

**RIVERTON CITY PLANNING COMMISSION
MEETING MINUTES
October 22, 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:

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

Staff:

Jason Prestwich, Development Services Director
Greg Wilson, City Engineer
Tim Prestwich, City Planner

Chair Gary Cannon called the meeting to order at approximately 6:30 p.m. Commissioner Hartley led the Pledge of Allegiance.

• **PUBLIC HEARINGS**

1. **SLR PROJECT COMMUNITY SCALE PLAN, STEVE MADDOX WITH EDGE HOMES IS REQUESTING APPROVAL FOR THE MOUNTAIN RIDGE COMMUNITY SCALE PLAN TO BE LOCATED ON APPROXIMATELY 150 ACRES LOCATED AT 13500 SOUTH 4150 WEST.**

Jason Lethbridge, presented the staff report and stated that the Mountain Ridge development is adjacent to the Mountain View Corridor and south of 13400 South. The project comprises approximately 150 acres near the Herriman boundary. The northern boundary is the realigned Rose Creek Channel and the southern boundary is 13800 South. It is part of the SLR Plan. Mr. Prestwich gave a brief history of the project and reported that in 2016 the Suburban Land Reserve Project Area included the adoption of a Master Development Agreement that serves the Specific Development District for the project area. The documents served as a zoning ordinance specific to this project area. He reported that one of the requirements of the Development Agreement is that for any application submitted within the project area, the master developer, Suburban Land Reserve, must acknowledge and approve the application, which has been accomplished. He noted that there are 948 units within the project based on the terms of the Master Development Agreement.

Mr. Lethbridge reported that the project area incorporates all of CPA 5 and a portion of CPA 4. Certain uses are allowed in each of the areas. The Community Scale Plan was identified as the first step in approval of the project area. The intent was to establish the overall layout, look at the road network, the distribution of open space, and ensure that there is consistency with the Development Agreement. A site map of the area was displayed and the location of the subject property identified. One of the unique elements of the project was the way the main access road is configured, which utilizes slip lanes or frontage roads. The development would create frontage roads to provide access to the homes and allow homes

to front a major roadway without having driveways accessing directly onto the roadway. It also creates a landscape buffer and a much quieter access road.

One of the issues to be addressed involved areas along the Rose Creek Channel where there are stubs. It is not part of the current development and the applicant is not proposing any development there. One condition of approval would require that before any plats are recorded that they resolve how the bridges will be addressed and who will be responsible for installation and cost. The issue must be addressed before development continues.

Mr. Lethbridge reported that the development includes a significant pedestrian network, part of which is a trail system that would run along the Welby Jacob Canal Creek Channel and along the Mountain View Corridor. The connection along 13800 South would consist of a sidewalk connection and include a trail network.

Another issue from a transportation standpoint pertained to the intersection at 13800 South and Sentinel Ridge. With the frontage road, configuration dealing with access points and traffic management will be handled differently. The challenge was how to utilize the intersection for pedestrians. The applicant prepared diagrams showing how the crosswalks will be configured and function. Further technical review would be needed to ensure pedestrian safety.

Mr. Lethbridge reported that the open space and amenity network includes a portion of public property. The bulk of the contiguous ground is along the Welby Jacob Canal to the east where there are approximately 10 acres. The applicant has met with the Parks and Recreation Department and the Mayor to discuss the configuration issues. Specific Design Guidelines were identified. Mr. Lethbridge pointed out that the ability to include multi-family and single-family, the level of density and type of density were contemplated and vested by the Development Agreement. The documentation provided also complies with the requirements of the agreement.

Staff recommended approval subject to the conditions set forth in the staff report.

Commissioner James asked who will maintain the private and public streets and the open space. Mr. Lethbridge stated that the Development Agreement requires that a specific amount of acreage be public open space dedicated to Riverton City. The remainder of the open space within the project will be maintained by the HOA. Diagrams were provided showing how each area will be maintained.

