

**Riverton City**  
**REGULAR CITY COUNCIL MEETING**  
**Minutes**  
**January 12, 2016**

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

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**Attendance:**

Mayor William R. Applegarth

**Council Members:**

Council Member Brent Johnson  
Council Member Trent Staggs  
Council Member Sheldon Stewart  
Council Member Tricia Tingey  
Council Member Paul Wayman

**City Staff:**

Lance Blackwood, City Manager  
Virginia Loader, Recorder  
Ryan Carter, City Attorney  
Jason Lethbridge, Planning Manager  
Trace Robinson, Public Works Director  
Rosie Rivera, Riverton Precinct Chief  
Angie Trammell, Communications Manager  
Sheril Garn, Parks & Public Services Dir.  
Lisa Dudley, Admin. Services Director

**A. GENERAL BUSINESS**

**1. Call to Order and Roll Call**

Mayor Applegarth called the Riverton City Council Meeting to order at 6:30 p.m. and conducted a roll call. Council Members Johnson, Staggs, Stewart, Tingey, and Wayman were present.

**Pledge of Allegiance** – A Boy Scout led the Pledge of Allegiance.

**1. Presentations/Reports**

**a. Recognition of Boy Scout Troops**

Mayor Applegarth recognized Boy Scouts that were in attendance.

**b. Proclamation – Proclaiming January as Radon Action Month**

Mayor Applegarth read a Proclamation proclaiming January as Radon Action Month, which encouraged citizens throughout Riverton to test their homes, have elevated levels of radon reduced, and incorporate radon-resistant features into new home construction in an effort to reduce the leading cause of lung cancer among nonsmokers in the United States.

### **c. Presentation of Survey Results – iUTAH**

Doug Jackson Smith explained that researchers at Utah State University and the University of Utah implemented the ‘2014 iUTAH Household Survey’ with over 2,300 randomly selected households in 2014 in 23 neighborhoods in 12 Utah communities. The survey included the following topics:

- Household water use and decision-making
- Lawn watering & outdoor landscaping behaviors
- Perceptions of water situation
- Water policy priorities and preferences
  - City-level
  - Statewide

He presented the following highlights from their findings:

- People know how much they spend on water, not how much they use
- Lawn watering mostly done by residents
- People know and follow basic recommendations
- Small group say they have decreased indoor or outdoor water use in last 5 years
- Less than half think they can save more indoors
- Fewer see room to improve outdoors
- People more likely to conserve if it ensures future supply for their home
- People least likely to conserve water if savings are used to increase development the area

A Memorandum of Understanding regarding Water Use Data for 2014 iUTAH Household Survey Respondents was presented for the Mayor’s signature, which would ensure the confidentiality of water users and survey respondent information and to facilitate research collaborations between the survey research team and public water suppliers.

Council Member Trent Staggs commented that he would be interested to see a resurvey of the area since Riverton City’s water source had changed. He commented on the water conservation and the City’s implementation through a new rate structure.

Mayor Applegarth then moved to the following agenda items:

### **2. Public Comments**

Mayor Applegarth called for public comments. There were no public comments and Mayor Applegarth closed the public comment period.

**B. PUBLIC HEARINGS** – There were no Public Hearings scheduled.

### **C. DISCUSSION/ACTION ITEMS**

- 1. Resolution No. 16-04 – Authorizing the amendment to Section 2.4 of the Riverton City Council Rules or Order and Procedure**

Council Member Trent Staggs **MOVED to approve Resolution No. 16-04 – Authorizing the amendment to Section 2.4 of the Riverton City Council Rules of Order and Procedure.** Council Member Paul Wayman **SECONDED** the motion. Mayor Applegarth called for discussion on the motion; there being none, he called for a roll call vote. The vote was as follows: Johnson-Yes, Staggs-Yes, Stewart-Yes, Tingey-Yes, and Wayman-Yes. **The motion passed unanimously.**

**a. Election and appointment of Mayor Pro Tempore**

Council Member Paul Wayman nominated Council Member Sheldon Stewart as Mayor Pro Tempore; there were no other nominations. Mayor Applegarth called for a vote. The vote was as follows: Johnson-Yes, Staggs-Yes, Stewart-Yes, Tingey-Yes, and Wayman-Yes. **The nomination of Council Member Sheldon Stewart as Mayor Pro Tempore passed unanimously.**

**D. CONSENT AGENDA**

Mayor Applegarth presented the following Consent Agenda:

1. **Minutes:** RCCM 01-05-16
2. **Bond Releases:**
  - a. Delton Sports Center – 100% Warranty Release

Council Member Tricia Tingey **MOVED that the City Council approve the Consent Agenda.** Council Member Sheldon Stewart **SECONDED** the motion. Mayor Applegarth called for discussion on the motion; there being none, he called for a roll call vote. The vote was as follows: Johnson-Yes, Staggs-Yes, Stewart-Yes, Tingey-Yes, and Wayman-Yes. **The motion passed unanimously.**

**E. STAFF REPORTS**

Lance Blackwood, City Manager, called for Staff Reports.

