



PLANNING COMMISSION MEETING AGENDA

April 9, 2020 at 6:30 PM

Riverton City Hall, 12830 S Redwood Road

1. Call to Order / Roll Call

Public Comment Procedure:

Due to restrictions in place related to COVID-19, this meeting will not be open for public attendance. Audio and video of the meeting will be broadcast live. The staff report will be available for public review through the City website prior to the meeting. The staff report and the meeting broadcast will be made available through the link below. Audio and written minutes will be available following the meeting. Public comment for this item may be submitted via email to planning@rivertonutah.gov or by phone to 801-208-3138. All comments submitted up to 5:00 pm on the date of the hearing will be relayed to the Planning Commission. If you have questions about the application and how it might affect you please call the Riverton City Planning Department at 801-208-3124.

Riverton City Meeting information: <https://www.rivertonutah.gov/meetings/index.php>. This link will take you to the applicable meeting date and to the meeting packet, where you can review all items scheduled for review by the Planning Commission. Staff reports will be available for inspection on the date of April 6, 2020.

2. Public Hearings

- 2.a **Home Occupation**, Edward Dean Smith is requesting a conditional use permit for a home occupation, "DMR, LLC." to be located at 3453 West 13175 South
- 2.b **Home Occupation**, Jenny Robison is requesting a conditional use permit for a home occupation, "Royal Robi Cookies" to be located at 3244 West Blue Heeler Way
- 2.c **Home Occupation**, Eddie and Lana Sanfarosa are requesting a conditional use permit for a home occupation, "High Caliber Airless Repair", to be located at 13095 South 2200 West
- 2.d **Conditional Use Private Lane**, Teresa Phillips is requesting a Conditional Use Permit for a private lane proposed at 2432 West 12310 South
- 2.e **Minor Subdivision**, David Madsen & Brian Ebert are requesting subdivision approval of Aspen Court, a residential subdivision located at 1546 West 11745 South

- 2.f **Rezone**, RD Development is requesting a rezone of about 12.05 acres located near 11800 South and Redwood Road

3. **Decision Items - NA**

4. **Discussion Items**

- 4.a **Home Occupations Ordinance**, discussion about possible amendments to the Home Occupation Ordinance
- 4.b **Sign Ordinance**, discussion about possible amendments to the sign ordinance in the PCC Zone

5. **Minutes**

- 5.a 2020-03-12.PC.Min

6. **Adjournment**

Riverton City Hall is an ADA compliant facility. Individuals needing special accommodations or assistance during this meeting shall notify the City Recorder's Office at 801-208-3126 at least 24 hours in advance of the meeting. Accessible parking and entrance is located on the south end of the building with elevator access to the Council Chambers located on the second floor.

Certificate of Posting

I, Virginia Loader, Riverton City Recorder, certify that, at least 24 hours prior to the meeting, the foregoing Agenda was emailed to the Salt Lake Tribune, Deseret News and the Riverton Journal. A copy of the Agenda was also posted at Riverton City Hall, on Riverton City's Website at www.rivertonutah.gov, and on the Utah Public Meeting Notice Website at <http://pmn.utah.gov>.

Dated this 6th day of April 2020

DMR LLC

-Home Occupation-



MEMORANDUM

To: Planning Commission

From: Planning Department

Date: April 9, 2020

Subject: PLZ 20-2010, Conditional Use Home Occupation, DMR LLC.

This application is a public hearing and administrative action item.

In reviewing the application the Planning Commission is serving an administrative function, decisions are based on substantial evidence.

Example Motion

I move the Planning Commission **approve** application #PLZ 20-2010, DMR, LLC, to be located at 3453 West 13175 South with the following conditions:

1. The site, structures, and use shall remain in compliance with any and all applicable Riverton City standards and ordinances, specifically the City Home Occupation Ordinance (18.190) and applicable Building and Fire Codes.
2. Applicant must obtain and maintain a Riverton City business license.
3. Owner's service truck be parked in his driveway or garage when at the home.
4. No vehicle repair work may be conducted at the home.
5. The Home Occupation may utilize the detached garage as shown on the plan.

Background

This is a public hearing for a Conditional Use Home Occupation to be located in an existing home at 3453 West 13175 South. The property is zoned RR-22, which is single-family residential on half-acre lots. Area zoning is also RR-22. The General Plan for the area is Estate Density Residential.

The proposed business is mobile auto repair, using an existing detached garage for an office, work truck parking, and storage of a few parts and large tools. The applicant reported that his shop is already set up for working on cars as his hobby, and he already fixes cars as favors to his friends and neighbors, this is just making it a business.

Automobile repair is a prohibited home occupation and the applicant has set up his business to

comply with the ordinance. He will use a service truck to take his repair equipment to his customers rather than repair vehicles at his house. The applicant stated he will be the only employee, and there are no other home occupations at the property. The applicant expects between 2 and 5 visitors a day, which includes 2 or 3 deliveries per day. Deliveries are typically done by normal neighborhood delivery services (amazon, Fed Ex, etc) or by runner vehicles from the local parts store. He does not expect large trucks making deliveries. If there is a need, off-street parking is available at the house in the driveway. Still the applicant stated the activity at the house will be low because the actual repairs will be done at the customer's house.

Ordinances and Issues

Home Occupations are governed by RCC 18.190 which gives staff the ability to approve some home occupations if they meet all of the Fixed Standards (18.190.060) and Qualifications (18.190.070). If an application cannot meet all of the Qualifications it must be reviewed by the Planning Commission. Additionally, some uses are listed as Conditional Use (see 18.190.080) which automatically come before the Planning Commission. Any home occupation that cannot meet the fixed standards can be denied, and the ordinance expressly prohibits some uses (see 18.190.090).

Automobile repair at the home is expressly prohibited by items 6 and 10.

- 6. Storage, service, repair, sales or rental of ambulance, tow truck, recreational vehicle, watercraft, automobiles, ATV, or other motorized vehicles.**
7. Food or drink preparations, storage or catering, which is not permitted by the appropriate state or county department or agency.
8. Fitness or health spa facility.
9. Lawn mower or small engine sales, service or repair.
- 10. Auto body repair, motor vehicle repair.**

But a mobile repair shop could be allowed by ordinance. This comes to the Planning Commission because the Home Occupations is proposing to use an attached garage which is conditional under 18.190.080 (3).

(3) Business Not Conducted within a Home. Any home occupation which proposes or conducts activities within an outbuilding, accessory building, attached or detached garage. The following guidelines shall be used to determine the maximum impacts permitted:

- (a) The applicant for a home occupation license shall designate the areas of the home, attached/detached garage or accessory structure that will be used for the home occupation and, if approved, the home occupation may be conducted only in the designated area.
- (b) A maximum 50 percent of the total floor space of any accessory structure or attached or detached garage may be used for the home occupation. The planning commission may grant an exception for parcels of at least one-half acre.
- (c) Any accessory structure used for a home occupation will be reviewed for architectural aesthetics and compatibility of the home and the immediate neighborhood.
- (d) The home occupation may utilize one unanimated, nonilluminated flat sign to be attached to the accessory structure where the home occupation is being conducted, in lieu of the sign attached to the home or in a window. The sign may not have an area greater than four square feet.

Having reviewed the application and information provided by the applicant staff finds the application meets the fixed standards and qualifications of the Home Occupation ordinance is therefore recommending approval with the conditions listed above in the example motion.

Notices were sent to all property owners within 300 feet of this site, published in the newspaper and posted on the City's web-page.

Attachments

The following items are attached:

1. Public Notice including Area Map.
2. Application.
3. Applicant's site plan.



NOTICE OF PUBLIC HEARING

The Riverton City Planning Commission will hold a public hearing on Thursday, April 9, 2020 at 6:30 p.m. at the Riverton City Municipal Building located at 12830 S. 1700 W. to take public comment on the following application:

Edward Dean Smith is requesting a conditional use permit for a home occupation, “DMR, LLC.”, to be located at 3453 West 13175 South, as shown below. The business is described by the applicant as “Mobile Auto Repair”. You received this notice because Salt Lake County property records indicate you own property within 300 feet of the subject property.



COMMENTS

Due to restrictions in place related to COVID-19, this meeting will not be open for public attendance. Audio and video of the meeting will be broadcast live. The staff report will be available for public review through the City website prior to the meeting. The staff report and the meeting broadcast will be made available through the link below. Audio and written minutes will be available following the meeting. Public comment for this item may be submitted via email to planning@rivertonutah.gov or by phone to 801-208-3138. All comments submitted up to 5:00 pm on the date of the hearing will be relayed to the Planning Commission. If you have questions about the application and how it might affect you please call the Riverton City Planning Department at 801-208-3124.

Riverton City Meeting information: <https://www.rivertonutah.gov/meetings/index.php>. This link will take you to the applicable meeting date and to the meeting packet, where you can review all items scheduled for review by the Planning Commission. Staff reports will be available for inspection on the date of April 6, 2020.



Application

Conditional Use - Home Occupation

PLZ#

Permit #

Date

20-2020
8519
March 5, 2020

A. Name of Proposed Business DMR LLC
Applicants Name: Edmund Dean Smith
Address 3453 W 13175 So.
City Riverton State UT Zip 84065
Telephone # 801-548-1064 Mobile #
E-mail Address ecavemadear1959@gmail.com

B. Project Information

1. Description of proposed business Mobile Auto repair business

C. Please Answer the Following Questions Related to Your Proposed Business

1. Are there other Home Occupations on site? Yes ☒ No
2. How many employees will work at your home? 1
3. Will there be any noise, vibrations or toxins in connection with this business? Yes / No
If yes, please describe minimal noise from compressor
4. Where will most of the business be conducted? at customer's home
5. Will there be a need for on-site storage? ☒ Yes / No Type of storage? Large tools, Parts & Supplies
Where will it be located? Shop in back of property
6. How many visitors per day do you expect to have in connection with this business? 2-5
Is the number of visitors all at once or at different times during the day? (If at different times during the day, please explain)
7. How many cars will come and go per day in relation to your business? 2-3 deliveries
Where will they park? west driveway in back of house
8. How many deliveries per week do you expect to have in connection with this business? 10
9. Will your business include producing food products, ammunition, explosives, caustic materials or storing animals (This relates only to products actually made on site)? Yes ☒ No
If yes, please explain:
10. Will you have any vehicles that pertain to your business on site? ☒ Yes / No
If yes, where will they be stored? Service truck

[Signature]
Applicant's Signature

3-5-20
Date



home Office

Delivery
Parking.

Royal Robi Cookies

-Home Occupation-



MEMORANDUM

To: Planning Commission
From: Planning Department
Date: April 9, 2020
Subject: PLZ 20-2011, Conditional Use Home Occupation, Royal Robi Cookies

This application is a public hearing and administrative action item.

In reviewing the application the Planning Commission is serving an administrative function, decisions are based on substantial evidence.

Example Motion

I move the Planning Commission **approve** application #PLZ 20-2011, Royal Robi Cookies, to be located at 3244 West Blue Heeler Way with the following conditions:

1. The site, structures, and use shall remain in compliance with any and all applicable Riverton City standards and ordinances, specifically the City Home Occupation Ordinance (18.190) and applicable Building and Fire Codes.
2. Applicant must obtain and maintain a Riverton City business license.
3. Home Occupation must operate within the Fixed Standards, and applicable Qualifications and Conditions as outlined in the Home Occupation Ordinance and this approval.
4. Home Occupation must follow State, and County rules and regulations for food preparation.

Background

This is a public hearing for a Conditional Use Home Occupation to be located in an existing home at 3244 West Blue Heeler Way (Lucky Estates Subdivision, near 13300 South 3200 West). The property is zoned R-3, which is single-family residential on 14,000 sf lots. Area zoning is also R-3. The General Plan for the area is Low Density Residential.

The proposed business is custom order cookies from an in home kitchen. The applicant described his business this way:

"Selling cookies by custom order. I'm planning on doing 3-5 orders a month."

The applicant stated she will be the only employees, and there are no other home occupations at the property. The applicant anticipates a low rate of customer visits, just 3-5 a month and very few deliveries. If there is a need, there is off-street parking available at the house in driveway to handle the expected customer visits.

The business will be conducted in the existing kitchen on the main floor. The State's Cottage Food Program allows for homemade goods without the need for a commercial kitchen, so no remodeling is needed, or proposed.

Ordinances and Issues

Home Occupations are governed by RCC 18.190 which gives staff the ability to approve some home occupations if they meet all of the Fixed Standards (18.190.060) and Qualifications (18.190.070). If an application cannot meet all of the Qualifications it must be reviewed by the Planning Commission. Additionally, some uses are listed as Conditional Use (see 18.190.080) which automatically come before the Planning Commission. Any home occupation that cannot meet the fixed standards can be denied, and the ordinance expressly prohibits some uses (see 18.190.090).

Staff reviewed the application and other information provided by the applicant, and concluded the application meets the fixed standards and qualifications of the Home Occupation ordinance. However, it is not eligible for staff level approval because it involves food preparation as described in 18.190.080 (8), which makes all food preparation a Conditional Use to be reviewed by the Planning Commission. Since this application is not proposing any specialty equipment, or remodeling that would alter the residential character of the house, staff is recommending approval with the conditions listed above.

Notices were sent to all property owners within 300 feet of this site, published in the newspaper and posted on the City's web-page. Staff is therefore recommending approval with the conditions listed above in the example motion.

Attachments

The following items are attached:

1. Public Notice including Area Map.
2. Application.
3. Applicant's site plan.



NOTICE OF PUBLIC HEARING

The Riverton City Planning Commission will hold a public hearing on Thursday, April 9, 2020 at 6:30 p.m. at the Riverton City Municipal Building located at 12830 S. 1700 W. to take public comment on the following application:

Jenny Robison is requesting a conditional use permit for a home occupation, “*Royal Robi Cookies*”, an in-home business, making custom made to order cookies to be located at 3244 West Blue Heeler Way. You received this notice because Salt Lake County property records indicate you own property within 300 feet of the subject property.



COMMENTS

Due to restrictions in place related to COVID-19, this meeting will not be open for public attendance. Audio and video of the meeting will be broadcast live. The staff report will be available for public review through the City website prior to the meeting. The staff report and the meeting broadcast will be made available through the link below. Audio and written minutes will be available following the meeting. Public comment for this item may be submitted via email to planning@rivertonutah.gov or by phone to 801-208-3138. All comments submitted up to 5:00 pm on the date of the hearing will be relayed to the Planning Commission. If you have questions about the application and how it might affect you please call the Riverton City Planning Department at 801-208-3124.