Commissioner James was concerned about the maintenance of trees along the streets. He suggested there be a clear understanding of what the City will maintain and what the developer will maintain. He also inquired about the overall density proposed in the agreement. Mr. Prestwich explained that the Development Agreement allowed for a gross density of seven units per acre across the 500-acre project area. There was a unit cap of about 3,500 units over the entire project area. There were a few areas where the density was limited. The seven units per acre density was not specific to any property.

Commissioner Rushton asked if the City had plans for a pedestrian bridge over 13400 South to allow residents to access the commercial to the north. Mr. Lethbridge stated that it has been discussed but is unlikely due primarily to cost.

Commissioner Rushton asked if the neighborhood children will attend South Hills Middle School. Mr. Lethbridge was unsure of the boundaries but stated that the plan was for a high school, middle school, and elementary school to be located to the south. The assumption was that there will be a significant amount of pedestrian traffic to the south. Concern was raised regarding potential blind spots along the pedestrian walkways. Mr. Lethbridge stated that there are ways to organize and configure the pedestrian access at the intersection.

The applicant Edge Homes Managing Partner, Steve Maddox, stated that two years ago he met with the President of SLR and was given a charge to ensure that it becomes a legacy project and something that is approved at a significantly higher level than SLR. Mr. Maddox reported that he has spent two years in Herriman City battling terminations and direction for what the project should be. He thanked the Mayor and staff for their leadership. Mr. Maddox state that they were also asked by SLR President, Steve Romney, to make it a contiguous and seamless project. Their first meetings were with the Parks Department where the plan showed the desired location of the regional park and how they tied it in. What is proposed is nearly 25 acres of public parks. They will work with Herriman's City Manager on the parks. Concerns with speeding were addressed. It was noted that there are no traffic calming devices. They ultimately came up with a viable solution from a safety perspective and then addressed aesthetics. They were asked by Steve Romney and Dan McKay for the HOA to maintain all of the slip lane roads and landscaping to a standard they feel is appropriate and avoid creating a burden for the City.

Mr. Maddox reported that the major concern is the safety of those using the parks. They did not front or rear load any residences along the park. He reported that work in Herriman has commenced work on the southern boundary. A phase of about 150 units will begin immediately once the horizontal construction is complete. Mr. Maddox reported that they met with the school district several times and determined that the design works around the potential school location. He added that the commercial portion on 13400 South was also part of the plans.

Brandon Watson identified himself as the Vice President of Land Entitlement with Edge Homes. He was asked several months ago to compile a team to come up with the design. He reviewed the psychology behind the design and stated that the schools play an important role in it. When Sentinel Ridge Boulevard was constructed, Riverton and Herriman acquired funds to build the road. They wanted to make it an inviting roadway, which was the reasoning behind the slip lane concept, which helps slow traffic and create a more residential feel. Potential commercial uses along 13400 South were discussed.

Mr. Watson further illustrated the plans and measurements for the roads and the parking area on the single-family street. The multi-family area was planned recognizing that people will have to back out of their driveways onto sidewalks, which could be dangerous for children. Renderings of the alley-loaded units were displayed. Guest parking will be available in front of the homes. There will be 20-foot driveways in the rear as well.

Mr. Watson noted that the roadways and sidewalks were designed to prevent conflicts with pedestrians.

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

In response to a question raised, Mr. Lethbridge stated that the matter was properly noticed. The only questions he received from the public involved whether the units will be commercial or residential.

Commissioner Hansen was pleased that 80 parking stalls were proposed along the park. He did, however, consider it to be an underestimate based on sports events he has attended. He was also concerned about parking in the high-density areas where people park on the street and use their garages for storage rather than for the parking of cars. It has become problematic in many high-density areas. Commissioner James encouraged this and future developers to consider traffic calming features.