Chief Rivera reported that staff training had been scheduled for February 4th regarding Active Shooter Training.

**F. ELECTED OFFICIAL REPORTS**

**Mayor Applegarth** – No report.

**Council Member Johnson** – No report.

**Council Member Staggs** – No report.

**Council Member Stewart** reported that Ensign Peak Circle needed salt on the road to eliminate ice in that cul-de-sac.

**Council Member Tingey** – No report.

**Council Member Wayman** commended Riverton City for proclaiming January as Radon Awareness month. He also thanked the South Valley Journal for an article that was published to promote public awareness of Radon.

### **3. Master Development Agreement (MDA) and Infrastructure Agreement with Suburban Land Reserve**

Mayor Applegarth offered brief background information regarding the Master Development Agreement (MDA) and Infrastructure Agreement with Suburban Land Reserve, a real estate development company representing The Church of Jesus Christ of Latter-Day Saints.

City Attorney Ryan Carter explained that the Master Development Agreement (MDA) and Infrastructure Agreement with Suburban Land Reserve discussion would not be subject to public comment; however, a public hearing and public comment would be heard at the next Regular City Council Meeting on February 19<sup>th</sup>.

Jason Lethbridge, Development Services Director, explained that Suburban Land Reserve, Inc. submitted an application for development of approximately 543 acres located generally on the western boundary of Riverton City between 13800 South and 12600 South. He said the property was currently zoned Planned Commercial Center, R-3, and SD designations associated with the undeveloped Hamilton Farms Specific Plan, but the majority of the property had been farm land and was currently undeveloped. He said the application included an amendment to the Riverton City General Plan Land Use Map, designating the property for “Mixed Use”, a rezone of the property to a Specific Development designation, which included development and design standards, and adoption of a Master Development Agreement for the project. He said the Planning Commission and City Council had previously reviewed and approved a separate Development Agreement for the CenterCal Project, which was part of the overall project area but would be governed by that agreement.

Mr. Lethbridge further explained that the project area included a significant portion of the undeveloped land west of the Bangerter Highway, and was bisected by 13400 South. He said North of that roadway, the property was bordered on the east by the Bangerter Highway and on the west by the Mountain View Corridor. That portion of the project covered a portion of the major power transmission corridor as well as the Kern River Gas Line, and the Welby Jacob Canal. He said there were long term plans for a transit line that would run through the project area along what would be the 13200 South right-of-way. He continued that South of 13400 South, the property lies between the Welby Jacob Canal to the east and the Mountain View Corridor to the west, and was crossed by the Rose Creek Channel, and adjacent to 13400 South on the north side there was an existing storage unit facility that was not part of the project, and several existing structures and properties on the south that were not either.

Mr. Lethbridge explained that the zoning for the property would be under Section 18.125 of the Land Use Ordinance, which allowed for the creation of Specific Development Districts, which essentially allowed for the adoption of a zoning ordinance that was specific to a property or project, and was the zoning that was utilized on master planned communities in Riverton, such as Monarch Meadows, Western Springs, and Canyon View. He said the proposed Specific

Development District (SDD), in general, allowed for the following on the project:

The overall residential density would be seven (7) units per gross acre, and that density was allowed to be distributed throughout the project area. The overall number of units could not exceed the maximum of 7 units per acre, which resulted in approximately 3800 units over the project. However, some areas of the project would develop as single family lots and would locally be lower than seven units per acre, while others would develop as high density multi-family and the density in those areas may be much higher than seven units per acre. Residential units from areas of the project that develop as commercial or office use would be allowed to be distributed elsewhere in the project.

Mr. Lethbridge said the applicant, in a previous meeting, presented to the Planning Commission the proposed review and approval process for the project, which was defined more specifically in the Master Development Agreement (MDA).

Mr. Lethbridge said that the SDD zone did divide the project area into five (5) Community Plan Areas, for which basic standards and uses were identified; CPA-1, adjacent to the Western Springs subdivision, did include requirements for single family lots within a transition area from that subdivision, and CPA-3, which was the CenterCal Development. Beyond those areas, he said no other specific designations of residential, commercial, or other land uses were made within the project area. Under the Master Development Agreement and the SDD zoning, the distribution of residential and commercial land uses would be at the developer's discretion.

Mr. Lethbridge said the applicant would serve as the Master Developer of the property, but actual development would be accomplished through 'sub-developers' at various scales. The MDA establishes the Master Developer Review Committee (MDRC), which would function in a similar fashion to a Home Owner's Association, maintaining internal standards separate from City zoning and requirements, and reviewing from the Master Developer's side potential development prior to forwarding to the City applications for development within the project area. The Master Developer created a design guide that would focus the review of the MDRC prior to submittal of applications to the City, but the City's review would be based on the standards in the SDD, and where that document was silent, the Riverton City ordinances and standards. The approval process would follow the current City standard, with applications submitted to staff for review prior to presentation to the Planning Commission for action.

