

(b) Noncompatible Land Uses. When located adjacent to a residential district (excepting recognizable holding zones for future commercial development), side yard setbacks shall be a minimum of 20 feet.

(3) Rear Yard Setbacks. Where adjacent to residential zones, the minimum rear yard setback shall be one foot for every one foot in building height. However, there shall be a minimum setback of 20 feet, unless an access lane is planned, in which case, a minimum of 22 feet is required.

(4) Setbacks shall be measured to the foundation. [Ord. 9-2-03-2 § 1; Ord. 8-17-99-1 § 1 (Exh. A). Code 1997 § 12-265-020.]

# RIVERTON CITY ZONING MAP



LEGEND					
<b>RESIDENTIAL</b>	<b>COMMERCIAL</b>	<b>OVERLAY</b>	<b>WESTERN SPRINGS SPECIFIC PLAN</b>	<b>MONARCH MEADOWS SPECIFIC PLAN</b>	<b>CANYONVIEW PARK SPECIFIC PLAN</b>
R-1 43,560 SF (1 AC)	C-D DOWNTOWN	EH ELDERLY HOUSING	SP R-6 6 D.U./ACRE	SP R-5 5 D.U./ACRE	SP R-5 5 D.U./ACRE
R-2 19,000 SF (1/2 AC)	C-G GATEWAY	SD SPECIFIC DEVELOPMENT	SP R-8 8 D.U./ACRE	SP R-7 7 D.U./ACRE	SP R-7 7 D.U./ACRE
RR-22 21,780 SF (1/2 AC)	C-R REGIONAL	<b>OTHER</b>	SP RM-14 14 D.U./ACRE	SP RM-12 12 D.U./ACRE	SP R-8 8 D.U./ACRE
R-3 14,000 SF (1/3 AC)	C-PO PROFESSIONAL OFFICE	PUBLIC SCHOOLS	SP RM-18 18 D.U./ACRE	SP RM-18 17.93 D.U./ACRE	<b>HAMILTON FARMS SPECIFIC PLAN</b>
R-4 10,000 SF (1/4 AC)	C-N NEIGHBORHOOD	PUBLIC UTILITY	SP COMMERCIAL	SP COMMERCIAL	SP R-6.5 6.5 D.U./ACRE
RM-8 8 D.U./ACRE	M-1 LIGHT MANUFACTURING	PARKS/OPEN SPACE			SP RM-12 12 D.U./ACRE
RM-8-D 8 D.U./ACRE/DWTN	PCC PLANNED COMMERCIAL CENTER	LEGACY FREEWAY ROW			
A-5 AGRICULTURE					

DISCLAIMER: RIVERTON CITY RESERVES THE RIGHT TO MAKE CHANGES TO THIS INFORMATION WHEN IT DEEMS APPROPRIATE WITHOUT OBLIGATION TO ANY PERSON, ORGANIZATION OR OTHER ENTITY. RIVERTON CITY MAKES EVERY EFFORT TO PROVIDE CORRECT INFORMATION, BUT MAKES NO GUARANTEE AS TO THE COMPLETENESS OR ACCURACY.



**Item 1.C**

**COOMBS-HERNANDEZ  
REZONE**

**RIVERTON CITY  
MEMORANDUM**

**TO:** Planning Commission

**FROM:** Planning Department

**DATE:** August 27, 2015

**SUBJECT:** REZONE, REZONING 1.29 ACRES LOCATED AT 12524 SOUTH DOREEN DRIVE (1960 WEST) FROM C-D (COMMERCIAL DOWNTOWN) TO C-D EHOV (ELDERLY HOUSING OVERLAY), JUAN HERNANDEZ, APPLICANT

**PL NO.:** 15-4007 – COOMBS-HERNANDEZ REZONE

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**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 1.29 acres located at 12524 South Doreen Drive from its current zoning of C-D to C-D EHOV (Commercial Downtown Elderly Housing Overlay).

**BACKGROUND**

Juan Hernandez has submitted an application requesting that an existing vacant parcel of land located at 12524 South Doreen Drive be rezoned attaching an Elderly Housing Overlay to the C-D zoning of the property. To the north of the subject parcel property is zoned R-4 (Residential 10,000 square foot lots). To the west property is zoned RM-8-D (Residential Multi-family 8 Dwellings per Acre). To the south property is zoned C-D (Commercial Downtown) and is currently utilized as commercial by the Nuttalls-Bernina business. To the east property is zoned C-D and is utilized as the IFA Country Store.

The applicant is proposing to construct a senior assisted living center on the property and in order to do so the Elderly Housing Overlay must be attached. The C-D zone is a candidate for Elderly Housing and this is not the first property in Riverton's downtown to have the elderly housing overlay. Coventry cove which rests south of the post office is currently zoned C-D EHOV.

The commercial property is currently vacant and there has been very little interest to develop this property commercially as visibility from 12600 South is poor as it is obstructed by two other commercial buildings. The use the applicant is proposing is an effective buffer use in that it is not a use that thrives on drive by traffic and high visibility. It is also an excellent buffer to the single-family residential homes to the north from the higher impact commercial activity to the south.

This hearing is only to discuss the zoning of the property. Any site planning issues will be resolved later after a site plan application has been submitted and a review for compliance to site planning codes and standards has been conducted. One question that will most likely be asked is regarding fencing. When commercial uses occur adjacent to residential uses the ordinance requires an eight foot solid core concrete fence. Therefore, anyone that develops this property as commercial, including the elderly housing overlay, will be required to install such a fence.

Staff has received one comment as of the date this report was written. That comment was generally in favor of the proposed use and had inquiries regarding fencing. Otherwise, no other comments or

concerns have been registered from those within the 1000 foot noticing radius.

**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

15  
PL No. ~~4007~~ 4007  
Date 7/28/2015

## Application Rezoning

A. Applicant's Name Juan Hernandez  
Home Address 2133 W 450 N  
City Lehi State UT Zip 84043  
Telephone # \_\_\_\_\_ Mobile # 801 494 3408 Fax # \_\_\_\_\_

★ B. Property Owner's Name (If Different From Applicant) Robert L. Coombs  
Address 2114 Surrey Circle  
City Taylorville State UT Zip 84129  
Telephone # 801-673-4269 Mobile # 801-673-4269 Fax # \_\_\_\_\_

C. Project Information  
1. Address Approximately 12524 ~~12524~~ South Doreen Drive  
2. Sidwell/Tax ID# 2727352047-0000 Total Acreage of the Site 1.29 Acres  
3. Current Zoning of the Proposed Site Commercial Downtown  
Zoning of Adjacent Parcels North R-4 South C-D East C-D West RM-8-D  
4. Requested Zoning Elderly Housing Overlay  
5. Riverton City General Plan Designation \_\_\_\_\_  
6. Description of the Proposed Zone/Use for the Property Proposed senior assisted living center to be built on the subject property. Single story buildings housing a total of 32 residents.

*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.*

Robert Coombs  
Applicant's Signature

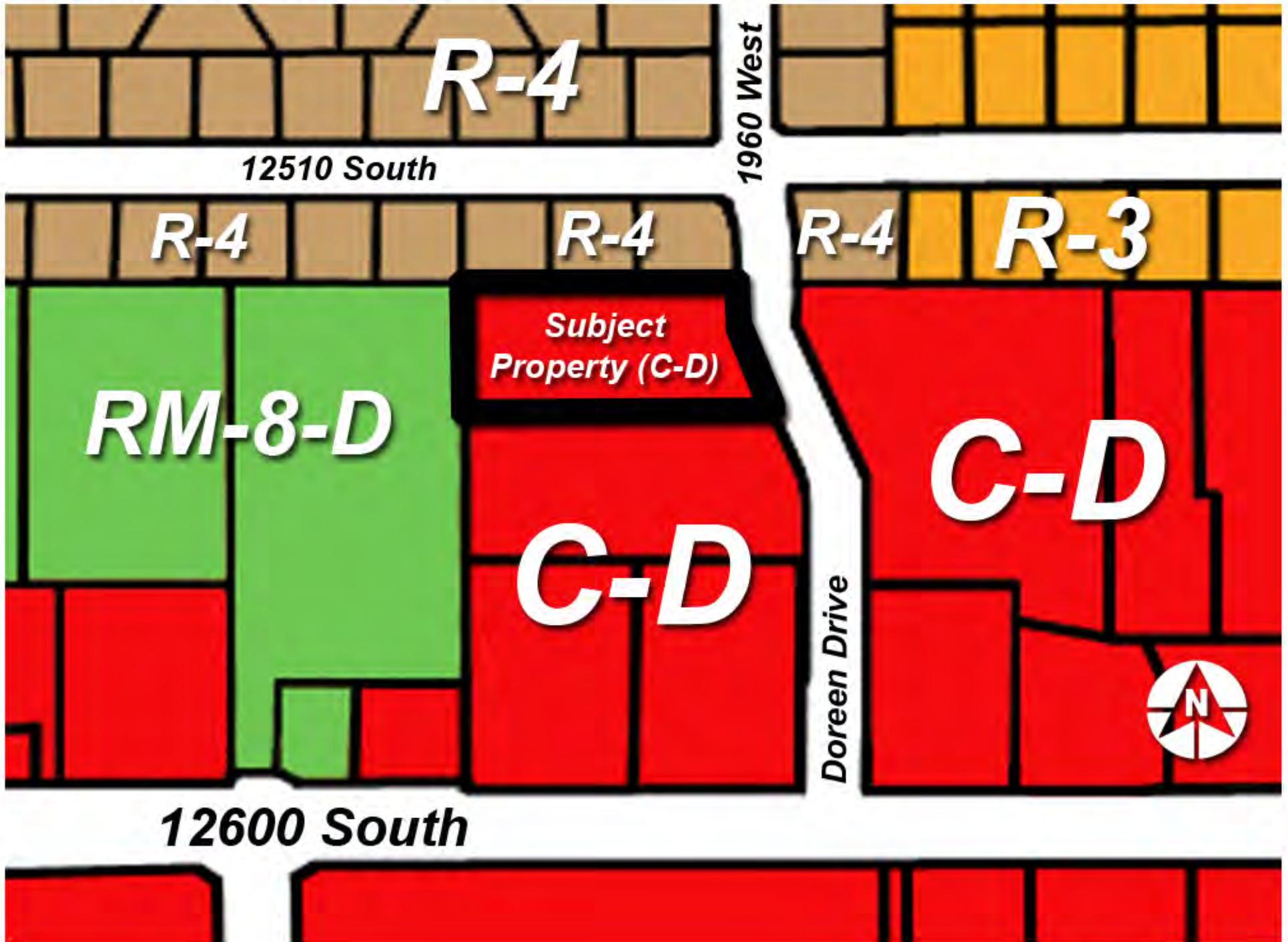
July 22, 2015  
Date

# Coombs-Hernandez Rezone



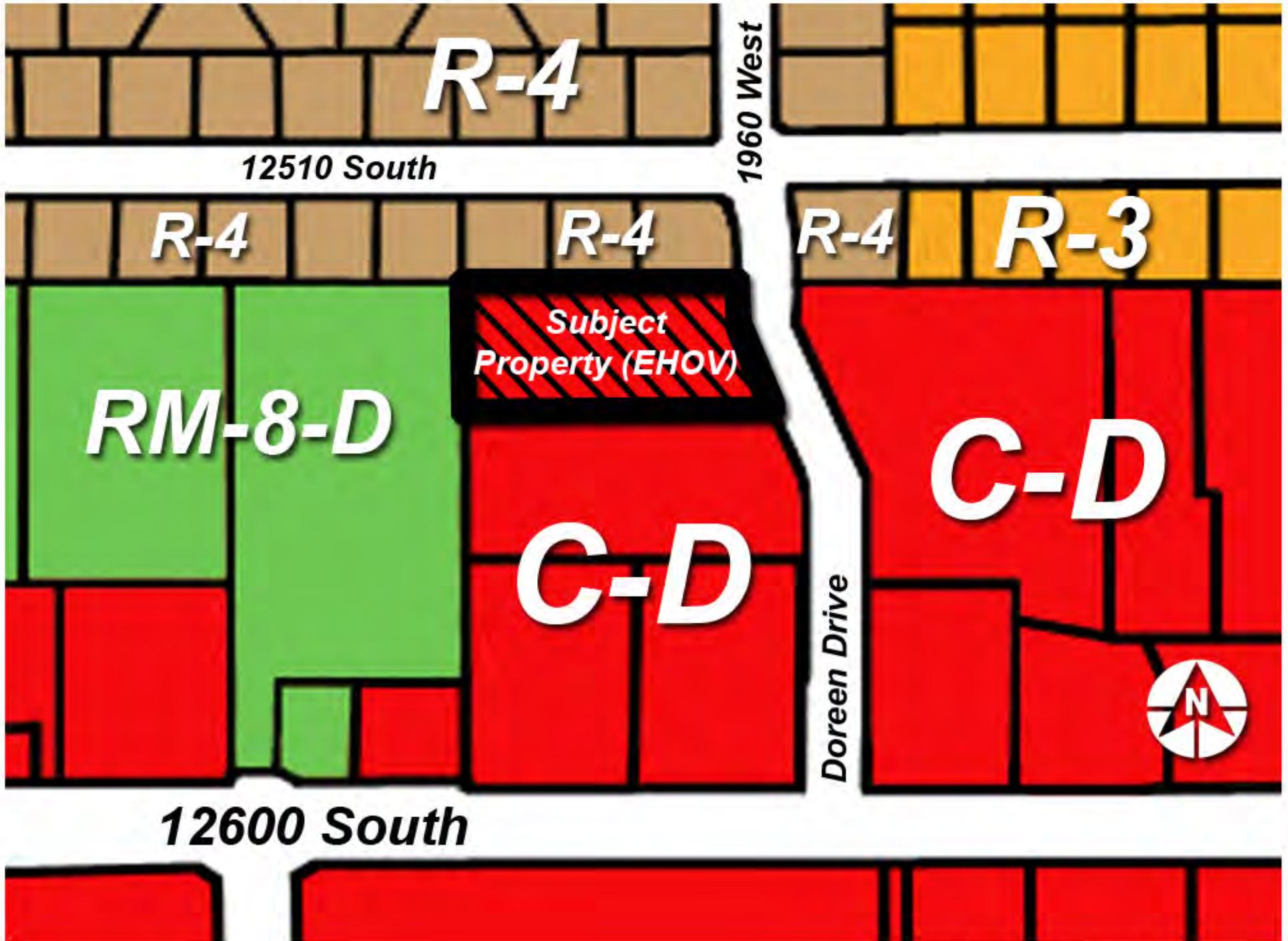
**Aerial View**

# Coombs-Hernandez Rezone



*Current Zoning*

# Coombs-Hernandez Rezone



12510 South

12600 South

1960 West

Doreen Drive

Proposed Zoning

**Item 1.d**

**oneal Rezone**

**RIVERTON CITY  
MEMORANDUM**

**TO: Planning Commission**

**FROM: Planning Department**

**DATE: August 27, 2015**

**SUBJECT: REZONE, REZONING .5 ACRES LOCATED AT 2765 WEST 12320 SOUTH FROM RR-22 (RURAL RESIDENTIAL ½ ACRE LOTS) TO R-4 (RESIDENTIAL 10,000 SQUARE FOOT LOTS), JON ONEAL, APPLICANT**

**PL NO.: 15-4005 – ONEAL REZONE**

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**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 .5 acres located at 2765 West 12320 South from RR-22 (Rural Residential ½ Are Lots) to R-4 (Residential 10,000 square foot lots).

**BACKGROUND**

Jon Oneal has submitted an application requesting that .5 acres located at 2765 West 12320 South be rezoned from RR-22 (Rural Residential ½ Acre Lots) to R-4 (Residential 10,000 Square Foot Lots). Properties to the east are zoned RR-22 but are non-conforming lots in that they are significantly smaller than the required ½ acre lot size minimum required by the zone. To the south property is zoned RR-22. To the west property is zoned RR-22 and is currently utilized as a seminary instruction building. To the north property is zoned R-4 SD (Residential 10,000 Square Foot Lots Specific Development) and R-3 (Residential 14,000 Square Foot Lots).

The applicant is rezoning the property to facilitate a subdivision of the property into two lots. This hearing, however, is not to approve the subdivision of the property but to approve the zoning of the property. All land uses to the west, north and east are uses that are conducive to residential zoning without animal rights. The property to the south, however, is zoned for and of sufficient size to have large animals. By rezoning this property the property owner forfeits the animal rights and when the subdivision of property is approved will be required to install a six foot solid core concrete fence along the southern boundary.

As of the date this report was written staff has not received any comments or concerns from neighboring property owners within the 1000 foot noticing radius regarding the rezoning of this property to quarter acre zoning.

**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. 15-4005  
Date \_\_\_\_\_

# Application Rezone

A. Applicant's Name JON ONEAL  
Home Address 4050 S. 1500 E  
City SLC State UTAH Zip 84124  
Telephone # 801 245 0404 Mobile # 801 245 0404 Fax # —

B. Property Owner's Name (If Different From Applicant) JON ONEAL  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Telephone # \_\_\_\_\_ Mobile # \_\_\_\_\_ Fax # \_\_\_\_\_

C. Project Information

1. Address 2765 W 12320 S
2. Sidwell/Tax ID# \_\_\_\_\_ Total Acreage of the Site .5
3. Current Zoning of the Proposed Site Half Acre  
Zoning of Adjacent Parcels North R-1-10 South \_\_\_\_\_ East R-1-10 West R-1-10
4. Requested Zoning R-1-10
5. Riverton City General Plan Designation R-1-10
6. Description of the Proposed Zone/Use for the Property Property is a wide half acre with full frontage onto 12320 South. Riverton City water main & secondary are in the park strip on property.