Commissioner James moved to APPROVE Application PLZ 20-1004, Mountain Ridge Community Scale Plan, to be located on 150 acres at the southeast corner of 13400 South and Mountain View Corridor, as shown on the accompanying plans, subject to the following conditions:

- 1. The intersection of Sentinel Ridge Blvd and 13800 South be designed in compliance with Riverton City standards and specifications to accommodate pedestrian crossings, and a traffic signal at that intersection if required by the City.**
- 2. Sidewalks within the slip-lane areas be included in a public access easement where not part of a public right-of-way.**
- 3. Final design of all public open space, including amenities and parking areas, shall be subject to City review and approval.**
- 4. Agreements establishing financial and developmental responsibilities for installation of any and all bridges over Rose Creek and the Welby Jacob Canal be approved and executed prior to recordation of a plat which includes such a structure.**
- 5. The applicant must obtain any and all necessary approvals and/or permits from applicable outside agencies or jurisdictions.**
- 6. The site and structures, including public and private infrastructure, comply with the terms, conditions, and requirements of the SLR Master Development Agreement and the Specific Development District.**

Commissioner Russell seconded the motion. The motion passed with the unanimous consent of the commission.

2. HOME OCCUPATION, TAYLOR ARAMBURU IS REQUESTING APPROVAL OF A HOME OCCUPATION FOR DON ARAMBURU, LLC, AN IN-HOME SALSA DELIVERY BUSINESS, TO BE LOCATED AT 11823 SOUTH REEVES LANE.

Mr. Prestwich presented the staff report and stated that the request is for Don Aramburu Salsa. He explained that certain home occupations that prepare food in the home that can be licensed by the State. The proposed request would qualify, however, the ordinance passed previously in the City that allows staff to review these types of requests has not yet been approved by the City Council. The matter was scheduled for review on November 17, 2020. The site is located at 11823 South Reeves Lane in the northeast corner of the City. An aerial view of the property was displayed. Mr. Prestwich stated that the applicant makes salsa and delivers it. There are no other employees in the home. The operation is conducted in the kitchen in the basement with no visitors or customers coming to the home. The applicant uses his personal vehicle to make deliveries and the vehicle is parked in the driveway.

Notice was sent to neighbors within 300 feet and comments and questions were received regarding whether the occupant owns or rents the home. Mr. Prestwich stated that the Home Occupation Ordinance allows an applicant to own or rent the home. The permit is granted to the person for that address. If they move or the status in the home changes, the home occupation goes away. Staff recommended approval with the conditions set forth in the staff report.

Chair Cannon opened the public hearing.

The applicant, Taylor Aramburu confirmed that he has no employees. They deliver the salsa so no customers come to the home. Their primary customers are young families and there are no commercial or retail sales. Mr. Aramburu estimated that they sell 10 to 30 jars of salsa per day. To begin with, they plan to have just three days of delivery. Delivery days will be Tuesday, Thursday, and Saturday until sales demands increase. All of the preparation is done on-site and the product is made fresh. The ingredients are picked up by the applicant with some deliveries coming to the residence. Mr. Aramburu noted that there are no large delivery trucks.

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

Commissioner Russell moved that the Planning Commission APPROVE the Don Aramburu Salsa Delivery Home Occupation, to be located at 11823 South Reeves Lane subject to the following conditions:

- 1. No direct sales from the home are allowed.**
- 2. Home Occupation must operate within the Fixed Standards and applicable Qualifications and Conditions as outlined in the Home Occupation Ordinance and this approval.**

3. **Home Occupation must follow State and County rules and regulations for food preparation and 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.**
4. **Applicant must obtain and maintain a Riverton City business license.**

Commissioner Hansen hoped that the operation is extremely successful for the applicant but indicated that at some point it will have to be moved out of the residence.

