

Approved 7-14-16

**RIVERTON CITY PLANNING COMMISSION  
MEETING MINUTES**

**June 23, 2016**

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

**Planning Commission Members:**

**Brian Russell, Presiding  
James Endrizzi  
Dennis Hansen  
Scott Kochevar  
Jim Allfrey**

**Staff:**

**Andrew Aagard, City Planner  
Casey Taylor, City Attorney  
Brian Moore, Engineering**

**Chair Russell called the meeting to order. Commissioner Hansen led the Pledge of Allegiance.**

**I. PUBLIC HEARING**

**A. MINOR SUBDIVISION, CRANE'S GARDEN MINOR SUBDIVISION, THREE LOTS, R-4 ZONE, 2394 WEST 13400 SOUTH, GRAY CANNON, APPLICANT.**

City Planner, Andrew Aagard, presented the staff report regarding a three-lot subdivision located at the address above. The property is currently zoned R-4 (Residential, 10,000 square foot lots), and the surrounding properties are primarily zoned RR-22. The applicant has proposed to subdivide two parcels totaling 0.75 acres into three single family residential lots. Mr. Aagard confirmed that each of the proposed lots meets the ordinance requirements for lot size, width, and frontage. There would also be two parcels of land dedicated to Riverton City as right-of-way. Staff recommended approval of the application with the conditions outlined in the staff report.

Commissioner Hansen asked if the property was recently rezoned, and Mr. Aagard explained that it was rezoned from RR-22 more than seven years ago.

Chair Russell opened the public hearing.

Charlie Newman commented that he called and left a message with the City regarding this application, but received no response. Mr. Newman was not in favor of the proposal because of the current traffic issues on Trestle Lane. He explained that the road is too narrow, and there are residents of the duplex that park their vehicles right where the road curves. At the request of Commissioner Allfrey, Mr. Newman identified the duplex and street on the map.

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

Commissioner Allfrey asked about the width of Trestle Lane, and Mr. Aagard stated that it was 54 feet, which is the standard width for a right-of-way. City Attorney, Casey Taylor, commented that only one of the three proposed homes would front onto Trestle Lane.

**Commissioner Hansen moved that the Planning Commission APPROVE application #15-1006, Crane's Minor Subdivision proposed to be located at 2394 West 13400 South, with the following conditions:**

- 1. Storm drainage systems and accommodations comply with Riverton City Standards and ordinances, with the recommendations of the Riverton City Engineering Division including recording a Storm Drain Maintenance Plan (SMP) and Storm Drain Easements where applicable.**
- 2. Any and all irrigation ditches associated with the property be addressed, with disposition of the irrigation systems approved by Riverton City and the proper irrigation company or user.**
- 3. Address minor Riverton City Engineering Division redline comments on the plan and/or plat.**
- 4. A Land Disturbance Permit must be issued 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 the International Building and Fire Codes.**
- 6. The applicant obtain final approval from utility providers.**
- 7. The applicant obtain approvals and/or permits from other agencies or owners for access onto state roads, and/or for storm water discharge into a facility owned or controlled by an entity other than Riverton City.**
- 8. Lot dimensions and Plat approval are conditional upon Riverton City Council approving a vacation of those portions of Trestle Lane lying east of the existing city sidewalk.**
- 9. Lot #1 shall front onto and access 13400 South.**

**Commissioner Allfrey seconded the motion. Vote on the motion: Chair Russell – Aye; Commissioner Allfrey – Aye; Commissioner Kochevar – Aye; Commissioner Endrizzi – Aye; Commissioner Hansen – Aye. The motion passed unanimously.**

- B. REZONE, DR HORTON MCINTYRE, REZONING APPROXIMATELY 9.7 ACRES LOCATED AT 12388 SOUTH 3600 WEST FROM RR-22 (RURAL RESIDENTIAL, HALF ACRE LOTS) TO R-4 (RESIDENTIAL, 10,000 SQUARE FOOT LOTS), DR. HORTON, INC., APPLICANT.**

Mr. Aagard presented the staff report and stated that the subject property sits north of the existing Spring Creek Commercial Development and northeast of the Lowes Home Improvement warehouse development. The property is currently zoned RR-22 and the applicant has requested a rezone to R-4. Mr. Aagard stated that the Master Plan designation for the subject property is Medium Density Residential, which has a minimum lot size requirement of 10,000 square feet. Although the applicant submitted a concept plan, Mr. Aagard emphasized that the application was to consider the rezone rather than the subdivision plan. Staff recommended approval of the application.

Chair Russell opened the hearing to the public.

Jay Barlow explained that he resides directly across the street from the subject property. Although not opposed to the rezone application, Mr. Barlow did have concerns for the current traffic issues on 3600 West. Commissioner Hansen commented that some of the traffic may be eased by this development because of the proposed street connection through the subdivision.

Marshal Sayre, a local resident, asked if the road on the concept plan is shown to connect to Meadow Creek Road. Mr. Aagard stated that this was being proposed, but it was only a concept plan. With that explanation, Mr. Sayre stated that he had no objections to the rezone.

Glen Oakeson, a resident of 3600 West, reasoned that the traffic issues on 3600 West stem from improper construction. He explained his experience with the City in regards to the widening of 3600 West.

Dave Wilson asked if the applicant had indicated the height of the homes of the subdivision yet. Commissioner Hansen stated that the building height would have to comply with ordinance requirements, and height is limited to 35 feet in the R-4 zone. Mr. Wilson stated that he was concerned about potentially losing his view, which is the reason he purchased his home.

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

**Commissioner Allfrey moved that the Planning Commission recommend APPROVAL of application #PL-16-4007 rezoning 9.7 acres located at 12388 South 3600 West from RR-22 (Rural Residential, half-acre lots) to R-4 (Residential, 10,000 square foot lots). Commissioner Kochevar seconded the motion. Vote on the motion: Chair Russell – Aye; Commissioner Allfrey – Aye; Commissioner Kochevar – Aye; Commissioner Endrizzi – Aye; Commissioner Hansen – Aye. The motion passed unanimously.**

## **II. MINUTES**

### **A. MAY 26, 2016**

**Commissioner Allfrey moved that the Planning Commission APPROVE the minutes for the May 26, 2016 Planning Commission Meeting as written. Commissioner Endrizzi seconded the motion. Vote on the motion: Chair Russell – Aye; Commissioner Allfrey – Aye; Commissioner Kochevar – Aye; Commissioner Endrizzi – Aye; Commissioner Hansen – Aye. The motion passed unanimously.**

## **III. ADJOURNMENT**

The meeting adjourned at approximately 6:50 p.m.