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Application

Conditional Use - Home Occupation

PLZ#

20-2011

Permit #

8529

Date

March 6, 2020

A. Name of Proposed Business Royal Robi Cookies

Applicants Name: Jenny Robison

Address 3244 W. Blue Heeler Way

City Riverton

State UT

Zip 84065

Telephone # 801-699-4354

Mobile # 801-699-4354

E-mail Address jrobison2@yahoo.com

B. Project Information

1. Description of proposed business Selling cookies by custom order. I'm planning on doing 3-5 orders a month.

C. Please Answer the Following Questions Related to Your Proposed Business

1. Are there other Home Occupations on site? Yes / No
2. How many employees will work at your home? just me
3. Will there be any noise, vibrations or toxins in connection with this business? Yes / No
If yes, please describe _____
4. Where will most of the business be conducted? In existing kitchen, main floor
5. Will there be a need for on-site storage? Yes / No Type of storage? minimal baking supplies
Where will it be located? _____
6. How many visitors per day do you expect to have in connection with this business? 3-5/month
Is the number of visitors all at once or at different times during the day? (If at different times during the day, please explain) different times depending on desired pick-up time
7. How many cars will come and go per day in relation to your business? 3-5/month
Where will they park? in front of my house
8. How many deliveries per week do you expect to have in connection with this business? a few a month
9. Will your business include producing food products, ammunition, explosives, caustic materials or storing animals (This relates only to products actually made on site)? Yes / No
If yes, please explain: food
10. Will you have any vehicles that pertain to your business on site? Yes / No
If yes, where will they be stored? _____

Jenny Robison
Applicant's Signature

3/6/20
Date

Royal Robi Cookies



High Caliber Airless Repair

-Home Occupation-



MEMORANDUM

To: Planning Commission

From: Planning Department

Date: April 9, 2020

Subject: PLZ 20-2012, Conditional Use Home Occupation, High Caliber Airless Repair

This application is a public hearing and administrative action item.

In reviewing the application the Planning Commission is serving an administrative function, decisions are based on substantial evidence.

Example Motion

I move the Planning Commission **approve** application #PLZ 20-2012, High Caliber Airless Repair, to be located at 13095 South 2200 West with the following conditions:

1. The site, structures, and use shall remain in compliance with any and all applicable Riverton City standards and ordinances, specifically the City Home Occupation Ordinance (18.190) and applicable Building and Fire Codes.
2. Applicant must obtain and maintain a Riverton City business license.
3. Business use no more than 50% of the attached garage space.

Background

This is a public hearing for a Conditional Use Home Occupation to be located in an existing home at 13095 South 2200 West. The property is zoned R-4, which is single-family residential on quarter-acre lots. Area zoning is also R-4 and some nearby RR-22. The General Plan for the area is Medium Density Residential.

The proposed business is machine repair, with office space in the home and a work shop in the attached garage. The applicant described his business this way:

“Repair airless equipment that Eddie goes and picks up from customer.”

The applicants stated they will be the only employees, and there are no other home occupations at the property. The applicant does not expect any visitors at the house, and very few deliveries.

Most of his business is done through regular customers and picks up and returns to them. If there is a need, there is off-street parking available at the house in driveway. The applicant said there is not a lot of equipment or noise but sometimes an air compressor runs.

Ordinances and Issues

Home Occupations are governed by RCC 18.190 which gives staff the ability to approve some home occupations if they meet all of the Fixed Standards (18.190.060) and Qualifications (18.190.070). If an application cannot meet all of the Qualifications it must be reviewed by the Planning Commission. Additionally, some uses are listed as Conditional Use (see 18.190.080) which automatically come before the Planning Commission. Any home occupation that cannot meet the fixed standards can be denied, and the ordinance expressly prohibits some uses (see 18.190.090).

This comes to the Planning Commission because the applicant is requesting permission to use an attached garage which is a conditional use under 18.190.080 (3).

(3) Business Not Conducted within a Home. Any home occupation which proposes or conducts activities within an outbuilding, accessory building, attached or detached garage. The following guidelines shall be used to determine the maximum impacts permitted:

- (a) The applicant for a home occupation license shall designate the areas of the home, attached/detached garage or accessory structure that will be used for the home occupation and, if approved, the home occupation may be conducted only in the designated area.
- (b) A maximum 50 percent of the total floor space of any accessory structure or attached or detached garage may be used for the home occupation. The planning commission may grant an exception for parcels of at least one-half acre.
- (c) Any accessory structure used for a home occupation will be reviewed for architectural aesthetics and compatibility of the home and the immediate neighborhood.
- (d) The home occupation may utilize one unanimated, nonilluminated flat sign to be attached to the accessory structure where the home occupation is being conducted, in lieu of the sign attached to the home or in a window. The sign may not have an area greater than four square feet.

Having reviewed the application and information provided by the applicant staff finds the application meets the fixed standards and qualifications of the Home Occupation ordinance is therefore recommending approval with the conditions listed above in the example motion.

Notices were sent to all property owners within 300 feet of this site, published in the newspaper and posted on the City's web-page.

Attachments

The following items are attached:

1. Public Notice including Area Map.
2. Application.
3. Applicant's site plan.



NOTICE OF PUBLIC HEARING

The Riverton City Planning Commission will hold a public hearing on Thursday, April 9, 2020 at 6:30 p.m. at the Riverton City Municipal Building located at 12830 S. 1700 W. to take public comment on the following application:

Eddie and Lana Sanfarosa has requested a conditional use for a home-based business, “High Caliber Airless Repair”, to be located on the property at 13095 South 2200 West, as shown below. The business is described by the applicants as “*Pick up and repair service of airless equipment*”. You received this notice because Salt Lake County property records indicate you own property within 300 feet of the subject property.



COMMENTS

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Application

Conditional Use - Home Occupation

PLZ#

Permit #

Date

20-2012
8537
3/10/20

A. Name of Proposed Business

High Caliber Airless Repair
Applicants Name: Eddie & Lana Santarosa
Address 13095 S. 2200 W.
City Riverton State UT Zip 84065
Telephone # 385-887-8183 Mobile # 801-450-4807
E-mail Address highcaliberairless@gmail.com

B. Project Information

1. Description of proposed business Repair airless equipment that Eddie goes and picks up from customer

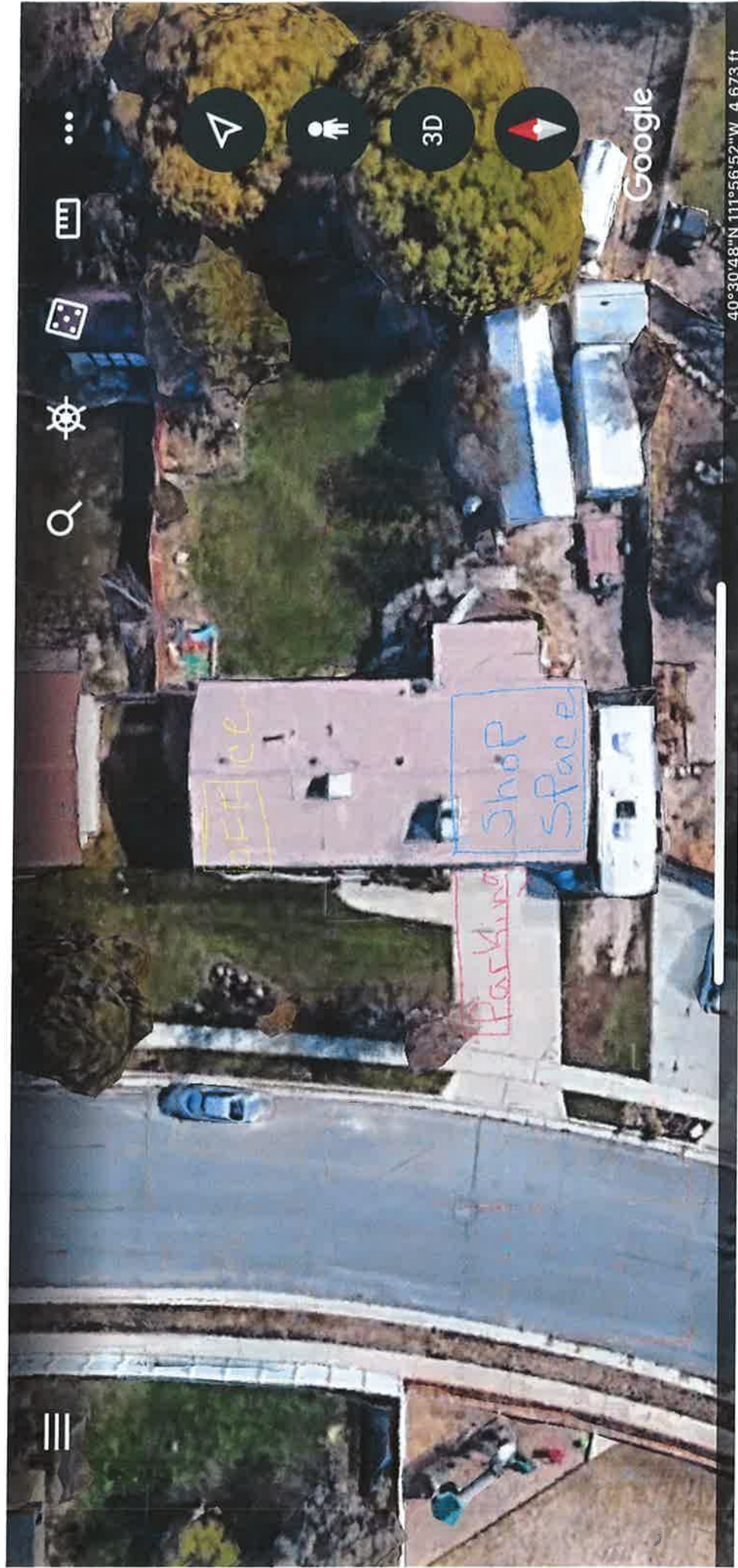
C. Please Answer the Following Questions Related to Your Proposed Business

- Are there other Home Occupations on site? ☒ Yes ☐ No
- How many employees will work at your home? 0 just owner
- Will there be any noise, vibrations or toxins in connection with this business? ☒ Yes ☐ No
If yes, please describe Sometimes a aircompressor running
- Where will most of the business be conducted? garage
- Will there be a need for on-site storage? Yes ☒ No ☐ Type of storage?
Where will it be located?
- How many visitors per day do you expect to have in connection with this business? 0-1
Is the number of visitors all at once or at different times during the day? (If at different times during the day, please explain) n/a
- How many cars will come and go per day in relation to your business? 0-1
Where will they park? drive way left side
- How many deliveries per week do you expect to have in connection with this business? 0-1
- Will your business include producing food products, ammunition, explosives, caustic materials or storing animals (This relates only to products actually made on site)? Yes ☒ No ☐
If yes, please explain:
- Will you have any vehicles that pertain to your business on site? Yes ☒ No ☐
If yes, where will they be stored?


Applicant's Signature


Lana Santarosa

3-6-20
Date



40°30'48"N 111°56'52"W 4,673 ft

Teresa Phillips

-Private Lane-



MEMORANDUM

To: Planning Commission
From: Planning Department
Date: April 9, 2020
Subject: PLZ 20-2008, Conditional Use Private Lane, Teresa Phillips

This application is a public hearing and administrative action item.

In reviewing the application the Planning Commission is serving an administrative function, decisions are based on substantial evidence.

Example Motion

I move the Planning Commission **approve** application #PLZ 20-2008, Teresa Phillips Private Lane, to be located at 2432 West 12310 South with the following conditions:

1. Private lane shall service one (1) lot.
2. Private lane shall be a minimum 20-ft wide pavement with 25-ft wide easement.
3. Private lane shall meet applicable Riverton City Ordinance and Engineering Standards and Specifications.
4. City staff shall review and approve the design of the lane, drainage system, drive approach, Long term storm water management plan and utility connections.
5. A building permit may be issued after the staff approves the plans but prior to the lane being paved, if the Fire Department determines adequate fire protection is in place.
6. The private lane must be paved prior to final inspection and certificate of occupancy for the new home.

Background

This is a public hearing for a Conditional Use for a private lane to service one existing lot at 2432 West 12310 South. The property is zoned RR-22, which is single-family residential on half-acre lots. All adjacent and nearby area zoning is also RR-22. The General Plan for the area is Estate Density Residential.

The proposed lane would service an existing vacant lot which sits behind (north) the applicants existing house. The applicant's house is on 0.50 acres and the vacant lot is 0.62 acre. The proposed lane would run along the east property as shown on the accompanying concept plan.

It is important to note, the accompanying concept plan has not been reviewed by staff, and a complete set of engineered drawings must be approved by city staff and the Fire Department before a building permit can be issued.

Riverton City Code is preferential to public streets, but makes accommodations where a public street is not required or is impractical. Private lanes cannot be used if another means of access is available, or if the private lane would interfere with a street designated in the Master Transportation Plan. This property meets both criteria as it is landlocked and no other public streets are planned in the area.

Riverton Code requires the paved lane to be at least 20-ft wide because of the length of the lane. Staff is recommending the ROW be at least 25-ft wide for utilities, storm drain and vehicle overhang. The ordinance does not say if the ROW should be split evenly on both sides of the lane, or if it can be all on one side. Both scenarios have been utilized in the past and has been largely design driven. However, the east adjoiner raised a valid concern that if the lane is built next to the fence it is likely to be hit. The commission could include a condition that the pavement be located at certain distance from the fence.

The adjoiners also asked about fencing. Because this private lane would service only existing lots there will not be a subsequent subdivision application and review by the Planning Commission. The fencing requirements typically seen on small developments is initiated by a subdivision not by a new house. Fencing would ordinarily be done as the property owners agree.

Notices were sent to all property owners within 300 feet of this site, published in the newspaper and posted on the City's web-page. At the time of this report comments had been received from the property owner to the east, they are attached for the Commission to consider.

Attachments

The following items are attached:

1. Public Notice including Area Map.
2. Application.
3. Applicant's concept plan.



NOTICE OF PUBLIC HEARING

The Riverton City Planning Commission will hold a public hearing on Thursday, April 9, 2020 at 6:30 p.m. at the Riverton City Municipal Building located at 12830 S. 1700 W. to take public comment on the following application:

Teresa Phillips is requesting a Conditional Use Permit for a private lane proposed at 2432 West 12310 South. You received this notice because Salt Lake County property records indicate you own property within 300 feet of the subject property.



COMMENTS

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PLZ# 20-2008
Permit # 8491
Date February 28, 2020

Application

Conditional Use – Private Lane

Applicant's Name Estate of Donald David Phillips, Teresa Phillips, P. Rep.
Address 2432 West 12310 South
City Riverton State UT Zip 84065
Telephone # 385.770.9941 Mobile # 385.770.9941
E-mail Address tphillipsacp@gmail.com

Contact Person (if different than Applicant) _____

The applicant may assign a consultant or other third party to be the principle contact for the application by filling out this section.

