



**RIVERTON CITY  
PLANNING COMMISSION AGENDA  
THURSDAY, AUGUST 22, 2013**



NOTICE IS HEREBY GIVEN THAT THE RIVERTON CITY PLANNING COMMISSION WILL HOLD A WORK SESSION AT **6:30 PM, THURSDAY, AUGUST 22, 2013** AT THE **RIVERTON CITY MUNICIPAL BUILDING, 12830 SOUTH 1700 WEST, RIVERTON UTAH.**  
ANY QUESTIONS, CALL 801-208-3141 OR 801-208-3130.



REASONABLE ACCOMMODATIONS FOR INDIVIDUALS WITH DISABILITIES WILL BE PROVIDED UPON REQUEST. FOR ASSISTANCE, PLEASE CALL 801-208-3100.



**1. PUBLIC HEARING**

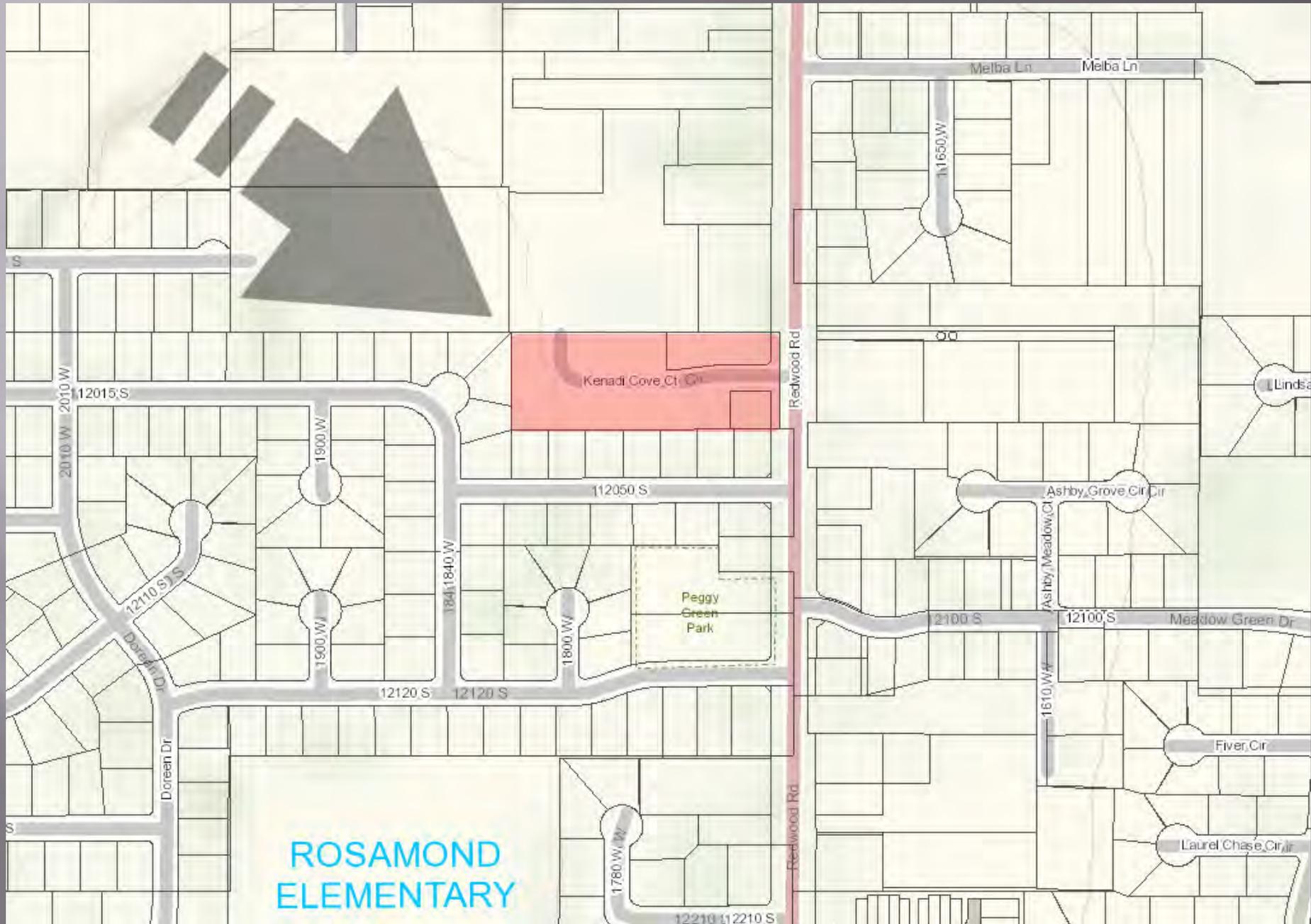
**A. 13-1003, SINGLE PHASE SUBDIVISION, KENADI COVE, 12026 SOUTH REDWOOD ROAD, 2.87 ACRES, 11 LOTS, R-4 ZONE, MARK NEWMAN, APPLICANT.**