**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.**

[Signature]  
Applicant's Signature

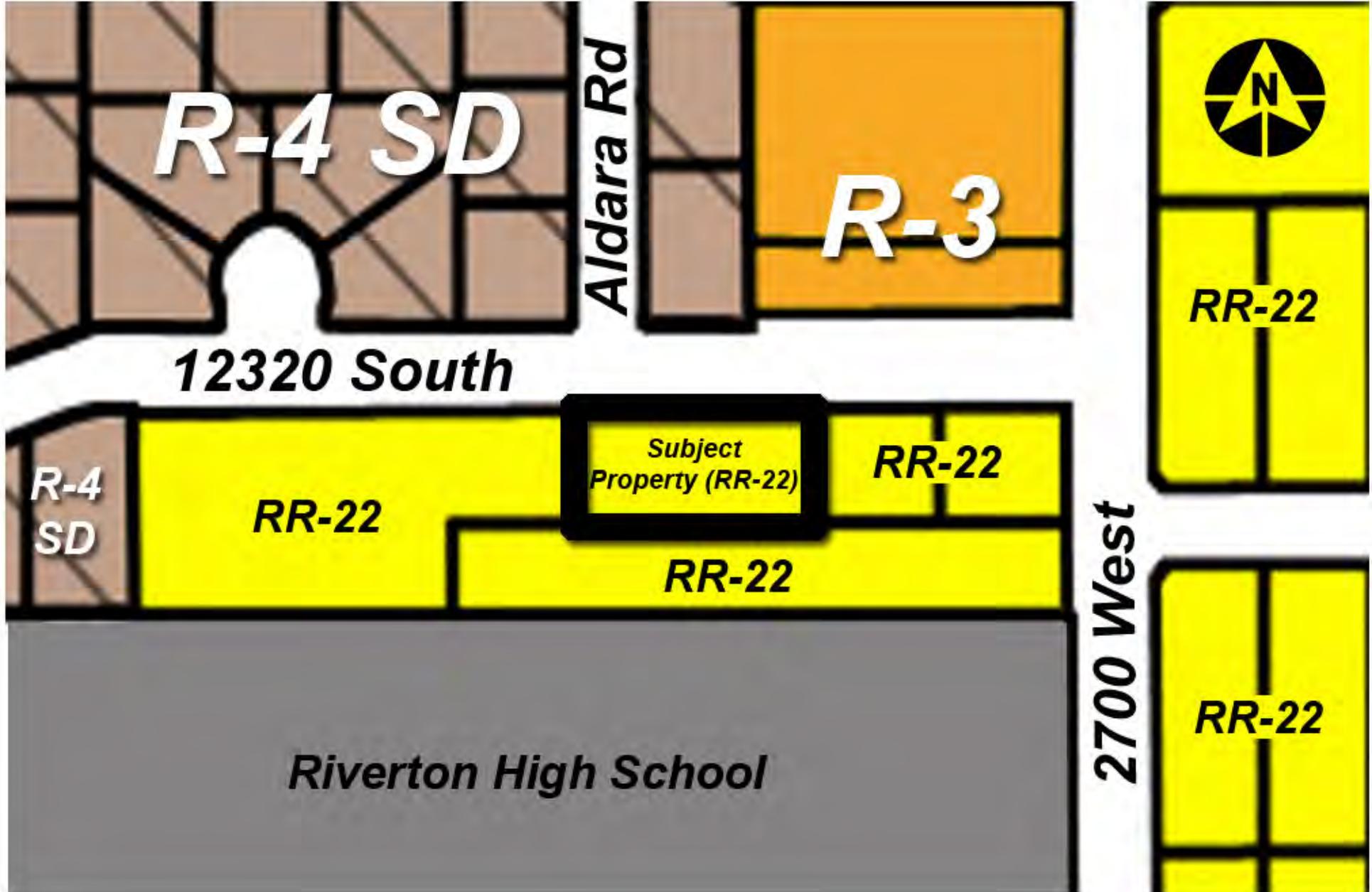
4 June 15  
Date

# Oneal Rezone



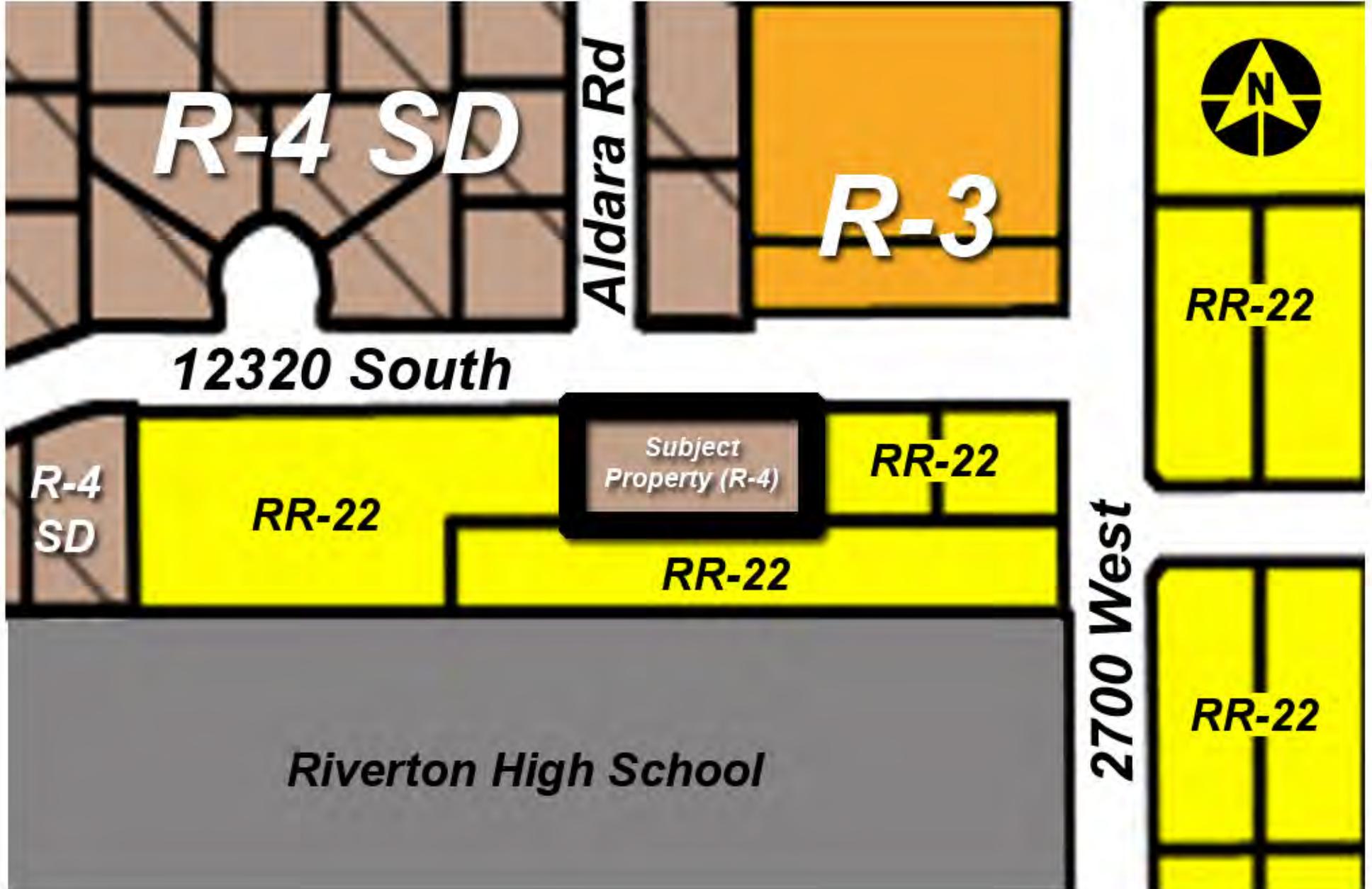
**Aerial View**

# Oneal Rezone



**Current Zoning**

# Oneal Rezone



*Proposed Zoning*

# **Item 2.a**

## **SONIC DRIVE-IN FINAL SITE PLAN**

**RIVERTON CITY  
MEMORANDUM**

**TO:** Planning Commission

**FROM:** Planning Department

**DATE:** August 27, 2015

**SUBJECT:** FINAL SITE PLAN; SONIC DRIVE-IN, 5117 WEST 13400 SOUTH, SP-C ZONE, RYAN TREASE OF SRI REAL ESTATE PROPERTIES, APPLICANT

**PL NO.:** 15-8006 – SONIC DRIVE-IN

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**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 the proposed Sonic Drive-in final commercial site plan located at 5117 West 13400 South with the following conditions:

1. Storm drainage systems and accommodation comply with Riverton City standards and ordinances, and with the recommendations of the Riverton City Engineering Division.
2. An interim storm drainage and erosion control plan and an access management plan be approved by the City prior to any construction or grading on the site.
3. The site and structures comply with any and all applicable Riverton City standards and ordinances, including the International Building and Fire Codes.
4. Lighting, both on the building and in the site shall be designed and installed to minimize impacts to the surrounding properties.
5. Any and all rooftop mechanical equipment shall be fully screened from view from the roadway and surrounding properties.
6. Complete an acceptable O & M plan for post-construction storm water controls and associated covenant to maintain.
7. Building architecture shall be constructed as per approved plans and parking canopy support columns shall be of brick or stone similar to that used on the building exterior.

**BACKGROUND**

SRI Real Estate Properties has submitted an application requesting final commercial site plan approval for a Sonic drive-in to be located at 5117 West 13400 South in the Monarch Meadows commercial development. The property is zoned SP-C (Specific Plan Commercial) as are the properties to the west and to the east. Property to the south is zoned SP RM-18 (Specific Plan Residential Multi-Family 18 Units per Acre). To the north property is located in Herriman City.

The proposed development placed the Sonic building at the center of the site with the parking area on the west and the typical parking canopy that accompanies a Sonic located on the east side. Vehicular circulation is around the building with entrances from 13400 South and from London Bay Drive, a private road located to the east of the proposed site. The vehicle drive through aisle is entered from the south west and exits at the north east side of the building. There is a vehicle cross connection provided with the car wash to the west as encouraged by ordinance and typical for this development.

Parking for this site is based upon the 16 seats or more restaurant standard of 1 space per 1000 square feet. With 2408 square feet in total the site is required to provide a minimum of 25 parking spaces. The site as proposed provides 30 total parking spaces.

Building exterior incorporates brick, stone columns and hewn sandstone on the upper walls with brick and stone along the lower course of the building. There is plenty of variation in the roofline as required by the SP-C zoning ordinance for architectural appearance. Condition #7 requires the developer to install either stone or brick similar to that utilized on the building to be on the support columns of the parking canopy.

There is no fencing required as fencing has already been installed by the residential development to the south.

Riverton City's engineering, planning and water divisions as well as the Unified Fire Authority have all reviewed the site plan as proposed and are recommending approval with the conditions listed above.

**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. 15-8006  
Date 6/1/2015

# Application

## Site Plan

A. Applicant's Name SRI REAL ESTATE PROPERTIES LLC, A DELAWARE LLC  
Home Address 300 JOHNNY BENCH DR.  
City OKLAHOMA CITY State OK Zip 73104  
Telephone # (405) 225-5000 Mobile # \_\_\_\_\_  
E-mail Address RYAN.TREASE@SONKDRNEIN.COM Fax # (405) 225-5963

B. Primary Contact Person LEE AND MILLER  
Address 9130 S. STATE ST. SUITE 100  
City SANDY State UT Zip 84070  
Telephone # 801 542 7192 Mobile # \_\_\_\_\_  
E-mail Address LEEAND@BENCHMARKVIL.COM Fax # \_\_\_\_\_

### C. Project Information

- Name of Proposed Business SONIC
- Address 5117 WEST 13400 SOUTH
- Description of the Proposed Business FAST FOOD RESTAURANT
- Sidwell/Tax ID# 32-01-201-053 Total Acreage of the Site 0.88
- Current Zoning of the Proposed Site MONARCH MEADOWS COMMERCIAL SPECIFIC PLAN  
Zoning of Adjacent Parcels: North HERLAND South SPRM18 East SPCommercial West SP Commercial
- Current Use of the Land VACANT
- Number of Existing Structures 0
- Describe the Proposed Use and Structures for the Site RESTURANT
- 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.

[Signature]  
Applicant's Signature

5/14/15  
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 Sonic Commercial Site Plan



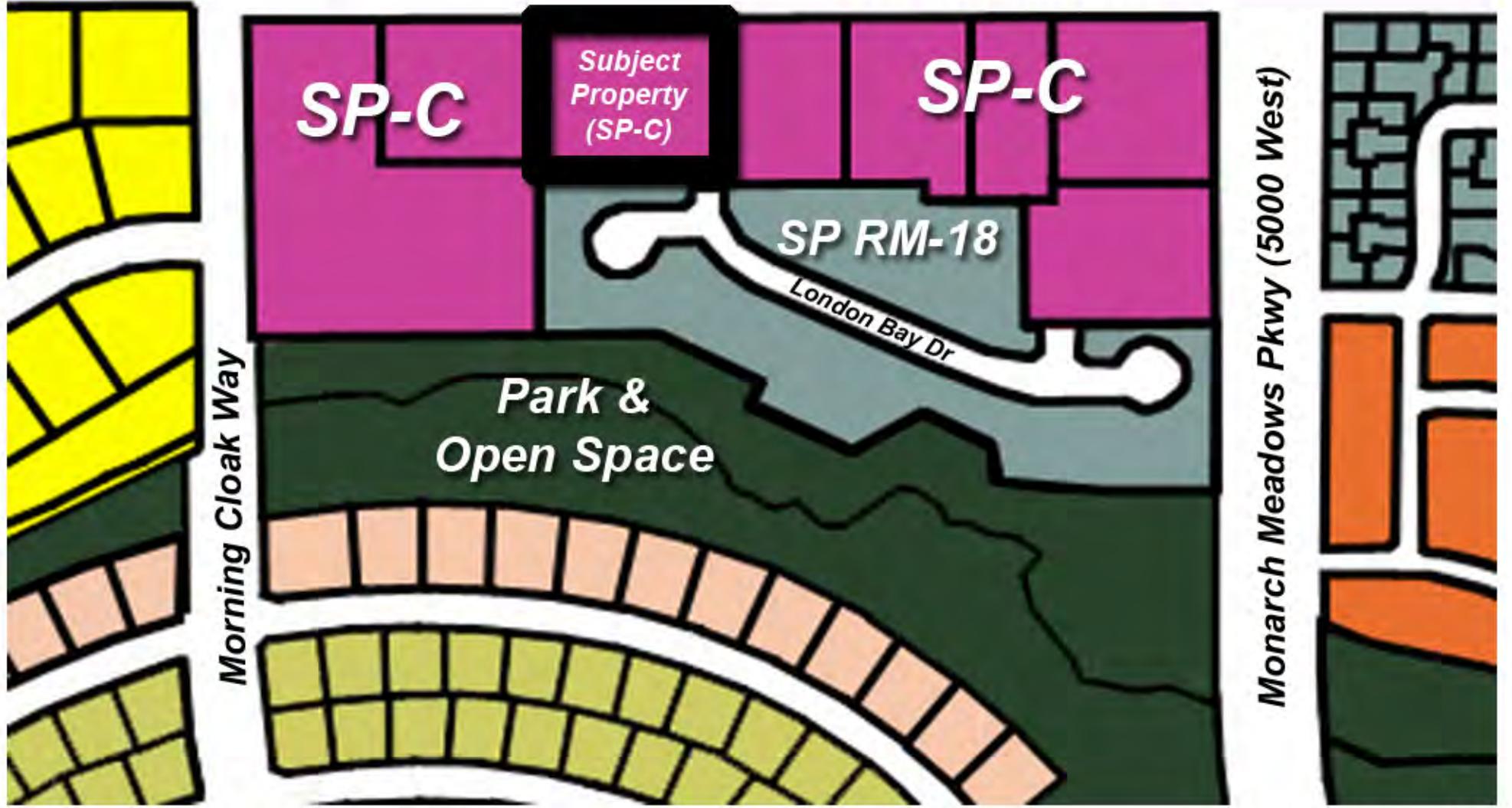
**Aerial View**

**Riverton Sonic Commercial Site Plan**

**Herriman City**



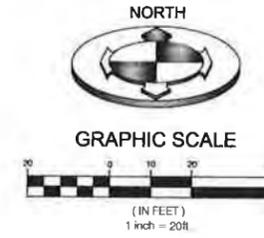
**13400 South**



**Zoning Map**

# RIVERTON SONIC

LOCATED IN THE NORTHEAST QUARTER OF SECTION 1,  
TOWNSHIP 4 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN  
RIVERTON CITY, SALT LAKE COUNTY, UTAH