Address _____
City _____ State _____ Zip _____
Telephone # _____ Mobile # _____
E-mail Address _____

Project Information

- Name of proposed project Phillips Parcel Project
- Address 2432 West 12310 South, Riverton, UT 84065
- Number of proposed lots 2
- Length / width of proposed private lane 271.9' / 20.0'
- Tax ID# 2728-426-008/012 Total Acreage of the Site 1.12
- Current Zoning of the Proposed Site Residential (1122)
Zoning of Adjacent Parcels: North 1122 South 1122 East 1122 West 1122
- Current Use of Land Residential
- Number of Existing Dwellings 1 home, 1 shop (detached), 1 shed

See the application checklist for a list of all required application materials. Application materials, including drawings and other submittals must be neat and legible. Incomplete applications will not be accepted.

Teresa Phillips
Applicant's Signature

2.28.2020
Date

Phillips Parcel Project

2-27-2020

Location:

2432 West 12310 South
Riverton, UT 84065

Private Lane Dimensions:

20.0' x 271.9'

Front Lot Dimensions:

120.0' x 201.9' (~)

Original: 19,166 sq. ft

Quit Claim from Back Lot:

2,640 sq. ft

$$= 21,806 \text{ sq. ft}$$

$= 0.50$ acres

Rear Lot Dimensions:

120.0' x 223.6'

Original: 29,472 sq. ft

Quit Claim to front Lot:

- 2,640 sq. ft.

$$= 26,832 \text{ sq. ft}$$

$= 0.62 \text{ acres}$

Emergency Vehicle access:

Hammer head w/ 25.0' radius and 45.0' length

Others:

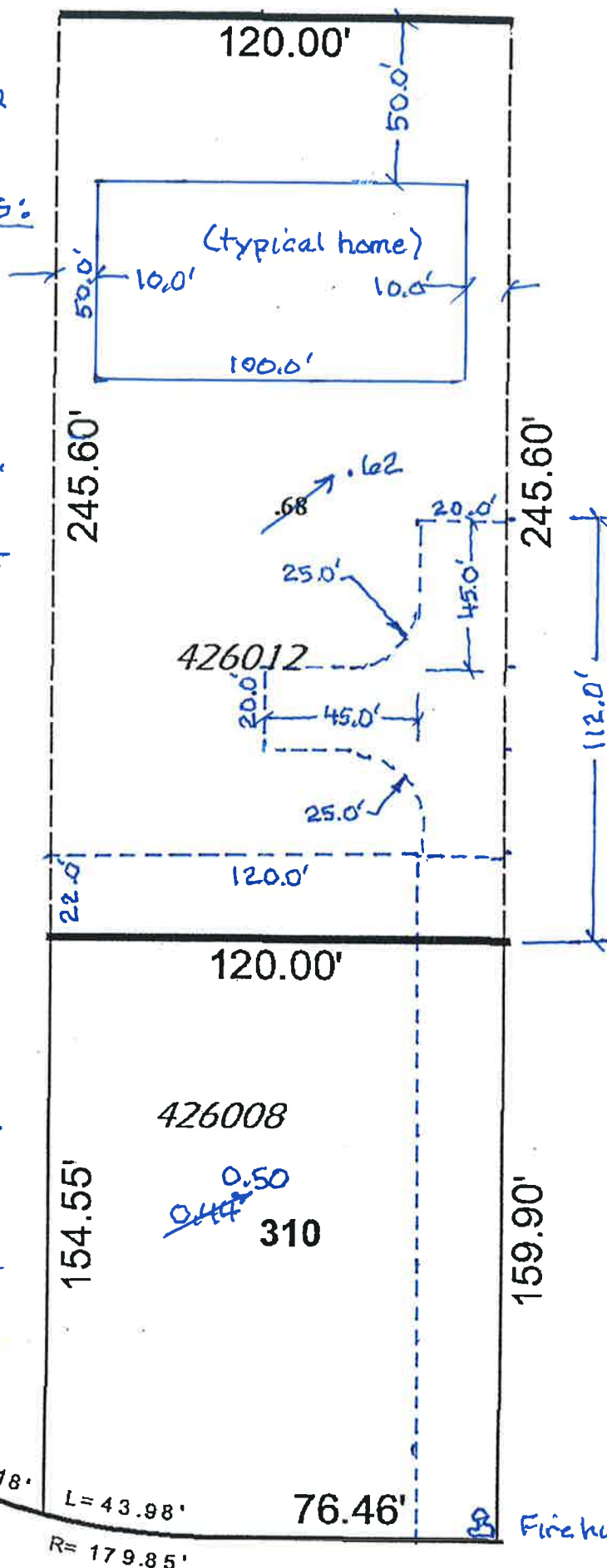
Fire hydrant relocation
Shed removed or relocated

Storm Water Accommodations:

~~Retained or drained to gutter at street~~

Fencing:

Relocate fencing to new property line between lots.



Phillips Private Lane

Public Comments

These are the public comments received at the time this report was written. The city will continue to collect public comment and pass them onto the Commissioners before the meeting.

From: [Cristi Reed](#)
To: [Planning](#); [Tim Prestwich](#)
Subject: Teresa Phillips private lane
Date: Friday, April 3, 2020 1:53:27 PM

Thank you for the notification of the private lane directly west of our property. We have five concerns that we want to make sure are addressed.

1- Fence The fence that is on the property line now needs to be replaced. It is very old and not secure. We are concerned as that fence is going to be bordering a lane now it will fall down easily. Who would have a responsibility where it is the driveway for a third home and bordering our property and the Phillips current home.

2- Shoulder off of the Lane. We understand that the lane will have to be a hard surface meaning it can not be gravel or a dirt lane. We also understand that it will be at least 20 feet wide for emergency vehicles. We are concerned about our children playing in our yard. This lane will run exactly adjacent to their play area. We want some type of shoulder on the east side of the lane. We suggest at least a 12-inch shoulder to protect the fence and allow for future repairs while not damaging the lane. This should also allow some movement if there are icy conditions on that lane.

3- Single Resident use. There is another empty lot that may be developed in the future. Will the lane have the possibility of being used for more than one resident in the future? Is there a way to mandate that this lane can only be used for the property at 2432 W 12310 S in some type of document?

4- Visibility. The entrance and exit to the lane are concerning in terms of visibility. There is a significant amount of overgrowth and a blind corner. As it is a cul-de-sac it is often quiet but needs to have good visibility. We are concerned about how there will be an assurance of the clear line of sight as that lane is being built and used. Especially as people exit the lane.

5-Fire Hydrant. Finally, there is a Fire hydrant at the entrance of the suggested lane? How is the fire hydrant going to be considered? Will it be moved and who will be paying for that adjustment?

Thank you for hearing and considering our concerns. Please let us know what the outcome of the discussion.

Sincerely,

Chris and Cristi Reed

Aspen Court

-Subdivision-



MEMORANDUM

To: Planning Commission
From: Planning Department
Date: April 9, 2020
Subject: PLZ 19-1005, Aspen Court Subdivision

This application is a public hearing and administrative action item.

In reviewing the application the Planning Commission is serving an administrative function, decisions are based on substantial evidence.

Example Motion

I move the Planning Commission **approve** application #PLZ 19-1005, Aspen Court Subdivision, to be located at 1546 West 11745 South as shown on the accompanying plans with the following conditions:

1. Fix minor Riverton City Engineering Division redline comments on the plans.
2. Storm drainage systems and accommodations comply with Riverton City Standards and ordinances, and with the recommendations of the Riverton City Engineering Division.
3. Applicant complete a Long Term Stormwater Management Plan according to Riverton City standards and ordinances.
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 must obtain final approval from utility providers.
7. Applicant shall pipe or abandon all open irrigation ditches on the property, and coordinate piping/abandonment with affected upstream and downstream users and the City Engineer according to City Ordinance prior to issuance of building permits.
8. Site fencing shall be installed as shown on the plans, and must be installed prior to issuance of building permits.

Background

This is a 4-lot subdivision, converting two (2) existing lots into 4-lots to be served by a private lane. The Planning Commission approved the use of a private lane for this property in the November 14, 2019 PC meeting under the name of Nieveen Court. Subsequently the developer made application for Aspen Court Subdivision with the following features.

- **Private Drive-** A 25-ft asphalt road in a 30-ft ROW. With fire approved turnaround. Lane is signed "No Parking"
- **Lots-** All four lots meet the minimum requirements for the RR-22 Zone and are all greater than half-acre. Each lot has a buildable area.
- **Fence-** the east property line adjoining the canal is solid masonry or precast concrete. North property line is privacy vinyl. West property line of lot 2 is privacy vinyl. Lot 1 is the existing house and the developer would like the existing fence to remain.
- **Ditches-**Developer has indicated coordination with upstream water users and is proposing to abandon one ditch and pipe another.
- **Storm water-**the drainage from the private road will be collected in a private pond on lots 3 and 4.
- **FEMA-**The existing FEMA floodplain is shown on the site plan and the Subdivision plat. The plat contains a note alerting future owners of the limitations associated with a floodplain.

City staff and the Fire Department have reviewed these plans and the corresponding Engineering Reports and are recommending approval of the plans with the conditions listed above.

Notices were sent to all property owners within 300 feet of this site, published in the newspaper and posted on the City's web-page.

Attachments

The following items are attached:

1. Public Notice including Area Map.
2. Application.
3. Applicant's site plan, grading plan and subdivision plat.
4. Minutes from Nov 14, 2019 PC meeting approving the private lane.



NOTICE OF PUBLIC HEARING

The Riverton City Planning Commission will hold a public hearing on Thursday April 9, 2020 at 6:30 p.m. at the Riverton City Municipal Building located at 12830 S. 1700 W. to take public comment on the following application:

Davis Madsen & Brian Ebert are requesting subdivision approval of Aspen Court, a residential single phase subdivision located at approximately 1546 West 11745 South. The proposed Subdivision includes 4 lots in the RR-22 Zone (21,780 sf lots) on 2.09 acres. Salt Lake County property records indicate that you own property within 300 feet of this site.



COMMENTS

Due to restrictions in place related to COVID-19, this meeting will not be open for public attendance. Audio and video of the meeting will be broadcast live. The staff report will be available for public review through the City website prior to the meeting. The staff report and the meeting broadcast will be made available through the link below. Audio and written minutes will be available following the meeting. Public comment for this item may be submitted via email to planning@rivertonutah.gov or by phone to 801-208-3138. All comments submitted up to 5:00 pm on the date of the hearing will be relayed to the Planning Commission. If you have questions about the application and how it might affect you please call the Riverton City Planning Department at 801-208-3124.

Riverton City Meeting information: <https://www.rivertonutah.gov/meetings/index.php>. This link will take you to the applicable meeting date and to the meeting packet, where you can review all items scheduled for review by the Planning Commission. Staff reports will be available for inspection on the date of April 6, 2020.

PLZ# PLZ-19-1005Permit # 8215Date December 3, 2019

Subdivision Application

☐ Preliminary Plat ☐ Final Plat ☒ Single Phase ☐ Minor Subdivision ☐ Commercial Subdivision

Subdivision Name

Aspen Court

Applicant's Name

David D. Madsen / Brian Ebert

Address

8035 South Danish Rd.

City

Cottonwood Heights

State

UT

Zip

84121

Telephone #

Mobile #

801-916-6366 / 801-518-0340

E-mail Address

david@thorntonwalker.com / brianebertrealtor@gmail.com**Contact Person** (if different than Applicant)

The applicant may assign a consultant or other third party to be the principle contact for the application by filling out this section.

Address

City

State

Zip

Telephone #

Mobile #

E-mail Address

Project Information

1. Subdivision Address 1546 West 11745 South, Riverton, UT 84065
2. Tax ID# 27-22-452-010 / 27-22-452-014
3. Current Zoning of the Proposed Site RR-22
Zoning of Adjacent Parcels: North R-22 South RR-22 East R-3 West RR-22
4. Total acreage of the property 2.09 Proposed Lot Count 4
5. Streets proposed to be public or private? Explain: One Private Lane to access the 3 other lots
6. Does the subdivision include proposed public parks, public drainage ponds or other space to be maintained by the city? Y N Explain: _____