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

3. **COMMERCIAL SITE PLAN, JOHN LINTON WITH HOLIDAY OIL IS REQUESTING COMMERCIAL SITE PLAN APPROVAL FOR A GAS STATION/CONVENIENCE STORE TO BE LOCATED AT 4185 WEST 12600 SOUTH.**

Mr. Prestwich presented the staff report and stated that the request is for a Commercial Site Plan for Holiday Oil. The property is located on the corner of 4150 West and 12600 South. The property was identified on a rendering displayed. The proposed store is 4,000 square feet in size with a car wash in the back. There are 12 stalls in front with double pumps. Access is from 12600 South with a right in and right out on the west side and access from 4150 West in two places. 27 parking stalls are proposed, which meets the City's minimum parking requirements. Holiday Oil moved the building so that there is a 90-foot setback from the building to the property line and 11 feet from the property line to the drivable path.

Phase 2 of the site will be developed at some point in the future. An eight-foot masonry ledgerstone fence is proposed from the sidewalk to their southern boundary line including Phase 2. With regard to landscaping, there were originally 25 trees on the site, with 22 on the west boundary line to buffer the use from the adjoining residences. The Engineering Department eliminated the trees that are normally required along the street frontage on 12600 South and 4150 West. Decorative grasses were planted to make up for the trees that were removed.

The proposed building will be red brick as are the car wash and the canopy columns. There will also be banding on the building. The mechanical equipment will be located on the backside and screened by the roof and a metal wall. All aspects of the request were approved and all City departments recommended approval subject to the conditions set forth in the staff report. The matter was noticed as a public hearing but none were received.

Chair Cannon opened the public hearing.

Commissioner Rushton asked about the access and questioned why there is a right out with this proposal but none with the Chevron. Mr. Prestwich stated that the Chevron was controlled by the Utah Department of Transportation ("UDOT") who granted approval. The same was not considered here. The Mayor commented that the driveway with the Chevron

is much closer to the intersection so the distance allowed them to have the right out. Mr. Prestwich clarified that east of Bangerter Highway at 12600 South is a UDOT roadway and they control access. The area to the west is under the City's jurisdiction. Access and circulation issues were discussed.

The applicant, John Linton, was present representing Holiday Oil. He reported that they worked with the neighbors and felt they had mitigated most of their concerns. In response to a question raised, Mr. Linton described the proposed dumpster location based on feedback from the neighbors and staff. It was to face south and away from the west property line. It will be behind a brick wall and gates and will not be visible. It was expected that they will be emptied daily.

The underground fuel tanks were to be located in the northeast corner. Mr. Linton stated that the intent was to allow their 85-foot fuel truck to come in without obstructing other traffic on the site. The store will not be open 24/7 so the lighting on the convenience store will go off at night and the lights will remain on over the pumps that remain open.

 a resident, was pleased that Mr. Linton took the time to meet with the residents and consider the comments made. He thanked him for his consideration.

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

Commissioner Hansen moved to APPROVE Application PLZ 20-8010, Holiday Oil Commercial Site Plan, to be located at 4185 West 12600 South, as shown on the accompanying plans subject to the following conditions:

- 1. Address and outstanding Riverton City staff redline comments on the plans and include on the recorded plat Public Utility easements as described in the civil 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. The applicant shall complete a Long-Term Stormwater Management Plan or Stormwater Maintenance Plan according to Riverton City standards and ordinances.**
- 4. An easement shall be recorded for cross access with the property to the south on the shared drive.**
- 5. The applicant must obtain any necessary approvals or permits from applicable outside agencies or jurisdictions.**
- 6. The site and structure shall comply with all applicable standards and ordinances of the City, including the International Building and Fire Codes.**

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

- 4. ZONE TEXT CHANGE, MEGAN MENDOZA ON BEHALF OF PRIME AUTO GLASS IS REQUESTING A TEXT AMENDMENT TO THE TABLE OF COMMERCIAL USES CHART ALLOWING “AUTO GLASS REPAIR AND RETAIL” AS A PERMITTED USE IN THE COMMERCIAL DOWNTOWN ZONE.**

Mr. Prestwich presented the staff report and stated that what is proposed is a zone text change to allow “Auto Glass Repair and Retail” in the Commercial Downtown (“CD”) zone. The Table of Commercial Uses does not include Auto Glass Repair and Retail. Staff was seeking a recommendation to the City Council to change Auto Glass Repair and Retail to be conditional in the CD zone or change it to be the same as Automobile Repair and Related Services, which is conditional in the Downtown Gateway and permitted in the Commercial Regional zones.