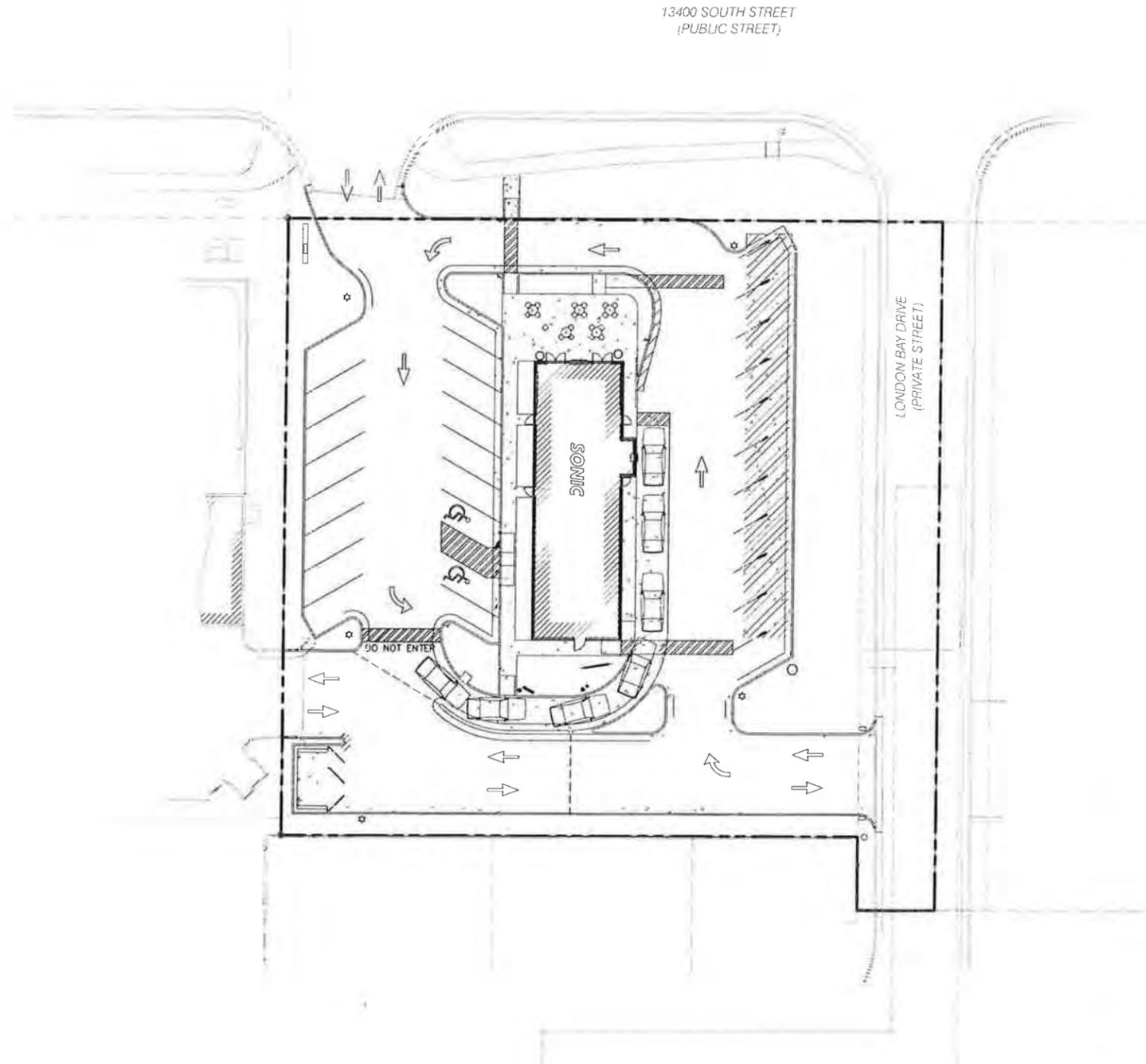


VICINITY MAP  
N.T.S

DEVELOPER/OWNER: SONIC CORPORATE  
NAME: RYAN TREASE  
ADDRESS: 300 Johnny Bench Dr. OKC, OK  
TELEPHONE: (73104) 405-225-4484  
EMAIL: ryan.trease@sonicdrivein.com

### DRAWING INDEX

COVER	COVER SHEET
CGN.01	GENERAL NOTES, LEGEND & ABBREVIATIONS
CSP.01	SITE PLAN
CUP.01	UTILITY PLAN
CGD.01	GRADING AND DRAINAGE PLAN
CDT.01	DETAILS & NOTES
CDT.02	DETAILS & NOTES
CDT.03	DETAILS & NOTES
CDT.04	DETAILS & NOTES

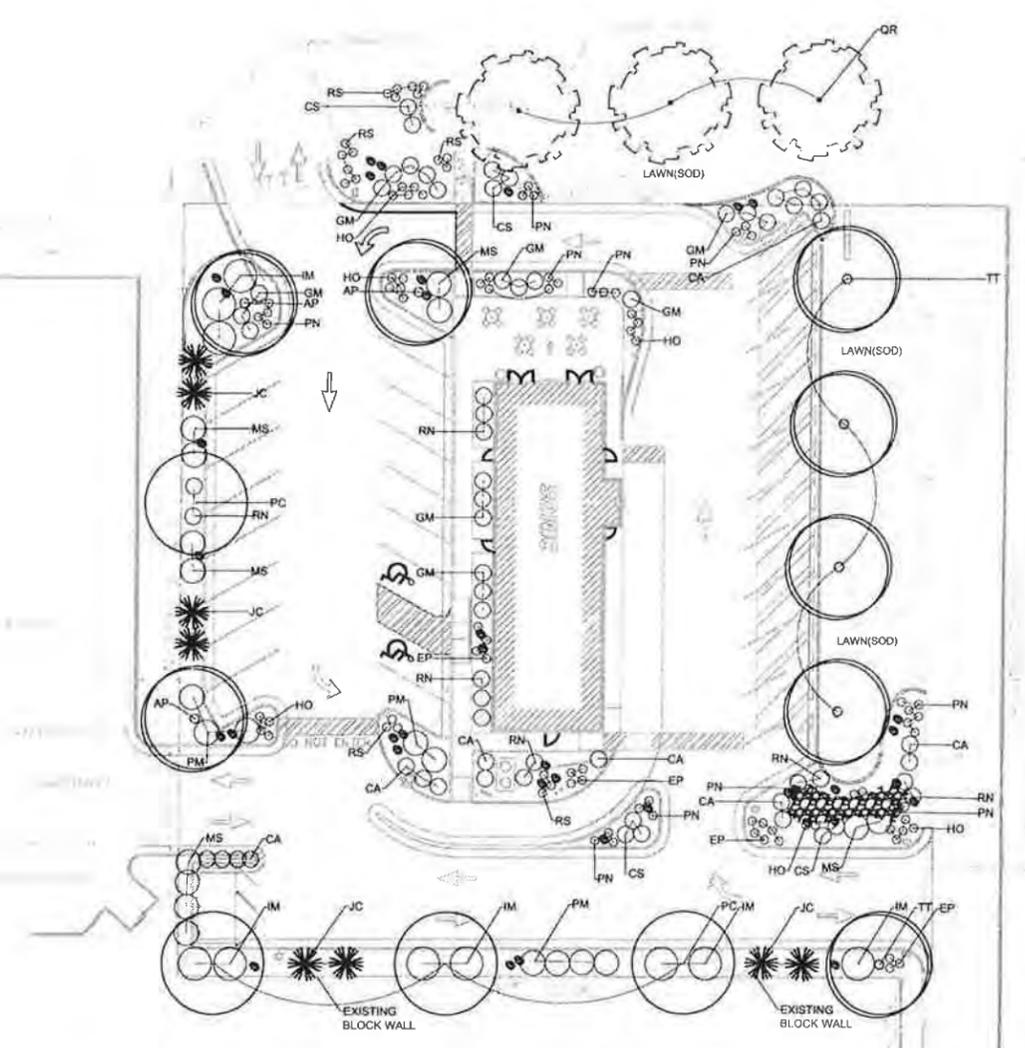


PLEASE REFER TO RIVERTON CITY STD. DWG. GN-1

AUG 04 2015

## CIVIL CONSTRUCTION PLANS

		<b>BENCHMARK ENGINEERING &amp; LAND SURVEYING</b> 9130 SOUTH STATE STREET SUITE # 100 SANDY, UTAH 84070 (801) 542-7192 www.benchmarkcivil.com		PROJECT NO: 1503039
		PROJECT NAME: 5117 WEST 13400 SOUTH RIVERTON, UTAH		<b>COVER</b>
No.	DATE	DESCRIPTION		<b>1 OF 9</b>



**TREE LEGEND**

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	HYDROZONE	SPECIAL NOTES
QR	QUERCUS ROBUR	ENGLISH OAK	3	2" CAL	MODERATE	
TT	TILIA TOMENTOSA	SILVER LINDEN	5	2" CAL	LOW	
PC	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	4	2" CAL	MODERATE	
JC	JUNIPERUS CHINENSIS 'FAIRVIEW'	FAIRVIEW CHINESE JUNIPER	8	10 GAL	MODERATE	
AP	FRAXINUS AUTUMN PURPLE	AUTUMN PURPLE ASH	3	2" CAL	MODERATE	

**SHRUB LEGEND**

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	HYDROZONE	SPECIAL NOTES
GM	BUXUS X 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	21	5 GAL	MODERATE	
CS	CORNUS SERICEA 'KELSEY'	KELSEY'S DWARF RED-OSIER DOGWOOD	10	5 GAL	MODERATE	
IM	RHUS AROMATICA 'GROW-LOW'	GROW LOW SUMAC	10	5 GAL	LOW	
PM	PINUS MUGO 'SLOW MOUND'	SLOW MOUND MUGO PINE	13	5 GAL	LOW	
RN	ROSA 'NEARLY WILD'	NEARLY WILD ROSE	14	5 GAL	LOW	

**PERENNIAL LEGEND**

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	HYDROZONE	SPECIAL NOTES
EP	ECHINACEA PURPUREA	PURPLE CONE FLOWER	17	1 GAL	LOW	
HO	HEMEROCALLIS SP 'STELLA DE ORO'	STELLA DE ORO DAYLILY	25	1 GAL	MODERATE	
RS	RUDBECKIA FULGIDA 'SULLIVANTI'	BLACK EYED SUSAN	18	1 GAL	LOW	

**ORNAMENTAL GRASS LEGEND**

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	HYDROZONE	SPECIAL NOTES
CA	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	19	1 GAL	LOW	
MS	MISCANTHUS SINENSIS 'ADAGIO'	ADAGIO MAIDENHAIR GRASS	12	5 GAL	MODERATE	
PN	PENNISETUM ALOPECUROIDES	DWARF FOUNTAIN GRASS	37	1 GAL	MODERATE	

**SITE MATERIALS**

SYMBOL	SITE MATERIAL	QUANTITY	SPECIAL NOTES
[Symbol]	3/4" SOUTH TOWN PEBBLES (Dw/5 OZ WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS)	50 CY (4,110 SQ FT, 3" DEPTH)	LOCATED IN ALL PLANTER BED AREAS
[Symbol]	LAWN (SOD) AREA	6,081 SQ. FT.	DROUGHT TOLERANT VARIETY
[Symbol]	2"-3" COQUIRRH COBBLE (Dw/5 OZ WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS)	2 CY (200 SQ FT, 3" DEPTH)	LOCATED IN DRY STREAMBED
[Symbol]	2'-4" SANDSTONE BOULDERS 35		

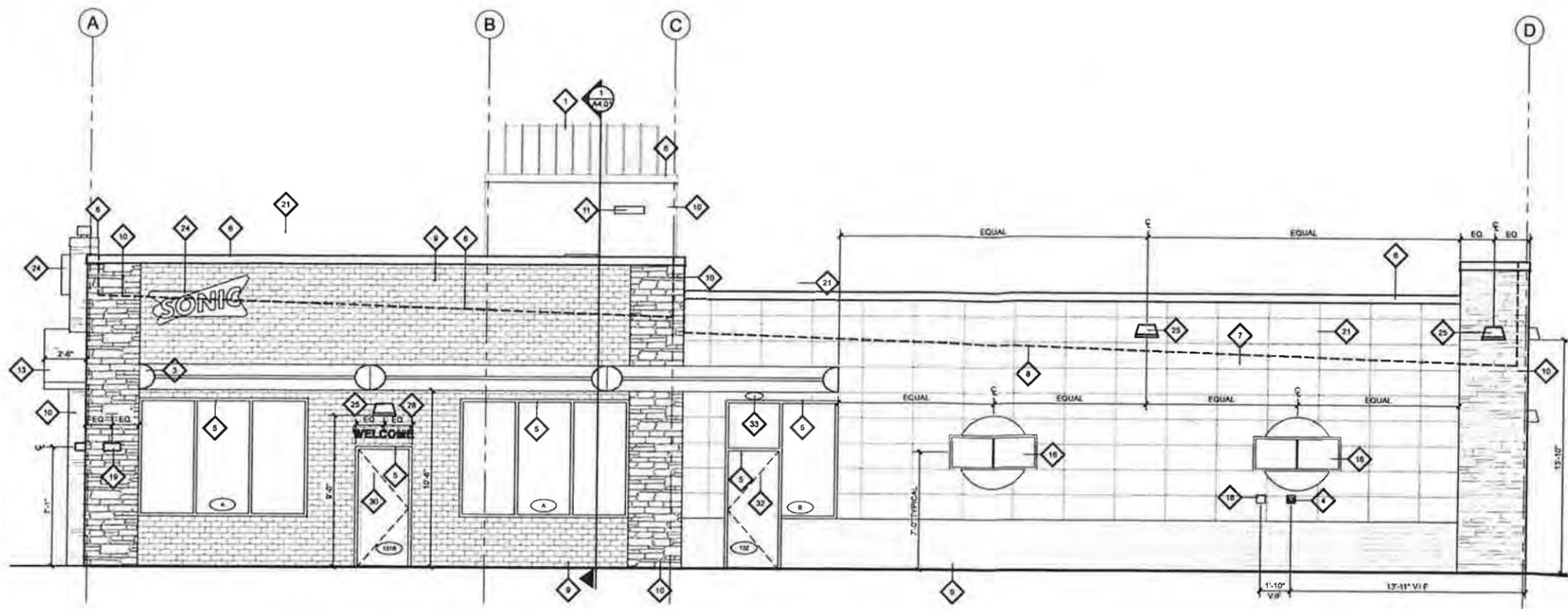
- LANDSCAPE NOTES**
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE.
  - PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. ANY SUBSTITUTIONS TO BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.
  - NEW TURF AREAS TO BE SOODED WITH BELLA BLUE DROUGHT AND HEAT TOLERANT KENTUCKY BLUEGRASS. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD.
  - SANDY LOAM TOPSOIL TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 6" TOPSOIL (WITH 2" HUMUS MIXED INTO TOPSOIL PRIOR TO SPREADING) IN ALL NEW PLANTER AREAS AND 4" IN ALL NEW LAWN AREAS. PLANTER BEDS TO BE EXCAVATED AS NECESSARY IN ORDER TO ACCOMMODATE NEW TOPSOIL AND/OR PLANTER BED MULCH TO REACH FINISHED GRADE.
  - 4"x6" CONCRETE MOW CURB TO BE INSTALLED BETWEEN ALL TURF AND PLANTER AREAS PER PLAN.
  - Dw/5 OZ WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS.
  - TREES LOCATED IN LAWN AREAS SHALL HAVE A 4' Ø TREE WELL AROUND BASE OF TREE WITH 3" DEPTH OF ROCK MULCH.
  - ROCK MULCH TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 3" IN ALL TREE, SHRUB, AND PERENNIAL PLANTER AREAS. ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOIL AID MATERIAL. PULL MULCH MIN. 3' AWAY FROM BASE OF ALL PERENNIALS AND SHRUBS AND MIN. 6' AWAY FROM ALL TREES.