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

Date

12/2/2019

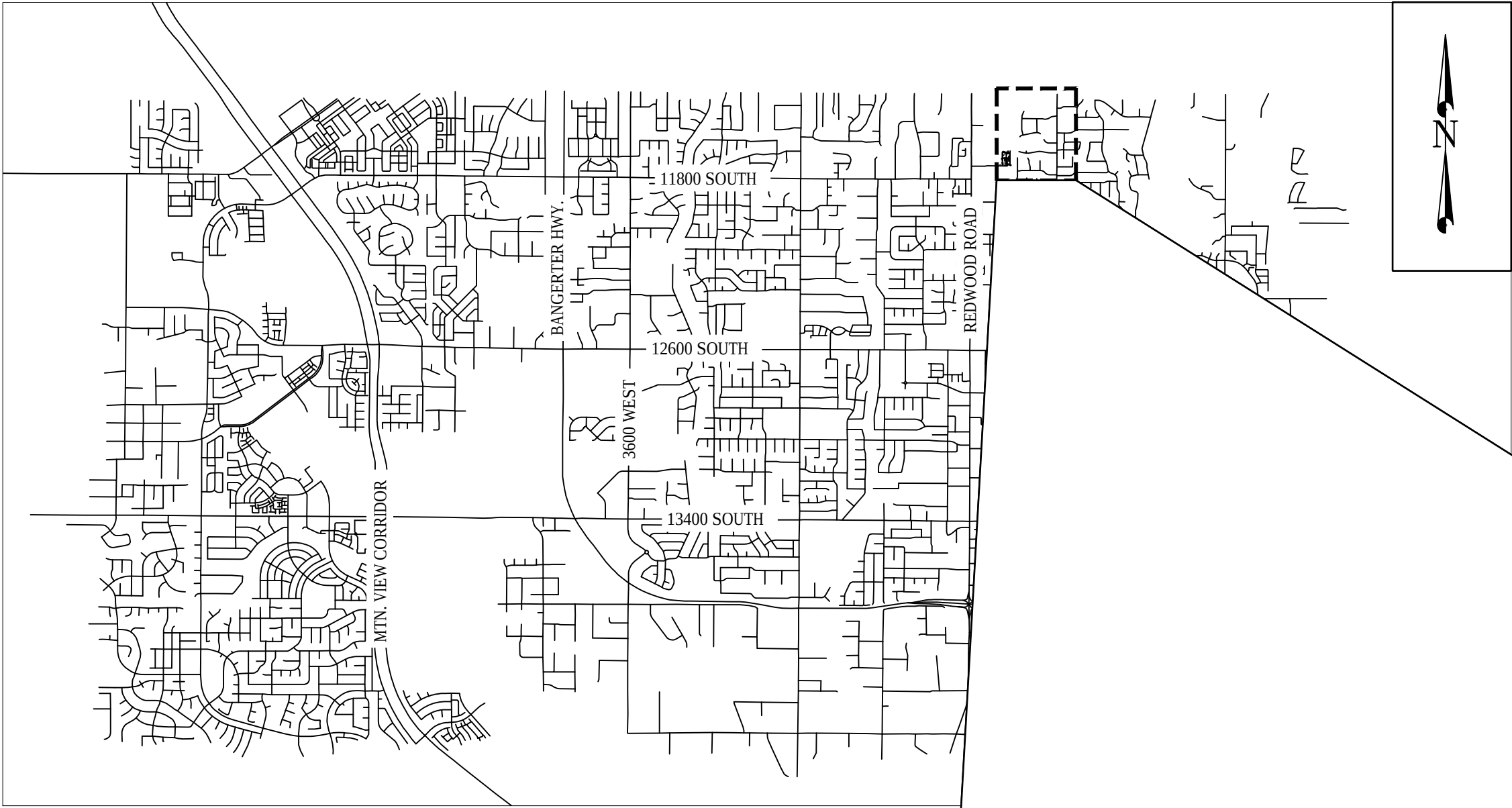
ASPEN COURT SUBDIVISION

ENGINEERING DESIGN PLANS

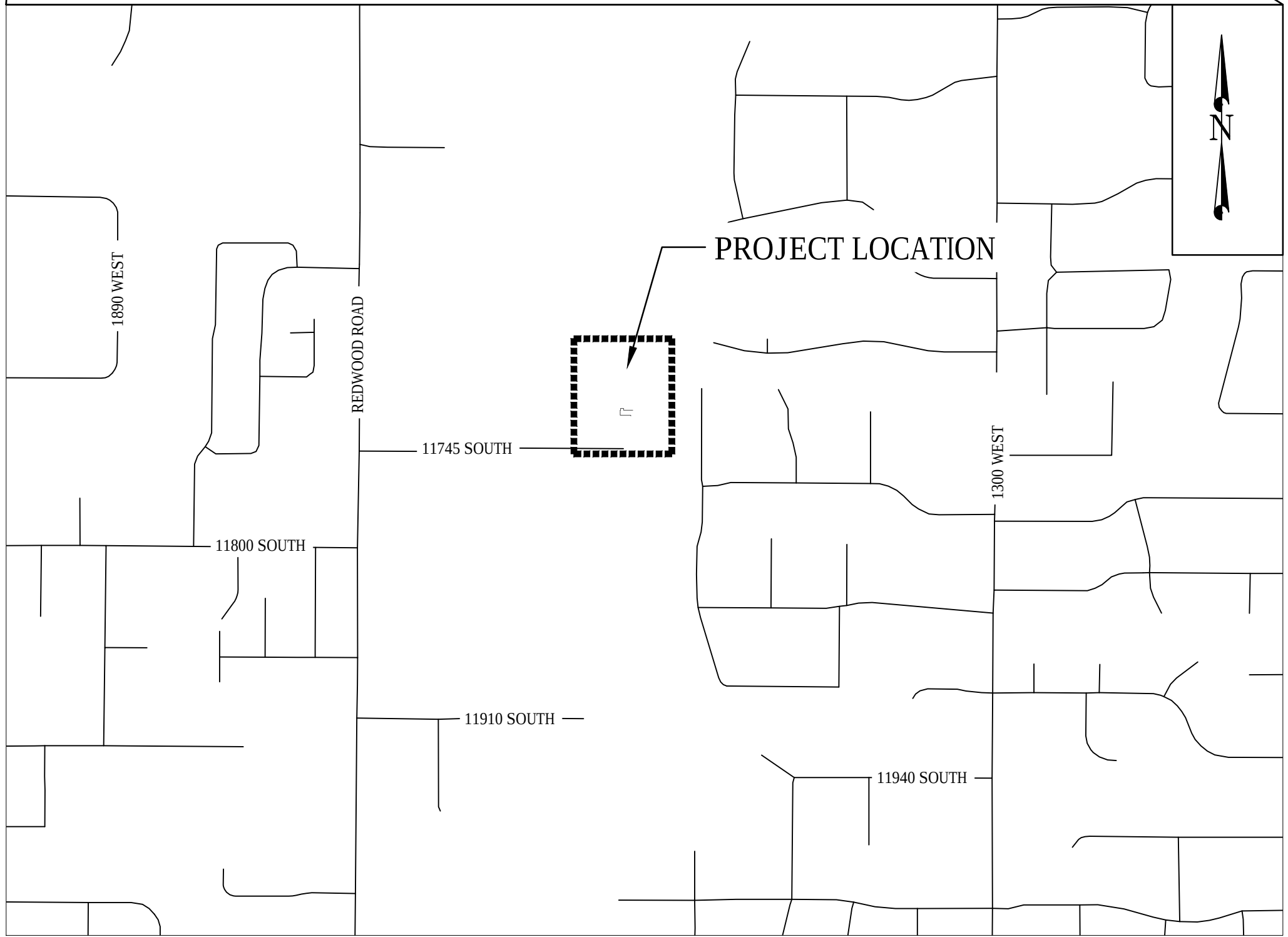
4 LOT RESIDENTIAL SUBDIVISION
RIVERTON, UTAH

ISSUE DATE: MARCH 23, 2020

VICINITY MAP OF RIVERTON
1" = 4000'



PROJECT LOCATION MAP
1" = 500'



CIVIL SITE PLANS SHEET INDEX	
SHEET NUMBER	TITLE
C-01	TITLE SHEET
C-02	GENERAL CIVIL NOTES
C-03	CIVIL SITE PLAN
C-04	GRADING & DRAINAGE PLAN
C-05	UTILITY PLAN
ROS	BOUNDARY & TOPOGRAPHY 1 OF 2
ROS	BOUNDARY & TOPOGRAPHY 2 OF 2
PLAT	PLAT

KEY CONTACT INFORMATION	
OWNER:	THORNTON WALKER, INC. DAVID MADSEN 8035 SOUTH DANISH RD. COTTONWOOD HEIGHTS, UT PHONE: 801-916-6366
ENGINEER:	THOMAS CIVIL ENGINEERING 3852 W. RED SANDS RD. RIVERTON, UTAH 84065 PHONE: 801-891-8644
SURVEYOR:	FLINT SURVEYING & DEVELOPMENT PO BOX 95029 SOUTH JORDAN, UTAH 84095 PHONE: 801-446-1820

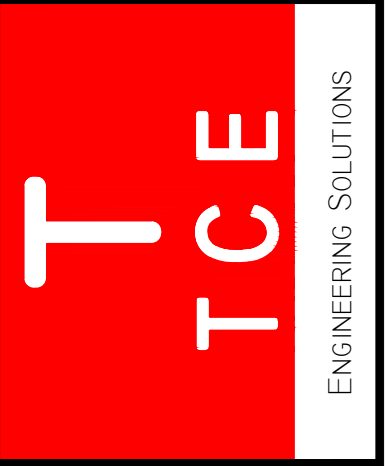
NO.	REVISION DESCRIPTION	DATE



4	BUT	AR	BUT	3/23/20
SUBMITTAL	DRAWN BY:	CHECKED BY:	APPROVED BY:	RELEASE:

CALL BLUESTAKES
@ 1-800-662-4111 AT
LEAST 48 HOURS PRIOR
TO THE COMMENCEMENT
OF ANY CONSTRUCTION.

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING



ASPEN COURT SUB
1546 WEST 11745 SOUTH
RIVERTON, UTAH

COVER SHEET

C-01

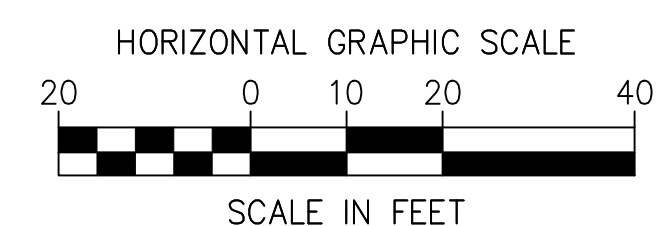


KEYED CONSTRUCTION NOTES:

- R7-1
12" X 12"

CONSTRUCTION NOTES:

1. FENCE IN NORTHEAST CORNER OF LOT 3 SHALL BE PLACED AT THE TOP OF THE SLOPE, AS SHOWN.
2. PROTECT EXISTING FEATURES IN-PLACE UNLESS NOTED OTHERWISE.
3. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH APWA STANDARDS SPECIFICATION AND PLANS, 2017 EDITION AND RIVERTON CITY STANDARD SPECIFICATIONS AND PLANS, JANUARY 2016 EDITION.



C-03	ASPEN COURT SUB 1546 WEST 11745 SOUTH RIVERTON, UTAH	SITE PLAN	TCE ENGINEERING SOLUTIONS	 CALL BLUESTAKES @ 1-800-662-4111 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION	 VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING 	SUBMITTAL	4		REVISION DESCRIPTION	DATE
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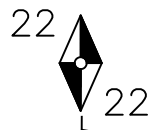
ASPEN COURT SUBDIVISION
AMENDING AND EXTENDING LOT 9 AND 10, MAJESTIC COVE SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, RIVERTON CITY, SALT LAKE COUNTY, UTAH

GENERAL PLAT NOTES

- QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY SECURE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABRICATION OF WAIVER OF ANY OTHER EXISTING RIGHTS, CALCULATIONS, OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT. INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION, PLEASE CONTACT QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 1-800-346-8532.
- ALL SUBDIVISION AND LOT CORNERS SET ON THE GROUND WITH NUMBER 5, 24 INCH LONG REBAR AND YELLOW CAP, STAMPED "FLINT".
- A TITLE COMMITMENT WAS PREPARED BY WESTCOR LAND TITLE INSURANCE COMPANY, FILE NUMBER 119426-CAY, DATED OCTOBER 14, 2019.
- THE BOUNDARY FOR THIS SUBDIVISION WAS ESTABLISHED PER A RECORD OF SURVEY, COMPLETED BY FLINT LAND SURVEYING AND DEVELOPMENT, FILE NUMBER _____, FILED IN THE SALT LAKE COUNTY SURVEYOR'S OFFICE.
- THE OWNER(S) OF RECORD, PER A WARRANTY DEED, ENTRY NUMBER 4480047 AND A BOUNDARY LINE AGREEMENT(S), ENTRY NUMBER(S) 12956060 AND 12852403, AS RECORDED IN THE SALT LAKE COUNTY RECORDER'S OFFICE, AT THE TIME THIS SUBDIVISION PLAT WAS PREPARED, ARE BRUCE A. NIEVEEN AND LISSA R. NIEVEEN.
- THE EXISTING LOT LINE, COMMON TO LOT 9 AND 10, THE EAST LINE OF LOT 9 AND THE EAST BOUNDARY LINE OF THE MAJESTIC COVE SUBDIVISION, ENTRY NUMBER 2118468, AS RECORDED IN THE SALT LAKE COUNTY RECORDER'S OFFICE, IS VACATED AND AMENDED, PER THIS PLAT.
- THIS SECTION OF THE RECORD 7 FOOT WIDE DITCH RIGHT OF WAY AND THE EXISTING IRRIGATION DITCH, AS DEPICTED ON LOT 9 AND 10 OF SAID MAJESTIC COVE SUBDIVISION PLAT, IS ABANDONED PER THIS PLAT, WITH THE EXISTING DITCH BEING REROUTED (SEE PLAT NOTE #12). ALL ACTIVE DITCHES WITHIN THE ASPEN COURT SUBDIVISION, ARE REQUIRED TO BE PIPED WITH APPROVED CITY ENGINEER PIPING, IN ACCORDANCE WITH RCC 17.20.020 (1)(B) AND RCC 17.15.030 (10).
- A 30 FOOT PRIVATE ACCESS LANE, FIRE TRUCK TURN AROUND AND UTILITY EASEMENT, IS CREATED FOR THE BENEFIT OF THE INSTALLATION AND MAINTENANCE OF PRIVATE AND PUBLIC SERVICE UTILITIES. ACCESS FOR EMERGENCY VEHICLES AND THE CURRENT OWNERS OF LOT 2, 3 AND 4.
- A 10 FOOT PUBLIC UTILITY EASEMENT (PUE) AND RIVERTON CITY UTILITY EASEMENT IS CREATED PER THIS PLAT, ALONG THE PUBLIC 11745 SOUTH STREET FRONTAGE OF LOT 1 AND 4.
- LOT 2 AND 3 OF THIS SUBDIVISION IS SUBJECT TO CERTAIN BUILDING REQUIREMENTS AND RESTRICTIONS, IN ACCORDANCE WITH THE RIVERTON CITY AND FEMA FLOODPLAIN ORDINANCES AND REGULATIONS. UNLESS A FEMA FLOODPLAIN DEVELOPMENT PERMIT IS OBTAINED, CONSTRUCTION OR IMPROVEMENTS WITHIN THE FEMA FLOODPLAIN ZONE AE AREA, LOCATED ALONG THE NORTHERLY BOUNDARY OF SAID LOT 2 AND 3, IS STRICTLY PROHIBITED. FURTHERMORE, ALTERING THE EXISTING GROUND ELEVATIONS IN THIS AREA, EITHER BY CUT OR FILL ACTIVITIES, BLOCKING OR DIVERTING NATURAL DRAINAGE WATERWAYS AND DITCHES, OR THE INSTALLATION OF LANDSCAPING MATERIALS, OR OTHER IMPROVEMENTS THAT CREATE A SIMILAR ADVERSE IMPACT, IS ALSO PROHIBITED. ADHERENCE TO SAID STANDARDS, RULES, REGULATIONS AND RESTRICTIONS, MAY ALSO REDUCE OR ELIMINATE THE REQUIREMENT TO PAY FLOOD INSURANCE.
- A PRIVATE RETENTION POND EASEMENT, CREATED PER THIS PLAT AS AN UNBUILDABLE AREA, SUBJECT TO THE LONG TERM STORM WATER MAINTENANCE AGREEMENT, PREPARED FOR THE ASPEN COURT SUBDIVISION, AND FILED WITH THE SALT LAKE COUNTY RECORDER'S OFFICE AND RIVERTON CITY. SAID RETENTION POND MUST REMAIN UNOBTSTRUCTED IN VIEW TO THE ASPEN COURT LANE HAMMERHEAD. THE INSTALLATION OF PRIVACY FENCING AROUND THE POND OR BETWEEN LOT 3 AND 4, IS PROHIBITED. LOTS WITHIN THE ASPEN COURT SUBDIVISION MAY BE SUBJECT TO RUNOFF FROM ADJOINING PROPERTIES, FROM WATER NOT COLLECTED OR CONTAINED BY OTHER STORM WATER SYSTEMS.
- A 7 FOOT WIDE IRRIGATION EASEMENT, CREATED PER THIS PLAT, FOR THE INSTALLATION AND MAINTENANCE OF A FUTURE IRRIGATION PIPE, REPLACING THE CURRENT IRRIGATION DITCH, BENEFITING LOT 1, 2 AND ADJOINING PROPERTY OWNERS, FOR THE UTILIZATION OF IRRIGATION WATER SHARES.