Chair Cannon opened the public hearing.

Concern was expressed about potentially allowing a gamut of other related services. Mr. Prestwich explained that “Automobile Repair and Related Services” already exists, but “Auto Glass Repair and Retail” would include chip repair or full-service window replacement.

Commissioner Rushton asked how a tire store would be classified. Mr. Prestwich stated that “Tire Sales and Repair” is its own unique line item.

Commissioner James did not consider “Auto Glass Sales and Repair” to be more intrusive than the other. Mr. Prestwich noted that staff’s intent was to bring the entire table back to the Commission for further review. The application was specific to what the applicant is proposing. Commissioner James asked about combining the related uses into one.

The applicant, Jose Mendoza identified himself as the owner of Prime Auto Glass. They have been in business for 15 years and have served Utah County for seven years. When they found the proposed second location, they were surprised to learn that auto glass was not permitted there. They offer auto glass replacement, windshield repair, and window tinting. Most of their auto glass is done via a mobile service. The main service at the proposed location would primarily involve window tinting. Mr. Mendoza stated that the proposed location will be ideal for their family.

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

Commissioner James moved to recommend APPROVAL of the Zone Text Change to Section 18.90, Table of Commercial Uses by removing the line that describes “Auto Glass Repair and Retail” and amending the next line to read “Automobile Repair Related Services including Glass Repair and Retail and Tire Sales and Repair”. Commissioner Hartley seconded the motion. The motion passed with the unanimous consent of the Commission.

- **DECISION ITEMS**

1. **SUBDIVISION FINAL PLAT**, SETH URE REPRESENTING LEGACY FIELDS DEVELOPMENT IS REQUESTING FINAL PLAT APPROVAL FOR RIVER SPRINGS ESTATES, A 21-LOT SUBDIVISION TO BE LOCATED AT 13702 SOUTH LOVERS LANE.

City Planner, Tim Prestwich presented the staff report and stated that it is a unique property in a unique location. The property location was described near the south border of the City. He reported that the canal is at the highest point of the aerial and everything drains off the canal down the hill and to the east. The subject property has a high point where water drains to the west. Mr. Lethbridge displayed a photo showing where water had left the channel that was quite deep. It was discovered that a beaver had built a dam in the culvert and was flooding everything out of the channel and backing it up. It has since been removed and a device used to back up the beaver's dam so the water can escape the culvert without harming the beaver. The water has since mostly dried up.

Mr. Prestwich reported that a study was conducted addressing the slope and how it has the potential to fail. As a result, the property qualified for the City's geologic hazard ordinance, which specifies that if a geologic hazard exists, the developer can take the units that would have been built in the area and move them elsewhere on the property. The Geologic Hazard Ordinance includes a provision that specifies that if the developer wishes to dedicate the areas within the hazard area to the City, and the City Council agrees to take them, the developer gets a 10% density credit. In the end, this was accomplished with the density credit being 1.7 units. The project consists of 12 ½ acres with 21 buildable lots. There are six unbuildable parcels. Parcels A, B, C, and D are along the canal and on the hillside and would be owned and maintained by the City. Lovers Lane will also be improved by the developer and dedicated to the City. The roads within the project will be public and maintained by the City. Parcels E and F will be owned and maintained by the HOA.

Mr. Prestwich reported that the developer has worked with the Army Corps of Engineers and the State's Division of Environmental Quality to obtain a Stream Alteration Permit to ensure that the wetlands are handled in accordance with Federal and State law. The City's Engineering Department has reviewed the applications and permits. Changes and improvements were to be made to the culvert in an effort to prevent beavers from creating backups in the future.