**SITE REQUIREMENT CALCULATIONS**

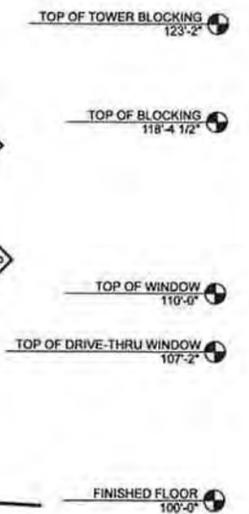
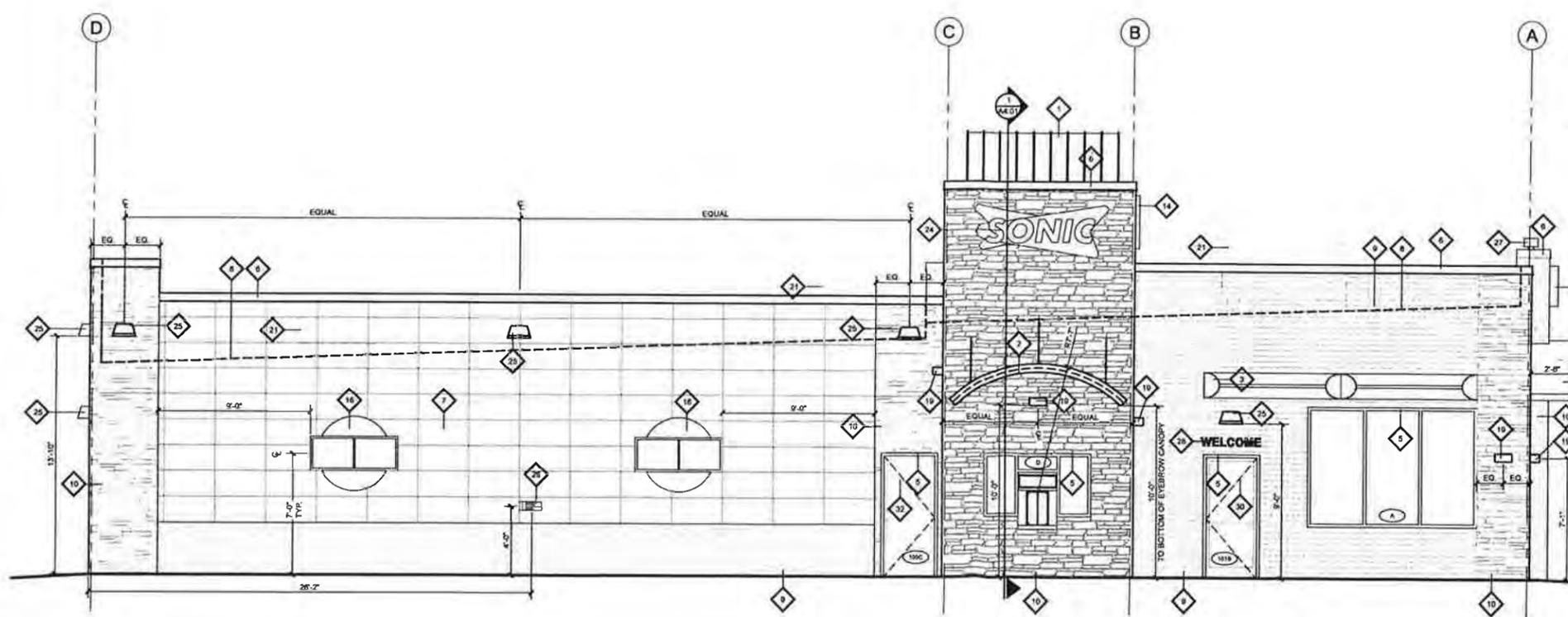
STREET FRONTAGE	REQD:	PROVIDED:
13400 SOUTH STREET = 180 LN FT		
LONDON BAY DRIVE = 170 LN FT		
*TREES PLACEMENT AND SELECTION FROM THE RECOMMENDED RIVERTON CITY STREET TREE MASTER PLAN GUIDE AND TREE LIST		
TREE COUNT:		
13400 SOUTH STREET TREES (3 TREES / 35 LN FT)	3	3
*ENGLISH OAK 35 LN FT ON CENTER		
LONDON BAY DRIVE STREET TREES (5 TREES / 35 LN FT)	5	5
*SILVER LINDEN 35 LN FT ON CENTER		
*20 TREES PER ACRE REQUIRED		
NUMBER TREES ON 68 ACRE SITE	18	20
*REST OF TREES ON SITE CHOSEN FROM THE RIVERTON CITY RECOMMENDED TREE SPECIES LIST PEAR, ASH		
TOTAL LANDSCAPE COVERAGE CALCULATIONS:		
*NO MORE THAN 70% SOD AREA TO BE ON LOT	-70%	67%
SOD AREA AS GROUND COVER		
SHRUBBERY, DECORATIVE ROCK, GROUND COVER	+30%	33%
EXISTING TREE PRESERVATION:		
*NO EXISTING TREES ON SITE		
PARKING COUNT		
REGULAR	28	
ADA	2	
SITE AREA CALCULATIONS TABLE		
BUILDING	2,408	8.3%
HARDSCAPE	27,244	71.1%
LANDSCAPE	8,646	22.8%
TOTAL	38,341	100%

AUG 04 2015

<p>ISSUE DATE: 07-08-2015</p> <p>PROJECT NUMBER: UT15007</p> <p>PLAN INFORMATION: BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org CALL BEFORE YOU DIG IT'S FREE AND IT'S THE LAW</p>		<p>PROJECT INFORMATION: SONIC CORPORATION 5117 WEST 13400 SOUTH RIVERTON, UTAH</p>		<p>DEVELOPER / PROPERTY OWNER / CLIENT: RYAN TREASE SONIC CORPORATION 300 JOHNNY BENCH DRIVE OKLAHOMA CITY, OK 73104 OFFICE: (405) 225-5000</p>		<p>LANDSCAPE ARCHITECT / PLANNER: PKJ DESIGN GROUP L.L.C. 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 960-2698 www.pkjdesigngroup.com</p>		<p>LICENSE STAMP: JTA, KBA, JTA, KBA</p>	
<p>NO. REVISION DATE</p> <p>1 CITY REDLINES 07-08-2015</p> <p>2</p> <p>3</p> <p>4</p> <p>5</p> <p>6</p> <p>7</p> <p>8</p> <p>9</p> <p>10</p>		<p>GRAPHIC SCALE: 1" = 20'</p>		<p>CLIENT/ENGINEER: BENCHMARK ENGINEERING &amp; LAND SURVEYING 9130 SOUTH STATE STREET SUITE #100 SANDY, UTAH 84070 (801) 542-7192 WWW.BENCHMARKCIVIL.COM</p>		<p>LANDSCAPE PLAN PRELIMINARY PLANS NOT FOR CONSTRUCTION LP-1.0</p>			



WEST ELEVATION  
1/4" = 1'-0"



EAST ELEVATION  
1/4" = 1'-0"

### DRAWING LEGEND

**GENERAL NOTES**

- DIMENSIONS OF REVEALS ARE TO CENTERLINE
- VERIFY GRADE PRIOR TO CONSTRUCTION
- DO NOT SCALE DRAWINGS
- CONTACT ARCHITECT FOR ANY DISCREPANCIES ARE FOUND
- REFER TO CANOPY DRAWINGS FOR ADDITIONAL PREMANUFACTURED CANOPY INFORMATION

**KEYED NOTES**

- 1. PREMANUFACTURED METAL YELLOW ROOF COAR WITH BLUE LED LIGHT STRIP LIGHTS - PROVIDED BY CANOPY VENDOR - REFER TO 13AS 02
- 2. PREMANUFACTURED YELLOW METAL DRIVE-THRU AWNING WITH GREEN LED STRIP LIGHTS - SUPPLIED BY CANOPY VENDOR - REFER TO 23AS 02
- 3. PREMANUFACTURED SILVER ALUMINUM CANOPY FACIA WITH YELLOW AND RED LED STRIP LIGHTS SUPPLIED AND INSTALLED BY CANOPY VENDOR - REFER TO 23AS 03
- 4. CO2 ACCESS PANEL 4'-4" AFF TO CENTER
- 5. DARK BRONZE STOREFRONT DOORS AND WINDOW FRAMES - COLOR #1A
- 6. PREFINISHED METAL - COLOR #7
- 7. NICHIA SANDSTONE - COLOR #8
- 8. DASHED LINE INDICATES ROOF LINE BEYOND
- 9. NICHIA BRICK - COLOR #4
- 10. NICHIA STONE VENEER - COLOR #5
- 11. OVERFLOW SCUPPER - REFER TO 11AS 03
- 12. ADDRESS NUMBERS PER LOCAL FIRE DEPARTMENT AUTHORITY - PROVIDED AND INSTALLED BY GENERAL CONTRACTOR
- 13. PREMANUFACTURED YELLOW METAL ARCH AWNING WITH BLUE LED STRIP LIGHTS - SUPPLIED BY CANOPY VENDOR
- 14. ROUND LED DRIVE THRU SIGN SUPPLIED BY OWNER, ELECTRICAL CONTRACTOR TO PROVIDE ELECTRICAL CONNECTION
- 15. LED SIGN OVER WINDOW "FULL MENU ALL DAY" AND "FRESH EVERY TIME" SIGN SUPPLIED BY OWNER AND INSTALLED BY GENERAL CONTRACTOR. UTILIZE SIGN DUTILE (S) AT INTERIOR. RUN LOW VOLTAGE WIRE THRU WALL TO SIGNS (CENTER OVER WINDOW)
- 16. POSTER DISPLAY BOARD WITH BLUE DESK SUPPLIED BY OWNER, ELECTRICAL CONTRACTOR TO PROVIDE ELECTRICAL
- 17. GAS SERVICE - PAINT TO MATCH COLOR #3
- 18. GREASE EXTRACTION SYSTEM CONNECTION 4'-4" TO CENTER
- 19. UP / DOWN LIGHT FIXTURE - REFER TO ELECTRICAL DRAWINGS - PROVIDE BACKING AS NECESSARY - REFER TO DIMENSION FOR MOUNTING HEIGHT
- 20. ELECTRICAL SERVICE - PAINT TO MATCH COLOR #1
- 21. DASHED LINES INDICATE ROOF MOUNTED EQUIPMENT - BEYOND
- 22. ROOF LADDERS - REFER TO 23AS 02
- 23. SCENE LIGHT FIXTURE - REFER TO ELECTRICAL DRAWINGS - PROVIDE BACKING AS NECESSARY - REFER TO DIMENSION FOR MOUNTING HEIGHT
- 24. AVAILABLE SIGN LOCATIONS DETERMINED BY SIGN COMPANY. GENERAL CONTRACTOR TO PROVIDE ELECTRICAL
- 25. DOWN LIGHT FIXTURE - REFER TO ELECTRICAL DRAWINGS - PROVIDE BACKING AS NECESSARY - REFER TO DIMENSION FOR MOUNTING HEIGHT
- 26. PAVI STATION - 48" AFF TO CENTER - REFER TO ELECTRICAL FOR ADDITIONAL INFORMATION
- 27. TWO WAY FIREPLACE & VENT - REFER TO 13AS 02 FOR ADDITIONAL INFORMATION
- 28. PAINT BOLD FONT IN CAST CLEAR ANODIZED ALUMINUM VENEER BY LETTERING BY SIGN LETTERS - CENTER ABOVE DOOR
- 29. NOT USED
- 30. STOREFRONT DOOR - COLOR #1B
- 31. WALL MOUNTED SPEAKER - REFER TO ELECTRICAL
- 32. STOREFRONT DOOR - COLOR #1C
- 33. TWO HEAD EMERGENCY LIGHT FIXTURE - REFER TO ELECTRICAL DRAWINGS - PROVIDE BACKING AS NECESSARY
- 34. HOLLOW METAL DOOR AND FRAME - COLOR #3

**COLOR SCHEDULE**

<b>COLOR #1A</b> WINDOW AND STOREFRONT FRAMES COLOR: DARK BRONZE ANODIZED MANUF: US ALUMINUM CORP.	<b>COLOR #4</b> NICHIA (BRICK) COLOR: CRISOM FINISH: PLAIN MOUTH BRICK
<b>COLOR #1B</b> STOREFRONT DOOR COLOR: CLEAR ANODIZED MANUF: US ALUMINUM CORP.	<b>COLOR #5</b> NICHIA (STONE) COLOR: DESERT FINISH: STACKED KURASTONE
<b>COLOR #1C</b> STOREFRONT DOOR COLOR: DARK BRONZE ANODIZED MANUF: US ALUMINUM CORP.	<b>COLOR #6</b> NICHIA (FIELD) COLOR: DESERT BRICE FINISH: SANDSTONE 8
<b>COLOR #7</b> PREFINISHED METAL BELUCAP FLASHING PAINT COLOR: SW7055 ENOURING BRONZE	
<b>COLOR #8</b> EXTERIOR HOLLOW METAL DOOR AND FRAMES PAINT COLOR: SW7055 ENOURING BRONZE (INTERIOR DOOR NOTE: OIL PRIMER AND TOP COAT)	



15 NEW AVENUE NORTH, HASKINS, MN 55343  
Phone: 952-941-8900 www.wilkusarch.com



SONIC CORP.  
300 JOHNNY BENCH DR  
OKLAHOMA CITY, OK 73104  
OFFICES: 405-225-5000  
FAX: 405-225-5991  
© American's Drive-In Brand Properties, LLC

PROJECT INFORMATION:

**SONIC**  
SONIC DRIVE-IN RESTAURANT  
5117 WEST 13400 SOUTH  
RIVERTON, UT 84065  
STORE #6515

SEAL

MICHAEL J. WILKUS, ARCHITECT  
LICENSE NUMBER: 137425-0081  
EXPIRATION DATE: 05-31-18

PROJECT NO: 2015-0493  
DRAWN BY: J.A.K.  
CHECKED BY: M.J.W.

ISSUE	DATE
SITE PLAN REVIEW	04-30-15
PERMIT SUBMITTAL	05-05-15
SITE PLAN REVIEW	07-07-15

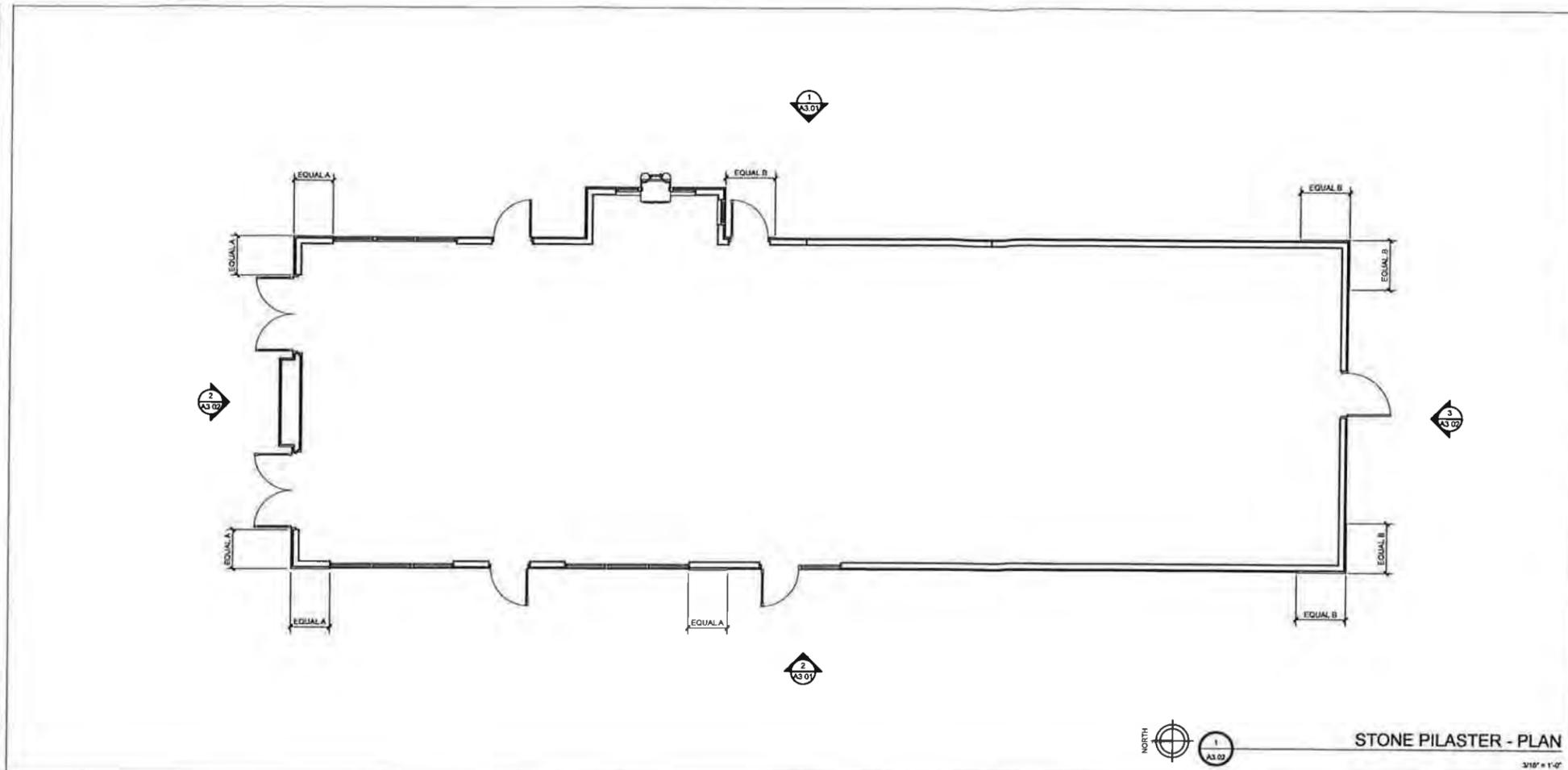
REVISION: DATE

PROJECT LOCATION:  
RIVERTON, UT

SHEET NUMBER / TITLE:  
**A3.01**  
EXTERIOR ELEVATIONS

AUG 04 2015

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STONE PILASTER - PLAN

3/16" = 1'-0"