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T3S, R1W, SLB&M.
FOUND 2.5" STANDARD
FLAT BRASS DISK



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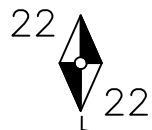
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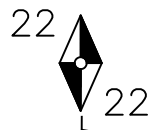
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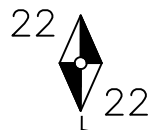
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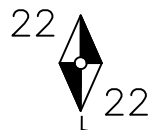
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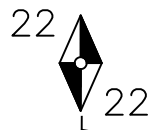
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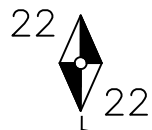
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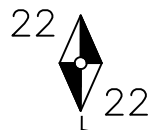
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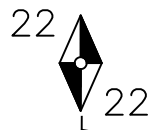
EAST 231.19'

EAST 231.19'

EAST 231.19'

EAST 231.19'

CENTER SECTION 22
T3S, R1W, SLB&M.
FOUND 2.5" STANDARD
FLAT BRASS DISK



EAST 968.94'

EAST 231.19'

EAST 231.19'

EAST 231.19'

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**RIVERTON CITY PLANNING COMMISSION
MEETING MINUTES
November 14, 2019**

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

Planning Commission Members:

Brian Russell, Chair
Dennis Hansen
Kent Hartley
Ed James
Troy Rushton

Staff:

Jason Lethbridge, Dev. Services Dir.
Craig Bott, City Attorney
Tim Prestwich
Brian Moore, Assistant City Engineer

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

• **PUBLIC HEARINGS**

1. **CONDITIONAL USE**, DAVID MADSEN AND BRIAN EBERT ARE REQUESTING A CONDITIONAL USE PERMIT FOR A PRIVATE LANE PROPOSED AT 1546 WEST 11745 SOUTH.

City Attorney, Craig Bott, reported that the information provided by staff is used by the Commission as part of the decision-making process and should be included as part of the public hearing. He recommended the public hearing be conducted prior to the staff report being presented. By doing so, it is on the public record and can be considered part of the findings of fact and conclusions of law.

Chair Russell opened the public hearing.

Development Service Director, Jason Lethbridge, presented the staff report and stated that the request is for the Nieveen Court private lane located off of Redwood Road in the northern portion of the City. The surrounding zoning is RR-22. The subject properties abut the canal on the east side and are at the end of a long public street. There are two parcels, one of which has a home on it. The other has an unattached shed. The applicants are requesting permission to construct a private lane to service up to four homes that may be built in the future. The acreage for the RR-22 zoning area will only allow up to four homes. The applicant may choose to construct fewer than that. All homes built adjacent to the private lane must be to City standards.

The subject properties were approved for a private lane in January 2017 following a significant amount of public comment. There was no subsequent subdivision application and the conditional use expired. It was noted that the lane configuration has changed slightly since January 2017. The City ordinance encourages public streets but recognizes that in all instances a public street is not desirable. The determination of whether a street is public or

private rests with the Planning Commission as a Conditional Use Permit. The criterion for evaluating a Conditional Use Permit for a private lane are as follows:

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

Mr. Lethbridge explained that the street is a dead end with no connection north or south. To the north is Midas Creek where there is a vacant property to the north, however, there are no plans on the Master Transportation Plan to extend the road to the north.

If the applicant were to pursue a public street it would take up so much ground that the subdivision would not be viable. As a result, it could be argued that Criterion 2 and 3 could apply. A conceptual professional layout was shown with a hammerhead turnaround. If approved, fire, engineering, and planning staff would need to review the request for compliance with City standards and the Fire Code. The matter would then come back for subdivision and a public hearing if approved.

Mr. Lethbridge reported that tonight's public hearing was properly noticed and no written comments or feedback was received by staff.

Chair Russell opened the public hearing.

Dave Stallworth, a 11745 South resident, did not object to the proposal, the volume of traffic on the street has increased significantly. The neighbors have asked motorists to slow down but they continue to speed. Mr. Stallworth asked that speed bumps be installed but his requests have been denied. He has contacted law enforcement but there has been no follow-through. If approved, Mr. Stallworth requested that speed bumps be installed.

Brian Ebert identified himself as one of the applicants and was present to answer questions.

There were no further public comments. The public hearing was closed.

Commissioner Hansen asked about the sample conditions and if the existing home is one of the four to be allowed access to the private lane. Director Lethbridge confirmed that it was.

Commissioner James asked who makes decisions regarding the installation of speed bumps. Assistant City Engineer, Brian Moore stated that it was his understanding that the Public Works Department is not actively removing speed bumps but is also not constructing new ones.

In response to a question raised by Commissioner Rushton, Mr. Lethbridge confirmed that the four lots on the proposed private lane would have animal rights.

Commissioner Rushton asked about the location of the South Jordan City border to the north. Mr. Lethbridge stated that it is north of Midas Creek.

Commissioner Hansen moved to approve Application Number PLZ 19-2042 Nieveen Court Private Lane, to be located at 2090 West 13520 South subject to the following conditions:

- 1. A maximum of four (4) lots to be accessed by a private lane connecting to 11745 South Street.**
- 2. The private lane shall follow rules for private lanes in the RR-22 zone as listed in RCC 18.25.070.**
- 3. The private lane shall be paved in either asphalt or concrete according to the standards of the Unified Fire Authority and Riverton City Engineering Division.**
- 4. Storm drainage systems and installation shall comply with Engineering Department requirements and standards.**
- 5. The applicant shall obtain subdivision approval prior to any construction commencing on the private lane.**
- 6. This conditional use shall expire if a subdivision application is not made for the subject properties before November 14, 2020.**

The motion was seconded by Commissioner Hartley. The motion passed with the unanimous consent of the Commission.

- 2. REZONE, RYAN MCDOUGAL IS REQUESTING A REZONE OF ABOUT 3.18 ACRES LOCATED AT APPROXIMATELY 13027 SOUTH REDWOOD ROAD. THE CURRENT ZONE IS RR-22 AND THE REQUESTED ZONE RM-6-SD.**

Mr. Lethbridge presented the staff report and stated that the request is for a proposed rezone of property. The request was before the Planning Commission earlier in the year. At the conclusion of the rezone process, the Council moved to consider a moratorium on rezones due to the ongoing General Plan process. The action was closely scrutinized by the City's Legal Department and currently, there is no moratorium or other legal barriers to the submittal of an application for rezone.

The City is in the middle of an update to the General Plan. It was anticipated to have been completed by now but more was involved than expected such as the Moderate-Income Housing Plan, which has been adopted and is in the final editing stage. State law is supposed to inform and drive decisions made regarding the General Plan. For this reason,

RD Development

-Rezone-



MEMORANDUM

To: Planning Commission

From: Planning Department

Date: April 9, 2020

Subject: **PLZ 19-4015, Rezone**, RD Development located at 11845 South Redwood Rd, proposed rezone to RM-6-SD, residential multi-family with a maximum of 6 units per acre, with Specific Development designations limiting density and configuration.

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. Planning Commission is making a recommendation to the City Council which has final decision authority for rezone applications.

Recommended Motion

I move the Planning Commission CONTINUE the public hearing for application PLZ-19-4015 to amend the General Plan to Medium-High Density Residential and rezone the properties to RM-6 SD to the next regular Planning Commission meeting.

Background

This is a public hearing for a Rezone of several properties totaling about 12.8 acres located on the east side of Redwood Road at about 11845 South. The subject properties are a currently a mix of zoning with single family residential (RR-22 and R-3), Professional Office and Neighborhood Commercial Zones. The current General Plan is a mix of Medium Density Residential and Professional Office.

Nearby zoning includes R-4 and R-3 to the south and R-3 across the canal to the east. To the north is RR-22 zoning with larger lots. Across Redwood Road to the west is RM-8 south of 11800 South and RR-22 north of 11800 South.

The applicant is requesting RM-6 SD, which is residential multifamily, 6 units per acre. The "SD" stands for Specific Development and is a means to apply special rules and regulations for a development. In this application the SD would assign areas within the overall development specific lot sizes and unit types.

Following discussion with the Commission at a work session, the applicant has further modified

the proposed density and layout for the project. The proposed SD designations are based on this layout. Essentially, the project area would be divided into three sections. Area 1 would consist of the southern portion of the properties. There would be a maximum of 14 lots in that area, with a minimum lot size of 8,000 square feet. Other than lot size, all setbacks and other standards for this area would be consistent with the R-4 zone. Area 2, which is the northern portion, would be developed consistent with the detached single-family requirements of the RM-6 zone. This includes a minimum lot size of 5,000 square feet. The lots adjacent to the north and east boundaries of this area will be a minimum of 6,000 square feet. There will be a maximum of 29 lots in that area. Area 3 is the smaller parcel just to the south of the existing commercial site on Redwood Road. This property may be developed consistent with the attached unit standards in the RM-6 zone, with the exception that up to 5 units may be attached. A maximum of 10 units will be allowed in this area. This is reflected on the included diagram.

The RM-6 zone includes a requirement that perimeter fencing comply with Section 18.155.080 of the Riverton City Code where development is adjacent to a single-family zone. That section requires a six foot solid masonry fence, and so for this project area the fencing would be six foot solid masonry for the entire project boundary. The Commission may specify other fencing requirements in the SD designations, if desired.

The RM-6 zone also includes a requirement for open space. Section 18.45.180(11) specifies that where individual lots are utilized in a project over 10 acres, which is the case in this proposed project, a minimum of one (1) acre of open space. The ordinance requires that open space to be privately maintained, unless otherwise approved. The conceptual plans show open space that complies with the minimum area requirement, and specific treatment and configuration would be approved as part of a site plan application.

The question of road connections has been a significant issue with this application. Laurel Chase Drive currently stubs to the southern boundary of this project area, and the northwest corner of the project area is the intersection of Redwood Road and 11800 South. Much has been discussed on the potential connection of Laurel Chase Drive to that signalized intersection, and the possible impacts of that connection on the surrounding road network. The applicant has presented several conceptual layouts showing alternative road connections, which are included in this packet. The Commission may include in their recommendation to the Council on this rezone application direction on the road connections related to this project, but it is not a required part of the recommendation. Traffic impacts are typically reviewed with a rezone, and are an important consideration in this case. But the road connection is not specific to this application or to a particular density. The City will need to address the road connection irrespective of the eventual density of this site. Final technical design of a roadway system is typically made with the site plan/subdivision design for a project. The proposed language included in this packet does not include a recommended roadway configuration, but the Commission may consider adding language such as the following, or other similar direction.

- Laurel Chase Drive shall be connected to 11800 South as a full public right-of-way.
- Laurel Chase Drive shall terminate in a cul-de-sac in Area 1 on the south side of the open space.
- Laurel Chase Drive shall not connect to the intersection of 11800 South and Redwood Road.

Staff will be prepared to discuss this and other issues further at the public meeting.

Due to current meeting restrictions related to COVID-19, this public hearing will be broadcast to the public, but the meeting itself will not be physically open to the public. Comment is and will

continue to be taken via phone and email, and the City is working to have electronic comment technology in place. However, to insure that the public is given adequate opportunity to review the application, the proposed densities and designations, and the discussion from the Commission's review, staff is recommending that the Commission continue the public hearing to the next regularly scheduled Planning Commission meeting. The presentation materials will be posted to the City's website, and the audio/visual record will be available for review by the public. Public comment will continue to be taken via the City's website, email, and telephone, and that comment will be collected and distributed to the Commission. As there will be no limitations on the length of comment or the frequency with which individuals may comment, and as the public will be able to comment following detailed review of the discussion and presentation made at the Commission's hearing, continuing the hearing as recommended should provide a reasonable opportunity for public input that is equal to or greater than that available through physical attendance at a public hearing.

Attachments

The following items are attached:

1. Public Notice including Area Map.
2. Application.
3. Applicant's conceptual site plan.
4. Draft Specific Development designations

Meadows at 118 Specific Development Designations

1. A maximum of 53 units will be allowed.
2. Area 1, as designated below, shall be limited to 14 lots, with a minimum lot size of 8,000 square feet.
3. With the exception of lot size, lots in Area 1 shall comply with setback and lot requirements of the R-4 Zone.
4. Area 2 shall have a maximum of 29 lots, and shall be developed in accordance with Section 18.45.180, Individual Dwelling Lot Standards, of the RM-6 Zone. No attached units shall be allowed.
5. Lots in Area 2 that are adjacent to the north and/or east boundaries of that area shall be a minimum of 6,000 square feet.
6. Area 3 may include a maximum of 10 units consistent with the requirements of the RM-6 zone, with the exception that up to five (5) units may attached.





Application Rezoning

PLZ#

Permit #

Date

19-4015
0281
December 30, 2019

Applicant's Name RD Development

Address 9537 South 700 East

City Sandy

State Utah

Zip 84070

Telephone # 801-414-8360

Mobile # 801-414-8360

E-mail Address brooke@rd-development.com

Fax # _____

Property Owner's Name (If Different From Applicant) WALKER, H BLAINE & C HILEA

Address 24 E ALTAWOOD LN

City SANDY

State UTAH

Zip 84092

Telephone # _____

Mobile # _____

E-mail Address blaine@blainewalker.com

Fax # _____

1. Project Information

1. Property Address 11833s, 11799s & 11845s Redwood Road

2. Sidwell/Tax ID#(s) 2727202021, 2727201027, 2727201033, 2727201030

3. Total Acreage of the Site 12.05

4. Current Zoning of the Proposed Site C-PO, C-N, R-22

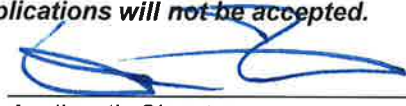
Zoning of Adjacent Parcels: North RR-22 South RR-22, R-4 East RR-22, R-3 West RR-22, R-8

5. Requested Zoning R-6-SD

6. Riverton City General Plan Designation Professional Office, Medium Density Residential

7. Description of the Proposed Zone/Use for the Property GP - Medium High Density Residential
Attached & Detached Single Family Housing (See Attached Concept Plan For
Proposed Uses & Location Of Uses)

Please note that for your convenience, an application checklist is enclosed. Incomplete applications will not be accepted.