Parcel F will be owned and maintained by the HOA for stormwater purposes. The subdivision plat was displayed with the zoning being RR-22, which is one-half acre zoning with animal rights. Because of the transfer of density credits and the way the Geologic Hazard Overlay Ordinance is set up, the lots are less than one-half acre in size, which is allowed. The lots range from 10,000 to 25,000 square feet with most being one-third acre. One of the conditions addressed with the City Council when they agreed to take the property was that a fence would be installed along the boundary to separate the private maintenance from what the City will maintain.

Fencing issues were discussed. The lots that are less than one-half acre in size will not be eligible for animal rights although they would maintain the RR-22 zoning. In that case, a six-foot solid masonry fence will be required between the two properties. The exception is that the Planning Commission can approve something else if they find that it is safe and in harmony with what exists in the neighborhood. The plan includes a six-foot solid core concrete fence starting at the toe of the slope on Lovers Lane running along the south side of the property and stopping at the edge of the wetlands.

Mr. Prestwich reported that streets in the neighborhood will not have sidewalks but will have a 32-foot asphalt road section with 2 ½ foot rolled curb and gutter on each side. Water will flow into Parcel F or swales along the front. On Lovers Lane there will be an enhanced shoulder on the east side so that cars do not tip off the slope. The request was reviewed by the Engineering Department and staff who recommended approval. Mr. Prestwich clarified that the matter was not noticed as a public hearing as it is a decision item. A public hearing was held at the time of preliminary plat approval.

Commissioner James asked why a six-foot solid core fence is required when the property is to be dedicated to the City and it is on City-owned property. Because Lot 4 is so small, he asked if there was a reason why the easement could not be included in Lot 4 to show that it conforms to the other lots. He also asked how the proposed project will impact narrower areas along Lovers Lane.

Mr. Prestwich explained that the applicant would like to have a different type of fence along the boundary between the City property and the subdivision. He also wanted to make it clear that there are maintenance concerns. The City will maintain Parcels A and D and the City Council asked that they be left native and not include landscaping that the City will have to maintain. Mr. Prestwich stated that the default in the ordinance is that the entire development be fenced. With regard to the sewer easement, Mr. Prestwich stated that it is on Lot 5 with the east line of Lot 4 running down the west line of the sewer easement.

Commissioner Rushton asked about Lot 19. Mr. Prestwich stated that because it did not meet the minimum frontage, staff suggested they create an easement across Lot 18.

Because the lots are less than one-half acre in size, Mr. Prestwich reiterated that the lots will not have animal rights.

Commissioner Hartley asked about Parcel F and if there is a fencing requirement between Lot 4 and Parcel F. Mr. Prestwich stated that there is not. Commissioner Hartley also agreed with Commissioner James that there is no reason for a fence on Parcels A and D.

Chair Cannon commented on livestock and stated that beavers will become a nuisance. With regard to the City maintaining the area adjacent to the canal, he had yet to see the City maintain a canal bank. He asked what kind of Maintenance Agreement will be entered into. He wondered how the developer will deal with groundwater. Mr. Prestwich stated that it will connect on the north end and go as far south as the developer's property.

The applicant, Aaron Hymas stated that he purchased the property about 1 ½ years ago and came up with a vision. He addressed the fencing for Parcels D and A. He agreed that it probably shouldn't be fenced but stated that they are developing a high-end neighborhood with lots averaging \$302,000. The intent of the neighborhood is to break the mold of what exists and to develop a modern-looking community. He stated that no traditional-style homes will be allowed. With regard to fencing, a cedar block fence does not lend itself to a modern look. He also did not think that trimming weeds a few times a year along the canal is in keeping with a higher-end community. Mr. Hymas proposed that the HOA do the plantings on Parcels A and D and maintain them. He wanted the entrance to be attractive and welcoming. It was noted that maintenance by the City would involve weed abatement and trash removal.

Mr. Hymas liked the idea of a six-foot vinyl fence with a modern element of a horizontal slat and a higher-end look and appearance. He asked that the plan be amended to allow them to install vinyl throughout the remainder of the development. As an HOA, the homeowners will be required to utilize the same fencing throughout so that the look is congruent.