**B. 12-8005, COMMERCIAL SITE PLAN, RIVERTOWNE PROFESSIONAL PLAZA, 3018 WEST 12600 SOUTH, C-PO ZONE, GORM KLUNGERSVIK, APPLICANT**

**2. ADJOURNMENT**

**ITEM I.A**

**KENADI COVE SUBDIVISION**



ROSAMOND  
ELEMENTARY

Kenadi Cove Ct, Ct

Peggy  
Green  
Park

Melba Ln Melba Ln

11650,W

Lindsa

Ashby Grove Cir Cir

2100 S 12100 S

Meadow Green Dr

Fiver Cir

Laurel Chase Cir, Jr

Redwood Rd

Redwood Rd

Ashby Meadow, Ct

1610,W

1780,W,W

12210 12210 S

12015 S

2010 W 2010 W

12110 S S

Doreen Dr

Doreen Dr

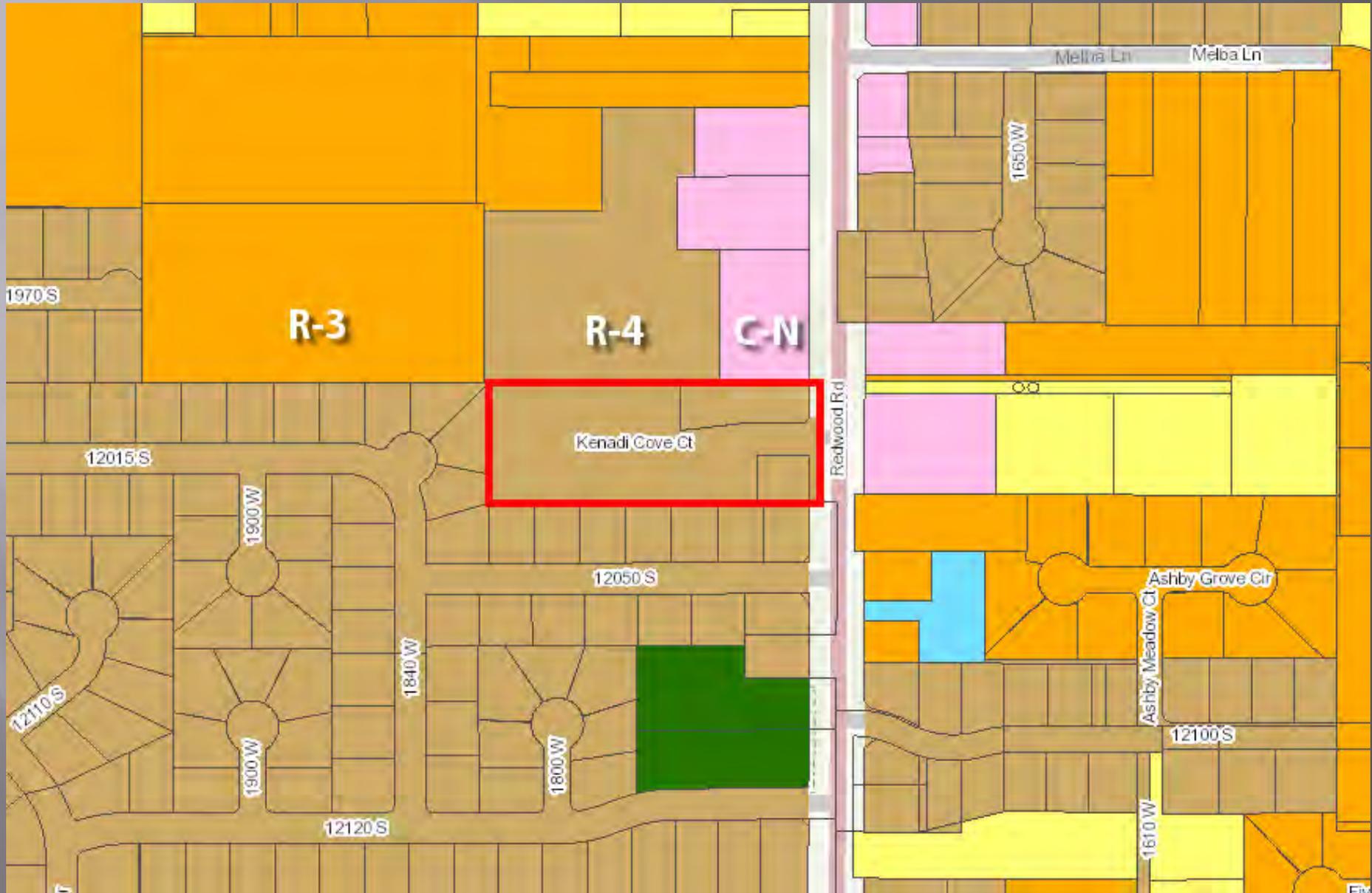
1900,W

1500,W

1841,1840 W

1800,W

12120 S 12120 S





11970S

Melba Ln

1630W

Kenadi Cove Ct

Redwood Rd

12015 S

1900W

12050 S

Ashby Grove Cir

12100S

1900W

1840W

1800W

Ashby Meadow Ct

12120 S

12100 S

an Dr

1610W

Fiver Cir



Kenadi Cove Ct

Redwood Rd

12050 S



Kenadi Cove Ct  
KENADI PARK COURT  
(12015 SOUTH SOUTH)

Redwood Rd

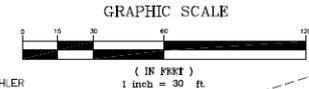
12050 S