Mr. Lethbridge said the project would include dedication of community space, which would consist of an interconnected trail system within and throughout the project, as well as a potential community center in partnership with Salt Lake County. There would be additional private open space within the project development areas. He said that, as part of the development, the Rose Creek Channel, which currently curves to the north around the farmland, would be realigned to a more direct east-west route, allowing for a greater development depth from 13400 South. The creek channel realignment would include a trail system along the channel.

Mr. Lethbridge explained that there were two main documents included in the application; the MDA was predominantly the legal and procedural framework for the project, and the SDD was the zoning ordinance, including development and design standards.

Mr. Lethbridge said that on January 7, 2016, the Planning Commission voted to recommend approval of the proposed application. He said minutes from that meeting would be provided once transcribed. The Planning Commission recommended the following motion:

“I move the Planning Commission recommend, for approximately 543 acres located generally at the intersection of the Mountain View Corridor and 13400 South as described herein, approval of the proposed General Plan amendment to Mixed Use, the adoption of the Master Development Agreement and Specific Development District documents as included herein, and rezoning the described property to said Specific Development District, with the following recommendations:

1. Language be added to the SDD that in the 250 transition zone in CPA-1 the setbacks be mirrored with existing setbacks to the north.
2. Language be added to the SDD that in the transition zone in CPA-2 the setbacks be mirrored with existing setbacks to the north.
3. Perimeter fencing be required adjacent to noncompatible uses at the north end of CPA-4 unless otherwise waived by the property owners. Fencing type per Riverton City fence ordinance.
4. The commercial building materials standard in the SDD be adjusted to eliminate the reference “At least 25%” in the required materials, and add “finished” prior to the listing of “wood” as a material.
5. The word “finished” be added prior to the word “wood” where wood is listed as an allowed material.
6. Section 6.1.3 of the Master Development Agreement be amended to enable the Planning Commission authority to review and approve community scale and block scale plans concurrently with the review of a detail plan.”

Dan McCay, representing SLR, presented background information of the proposed property.

Scott Polikov, Gateway Planning, presented information of the development and design standards for the CenterCal project and he presented like designs that he worked with in Texas.

Dan McCay then thanked Mr. Polikov and said that it was very important to SLR to maintain value to the last acre of the property. He spoke of all the entities that had interest in project, i.e. the LDS Church, the Jordan School District, Riverton City, UTA, UDOT, and CenterCal.

Jason Lethbridge explained Condition No. 6 recommended by the Planning Commission, which enabled the Planning Commission the authority to review and have input in those elements of the plan to ensure the project reflects the best interest of the City.

A lengthy discussion occurred regarding the documents and the Planning Commission’s proposed conditions.

In response to Mayor Applegarth, each Council Member expressed their concerns. From his perspective, Scott Polikov summarized the concerns from both the Planning Commission and the City Council as follows:

1. Front, side and rear setbacks and transitional in CPA-1 and CPA-2 to be the same minimum as in the Western Springs Subdivision.

2. Thirty five foot height limits for lots along the property line of CPA-1.
3. Parameter fencing required along the north out parcels of the north side of CPA-4, unless waved by the adjacent property owner.
4. Make commercial and mixed use materials the same as the multi family.
5. All wood needs to be finished wood.
6. Rear yards to be re-calculated for relief on the single family, back to 10 yards, 10 feet.
7. Remove schools and church sites from the master framework plan that have language in the MDA as to what happens contingent to the School District, does not use swapped land for school.
8. Auto Dealer with ancillary change to CPA-2, to Permitted from Conditional.
9. Auto New and Used changed from CPA-1 and CPA-5 to Conditional rather than Not Permitted.
10. MDA Revisions resulting in a series of considerations.
11. Language on what happens if the School Property is swapped by Jordan School District.
12. Open ended questions regarding what happens to the Open Space with regards to destination spaces verses the neighborhood spaces to relieve density.
13. Parking requirements for parks.
14. Look at the sidewalk requirements for the local street requirements on Major and Minor connectors relative to pedestrian safety concerns.
15. Additionally no chain link fencing, and only framed wood fencing.

There was no further discussion and there was no action taken.

## G. UPCOMING MEETINGS

Mayor Applegarth reviewed the following upcoming meetings:

UTA Open House - February 3 - 5:00-8:00 p.m.

1. January 19, 2016 – 6:30 p.m. – Regular City Council Meeting
2. January 26, 2016 – 6:30 p.m. – Regular City Council Meeting & Strategic Planning
3. February 02, 2016 – 6:30 p.m. – Regular City Council Meeting
4. February 09, 2016 – 6:30 p.m. – Regular City Council Meeting & Strategic Planning
5. February 16, 2016 – 6:30 p.m. – Regular City Council Meeting & Strategic Planning

## H. ADJOURN

Council Member Tricia Tingey **MOVED to adjourn**. Council Member Sheldon Stewart **SECONDED** the motion. Mayor Applegarth called vote. The vote was as follows: Johnson-Yes, Staggs-Yes, Stewart-Yes, Tingey-Yes, and Wayman-Yes. **The motion passed unanimously.** The meeting adjourned at 10:21 p.m.

**Approved:** CC 01-19-16