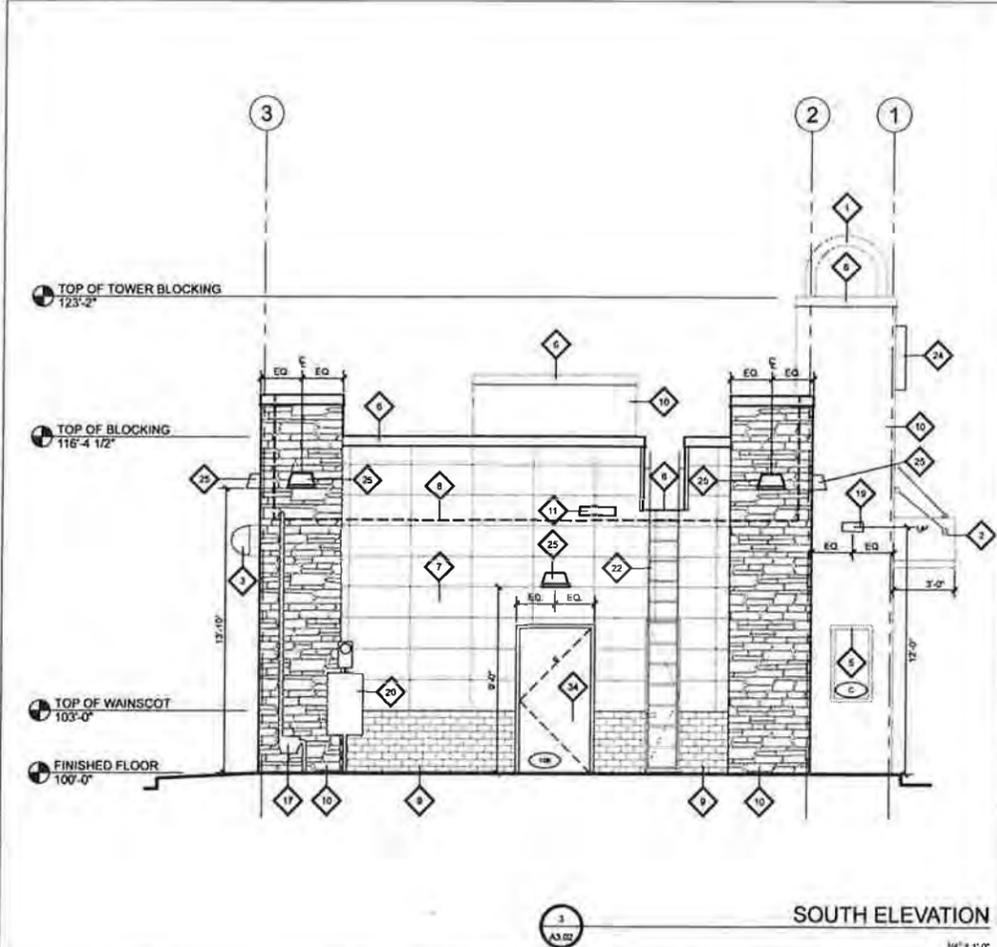
**DRAWING LEGEND**

**GENERAL NOTES**  
 DIMENSIONS OF REVEALS ARE TO CENTERLINE  
 VERIFY GRADE PRIOR TO CONSTRUCTION  
 DO NOT SCALE DRAWINGS  
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 REFER TO CANOPY DRAWINGS FOR ADDITIONAL PREMANUFACTURED CANOPY INFORMATION

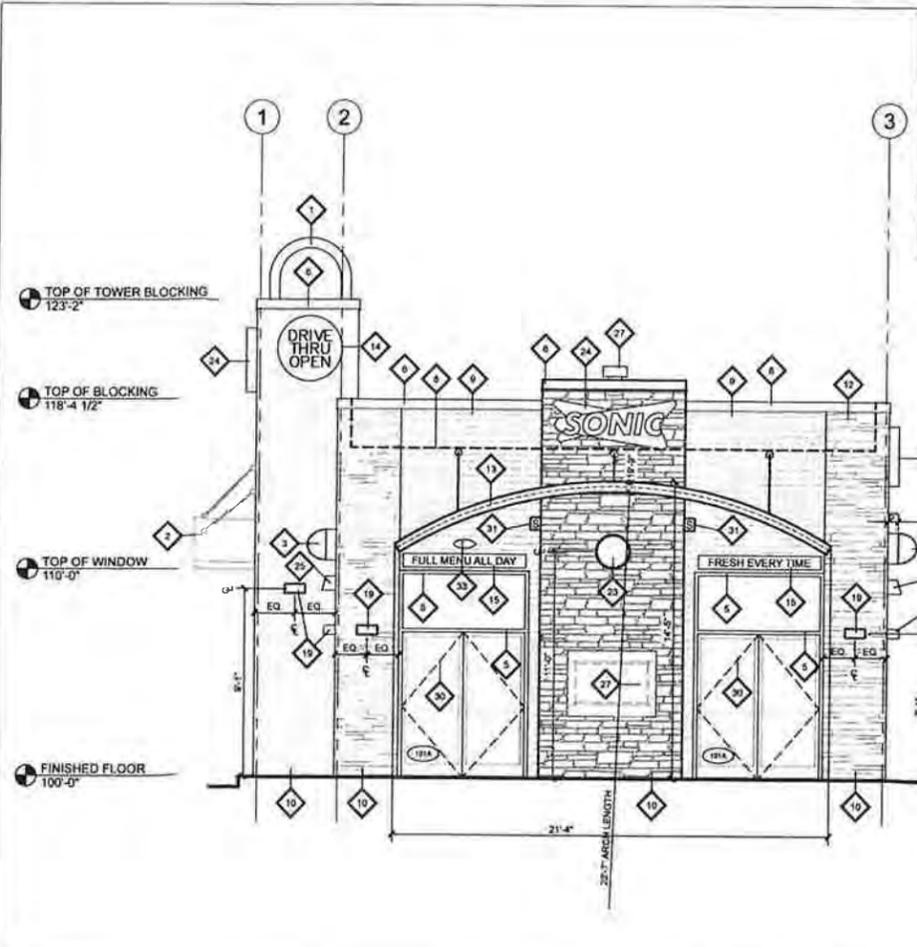
- KEYED NOTES**
- 1. PREMANUFACTURED METAL YELLOW ROOF DOME WITH BLUE LED LIGHT STRIP LIGHTS - PROVIDED BY CANOPY VENDOR - REFER TO 104.02
  - 2. PREMANUFACTURED YELLOW METAL DRIVE THRU ARCHING WITH GREEN LED STRIP LIGHTS - SUPPLIED BY CANOPY VENDOR - REFER TO 204.02
  - 3. PREMANUFACTURED SILVER ALUMINUM CANOPY FASCIA WITH YELLOW AND RED LED STALL STAIRS SUPPLIED AND INSTALLED BY CANOPY VENDOR - REFER TO 204.03
  - 4. CO2 ACCESS PANEL 4'-4" AFF TO CENTER
  - 5. DAWN BRONZE STONE/ROCK DOORS AND WINDOW FRAMES - COLOR #1A
  - 6. PREFINISHED METAL - COLOR #2
  - 7. NICHIA SANDSTONE - COLOR #6
  - 8. NICHIA BRICK - COLOR #4
  - 9. NICHIA STONE VENEER - COLOR #5
  - 10. OVERFLOW SCUPPER - REFER TO 104.02
  - 11. ADDRESS NUMBERS PER LOCAL FIRE DEPARTMENT AUTHORITY - PROVIDED AND INSTALLED BY GENERAL CONTRACTOR
  - 12. PREMANUFACTURED YELLOW METAL ARCH AWNING WITH BLUE LED STRIP LIGHTS - SUPPLIED BY CANOPY VENDOR
  - 13. ROUND LED DRIVE THRU SIGN SUPPLIED BY OWNER - ELECTRICAL CONTRACTOR TO PROVIDE ELECTRICAL CONNECTION
  - 14. LED SIGN OVER WINDOW "FULL MENU ALL DAY" AND "FRESH EVERY TIME" - SIGN SUPPLIED BY OWNER AND INSTALLED BY GENERAL CONTRACTOR - ULTRAZE SIGN OUTLETS AT INTERIOR - RUN LOW VOLTAGE WIRE THRU WALL TO SIGN (CENTER OVER WINDOW)
  - 15. PORTER DISPLAY BOARD WITH BLUE DISK SUPPLIED BY OWNER - ELECTRICAL CONTRACTOR TO PROVIDE ELECTRICAL
  - 16. GAS SERVICE - PAINT TO MATCH COLOR #3
  - 17. DRINKAGE EXTRACTION SYSTEM CONNECTION 4'-4" TO CENTER
  - 18. UP/ DOWN LIGHT FIXTURE - REFER TO ELECTRICAL DRAWINGS - PROVIDE BACKING AS NECESSARY - REFER TO DIMENSION FOR MOUNTING HEIGHT
  - 19. ELECTRICAL SERVICE - PAINT TO MATCH COLOR #3
  - 20. DASHED LINES INDICATE ROOF MOUNTED EQUIPMENT - BEYOND
  - 21. ROOF LADDER - REFER TO 204.02
  - 22. SCIENCE LIGHT FIXTURE - REFER TO ELECTRICAL DRAWINGS - PROVIDE BACKING AS NECESSARY - REFER TO DIMENSION FOR MOUNTING HEIGHT
  - 23. MAINLINE SIGN LOCATION AS DETERMINED BY OWNER PER LOCAL SIGN ORDINANCES. SIGN BY SIGN COMPANY. GENERAL CONTRACTOR TO PROVIDE ELECTRICAL
  - 24. DOWN LIGHT FIXTURE - REFER TO ELECTRICAL DRAWINGS - PROVIDE BACKING AS NECESSARY - REFER TO DIMENSION FOR MOUNTING HEIGHT
  - 25. PAIR STATION - 48" AFF TO CENTER - REFER TO ELECTRICAL FOR ADDITIONAL INFORMATION
  - 26. TWO WAY FIREPLACE & VENT - REFER TO 204.02 FOR ADDITIONAL INFORMATION
  - 27. PAINT BOLD FONT IN CAST CLEAR ANODIZED ALUMINUM W/ COME 8" LETTERING BY SIGN LETTERS - CENTER ABOVE DOOR
  - 28. NOT USED
  - 29. STOREFRONT DOOR - COLOR #1B
  - 30. WALL MOUNTED SPEAKER - REFER TO ELECTRICAL
  - 31. STOREFRONT DOOR - COLOR #1C
  - 32. TWO HEAD EMERGENCY LIGHT FIXTURE - REFER TO ELECTRICAL DRAWINGS - PROVIDE BACKING AS NECESSARY
  - 33. HOLLOW METAL DOOR AND FRAME - COLOR #3

**COLOR SCHEDULE**

- |  |  |
|--|--|
| COLOR #1A<br>WINDOW AND STOREFRONT FRAME<br>COLOR: DARK BRONZE ANODIZED<br>MANUF: US ALUMINUM CORP                                       | COLOR #4<br>NICHIA (BRICK)<br>COLOR: CRISOM<br>FINISH: PLYMOUTH BRICK    |
| COLOR #1B<br>STOREFRONT DOOR<br>COLOR: CLEAN ANODIZED<br>MANUF: US ALUMINUM CORP   | COLOR #5<br>NICHIA (STONE)<br>COLOR: DESERT<br>FINISH: STACKED KURASTONE |
| COLOR #1C<br>STOREFRONT DOOR<br>COLOR: DARK BRONZE ANODIZED<br>MANUF: US ALUMINUM CORP   | COLOR #6<br>NICHIA (FIELD)<br>COLOR: DESERT BEIGE<br>FINISH: SANDSTONE   |
| COLOR #2<br>PREFINISHED METAL SKI/CAP FLASHING<br>PAINT COLOR: SWISS ENDURING BRONZE   |  |
| COLOR #3<br>EXTERIOR HOLLOW METAL DOOR AND FRAMES<br>PAINT COLOR: SWISS ENDURING BRONZE<br>(INTERIOR DOOR NOTE: OIL PRIMER AND TOP COAT) |  |



SOUTH ELEVATION



NORTH ELEVATION

AUG 04 2015



15 North Avenue North, Hopkins, MN 55343  
 Phone: 952.941.8950 www.wilkusarch.com



SONIC CORP.  
 300 JOHNNY BENCH DR  
 OKLAHOMA CITY, OK 73104  
 OFFICES: 405-225-5000  
 FAX: 405-225-5991  
 © American Drive-In Brand Properties LLC

PROJECT INFORMATION:

**SONIC**  
 SONIC DRIVE-IN RESTAURANT  
 5117 WEST 13400 SOUTH  
 RIVERTON, UT 84065  
 STORE #6515

MICHAEL J. WILKUS, ARCHITECT  
 LICENSE NUMBER: 127452-0361  
 EXPIRATION DATE: 06-31-16

PROJECT NO.: 2015-0493  
 DRAWN BY: J.A.K.  
 CHECKED BY: M.J.W.

ISSUE:	DATE:
SITE PLAN REVIEW	04-30-15
PERMIT SUBMITTAL	06-05-15
SITE PLAN REVIEW	07-07-15

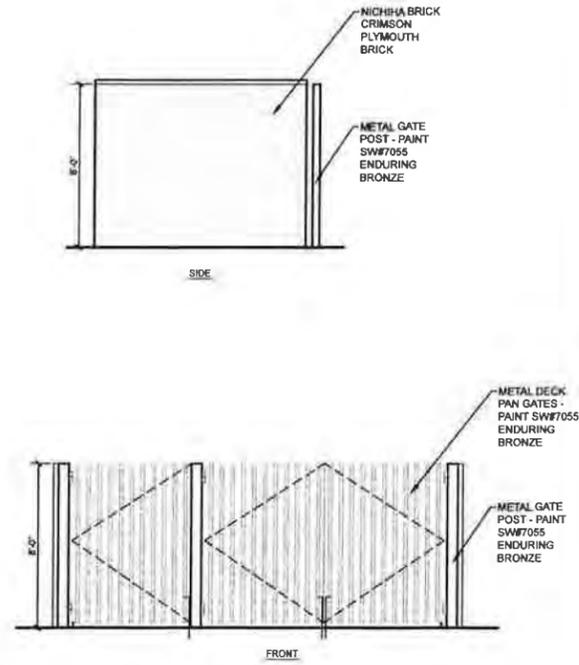
REVISION: DATE:

PROJECT LOCATION:  
 RIVERTON, UT

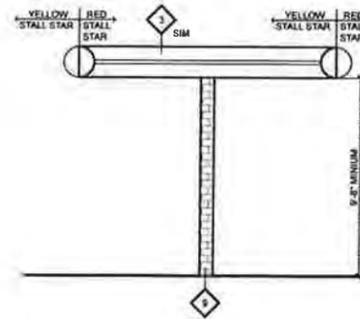
SHEET NUMBER / TITLE  
 A3.02

EXTERIOR ELEVATIONS

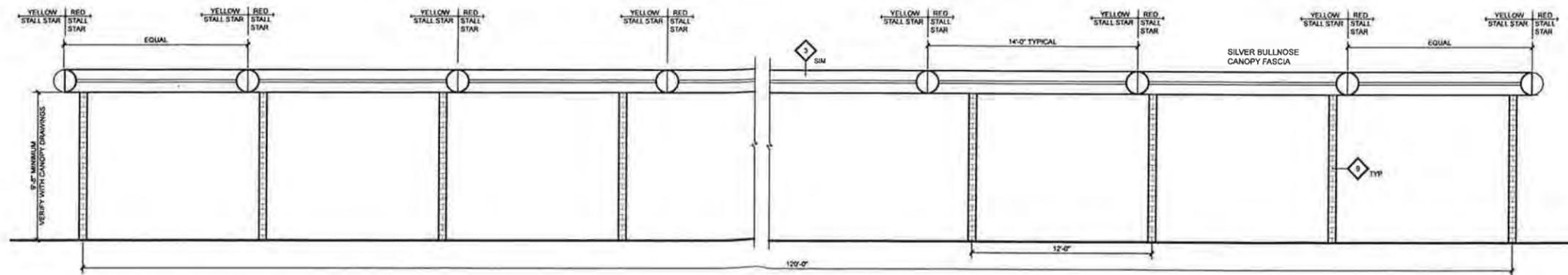
COPYRIGHT MICHAEL J. WILKUS ARCHITECT



3 TRASH ENCLOSURE ELEVATIONS  
A3.03 1/4" = 1'-0"



1 CAR STALL CANOPY - SIDE ELEVATION  
A3.03 1/4" = 1'-0"



## DRAWING LEGEND

**GENERAL NOTES**

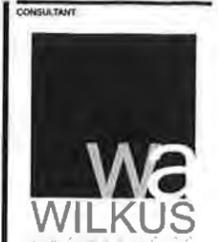
- DIMENSIONS OF REVEALS ARE TO CENTERLINE
- VERIFY GRADE PRIOR TO CONSTRUCTION
- DO NOT SCALE DRAWINGS
- CONTACT ARCHITECT FOR ANY DISCREPANCIES ARE FOUND
- REFER TO CANOPY DRAWINGS FOR ADDITIONAL PREMANUFACTURED CANOPY INFORMATION