Mr. Hymas explained that most of the lots are being built up about four feet. City Engineer, Greg Wilson stated that groundwater is staff's primary concern. According to the Geotechnical Report, the groundwater was a few feet beneath the existing ground. Mr. Hymas stated that they intend to raise the homes with a basement but not go below the four feet of fill they are bringing in. They envision an exposed basement on any lots where that would not work. In terms of keeping water out of the homes, they dealt with something similar in Lehi with high groundwater. They were still able to do basements but sump pumps were necessary. The French drain was tied into it. Other efforts to keep water out of basements were described.

Commissioner Rushton asked about the wrought iron fencing and asked if it will have spikes on top. Mr. Hymas stated that he would eliminate the spikes and have a rail around the fencing with a top plate. It was suggested that some of the open space be left open and available rather than having two fences. Easement and access issues with Lot 19 were discussed. Mr. Hymas explained that if they seek a variance, the easement would not be needed.

Commissioner Rushton moved that the Planning Commission APPROVE Application #17-1010 the River Springs Estates Subdivision Final Plat, located at approximately 13702 South Lovers Lane subject to the following conditions:

- 1. The applicant shall complete and comply with all requirements and redline comments of the plan review.**
- 2. Solid core concrete fencing of six feet in height shall be installed on the north, east, and south property lines.**
- 3. The stormwater management system shall comply with the standards and specifications of the City, and with all requirements of the Public Works Division.**

4. **The site shall comply with any and all applicable ordinances and standards, including the International Building and Fire Codes.**
5. **Fencing north of Parcel A and south of Parcel D shall be eliminated.**
6. **Fencing along the east line of Parcel A and D may be white stucco and vinyl as shown.**
7. **Lot 19 shall be modified with the property line extended to the road.**
8. **Lot 20 shall be modified moving the east line to the wetland boundary.**

Chair Cannon was concerned about a handful of potential problems that he did not feel had been completely answered tonight. He suggested that more specificity be added to the property adjacent to the waterways. The comment was made that with the nearby Ivory Homes development, a condition was included in the REPC that buyers be aware that there is a possible water table issue. Chair Cannon commented that it is usually the second or third property owner who has problems.

Mr. Prestwich stated that the Building Official requires a Soils Report with each lot permit as well. Commissioner Hartley suggested that the Geotechnical Report specify a height above the water table for the finished floor of the basement. If it does not, he questioned whether what staff is proposing will solve the problem.

Commissioner James seconded the motion. The motion passed with the unanimous consent of the Commission.

2. AMENDED COMMERCIAL ARCHITECTURE PLAN, RIVERTON FAMILY HEALTH CENTER, 1756 WEST PARK AVENUE, AARON MONSON, APPLICANT.

Mr. Lethbridge presented the staff report and stated that the proposed building used to be adjacent to a different right-of-way that shifted to the south. Alterations were proposed to the exterior architecture and renovations were to be made throughout the building. Proposed building materials were described. Staff recommended approval subject to the conditions set forth in the staff report.

The applicant, Aaron Monson stated that the building needs a remodel with the intent being to make it appealing.

Commissioner Russell moved that the Planning Commission APPROVE the amended architectural plan for Riverton Family Health Center, to be located at 1756 West Park Avenue, as shown on the accompanying plans subject to the following conditions:

1. **The building materials shall be compliant with the approved plans.**

2. **The site and structure shall comply with all applicable standards and ordinances of the City, including the International Building and Fire Codes.**

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

- **DISCUSSION ITEMS**

There were no discussion items.

- **MINUTES**

1. **October 8, 2020**

Commissioner James moved that the Planning Commission APPROVE the October 8, 2020, Planning Commission Meeting minutes, as shown. Commissioner Hansen seconded the motion. The motion passed with the unanimous consent of the Commission.

- **ADJOURNMENT**

The meeting adjourned at approximately 8:52 p.m.