Applicant's Signature

12/10/19
Date

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

Meadows @ 118



Legal Descriptions

Parcel # 27272010270000:

BEG E 52.04 FT & N 68 FT FR N 1/4 COR SEC 27, T3S, R1W, SLM; N 89°40'53" E 115.46 FT; N 59.23 FT; S 89°59'40" E 590.31 FT; S 0°02'32" E 394.93 FT; W 330 FT; N 1°22'29" E 17.5 FT; W 17 FT; N 112 FT; W 356.49 FT; N 0°00'02" E 84.36 FT; N 3°25'59" W 50.09 FT; N 0°00'02" E 42.20 FT; S 89°59'58" E 6 FT; N 0°00'02" E 8 FT; N 89°59'58" W 6 FT; N 0°00'02" E 21 FT TO BEG. 5.16 AC. 8323-4190 9258-3854

Parcel # 27272010210000:

BEG S 249.5 FT & E 54.03 FT FR N 1/4 COR SEC 27, T3S, R1W, SLM; E 374.07 FT; S 101.185 FT; W 373.79 FT; N 101.185 FT TO BEG. 0.87 AC. 5222-1084 5443-0729 5689-2907 6186-3133 6186-2134 6289-2560 6971-2865 9209-2541 9253-9602,9606

Parcel # 27272010300000:

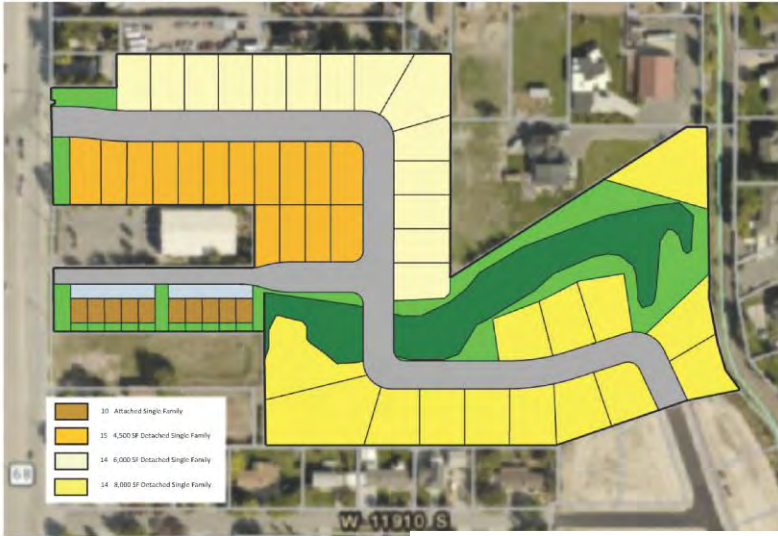
BEG S 0°06'50" W 305.25 FT & N 85°22' W 1325.17 FT & N 197.96 FT & W 95 FT FR NE COR OF SEC 27, T3S, R1W, SLM; W 95.12 FT; S 57°30' W 462 FT; W 330 FT; S 214.5 FT; S 83° E 532.95 FT; S 28.875 FT; E 15 FT; S 100.1 FT; SE'LY 138.47 FT ALG A 162.38 FT RADIUS CURVE TO R (CHD S 65°08'21" E); E 328.48 FT M OR L TO CEN LINE OF CANAL; NW'LY ALG CANAL TO A PT 350 FT S FR BEG; N 350 FT TO BEG. LESS & EXCEPT BEG S 0°06'50" W 727.90 FT & W 1237.45 FT FR NE COR SD SEC 27; N 18°08'57" W 209.16 FT; N 43°38'57" W 90.79 FT; S 70°48'16" W 95.90 FT; N 19°11'44" W 13.74 FT; S 70°48'16" W 241.55 FT; S 0°01'22" E 110 FT; SE'LY 138.47 FT ALG A 162.38 FT RADIUS FT CURVE TO R (CHD S 65°08'21" E 134.31 FT); E 329.07 FT TO .31 BEG. ALSO LESS & EXCEPT BEG 2083.13 FT N & 428.52 FT E FR CEN SD SEC 27; E 511.98 FT; N 28.88 FT; N 83° E 247.50 FT; S 77° E 140.25 FT; N 66 FT; N 77° W 140.25 FT; S 83° W 247.50 FT; S 66 FT; N 83° W 532.95 FT; S 75.375 FT M OR L TO BEG. ALSO LESS CANAL. 3.53 AC. 5451-0986 4793-0700 8123-5,8 10158-6508

Parcel # 27272010330000:

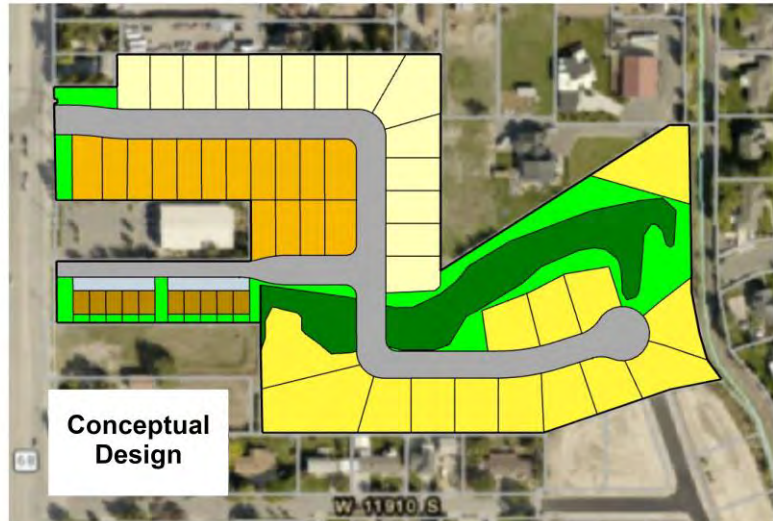
BEG 2083.13 FT N & 428.52 FT E FR CEN SEC 27, T3S, R1W, SLM; E 511.98 FT; N 28.88 FT; N 83° E 247.50 FT; S 77° E 140.25 FT; N 66 FT; N 77° W 140.25 FT; S 83° W 247.50 FT; S 66 FT; N 83° W 532.95 FT; S 75.375 FT M OR L TO BEG. LESS & EXCEPT BEG S 0°06'50" W 1294.53 FT & W 1053.43 FT FR NE COR, SEC 27, T3S, R1W, SLM; N 6°52'12" W 50.21 FT; N 3°15' W 125.99 FT; N 9°04'19" W 42.83 FT; N 15°37'46" W 73.6 FT; N 27°36'22" W 92.93 FT; N 33°06'20" W 107.21 FT; N 25°46'03" W 108.01 FT; N 17°59'44" W 209.16 FT; N 43°22'44" W 97.97 FT; S 78°30'08" W 92.92 FT; S 70°56'25" W 122.38 FT; S 72°40'18" W 116.97 FT; S 0°07'51" W 110 FT; N 89°53'18" W 15 FT; S 0°07'51" W 50 FT; S 89°52'12" E 15 FT; S 0°07'51" W 488.45 FT; S 0°26'47" W 78.98 FT; S 89°52'41" E 428.83 FT; S 84°03'03" E 60.3 FT; S 89°49'46" E 151.89 FT TO BEG. 1.08 ACM OR L. 8123-5,8 10158-6508

Alternative Conceptual Designs Submitted by Applicant

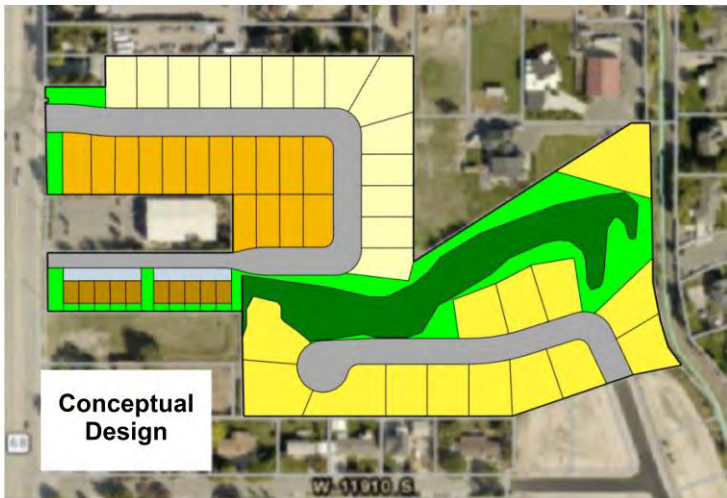
Meadows @ 118



Meadows @ 118 (Alt - A)



Meadows @ 118 (Alt - B)



LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22,
AND THE NORTHEAST QUARTER OF SECTION 27,
TOWNSHIP 3 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
RIVERTON CITY, SALT LAKE COUNTY, UTAH



Category	Item	Unit	Quantity	Price	Total
Material	Concrete	m ³	100	150	15000
	Steel	kg	500	20	10000
Labor	Skilled	hr	200	25	5000
	Unskilled	hr	400	10	4000
Overhead	Electricity	unit	100	50	5000
	Water	unit	50	20	1000
Profit	Material	%	10		1500
	Labor	%	10		1000
Total	Material				16500
	Labor				5000
Grand Total	Material				16500
	Labor				5000



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CENTURY COMMUNITIES
11799 SOUTH REDWOOD ROAD
RIVERTON, UTAH

170040

ALTA/NSPS
LAND TITLE
SURVEY

2 OF 2



NOTICE OF PUBLIC HEARING

The Riverton City Planning Commission will hold a public hearing on Thursday, April 9, 2020 at 6:30 p.m. at the Riverton City Municipal Building located at 12830 S. Redwood Road to take public comment on the following application:

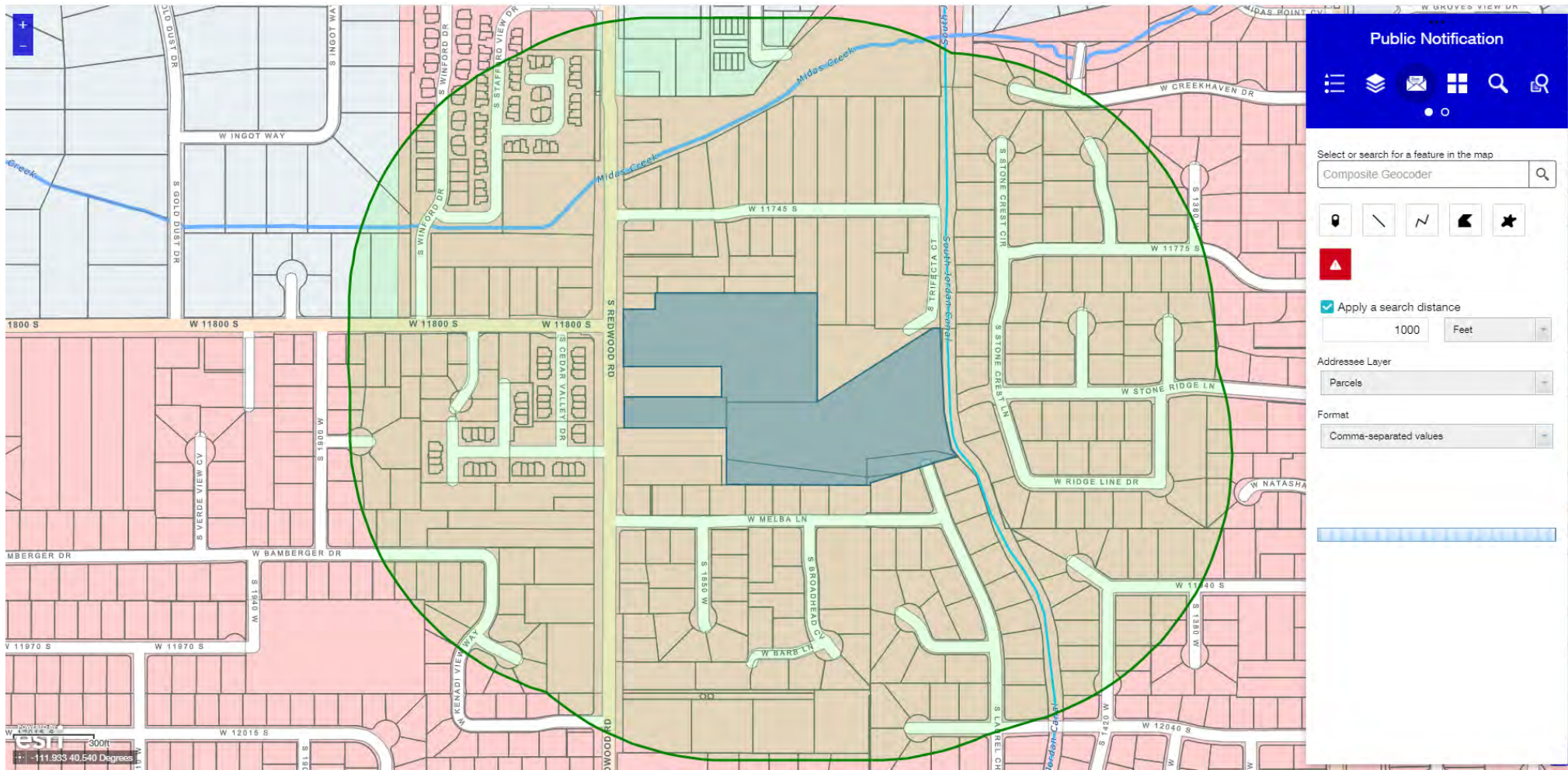
RD Development is requesting a rezone of about 12.05 acres located at approximately 11845 South Redwood Road. The current zoning is C-PO, C-N, and RR-22, the requested zoning is RM-6 with a Specific Designation. RM-6 is a Multi-Family Zone that allows both multi-family units and single family detached housing. A Specific Designation is a zoning overlay which creates specific requirements for a development. You received this notice because Salt Lake County property records indicate you own property within 1,000 feet of the subject property.



COMMENTS

Due to restrictions in place related to COVID-19, this meeting will not be open for public attendance. Audio and video of the meeting will be broadcast live. The staff report will be available for public review through the City website prior to the meeting. The staff report and the meeting broadcast will be made available through the link below. Audio and written minutes will be available following the meeting. Public comment for this item may be submitted via email to planning@rivertonutah.gov or by phone to 801-208-3138. All comments submitted up to 5:00 pm on the date of the hearing will be relayed to the Planning Commission. If you have questions about the application and how it might affect you please call the Riverton City Planning Department at 801-208-3124.

Riverton City Meeting information: <https://www.rivertonutah.gov/meetings/index.php>. This link will take you to the applicable meeting date and to the meeting packet, where you can review all items scheduled for review by the Planning Commission. Staff reports will be available for inspection on the date of April 6, 2020.



RD Development Public Comments

These are the public comments received at the time this report was written. The city will continue to collect public comment and pass them onto the Commissioners before the meeting.