**KEYED NOTES**

- PREMANUFACTURED METAL YELLOW ROOF DOME WITH BLUE L.E.D. LIGHT STRIPS LIGHTS - PROVIDED BY CANOPY VENDOR - REFER TO 1/4S.02
- PREMANUFACTURED YELLOW METAL DRIVE THRU AWNING WITH GREEN L.E.D. STRIP LIGHTS SUPPLIED BY CANOPY VENDOR - REFER TO 2/4S.02
- PREMANUFACTURED SILVER ALUMINUM CANOPY FASCIA WITH YELLOW AND RED L.E.D. STALL STARS SUPPLIED AND INSTALLED BY CANOPY VENDOR - REFER TO 3/4S.02
- 6'-0" ACCESS PANEL 4'-4" A.F.F. TO CENTER
- DARK BRONZE STONEFRONT DOORS AND WINDOW FRAMES - COLOR #1A
- PREFINISHED METAL - COLOR #2
- NICHIBA SANDSTONE - COLOR #8
- NICHIBA BRICK - COLOR #4
- NICHIBA STONE VENEER - COLOR #6
- OVER/LOW SCUPPER - REFER TO 1/4S.02
- ADDRESS NUMBERS PER LOCAL FIRE DEPARTMENT AUTHORITY - PROVIDED AND INSTALLED BY GENERAL CONTRACTOR
- PREMANUFACTURED YELLOW METAL ARCH AWNING WITH BLUE L.E.D. STRIP LIGHTS - SUPPLIED BY CANOPY VENDOR
- ROUND LED DRIVE THRU SIGN SUPPLIED BY OWNER - ELECTRICAL CONTRACTOR TO PROVIDE ELECTRICAL CONNECTION
- LED SIGN OVER WINDOW: "I'LL BE HERE ALL DAY" AND "FRESH EVERY TIME" SIGN SUPPLIED BY OWNER AND INSTALLED BY GENERAL CONTRACTOR. TITLE: SIGN OUTLET(S) AT INTERIOR. RUN LOW VOLTAGE WIRE THRU WALL TO SIGN. (CENTER OVER WINDOW)
- POSTER DISPLAY BOARD WITH BLUE DISK SUPPLIED BY OWNER. ELECTRICAL CONTRACTOR TO PROVIDE ELECTRICAL
- GAS SERVICE - PAINT TO MATCH COLOR #3
- GREASE EXTRACTION SYSTEM CONNECTION 4'-4" TO CENTER
- UP FLOOR LIGHT FIXTURE - REFER TO ELECTRICAL DRAWINGS - PROVIDE BACKING AS NECESSARY - REFER TO DIMENSION FOR MOUNTING HEIGHT
- ELECTRICAL SERVICE - PAINT TO MATCH COLOR #3
- DASHED LINES INDICATE ROOF LINE BEYOND EQUIPMENT - BEYOND
- ROOF LADDER - REFER TO 3/4S.02
- SCENE LIGHT FIXTURE - REFER TO ELECTRICAL DRAWINGS - PROVIDE BACKING AS NECESSARY - REFER TO DIMENSION FOR MOUNTING HEIGHT
- AVAILABLE SIGN LOCATION AS DETERMINED BY OWNER PER LOCAL SIGN ORDINANCES. SIGNS BY SIGN COMPANY - GENERAL CONTRACTOR TO PROVIDE ELECTRICAL
- DOWN LIGHT FIXTURE - REFER TO ELECTRICAL DRAWINGS - PROVIDE BACKING AS NECESSARY - REFER TO DIMENSION FOR MOUNTING HEIGHT
- RWS STATION - 4'-4" A.F.F. TO CENTER - REFER TO ELECTRICAL FOR ADDITIONAL INFORMATION
- TWO WAY FIREPLACE EXENT - REFER TO 1/4S.02 FOR ADDITIONAL INFORMATION
- PAINT GOLD FONT IN CAST CLEAR ANODIZED ALUMINUM WELCOME 4" LETTERING BY SIGN LETTERS - EXTEND ABOVE DOOR
- NOT USED
- STONEFRONT DOOR - COLOR #1B
- WALL MOUNTED SPEAKER - REFER TO ELECTRICAL
- STONEFRONT DOOR - COLOR #1C
- TWO HEAD EMERGENCY LIGHT FIXTURE - REFER TO ELECTRICAL DRAWINGS - PROVIDE BACKING AS NECESSARY
- HOLLOW METAL DOOR AND FRAME - COLOR #3

**COLOR SCHEDULE**

COLOR #1A WINDOW AND STOREFRONT FRAMES COLOR: DARK BRONZE ANODIZED MANUF: US ALUMINUM CORP.	COLOR #4 NICHIBA (BRICK) COLOR: CRIMSON FRESH PLYMOUTH BRICK
COLOR #1B STONEFRONT DOOR COLOR: CLEAR ANODIZED MANUF: US ALUMINUM CORP.	COLOR #6 NICHIBA (STONE) COLOR: DESERT FRESH STACKED KURASTONE
COLOR #1C STONEFRONT DOOR COLOR: DARK BRONZE ANODIZED MANUF: US ALUMINUM CORP.	COLOR #8 NICHIBA (FIELD) COLOR: DESERT EDGE FRESH SANDSTONE #
COLOR #2 PREFINISHED METAL SILL/CAP FLASHING PAINT COLOR: SW#7055 ENDURING BRONZE	
COLOR #3 EXTERIOR HOLLOW METAL DOOR AND FRAMES PAINT COLOR: SW#7055 ENDURING BRONZE (INTERIOR DOOR NOTE: OIL PRIMER AND TOP COAT)	



15 North Avenue North Hopkinton, NH 05543  
Phone: 603-941-8850 www.wilkusarch.com

CLIENT:



SONIC CORP.  
300 JOHNNY BENCH DR  
OKLAHOMA CITY, OK 73104  
OFFICES: 405-225-5000  
FAX: 405-225-5991  
© America's Drive-In Brand Properties LLC

PROJECT INFORMATION:

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5117 WEST 13400 SOUTH  
RIVERTON, UT 84065  
STORE #6515

SEAL:

MICHAEL J. WILKUS, ARCHITECT  
LICENSE NUMBER: 137452-0301  
EXPIRATION DATE: 05-31-16

PROJECT NO.: 2015-0493  
DRAWN BY: J.A.K.  
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ISSUE	DATE
SITE PLAN REVIEW	04-30-15
PERMIT SUBMITTAL	08-05-15
SITE PLAN REVIEW	07-07-15

REVISION: DATE:

PROJECT LOCATION:  
RIVERTON, UT

SHEET NUMBER / TITLE:  
**A3.03**  
EXTERIOR ELEVATIONS

2 CAR STALL CANOPY - FRONT ELEV.  
A3.03 1/4" = 1'-0"

AUG 04 2015









**Item 2.B**

**autumnwood estates  
Phase 1 Final Plat**

**RIVERTON CITY  
MEMORANDUM**

**TO:** Planning Commission

**FROM:** Development Review Committee

**DATE:** August 25, 2015

**SUBJECT:** FINAL PLAT SUBDIVISION, AUTUMNWOOD ESTATES PHASE 1, 12175 SOUTH 3600 WEST, R-3 SD ZONE, IVORY DEVELOPMENT LLC, APPLICANT

**PL NO.:** 15-1004 – AUTUMNWOOD ESTATES PHASE 1 FINAL PLAT

---

**PROPOSED MOTION:**

I move that the Planning Commission recommend APPROVAL of the Autumnwood Estates Phase 1 Final Plat, application number PL-15-1004, located at approximately 12175 South 3600 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.
6. Amending the City's discharge permit to the canal and submitting four sets of drawings.

**BACKGROUND:**

Ivory Development, LLC, has submitted an application for Final Plat approval for the Autumnwood Estates Phase 1 Subdivision. The property is zoned R-3 SD (Residential 14,000 Square Foot Lots Specific Development). Properties to the north and east are all zoned RR-22 (Rural Residential ½ Acre Lots) and properties to the south are zoned R-1 (Residential 1 acre lots).

Ivory is requesting final plat approval for 17 single-family residential lots of varying lot sizes. The varying lot sizes comes from requirements of the SD designation attached to the R-3 zoning. On June 3, 2014 the Riverton City Council approved a zoning change on this property to R-3 SD and attached certain conditions that must be upheld during the subdivision process. Those requirements were as follows:

1. A minimum of ½ of the lots developed within this property shall be a minimum of .5

- acres in size.
2. All lots adjacent to the south property line shall be a minimum of ½ acre in size.
  3. Two access points shall be allowed to the property, one on the north and one on 3600 West.

The proposed final plat is right in line with the conditions of the SD zone as well as the preliminary plat layout. All lots adjacent to the south property line are showing as ½ acre and more than half of the lots in the phase are ½ acre or larger.

Phase 1 of the proposed subdivision will be accessed from 3600 West with a stub constructed on the eastern edge of phase 1 for connections to phase 2 which is currently under review.

Fencing within the subdivision is substantial. Six foot solid core concrete fencing is required along the north and south property lines as well as six foot solid collector street fencing along the lots adjacent to 3600 West.

All lots within the subdivision meet or exceed the minimum standards for lot width, lot frontage and lot sizes as required by the R-3 SD zoning. Riverton City's planning, engineering and water divisions as well as the Unified Fire Authority have all reviewed this final plat and are recommending approval with the conditions listed 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. 15-1004  
Date 4/6/2015

# Application Subdivision

           Preliminary Plat                 Single Phase       Final Plat

**A. Applicant's Name** Ivory Development, LLC  
 Home Address 978 East Woodoak 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 Autumnwood Estates
- Subdivision Address 1275 South 3000 West
- Sidwell/Tax ID#            Total Acreage of the Site
- Current Zoning of the Proposed Site R-3SD  
 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.*

Applicant's Signature

4/6/15  
 Date

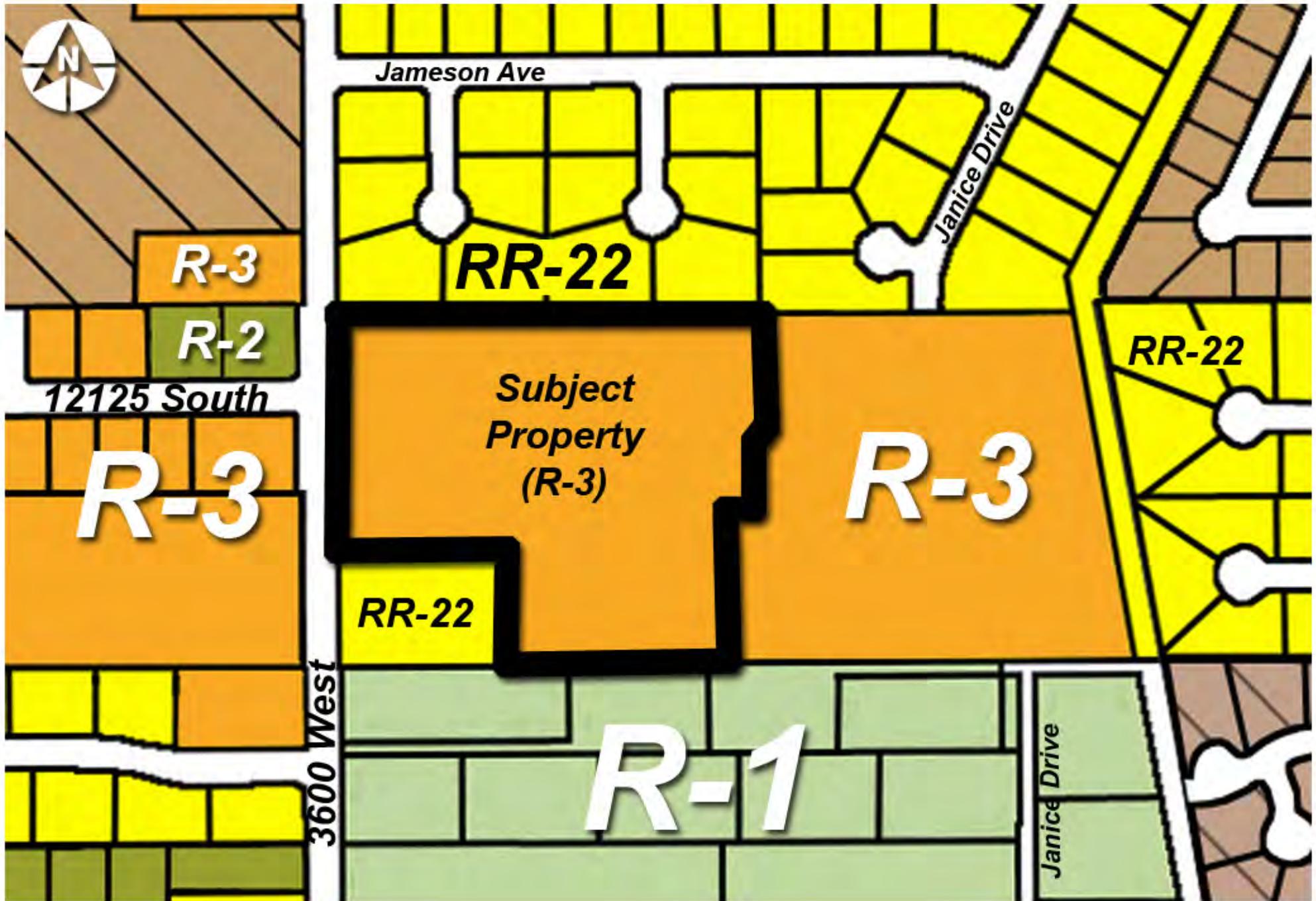
\*\*\*You will receive a letter following the Planning Commission and City Council meeting providing status of your application\*\*\*

# Autumnwood Estates Phase 1 Final Plat



**Aerial View**

# Autumnwood Estates Phase 1 Final Plat

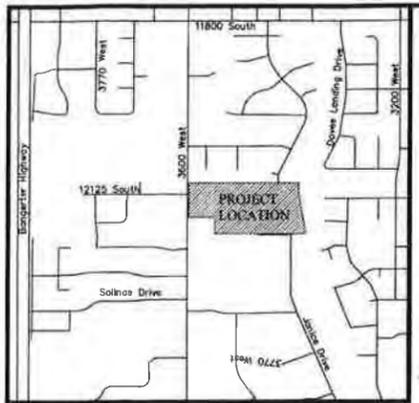


Zoning Map

# AUTUMNWOOD ESTATES

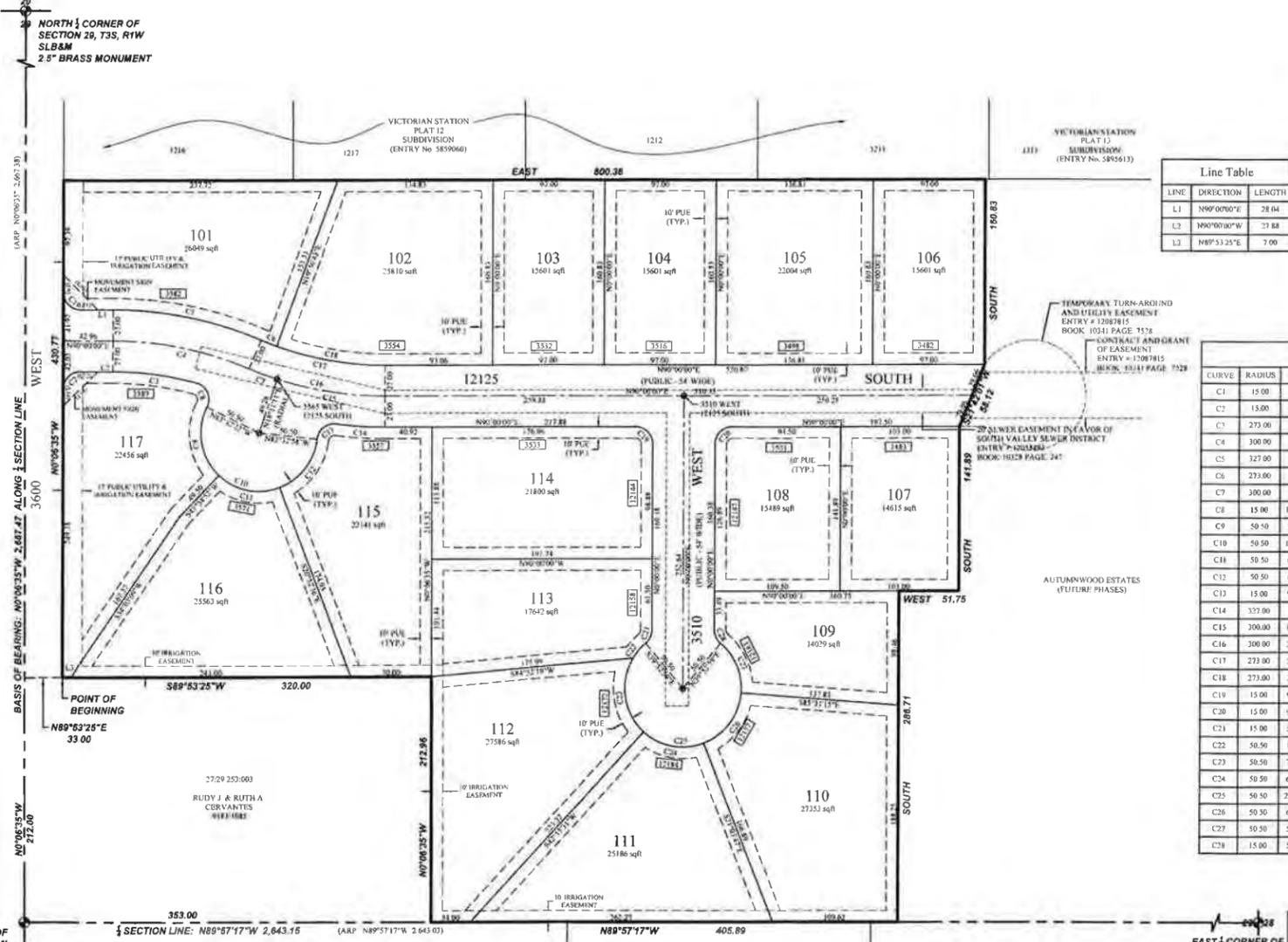
## PHASE 1

A PORTION OF THE NE1/4 OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 1 WEST,  
SALT LAKE BASE & MERIDIAN  
RIVERTON, UTAH



VICINITY MAP

- GENERAL NOTES:**
- POTENTIAL PURCHASERS OF PROPERTY LEGALLY DESCRIBED BY THIS PLAT ARE ADVISED TO FAMILIARIZE THEMSELVES WITH ALL NOTES, LOT INFORMATION, EASEMENTS AND OTHER PERTINENT INFORMATION CONTAINED WITH THIS PLAT AND ALSO WITH ANY CONDITIONS, COVENANTS AND RESTRICTIONS (CCAR) DOCUMENTS RECORDED AGAINST LAND LEGALLY DESCRIBED BY THIS PLAT. FAILURE TO ADHERE TO THESE NOTES, EASEMENTS, COVENANTS OR OTHER DOCUMENTS RECORDED AGAINST THE LAND COULD RESULT IN FINANCIAL LOSSES TO OR CHANGES IN EXPECTED PROPERTY USE OF THE PROPERTY OWNER. PROPERTY OWNERS AND PURCHASERS ARE RESPONSIBLE TO REVIEW AND TO BE IN COMPLIANCE WITH ALL NOTES, 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) IDENTIFIED 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 REQUIRE REMOVAL OF 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 OWNERS 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 UTILITIES FACILITIES IN THE PUE.
  - THE PROPERTY SHOWN HEREON LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) (FLOOD INSURANCE RATE MAP) MAP #490302040G AND #490302036G. MAP REVISION DATE SEPTEMBER 23, 2009.
  - BUILDING SETBACKS (RIVERTON CITY ORDINANCE): FRONT - 25' SIDE - 5' (2' CORNER STREET SIDE) (GARAGE SIDE) REAR - 25'
  - ALL P.U.E.'S (PUBLIC UTILITY EASEMENTS) INCLUDE A DRAINAGE EASEMENT (D.E.) IN FAVOR OF RIVERTON CITY.
  - IF IRRIGATION EASEMENT IN LOTS 110, 111, 112, 113, 115, 116 AND 17 IRRIGATION EASEMENT IN LOTS 117 AND 101 ARE FOR THE BENEFIT OF UPSTREAM AND DOWNSTREAM USERS.
  - A GEOTECHNICAL REPORT HAS BEEN PREPARED BY AGEC FOR AUTUMNWOOD ESTATES SUBDIVISION. THIS INFORMATION IS ON FILE AT THE RIVERTON CITY PUBLIC WORKS OFFICE AND ALSO AT THE OFFICE OF AGEC.
  - STREET MONUMENT TO BE SET.
  - REBAR AND CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB ON THE PROJECTION OF SIDE LOT LINES.
  - MONUMENT SIGN EASEMENTS LOCATED ON LOTS 101 AND 117 ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.



**Line Table**

LINE	DIRECTION	LENGTH
L1	N90°00'00"E	28.04
L2	N90°00'00"W	71.88
L3	N89°53'25"E	7.00

**Line Table (Easement)**

LINE	DIRECTION	LENGTH
(L9)	S00°06'35"E	15.03
(L10)	N45°03'17"W	42.47
(L11)	N90°00'00"E	15.03
(L12)	N00°00'00"W	14.97
(L13)	S44°56'43"W	42.39
(L14)	S00°06'35"E	14.98

**Curve Table**

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	15.00	89°53'25"	33.53	S43°03'17"E	21.19
C2	15.00	90°06'35"	33.59	S44°56'43"W	21.23
C3	273.00	15°24'15"	73.49	N82°17'53"W	73.18
C4	300.00	23°18'28"	121.43	N78°24'20"W	120.59
C5	327.00	23°11'21"	122.25	S78°24'20"E	131.44
C6	273.00	3°02'03"	14.46	S68°19'41"E	14.45
C7	300.00	5°00'10"	26.19	S69°18'44"E	26.19
C8	15.00	100°53'25"	36.41	N54°09'03"W	23.13
C9	50.50	72°42'46"	64.09	N10°03'45"W	59.87
C10	50.50	109°50'36"	176.14	S73°37'40"E	99.49
C11	50.50	64°27'28"	56.81	N78°28'52"W	53.86
C12	50.50	62°40'22"	55.74	S37°47'13"W	52.53
C13	15.00	90°55'41"	23.80	S51°54'52"W	21.38
C14	337.00	7°22'42"	42.11	N84°18'39"W	42.08
C15	200.00	18°11'11"	95.22	S80°54'24"E	94.82
C16	300.00	23°11'21"	121.42	S78°24'20"E	120.59
C17	273.00	23°11'21"	121.42	S78°24'20"E	120.59
C18	273.00	20°09'18"	96.03	S79°55'21"E	95.54
C19	15.00	90°00'00"	33.56	N45°03'17"W	21.21
C20	15.00	90°00'00"	23.56	S45°00'00"W	21.21
C21	15.00	50°07'01"	13.12	N25°03'31"E	12.71
C22	50.50	19°05'43"	16.80	N40°55'10"E	16.72
C23	50.50	78°47'47"	69.45	N82°28'55"W	64.11
C24	50.50	61°15'18"	55.81	N79°24'08"W	53.01
C25	50.50	28°01'40"	247.00	N90°00'00"E	64.76
C26	50.50	64°27'28"	56.81	S36°47'29"W	53.86
C27	50.50	54°25'46"	48.12	S25°49'08"E	46.32
C28	15.00	50°07'01"	13.12	S25°03'31"E	12.71

**SURVEYOR'S CERTIFICATE**  
I, DENNIS P. CARLISLE, 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:  
**AUTUMNWOOD ESTATES**  
**PHASE 1**  
AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

*Dennis P. Carlisle*  
Dennis P. Carlisle  
Professional Land Surveyor  
Certificate No. 172675

*August 19, 2015*  
August 19, 2015

**BOUNDARY DESCRIPTION**  
A portion of the NE1/4 of Section 29, Township 3 South, Range 1 West, Salt Lake Base & Meridian, located in Riverton, Utah, more particularly described as follows:  
Beginning at the intersection of the northerly line of that Real Property described in Deed Book 9183 Page 1085 of the Official Records of Salt Lake County, and the easterly line of 3600 West Street located N0°06'35"W along the 1/2 Section line 212.00 feet and N89°53'25"E 33.00 feet from the Center 1/2 Corner of Section 29 T3S, R1W, S.L.B. & M.; thence N0°06'35"W parallel with and 33.00 feet easterly of the 1/2 Section line 430.77 feet to the south line of Plat 12, VICTORIAN STATION Subdivision, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder; thence East along said Plat 800.36 feet; thence South 160.83 feet; thence S21°42'01"W 58.12 feet; thence South 141.89 feet; thence West 51.75 feet; thence South 286.71 feet to the south line of the NE1/4 of Section 29; thence N89°53'25"W along the 1/2 Section line 405.89 feet to the southeast corner of said Deed Book 9183 Page 1085; thence N0°06'35"W along said deed 212.96 (record: 212.00 feet) to the northeast corner of said deed; thence S89°53'25"W along said deed 320.00 feet to the point of beginning.

Contains: 9.68 +/- acres or 421,735 +/- s.f.  
17 Lots

**OWNER'S DEDICATION**  
KNOWN ALL BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNER'S OF THE DESCRIBED TRACT OF LAND ABOVE, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO HEREAFTER BE KNOWN AS  
**AUTUMNWOOD ESTATES**  
**PHASE 1**  
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 HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS \_\_\_\_\_ DAY OF A.D. 20\_\_\_\_

IVORY DEVELOPMENT, L.L.C.  
BY: CHRIS P. GAMVROULAS, PRESIDENT

**LIMITED LIABILITY ACKNOWLEDGMENT**  
ON THE \_\_\_\_\_ 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, ACKNOWLEDGED TO ME THAT HE IS THE PRESIDENT OF \_\_\_\_\_ 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

**AUTUMNWOOD ESTATES**  
**PHASE 1**  
A PORTION OF THE NE1/4 OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN  
RIVERTON, UTAH

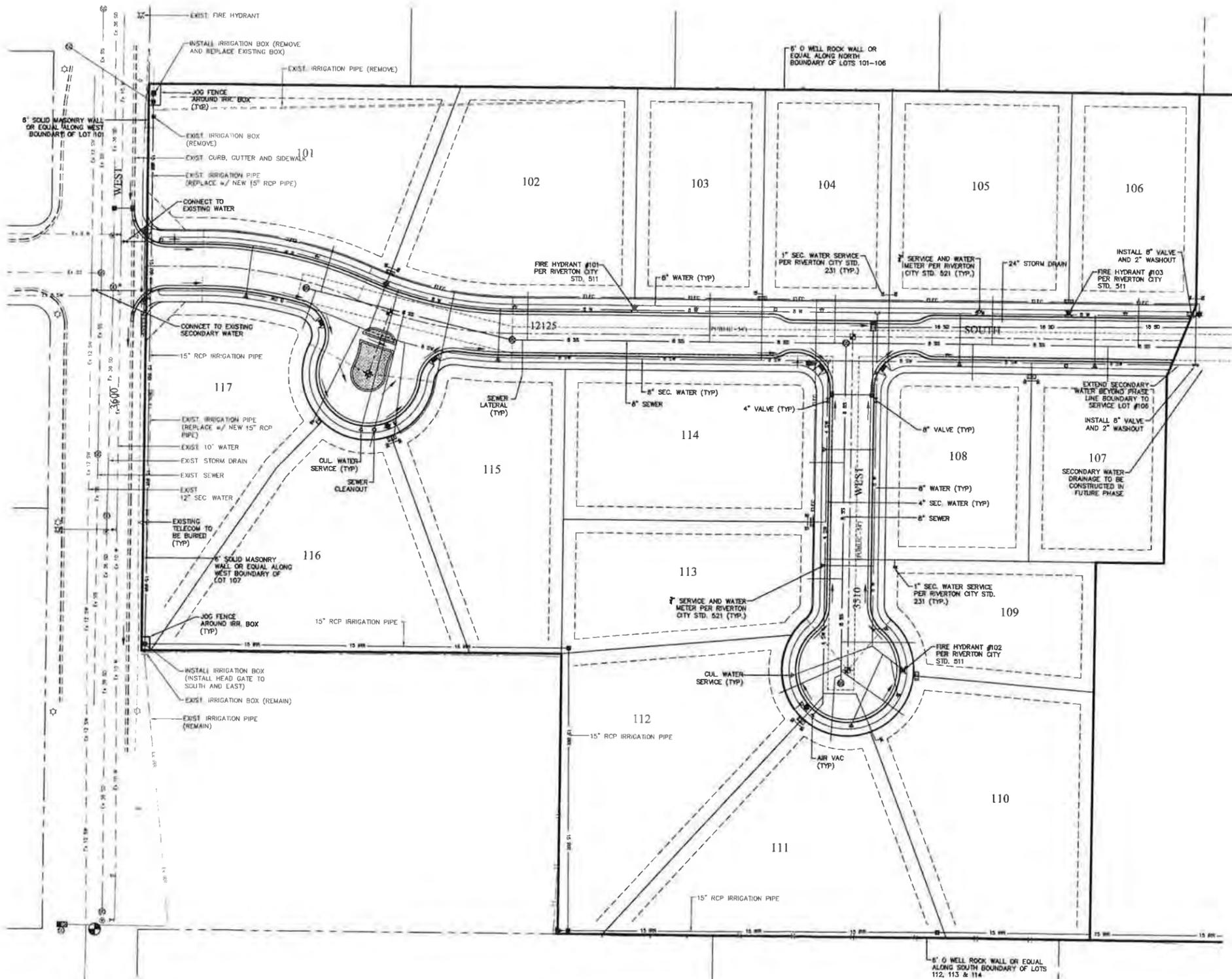
RECORDED # \_\_\_\_\_  
STATE OF UTAH COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF \_\_\_\_\_  
DATE \_\_\_\_\_ TIME \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

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

PLAT PREPARED BY  
**FOCUS**  
ENGINEERING AND SURVEYING, LLC  
502 WEST 8360 SOUTH  
SANDY, UTAH 84070 PH: (801) 352-0075  
www.focus-utah.com

COUNTY HEALTH DEPARTMENT APPROVED THIS _____ DAY OF _____ A.D. 20____	SOUTH VALLEY SEWER DISTRICT APPROVED THIS _____ DAY OF _____ A.D. 20____	RIVERTON CITY PLANNING APPROVED THIS _____ DAY OF _____ A.D. 20____ RIVERTON CITY PLANNING DEPARTMENT	RIVERTON CITY ENGINEER APPROVED THIS _____ DAY OF _____ A.D. 20____ RIVERTON CITY ENGINEERING DEPARTMENT	APPROVAL AS TO FORM APPROVAL AS TO FORM THIS _____ DAY OF _____ A.D. 20____	RIVERTON CITY COUNCIL PRESENTED TO THE RIVERTON CITY COUNCIL THIS _____ DAY OF _____ A.D. 20____ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED
--	---	---	--	--	--

201311-212 copy-2600 W. ALTA-Riverton Design 13-212 West Valley Phase 1 VZ - Final Plat.dwg



**LEGEND**

---	BOUNDARY
---	ROW
---	CENTERLINE
---	LOT LINE
---	EASEMENT
---	15" STORM DRAIN
---	8" SANITARY SEWER
---	8" CULINARY WATER
---	8" SECONDARY WATER
---	15" IRRIGATION WATER
---	8" LAND DRAIN
XXXX	CONTOUR MAJOR
XXXXX	CONTOUR MINOR
---	EXIST. 10" STORM DRAIN
---	EXIST. 8" SANITARY SEWER
---	EXIST. 8" CULINARY WATER
---	EXIST. 8" LAND DRAIN
---	EXIST. FENCE
---	EXIST. CONTOUR MAJOR
---	EXIST. CONTOUR MINOR
---	SIGN
---	STREET LIGHT
---	SD MH, INLET, AND COMBO
---	SEWER MANHOLE
---	VALVE, TEE & BEND
---	WATER BLOW-OFF
---	FIRE HYDRANT
---	STREET MONUMENT
---	EXIST. SD INLET & MH
---	EXIST. SEWER MH
---	EXIST. VALVE, TEE, & BEND
---	EXIST. FIRE HYDRANT
---	EXIST. SPOT ELEVATION
---	SPOT ELEVATION
---	100-YEAR FLOOD OVERLAND ROUTE
---	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 801-208-3185.
  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'S DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
  5. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.
  6. FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES.
  7. REFER TO RIVERTON CITY GENERAL NOTES FOR ADDITIONAL REQUIREMENTS AND INFORMATION.

**BENCHMARK**  
 CENTER 1/4 CORNER OF SECTION 28  
 TOWNSHIP 3 SOUTH, RANGE 1 WEST  
 SALT LAKE BASE AND MERIDIAN  
 ELEV. 4564.71



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



**PHASE I**  
**AUTUMNWOOD ESTATES**  
**UTILITY PLAN**

**REVISION BLOCK**

#	DATE	DESCRIPTION

**UTILITY PLAN**

Scale:	1"=40'	Drawn:	JSB
Date:	8/18/2015	Job #:	13-212
Sheet:	C3		



# **Item 3.a**

## **AUGUST 13, 2015 Planning COMMISSION Meeting Minutes**

1 RIVERTON CITY PLANNING COMMISSION  
2 MEETING MINUTES

3  
4 August 13, 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 James Endrizzi  
13 James Webb  
14 Cade Bryant  
15 Brian Russell

Jason Lethbridge, City Planner  
Gordon Miner, City Engineer  
Ryan Carter, City Attorney

16  
17 Chair Russell called the meeting to order. Commissioner Endrizzi led the Pledge  
18 of Allegiance.

19  
20 I. PUBLIC HEARING

21  
22 A. **ORDINANCE AMENDMENT, REPEALING RIVERTON CITY ORDINANCE**  
23 17.20.010 (3), "SECURITY GATE IN LIEU OF TWO CONNECTIONS TO  
24 PUBLIC STREETS WITHIN A SUBDIVISION", AMENDMENTS  
25 PROPOSED BY RIVERTON CITY.

26  
27 City Planner, Jason Lethbridge, presented the staff report and stated that this is a fairly  
28 complex issue but he would keep his presentation as simple as possible. He stated that  
29 the ordinance came from a very specific situation, and in essence allows the City Council,  
30 under very strict conditions, to erect a gate across a public right-of-way, which would  
31 allow for emergency access only. Mr. Lethbridge indicated that the specific conditions in  
32 the ordinance could be found in the staff report.

33  
34 Mr. Lethbridge then briefly explained the situation surrounding Reeves Lane, for which  
35 this ordinance was created and adopted. City Attorney, Ryan Carter, stated that although  
36 this street is not specifically mentioned in the ordinance, the language is so specific that  
37 he could not imagine another location in Riverton City were the ordinance could be  
38 applied. Mr. Lethbridge asked the Commission to remember that their decision for that  
39 meeting was not to determine if a gate was needed in that location, but if the ordinance  
40 should remain in the City code.

41  
42 Commissioner Bryant requested more information about why the ordinance was created  
43 to begin with. Mr. Carter explained the situation regarding Reeves Lane in more depth,  
44 including the complications created by the limited length of a cul-de-sac, and the fact that  
45 the area is on the border of Riverton and South Jordan. Currently, Ivory Homes is  
46 building a subdivision in South Jordan that would be required to connect to Reeves Lane

1 if the ordinance were repealed. Mr. Carter informed the Commission that there were  
2 currently a few cement barriers placed on Reeves Lane, primarily to prevent construction  
3 traffic and large trucks from passing through. Recently, the Engineering Department  
4 approached the City Council about installing a gate, as originally intended, but the funds  
5 were not within the budget and the Council opted not to install the gate at this time.

6  
7 Commissioner Hartley commented that he personally drove the area in response to a  
8 concerned resident. He understood why the residents would want the road to remain  
9 closed to public traffic, for fear of increasing the traffic flow and for the safety of their  
10 children. Commissioner Hartley also commented on the dangerous hill and blind spot on  
11 Riverwalk Drive. Mr. Carter confirmed that a traffic study had not yet been conducted.

12  
13 Chair Russell opened the public hearing.