From: [Amy Wright](#)
To: [Planning](#)
Subject: Public Hearing for 11845 S Redwood Road
Date: Thursday, April 2, 2020 5:54:32 PM

Hello;

I want to pre-emphasize this by saying SHAME ON YOU! Shame on you for scheduling a public meeting during this Covid-19 crisis. Knowing full aware that the Public and those directly affected by this hearing, are not allowed to attend by State & Federal Directive during this pandemic. There is not a rezoning hearing, that cannot wait until this crisis is over and yet, you are attempting to hold a PUBLIC hearing in what can only appear to be an attempt to not be held responsible by your constituents for your vote.

Let me assure you that your constituents are aware, will be watching and will be voting next term. Your character, trustworthiness and loyalty to your community will come to light during this time.

That being said, we have already had a hearing on this parcel of land only a few months ago. With the same Developer, seeking the same rezoning and as we have not been informed otherwise, likely the same Specific Designation request. That hearing vote held a majority vote of denied (with only one hold out wanting to see it approved - Mr. Cannon) as it is not in the best interest by fact of the City & the surrounding neighborhoods.

This additional hearing, being held at this time, cannot be seen as anything other than an attempt by the Developer (RD Development) to utilize a time of crisis to their benefit. We as the public will not have an opportunity to ask questions, share residence insights nor be awarded our correct rights as residence to voice our opinions. You cannot reflect or understand flex in temperance or feeling through a simple email.

I am and have been against the rezoning of this plot of land for any type of Multi-family housing. As you know this is currently zoned Single Family on 1/3 acre lots and commercial along Redwood Road. I believe it should be preserved as such due to its location and infrastructure issues of traffic, added strain of water and sewage systems, schools for 100+ new students and not to mention the abundance of wildlife, that will be evicted from their natural habitat of the watershed. Especially now, considering the extreme pressure 11800 south will be under once the Olympia Hills development is underway. In which we all know has been approved at this point and all agree, we as a community and city's infrastructure is not prepared for.

I further believe, and at the very least that this hearing should be postponed until the public has a clear understanding on what Specific Designation is being requested so we have ample time to study it's long term effects on the area. As well as allow your constituents their right to speak their piece once this pandemic is over and the State Directive has been lifted.

I urge you to follow your heart and listen to the requests from hearing after hearing, of NO MULTI HOUSING on this lot from your constituents, neighbors, family and friends.

Respectfully,

Amy Holmes
1641 W. 11745 S.
Riverton, UT 84065
801-652-3110

Disclaimer: This message is proprietary to Old Republic Home Protection and is intended solely for the use of the individual to whom it is addressed. It may contain privileged or confidential information and should not be circulated or used for any purpose other than for what it is intended. If you have received this message in error, please notify the originator immediately. If you are not the intended recipient, you are notified that you are strictly prohibited from using, copying, altering, or disclosing the contents of this message. Old Republic Home Protection accepts no responsibility for loss or damage arising from the use of the information transmitted by this email including damage from virus.

From: [Britta C](#)
To: [Planning](#)
Subject: Public Hearing Notes
Date: Saturday, April 4, 2020 8:00:53 AM

We own the property at 11991 S 1420 W

We would support single family dwellings, but not apartment buildings.

Britta

From: [Larry Molloy](#)
To: [Planning](#)
Subject: 12.05 Acre Parcel at 11845 South Redwood Road:
Date: Wednesday, April 1, 2020 3:02:06 PM

First off, I am Lawrence Molloy and will have property directly connected to the north east corner of this development. I have attended all of the previous planning meetings and a few town halls that were held.

I am as concerned as I am frustrated. In the last planning commission meeting, it was stated by members of the commission that this was voted on and denied, AND it was not in city code to revisit this. After 40 plus years working for the federal government I am very well versed in policy and guidance.

During a previous town hall in an overcrowded room, one of the city council members was present. Most of us could tell from the beginning where she was coming from. I am now aware that we the people have been pushed aside and out voted and out spoken by one.

Frustration aside, I totally agree that the property should be developed, and feel the owner has a right to sell, but I feel that the higher density properties will devalue from some of the more urban properties in the immediate area. I feel this is the Alamo's last stand.

Since there will be no meeting for public comment, I am concerned we will not be heard. But in the same I feel this has been beaten to death with words and all for not.

Larry Molloy
1577 W 11745 S
Riverton

From: [Mark Cram](#)
To: [Planning](#)
Subject: FW: RD Development Rezone
Date: Friday, April 3, 2020 3:15:53 PM

To the Planning Commission,

Please allow me to provide the following considerations regarding the RD Development Rezone of 12.05 acres located at approximately 11845 S Redwood Road. I respectfully submit the following:

1. Several attempts have been made to rezone this property. Of all previous submissions I consider this one to be the most reasonable.
2. Based on the proposed zoning it is feasible to assume that there will eventually be 72 dwelling units in this development.
3. With 72 dwelling units, assuming 2 cars per unit and 8 trips (4 round trips in and out) per car per day that is equal to 1,152 trips per day
4. With that many trips per day I would submit that all traffic in and out of the development be from Redwood Road, and not have access to Laurel Chase Drive.
5. With the new development that fronts Laurel Chase Drive, and uses it and Melba Lane for access to Redwood Road, this has the potential to significantly increase and/or create a hazardous situation in those developments. Please consider denying any access to Laurel Chase Drive from this development.
6. There has been precedent established for other developments with similar zoning that have access only to Redwood Road or other state-owned roads and not through adjacent neighborhoods; i.e. Madison Cove, the development at 12600 S 1300 W, and the development at approximately 12400 S and Redwood Road to name just a few.

If you have any questions regarding these requests or statements, please feel free to contact me at the cell phone listed below. Thank you in advance for your consideration.

Sincerely,

Mark Cram, MBA

Vice President

Emily Grene Corp

801.702.7596

mcram@emily-grene.com

www.emilygrene.com

From: [Ray Mueller](#)
To: [Planning](#)
Subject: RE: RD Development Rezone @ 11845
Date: Thursday, April 2, 2020 10:18:43 AM

Dear Riverton City:

In regards to the proposed rezoning of 11845 South Redwood Road. Traffic getting on and off of Redwood Rd. is very heavy now; like a wall of traffic at times. The increase would bring the congestion much higher. The actual number of family dwellings is not disclosed leaving us at the mercy of the developer (10 units? 100 units? 1000 units? High rise apts? We don't know). Neither do we also don't know what income level the dwellings would be intended for. We are opposed to rezoning this parcel.

Sincerely,
Raymond & Patricia Mueller
11947 S 1650 W
Riverton, UT
84065

From: [Trent Thompson](#)
To: [Planning](#)
Subject: Response: RD Development 11845 S Redwood Road
Date: Monday, April 6, 2020 9:51:24 AM

To the Commission Members,

I live on Laurel Chase Drive in a newly built home on a 1/3 acre lot.

I work in the construction industry and I understand that this land will be developed regardless, it's just a matter of how it's developed.

The biggest concern that my neighbors and I have talked about is not wanting the road to connect to our neighborhood. I would prefer that the lots not be approved for RM-6, but if they are contained in their own little neighborhood I would much rather prefer that.

I strongly oppose; however, RM-6 and connecting it to our neighborhood. I do not want additional cars having direct access to my street, I do not want people parking in our street, because a lot of the times with RM-6 there isn't sufficient parking, and I do not want the higher crime rates that tend to accompany these smaller homes.

I went to the last meeting where it was very clear the RM-6 and the road connecting to Laurel Chase was not approved by the people living in our area and no one has changed their mind. Some of the older generation that lives on Melba might not know how to reach out via email so I don't like the fact this is going on during the coronavirus.

If the road has to connect we need to connect it to Stoneridge Lane where the road was originally stubbed to go through. The street is larger and is set up to handle more traffic than Laurel Chase is. Even if that is more expensive it is the right road to connect it to.

The developer had presented three options last time we held this meeting.

- 1) The entire subdivision deemed RM-6 connected to laurel chase. **(This option was an absolute no for everyone)**
- 2) Then you had the one where the RM-6 was self contained. **(Don't love the RM-6, but at least it is it's own neighborhood)**
- 3) Then there was one where the end of Laurel Chase was made into a circle where he had 6 or so good size lots that became a part of our neighborhood, but didn't connect to 11800 S and the RM-6 Lots. **(By Far the Best Option of the 3 for everyone)**

Is there not a way to vote on this item to say the developer can do it, but it has to be one of these 3 ways and then everyone votes? No one wants to give him free reign to build it out how he wants and connect roads wherever he wants.

Please let me know if you have any questions on this item for me.

Thanks,

Trent Thompson
11938 S Laurel Chase Drive Riverton, Utah 84065

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Trent Thompson
Mountain West interiors
O:801-545-4360 | C:801-628-2153
mountainwestinteriors.com



From: [david demille](#)
To: [Planning](#)
Subject: RD Redevelopment Zone - 11845 South Redwood
Date: Sunday, April 5, 2020 9:50:39 AM

I have been provided a notice requesting comment on the proposed redevelopment at 11845 South Redwood because I live in the neighborhood adjacent and to the south of the proposed development.

The letter indicates a request for multi-family zone RM-6 designation which allows both single family and multi family housing. This proposal seems much more reasonable than previous proposals for this site.

My primary concern is the narrowness of the street providing access to 1300 West (Laurel Chase) and the fact that the only access point to 1300 W is at 12040 South. In fact, this is the only access from the neighborhoods along Redwood Road to 1300 W between 12600 South and 11400 South.

I do not live on either Laurel Chase or 12040 South, but we have lived in this area a long time and my kids have all attended (and some still attend) Rosamond Elementary. Because of the schools in the area, we are aware that a large portion of residents living east of 1300 West drive through 12040 South to access Redwood road to get to schools and for other purposes. This traffic funnels through Melba Ln and Meadow Green Dr.

My concern is that the volume of traffic already using these streets is higher than these streets were designed to handle and adding additional housing that would require access on these same streets could be too much. I'm not against the proposed rezoning, but feel it would be much more reasonable to require a bridge over the canal for the development to connect to Stone Ridge Ln. This would relieve the additional traffic burden on existing streets so that even with a new development connected to Laurel Chase, there would be one additional access point to 1300 West.

Thank you all so much for your service to our city! It can't be easy making these decisions, and as a 13 year resident of Riverton, I appreciate all you have done to make our city a great place to live.

Sincerely,

David DeMille

Home Occupation Ordinance

-Discussion Item-



MEMORANDUM

To: Planning Commission
From: Planning Department
Date: April 9, 2020
Subject: Discussion Item-Home Occupation Ordinance

This item is discussion only.

This is an item for discussion with the Commission and staff. No motion or action is required.

Background

Home Occupations in Riverton are governed by Chapter 18.190 "Home Occupations". The chapter was adopted in 2007 and has several revisions and clarifications since. The ordinance establishes three levels of licenses based on intensity of use, with increased scrutiny with each level. The levels were created in response to our previous process in which nearly every application came to the planning commission and the commission was repeating the same conditions on a majority of applications. To save the residents time and money, a staff level approval was added.

Based on changes to State laws, feedback from residents and recent actions of the Planning Commission staff is bringing this item to the Commission for a discussion and feedback about possible changes to these three areas:

1. 18.190.030 Simple Home Occupations. Part (1)(d) says a simple home occupation cannot include any signage, including signage on vehicles parked at the home.
2. 18.190.080 Conditional Use Permit Required. Part (8) says home occupations preparing or serving food must go before the Commission.
3. 18.190.080 Conditional Use Permit Required. Part (3) says home occupations using any garage space (attached or detached) must go before the Commission.

Ordinances and Issues

Home Occupation Ordinance 18.190

Attachments

No Attachments.

Sign Ordinance

-Discussion Item-



MEMORANDUM

To: Planning Commission
From: Planning Department
Date: April 9, 2020
Subject: Discussion Item-Sign Regulation Ordinance

This item is discussion only.

This is an item for discussion with the Commission and staff. No motion or action is required.

Background

Signs or signage in Riverton are governed by Chapter 18.150 "Sign Regulation". The chapter was adopted in 2008 with several revisions and clarifications since. The ordinance sets out standards for each type of sign, with directions for what type of sign is allowed in each zone.

Based on recent actions by the city, feedback from sign manufacturers and business owners, and with recommendations from the City Economic Development Committee staff is bringing this item to the Commission for a discussion and feedback about possible changes to these areas of the sign code:

1. 18.150.110 (1) Table of Permitted Signs. Does not include categories for RM-6 or PCC Zones.
2. 18.150.110 (2) Table of Sign Standards. Wall signs are limited to 15% of primary façade and only two (2) secondary wall signs of 30-sf each. This makes signage incredibly difficult for multi-tenant buildings and buildings with multiple visible facades.
3. Clarify approval procedures as outlined in 18.150.070.
4. Fix obvious conflicts such as Bus Bench (permitted in table, not permitted in text), and monument signs "Signs in these zones (does not identify which zones) shall only...."

Ordinances and Issues

Sign Regulation Ordinance 18.150

Attachments

No Attachments.

Minutes

-March 12, 2020-

**RIVERTON CITY PLANNING COMMISSION
MEETING MINUTES
March 12, 2020**

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

Planning Commission Members:

Brian Russell, Chair
Gary Cannon
Dennis Hansen
Kent Hartley
Ed James
Troy Rushton
Grant Lefgren

Staff:

Jason Lethbridge, Development Services Director
Gary Wilson, City Engineer

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

• **PUBLIC HEARINGS**

1. **HOME OCCUPATION**, SCOTT HALES IS SEEKING A CONDITIONAL USE FOR A HOME OCCUPATION, "A AND S MACHINES" TO BE LOCATED AT 5371 WEST ROSEWATER DRIVE.

Development Services Director, Jason Lethbridge, presented the staff report and stated that the request was from Mr. Hales and his son. Staff recommended approval with the conditions outlined in the staff report.

Commissioner Hansen asked about condition number five and filtering the spent milling water. Mr. Lethbridge described the safety protocol used by the applicant for the disposal.

Chair Russell opened the public hearing. There were no public comments. The public hearing was closed.

Commissioner Russell moved to approve Application #PLZ 20-2007 A and S Machines to be located at 5371 West Rosewater Drive subject to the following conditions:

1. **The site, structures, and use shall remain in compliance with any and all applicable Riverton City standards and ordinances, specifically the City Home Occupation Ordinance (18.190) and applicable Building and Fire Codes.**
2. **Applicant must obtain and maintain a Riverton City business license.**

3. **Milling machine may utilize the area in the attached garage as shown on the applicant's site plan.**
4. **Business may only utilize a milling machine which is self-contained with built in dust and shavings collection.**
5. **Shavings and spent milling water must not be disposed down the sewer and must be disposed of in a safe manner following applicable state and federal rules.**

The motion was seconded by Commissioner Hansen. The motion passed with the unanimous consent of the Commission.