14  
15 Jason Letters, a Reeve's Lane resident, distributed maps to the Planning Commission,  
16 identifying the quickest current route to 11400 South and the quickest route using Reeves  
17 Lane if it were opened. He pointed out that it was a negligible difference in terms of  
18 distance. Mr. Letters stated that their concern is not an increase of traffic for people living  
19 within the neighborhood, but of through traffic. If Reeves Lane were opened, many  
20 people would take that road to get from 11400 South to destinations beyond their  
21 neighborhood. He also stated that many children play on Reeves Lane, and it would  
22 create a serious safety hazard.

23  
24 Fred Larsen shared Mr. Letters' concern with creating a through-street from 11400 South.  
25 He stated that people will always look for the fastest route to avoid heavy traffic, and a  
26 GPS is programed to do that as well. Mr. Larsen it was premature to repeal the  
27 ordinance.

28  
29 Cameron Francis, a Reeves Lane resident, commented that the majority of the residents  
30 he had spoken to would prefer the ordinance remain as is. The ordinance was drafted  
31 with a lot of care, and he knew that Mr. Carter had spent a significant amount of time  
32 creating language that would work for this situation. Mr. Francis also believed that the  
33 Fire and Police Departments, Mayor, City Council, Planning Commission and the public  
34 were in favor of the ordinance passed and it would be a shame to do away with it now.  
35 He stated that the ordinance is a valuable tool they could utilize as a traffic calming  
36 measure.

37  
38 Tish Buroker, a Riverwalk Way resident, stated that she did not share the opinion of the  
39 majority of her neighbors, and was in favor of the repealing the ordinance. She was  
40 optimistic that the traffic would be reduced once the road is opened up. Ms. Barocher  
41 also commented to the dangerous intersection at Riverwalk Way and Lampton View  
42 Drive, especially in the winter months.

43  
44 Justin Coleman, a Reeves Lane resident, commented that opening up the road would  
45 just increase the dangers of the Riverwalk Way and Lampton View Drive intersection, as  
46 it would bring in drivers who do not know the area.

1  
2 Hani Makar gave his address as 11829 Reeves Lane and commented that other roads in  
3 the neighborhood will probably see a decrease in traffic, as everyone will be taking  
4 Reeves Lane.

5  
6 Angela Healy felt strongly that traffic will increase, as it will be a direct street through the  
7 neighborhoods.

8  
9 Eric Veenendaal, who lives at the south end of Lampton View Drive, was in favor of not  
10 only keeping the ordinance, but installing a gate. He shared the same concerns as those  
11 stated previously. Mr. Veenendaal also commented on the concerns with GPS devices,  
12 which almost all use an application called "Ways". The primary purpose of the  
13 application is to find the shortest route possible to a destination. He stated that this  
14 creates an issue with cities everywhere, as GPS systems take people through residential  
15 neighborhoods as opposed to main roads.

16  
17 Marci Seegmiller, a Reeves Lane resident, stated that Reeves Lane was left open with  
18 the potential to connect to South Jordan, however, that was prior to 11400 South  
19 becoming such a major thoroughfare. Ms. Seegmiller also spoke with some of the  
20 neighbors, including those in the new Ivory Homes development. They were primarily in  
21 favor of a gate being installed.

22  
23 Karen Hansen shared concerns about the safety of the roads, especially for those who  
24 are unfamiliar with the neighborhood.

25  
26 Paul Vankomen directed the Commission to the memorandum they received from the  
27 Planning Department in the staff report, which states that the proposed ordinance was a  
28 traffic calming tool and will be used for emergency access. He also pointed out that there  
29 was no date to support the repeal of the ordinance. Mr. Vankomen commented that the  
30 ordinance is not a guarantee for a gate but it gives the City Council the option to approve  
31 one. He felt it would be premature to remove the ordinance and remove the possibility of  
32 a gate being installed.

33  
34 Margo Chapman, who lives at the bottom of Riverwalk Way, also commented on the  
35 dangers of the road.

36  
37 Greg Hunter, a resident at the north end of Reeves Lane, commented that all parties  
38 were in agreement when the ordinance was adopted and it seems premature to get rid of  
39 it before a gate is even installed. He stated that the citizens have not yet had the  
40 opportunity to use the ordinance.

41  
42 There were no further public comments. Chair Russell closed the public hearing.

43  
44 Commissioner Hansen asked staff what the consequences would be of the ordinance  
45 being repealed at this time. Mr. Carter responded that the road would be forced to be  
46 open and a connection required.

1  
2 In response to a question from Commissioner Webb, Mr. Carter explained why this item  
3 was before the Commission now. As development began occurring on the South Jordan  
4 side, the City was contacted by residents asking about the gate that was to be installed.  
5 At the time that the ordinance was adopted, things went silent for a time and the  
6 installation of a gate wasn't immediately approved. When the matter came back before  
7 the City Council a few months ago it was determined that the budget did not allow for the  
8 gate although it was suggested that the funds could be raised by other means. Mr.  
9 Carter stated that funding should not be the basis for the Commission's decision.

10  
11 There was a discussion regarding emergency access with the possible gate installation,  
12 and the cooperation of the Fire and Police Departments.

13  
14 **Commissioner Hansen moved that the Planning Commission recommend the City**  
15 **Council NOT REPEAL Riverton City Ordinance Section 17.20.010(3), "Security**  
16 **Gates in Lieu of Two Connections to Public Streets within a Subdivision".**  
17 **Commission Webb seconded the motion. Vote on motion: Commissioner Hansen**  
18 **– Aye; Commissioner Webb – Aye; Commissioner Bryant – Nay; Commissioner;**  
19 **Chair Russell – Aye; and Commissioner Endrizzi – Aye. The motion passed 4-to-1.**

20  
21 **B. REZONE, REZONING 28.29 ACRES LOCATED AT 12989 SOUTH**  
22 **CACTUS BERRY DRIVE FROM RR-22 (RESIDENTIAL SINGLE FAMILY,**  
23 **HALF-ACRE MINIMUM LOT SIZE) TO RM0-18-SD (RESIDENTIAL MULT-**  
24 **FAMILY, 18 UNITS PER ACRE MAXIMUM DENSITY WITH SPECIAL**  
25 **DEVELOPMENT DESIGNATION), STEVE MADDOX REPRESENTING**  
26 **EDGE HOMES, APPLICANT.**

27  
28 Mr. Lethbridge presented the staff report and stated that there was an error on the staff  
29 report and clarified that the applicant is Edge Homes. He displayed aerial photographs of  
30 the area of the proposed rezone. He remarked that the property is often referred to as  
31 the "tower property", which contains several radio towers. Until recently, the property  
32 owners indicated that the towers would never be removed and the land will remain  
33 undeveloped. As a result, the City has not made any long term plans for the property.

34  
35 The subject property is on the boundary between Riverton and Herriman Cities, and is  
36 currently zoned RR-22. Mr. Lethbridge indicated the zoning of the surrounding areas,  
37 with SP-R-8 (Western Springs Specific Plan) to the north and townhomes and  
38 apartments to the south. The property is proposed to be rezoned RM-18-SD, which is  
39 multi-family with a maximum density of 18 units per acre. The SD designation is a tool  
40 used to allow modifications, restrictions, and additional requirements on an underlying  
41 zone.

42  
43 Mr. Lethbridge presented the conceptual site plan, which was not being approved tonight.  
44 The plan identified a transition of density, with single-family units acting as a buffer along  
45 the north and townhomes and apartment buildings to the south. Mr. Lethbridge stated  
46 that UTA had plans for a transit line along the south side of the property between

1 Riverton and Herriman Cities, with the possibility of a station. This was the reason for the  
2 higher density units along the south.

3  
4 Mr. Lethbridge described the special designations that would be required upon approval  
5 of this application. He commented that the Commission has the power to include other  
6 conditions as they see fit. These conditions would require minimum areas of density and  
7 unit types, limit the overall density to 18 units per acre, and include development  
8 standards for each unit type including setback requirements, architectural standards, and  
9 open space requirements.

10  
11 The single-family units along the north side are intended to serve as a buffer to the  
12 adjacent Western Springs development. They will be restricted to seven units per acre  
13 with a minimum lot size of 4,500 square feet. The setback requirements will be identical  
14 to those of the Western Springs development.

15  
16 The proposed townhomes would be between the single-family units and the apartments,  
17 as well as along the Mountain View Corridor. The density would be just under 12 units  
18 per acre, with standards similar to the RM-14-D requirements.

19  
20 The apartment buildings along the south will be an approximate density of 25 units per  
21 acres, with standards that allow for additional height. The architectural standards will be  
22 similar to that of the RM-14 zone.

23  
24 Mr. Lethbridge stated that there were concerns with the infrastructure and the ability to  
25 get utilities to the area, however, staff had been working closely with the Public Works  
26 Director and various utility providers, and they are no longer major concerns. There had  
27 also been concerns with traffic and access points. He also stated that the development  
28 of the property would be constrained by the accessibility of the access points.

29  
30 Steve Maddox, the applicant and Managing Partner of Edge Homes, added only a few  
31 points to Mr. Lethbridge's presentation. He briefly addressed connectivity and the future  
32 transit line and confirmed that a settlement had been reached regarding sewer services  
33 for the property. Mr. Maddox stated that the issues of infrastructure and connectivity are  
34 no longer a hindrance.

35  
36 Commissioner Hansen was concerned about connectivity and the plan to only have three  
37 access points for the large neighborhood. Mr. Maddox explained what Edge Homes had  
38 done to secure the access points, including their work with Herriman City. He also stated  
39 that he can only build 30 units at a time based on a constraint from the Fire Department.  
40 It was noted that the connectivity of the roads would be done during the first phase of the  
41 project.

42  
43 Chair Russell opened the public hearing.

44  
45 Derrick Reimer, a Tortoise Lane resident, commented that he did not have a concern with  
46 the single-family homes, but with the high density of the townhomes and apartments. He

1 also was concerned with the capacity of the local schools, which are already full.  
2 Mr. Reimer's final concern was with the access points. Western Springs only has two  
3 access points, one of which is only temporary. He was concerned that traffic will  
4 increase significantly if one of the three access points for the proposed development  
5 connects to Western Springs.

6  
7 Ben Wallace, a resident of Wild Mare Way, shared the same concerns expressed by Mr.  
8 Reimer.

9  
10 Russell Perkins, of Cactus Berry Drive, also expressed concerns about density and  
11 access points through Herriman City.

12  
13 Amber Ahlberg understood that a change would be occurring in the area, but did not see  
14 the need for high density. She also did not feel that the City cares about their  
15 neighborhood because they are on the border of Herriman City.

16  
17 Gerald White, a Cactus Berry resident, was opposed to the rezone due to the proposed  
18 high density. He preferred to see the area developed as single family units.

19  
20 Angela Merrill, a resident of Wild Mare Way, was glad to see this area planned as  
21 residential rather than commercial, but was also opposed to the high density. Ms. Merrill  
22 asked for more information about the rooftop survey mentioned previously

23  
24 There were no further public comments. Chair Russell closed the public hearing.

25  
26 Mr. Lethbridge addressed the concerns raised by the residents. With regard to access  
27 points, he confirmed that this requires coordination with Herriman City, but does not  
28 mean that the development is simply at their mercy. He stated that the additional access  
29 points will benefit Western Springs and provide additional access for their neighborhood  
30 as well. Mr. Lethbridge commented on the higher density in relation to the transit line,  
31 and stated that they tend to follow each other. With regard to the overcrowding of the  
32 public schools, Mr. Lethbridge stated that they were aware of this and assured the  
33 residents that staff works very closely with the school district so that they always know  
34 what is changing or expanding within the district.

35  
36 Mr. Lethbridge also explained the rooftop study and stated that this does not necessarily  
37 require a certain amount of rooftops in a neighborhood. It is, however, a market study on  
38 the relationship between residential and different types of commercial it will attract and  
39 the types the City would prefer.

40  
41 Commissioner Bryant stated that he normally is not in favor of high density development,  
42 but felt that this particular area would benefit from it. His only hesitation was with the  
43 number of access points. He stated that he would feel more comfortable if the transit line  
44 were already in place.

45

1 Commissioner Hansen agreed with Commissioner Bryant's opinion of the development,  
2 but suggested the developer find an additional access point, as three was limiting.  
3

4 **Commissioner Endrizzi moved that the Planning Commission recommend**  
5 **APPROVAL of Application #PL15-4004, rezoning 28.29 acres located at 12989**  
6 **South Cactus Berry Drive from RR-22 (Residential Single Family, one-half acre**  
7 **minimum lot size) to RM-18-SD (Residential Multi-Family, 18 units per acre**  
8 **maximum density) with the following Specific Development Designations:**  
9

- 10 1. **The property and project shall comply with the included RM-18-SD zone, as**  
11 **approved.**
- 12
- 13 2. **Overall density shall not exceed eighteen (18) units per acre.**
- 14
- 15 3. **Spring Specific Plan, excluding sections (f) Front Yard Setbacks, and (h)**  
16 **Zero Lot Lines.**
- 17
- 18 4. **Exterior perimeter fencing shall comply with the Riverton City Ordinance**  
19 **10.155, Fencing.**
- 20
- 21 5. **All open spaces shall be included in a landscape plan to be approved as part**  
22 **of subdivision and/or site plan applications.**
- 23
- 24 6. **Development will be limited to 30 units, subject to site plan approval.**  
25

26 **Commissioner Webb seconded the motion. Vote on motion: Commissioner**  
27 **Hansen – Aye; Commissioner Webb – Aye; Commissioner Bryant – Nay;**  
28 **Commissioner; Chair Russell – Aye; and Commissioner Endrizzi – Aye. The**  
29 **motion passed 4-to-1.**  
30

- 31 **C. REZONE, REZONING 4.5 ACRES LOCATED AT 4425 WEST 12600**  
32 **SOUTH FROM R-1 (RESIDENTIAL ONE ACRE LOTS) TO C-G**  
33 **(COMMERCIAL GATEWAY), RIVERTON 4.5 LLC, APPLICANT.**  
34 ***\*Continued to August 27.***  
35
- 36 **D. REZONE, REZONING 1.29 ACRES LOCATED AT 12524 SOUTH**  
37 **DOREEN DRIVE FROM C-D (COMMERCIAL DOWNTOWN) TO C-D**  
38 **EHOV (ELDERLY HOUSING OVERLAY), JUAN HERNANDEZ,**  
39 **APPLICANT. *\*Continued to August 27.***  
40
- 41 **E. REZONE, REZONING .5 ACRES LOCATED AT 2765 WEST 12320**  
42 **SOUTH FROM RR-22 (RURAL RESIDENTIAL, HALF-ACRE LOTS) TO R-**  
43 **4 (RESIDENTIAL 10,000 SQUARE FOOT LOTS), JON O'NEAL,**  
44 **APPLICANT. *\*Continued to August 27.***  
45

1 **Commissioner Hansen moved that the Planning Commission CONTINUE Items C,**  
2 **D and E to the August 27, 2015, Planning Commission Meeting. Commissioner**  
3 **Bryant seconded the motion. Vote on motion: Commissioner Hansen – Aye;**  
4 **Commissioner Webb – Aye; Commissioner Bryant – Aye; Commissioner; Chair**  
5 **Russell – Aye; and Commissioner Endrizzi – Aye. The motion passed**  
6 **unanimously.**

7  
8 **II. DISCUSSION ITEMS**

9  
10 **A. PARKING AND STORAGE OF TRACTOR TRAILERS ON RESIDENTIAL**  
11 **PROPERTIES.**

12  
13 Mr. Lethbridge introduced the discussion item and asked for input from the  
14 Commissioners prior to presenting any ordinance amendments. He stated that the City  
15 has come across issues with tractor trailers being parked on residential properties and  
16 being used for storage, which the City Code does not address in detail. The City  
17 attempted to create and pass ordinances regarding this issue, but have been  
18 unsuccessful.

19  
20 There are several options available to address the issue, including prohibiting commercial  
21 tractor trailers from being parked in residential areas or limiting them. There is already an  
22 ordinance in place that prohibits storage containers on residential properties, but when  
23 this was reviewed by the City Attorney, he found that the language was worded in such a  
24 way that did not include tractor trailers. Mr. Lethbridge suggested amending the  
25 ordinance language to include tractor trailers.

26  
27 Commissioner Hansen did not want to limit people who use the trailers as part of their  
28 employment. If they have room on their property to park they should not be prohibited.  
29 He suggested there be a limitation on how long a trailer can be parked without being  
30 used. There was a discussion on how that would be enforced.

31  
32 There was further discussion regarding the difference between trailers that are attached  
33 and detached from trucks, and trailers that are commercially registered. It was agreed  
34 that an ordinance was necessary and staff agreed to take the Commissioner's opinions  
35 into consideration in drafting a potential ordinance amendment.

36  
37 **III. MINUTES**

38  
39 **A. JULY 9, 2015 PLANNING COMMISSION MEETING.**

40  
41 **Commissioner Bryant moved that the Planning Commission APPROVE the**  
42 **meeting minutes from July 9, 2015. Commissioner Endrizzi seconded the motion.**  
43 **Vote on motion: Commissioner Hansen – Aye; Commissioner Webb – Aye;**  
44 **Commissioner Bryant – Aye; Commissioner; Chair Russell – Aye; and**  
45 **Commissioner Endrizzi – Aye. The motion passed unanimously.**  
46

1 **IV. ADJOURNMENT**

2

3 The meeting adjourned at approximately 8:45 p.m.