2. **COMMERCIAL SITE PLAN, RYAN FORSYTH IS SEEKING APPROVAL OF A COMMERCIAL SITE PLAN CALLED "STARBUCKS" FOR A MULTI-TENANT BUILDING ON ABOUT 1.09 ACRES LOCATED AT 2053 WEST 12600 SOUTH.**

Chair Russell opened the public hearing.

Mr. Lethbridge presented the staff report and stated that the request is for a stand-alone commercial site plan and a final plan for Starbuck's multi-tenant building located at the corner of Park Avenue and 12600 South. The property was identified on a map displayed. The zone of the proposed project is a Commercial Downtown (CD) Zone with two tenant spaces in the building with a drive-thru. The building has been pushed to the north corner of the site. The project meets setbacks, landscaping requirements and has sufficient parking. The building consists of two different types of bricks meeting the masonry requirements. Mr. Lethbridge provided details of the project to the Commission and compliance with the City Code. Staff recommended approval, with some minor red-lines on the working plans, based on the conditions set forth in the staff report.

Commissioner James asked about the project elevations and asked if they could be included in future staff reports. There was a comment about a construction fence and landscaping. A question was raised as to whether another stand-alone building could be placed on the site and staff replied it would not likely be able to meet parking requirements.

There were no public comments. The public hearing was closed.

Commissioner James moved to approve Application #PLZ 19-012 Starbuck's Final Site Plan, located at 2053 West 12600 South subject to the following conditions:

1. **Fix minor Riverton City Staff redline comments on the plans.**
2. **Storm drainage systems and accommodations comply with the Riverton City standards and ordinances, and with the recommendations of the Riverton City Engineering Division.**

3. **Applicant complete a Long Term Storm Water Management Plan according to Riverton City standards and ordinances.**
4. **A Land Disturbance Permit must be issued by the City prior to any construction 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 must obtain final approval from utility providers.**
7. **Roof top mechanical to be screened by parapet walls.**
8. **Signage, including drive-through menu boards, be installed consistent with the signage shown on the site plans and meeting the requirements of the Sign Ordinance.**
9. **This motion and Site Plan match those shown in the staff report.**

The motion was seconded by Commissioner Russell. The motion passed with the unanimous consent of the Commission.

3. **REZONE**, HOLIDAY OIL IS REQUESTING A REZONE OF ABOUT TWO ACRES NEAR 4185 WEST 12600 SOUTH. THE CURRENT ZONING IS PLANNED COMMERCIAL CENTER (PCC) AND THE REQUESTED ZONING IS COMMERCIAL REGIONAL (C-R).

Mr. Lethbridge presented the staff report and stated that if approved, the rezone would apply to other entities as well as Holiday Oil. The Commission would not be approving the rezone, but would make a recommendation to the City Council for legislative action. He displayed a map of the property located at 4185 West 12600 South and stated that it is a busy location. The subject parcel is the frontage piece along 12600 South. A map of the current and proposed zoning was displayed. The current zoning of the property is Planned Commercial Center (PCC) and the zoning south of the proposed rezone is Specific Plat for the SLR Property (SLRSP) allowing for a mix of residential and commercial property. The City Council recently denied a rezone application request to change the PCC zone to multi-family. A map of the General Plan was also provided to the Commission.

Mr. Lethridge compared the purposes of the PCC and the Commercial Regional (C-R) Zones and stated that they are similar. The PCC zone was developed to stimulate economic development through large scale commercial and office developments served by regional transportation corridor routes. The C-R Zone was established to stimulate economic development by allowing for a diversity of land uses in areas that are accessible to regional transportation facilities. The General Plan supports either zone and the zone purposes are very similar. The applicant, Holiday Oil, has spurred significant public comment about gas stations. The C-R and the PCC zones both allow gas stations, but the PCC zone requires

a minimum of five acres and is required to be Master Planned. The subject property is a just over two acres in size. Staff believes the C-R zone would be the most appropriate.

The applicant spoke to staff about the zone type and staff advised them that the C-R zone is more appropriate because it allows for stand-alone parcels. There was discussion about the adjacent parcels to the proposed rezone.

John Wilson, from Holiday Oil, was willing to compromise with those impacted by the project. He informed the Commission that the previous property owner wanted to develop the property as residential.

Chair Russell Cannon opened the public hearing.

Kathy Park stated that she lives next to the subject property and was concerned about increased usage of the adjacent road as a result of the gas station. She and her neighbors were informed that their homes are in a residential area. Ms. Park was concerned about the setback standards for a C-R zone and was not in favor of the proposed rezone.

There was no further public comment. The public hearing was closed.

Commissioner Lefgren asked staff about the fencing requirement. It was reported that when the development was established, the property was seen as a holding zone and there was uncertainty about what would be put in place. At that time, the Commission did not require a fence be installed.

Commissioner Rushton asked about the difference in setbacks between the PCC and a C-R zones. Mr. Lethbridge stated that there is a 100-foot setback in the PCC zone because it is geared toward larger scale developments. The C-R zone has a 40-foot setback plus one foot for every foot in building height. A gas station is possible on the property if it is zoned PCC but it would depend on the layout. It was mentioned that the Planning Commission cannot waive the fencing requirement set forth by City Code.

Commissioner Rushton was not aware of any gas stations near residential neighborhoods and was concerned about the compatibility of a gas station next to homes. It was noted that there may be better locations in the City for a gas station.

Commissioner James asked what the zoning would be for this area as it develops. Mr. Lethbridge explained that there is no intent to significantly change the rezone of the subject property.

In response to a question raised by Commissioner Hartley, Mr. Lethbridge sate that a rezone would not be required if the property was over 10 acres. A comment was made that there is a conflict with a gas station in a residential area.

Commissioner Russell moved to recommend approval of Application PLZ-20-4002 rezoning properties located near 4185 West 12600 South as shown on the attached Proposed Zoning Map from Planned Commercial Center (PCC) to Commercial

Regional (C-R). The motion was seconded by Commissioner James. Vote on motion: Gary Cannon-Aye, Commissioner James-Aye, Commissioner Hartley-Aye, Commissioner Hansen-Aye, Commissioner Lefgren-Aye, Commissioner Rushton-Nay, Chair Russell-Aye. The motion passed 6-to-1.

4. ZONING ORDINANCE TEXT CHANGE, RIVERTON CITY IS PROPOSING AMENDMENTS TO TITLE 18 "LAND USE AND DEVELOPMENT", OF THE RIVERTON CITY CODE IN CHAPTER 18.10 ESTABLISHMENT OF ZONES.

Mr. Lethbridge presented the staff report and stated that the matter was being proposed by staff as a housekeeping matter. Chapter 18.10.010 lists the City's zoning districts. Over the years sections were added to the Code but changes were not made to the zoning list. The amendment will add three zones to the list that are already on the books and eliminate one that no longer exists.

Chair Russell opened the public hearing. There were no comments. The public hearing was closed.

Commissioner Lefgren moved to recommend approval of PLZ-20-5002 amending Section 18.10.010 of the Zoning Ordinance be amended as shown on the attached exhibit. The motion was seconded by Commissioner James. The motion passed with the unanimous consent of the Commission.

5. ZONING ORDINANCE TEXT CHANGE, RIVERTON CITY IS PROPOSING AMENDMENTS TO TITLE 18 "LAND USE AND DEVELOPMENT", OF THE RIVERTON CITY CODE IN CHAPTERS 18.70.070, 18.85.070, 18.100.070 STREET FRONTAGE IMPROVEMENTS.

Mr. Lethbridge reported that the above item involves correcting text inconsistencies. In 2017, an updated Book of Standards was adopted. It included street sections that showed straight sidewalks of five feet and park strips of five feet along roads. The City's zoning ordinance designates sidewalks as either straight or meandering. It was noted that the City no longer installs meandering sidewalks. The amendment amends the Code to match the standard so that a developer can clearly identify the expectation. The proposed change impacts the Commercial Gateway (C-G), the Commercial-Regional (CR), and the Planned Commercial Center (PCC) zones by striking "meandering" and replacing it with "straight".

Chair Russell opened the public hearing. There were no public comments. The public hearing was closed.

Commissioner James moved to recommend approval of PLZ-20-5003 amending Sections 18.70.070, 18.85.070 and 18.100.070 of the Zoning Ordinance be amended as shown in the attached exhibit. The motion was seconded by Commissioner Russell. The motion passed with the unanimous consent of the Commission.

6. ZONING ORDINANCE TEXT CHANGE, RIVERTON CITY IS PROPOSING AMENDMENTS TO TITLE 18 "LAND USE AND DEVELOPMENT", OF THE RIVERTON CITY CODE IN CHAPTER 18.145.100 ACCESSIBLE PARKING STALLS.

Mr. Lethbridge stated that the above text change is another housekeeping item addressing a conflict over parking. City Code Title 18 conflicts with the Building Code and ADA standards. The amendment updates the language in the Code to the use of "accessible parking stalls" and removes reference to a specific standard for accessible parking stalls and replaces it with a reference to the current Americans with Disabilities Act (ADA). The third change removes an outdated table currently in the Code and references the current ADA standards.

Chair Russell opened the public hearing. There were no public comments. The public hearing was closed.

Commissioner Hansen moved to recommend approval of PLZ-20-5004 amending Section 18.145.100 of the Zoning Ordinance be amended as shown in the attached exhibit. The motion was seconded by Commissioner Hartley. The motion passed with the unanimous consent of the Commission.

DISCUSSION ITEMS

1. MEADOWS AT 118 REZONE, DISCUSSION ABOUT THE POSSIBLE REZONING OF ABOUT 12.05 ACRES LOCATED NEAR 11800 SOUTH AND REDWOOD ROAD. REMANDED FROM THE CITY COUNCIL.

Mr. Lethbridge stated that this is a rezone that the Planning Commission recently acted on and forwarded a recommendation of denial to the City Council for property located near the intersection of 11800 South and Redwood Road. The City Council has the ability to remand the action back to the Planning Commission for further consideration. The City Council held a brief hearing and expressed concerns about the inaudibility of the Commission public hearing of the matter. Additionally, after the matter went to Council, there was additional discussion between the developer and the residents that may be relevant to the Planning Commission's consideration of the matter. He stated that the item is on the agenda for discussion but will be scheduled for public hearing and action by the Planning Commission. The Commission is not being asked to change its opinion, but to consider the new information and render a decision.

Mr. Lethbridge stated that the property is an oddly configured group of parcels including some areas that serve as a detention pond and are excluded from future development. The property has frontage on Redwood Road but also a stub road on the southeast corner and on the other side of the canal to the north. Concerns about the development of the property deal with how the road connections will be made and the traffic flow. The Commission does not need to decide how the roads need to be configured, but can include recommendations on the roadways. It was noted that traffic flow and roadway connections are more significant than density issues.

A comment was made that the Commission should also look at the realistic boundary of the detention drainage pond because it impacts the density and layout of the area. The density impacts the correct zoning. The project would have an S-D designation allowing the zoning to be tailored very specifically in a Planning Commission recommendation.

Commissioner James suggested that the applicant submit a site plan with different scenarios. Mr. Lethbridge confirmed that that would be done.

Commissioner Hansen asked if City Council has the ability to simply approve the rezone. Mr. Lethbridge confirmed that the Council could have approved the rezone, but did not because they wanted to have the Planning Commission consider additional information and they did not have a clear record of the previous public hearing on the item.

Mr. Lethbridge stated that the legal maximum depth of a cul-de-sac is 1,000 feet. The northern part of the property is commercially zoned commercial neighborhood and the southern portion is single-family residential (R-3). The possibility of two different zonings on the property was discussed as being within the authority of the Commission.

It was noted that the purpose of the current discussion was to allow the Commission to communicate with the applicant. The public would have the ability to comment later. There was a discussion about a canal that is adjacent to the property.

The applicant informed the Commission that this has been a challenging project in part due to its shape and frontage. Portions of the property were brought to the Commission previously and were denied. The applicant is now bringing the entire property to the Commission to help with some of the unique attributes. Numerous meetings had been held where the project was discussed. The goal was not to build as many home sites as possible, but to truly match the sites with the right homes and honor the attributes of the land shapes. A major concern of the neighbors was to preserve open space. The applicant expressed a willingness to work with the Commission. The goal was to match the area using the R-6 S-D zoning to cluster and the very specific needs of the different areas. The applicant heard concerns about crime in the R-8 area across the street and met with the Riverton Police Department and was told that was not a concern.

The applicant discussed specific layouts on the property and showed the Commission slides of possible layouts. It was noted that the minimum lot sizes are 5,000 square feet. The applicant asked the Commission for input on possible layouts. It was reported that the property is 12.84 gross acres of which approximately 1 ½ acres are unusable. The option of different zones and the location of the canal were discussed as a way of reducing traffic. The Commission commended the applicant on the design of the project.

Mr. Lethbridge informed the Commission that the matter would be scheduled for a public hearing at the next available meeting.

2. RIVERTON BUSINESS PARK, DISCUSSION ABOUT A PROPOSED MASTER SITE PLAN AND ARCHITECTURAL REQUIREMENTS IN THE PCC ZONE FOR ABOUT 15.87 ACRES NEAR 4091 WEST 12600 SOUTH.

Mr. Lethbridge informed the Commission that staff would like feedback on the matter. The property is in the PCC office/warehouse area. Staff was reviewing the application but it is the first application under the updated PCC language that facilitates this type of development and provides direction on orientation of the buildings relative to loading docks. The language discusses the orientation of loading docks in areas relative to major roadways. Staff was concerned with loading docks that are oriented toward 4150 West but are not internal to the site. The language allows the Planning Commission to require mitigation types during the site plan approval process. Staff requested feedback from the Commission prior to bringing the matter to the Commission for consideration specifically regarding whether landscaping and other types of screening are sufficient under the language or whether a different direction should be taken.

There was discussion about removing some of the parking and creating a berm or requiring specific plantings to block the view of the loading dock.

Commissioner Lefgren commented about the view blocking the neighborhood road and the main roadway.

The applicant, Steve Parks, informed the Commission that the minimum parking requirements were met and discussed the site plan with the Commission as well as possible screening of the loading docks. A comment was made that there were concerns with the idea of a berm from an engineering perspective and visibility on the roadway. Staff asked the Commission for additional direction.

Commissioner Lefgren asked staff to address berming and screening before the project is brought back to the Commission.

3. MINUTES

a. FEBRUARY 12, 2020

Commissioner James moved to approve the minutes of February 12, 2020, as-is, with minor typographical corrections. Commissioner Hansen seconded the motion. The motion passed with the unanimous consent of the Commission.

4. ADJOURNMENT

The meeting adjourned at approximately 8:47 p.m.