# KENADI COVE SUBDIVISION PHASE 1

LOCATED IN THE NORTHWEST QUARTER OF SECTION 27,  
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN  
RIVERTON CITY, SALT LAKE COUNTY, UTAH

NORTH QUARTER CORNER OF SECTION 27  
TOWNSHIP 3 SOUTH, RANGE 1 WEST,  
SALT LAKE BASE & MERIDIAN

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	250.00'	56.04'	12°50'34"	S83°25'37"W	55.92'
C2	250.00'	56.04'	12°50'34"	N83°25'37"E	55.92'
C3	50.00'	78.78'	90°16'41"	S45°00'46"E	70.88'
C4	18.00'	23.63'	90°16'41"	N40°00'46"W	21.26'
C5	225.00'	50.43'	12°50'34"	S83°25'37"W	50.33'
C6	225.00'	50.43'	12°50'34"	N83°25'37"E	50.33'
C7	275.00'	38.04'	7°54'30"	N85°53'09"E	38.01'
C8	75.00'	39.83'	30°30'04"	S74°34'04"E	39.46'
C9	75.00'	39.83'	42°22'08"	S38°28'28"E	34.27'
C10	75.00'	39.83'	12°21'29"	S89°33'10"E	22.53'
C11	25.00'	39.38'	90°16'41"	S45°00'46"E	35.44'
C12	225.00'	50.43'	12°50'34"	N83°25'37"E	50.33'
C13	225.00'	50.43'	12°22'41"	S83°14'11"W	39.29'
C14	275.00'	2.23'	0°22'53"	S89°36'58"W	2.23'
C15	15.00'	23.49'	89°43'19"	N44°59'15"E	21.16'

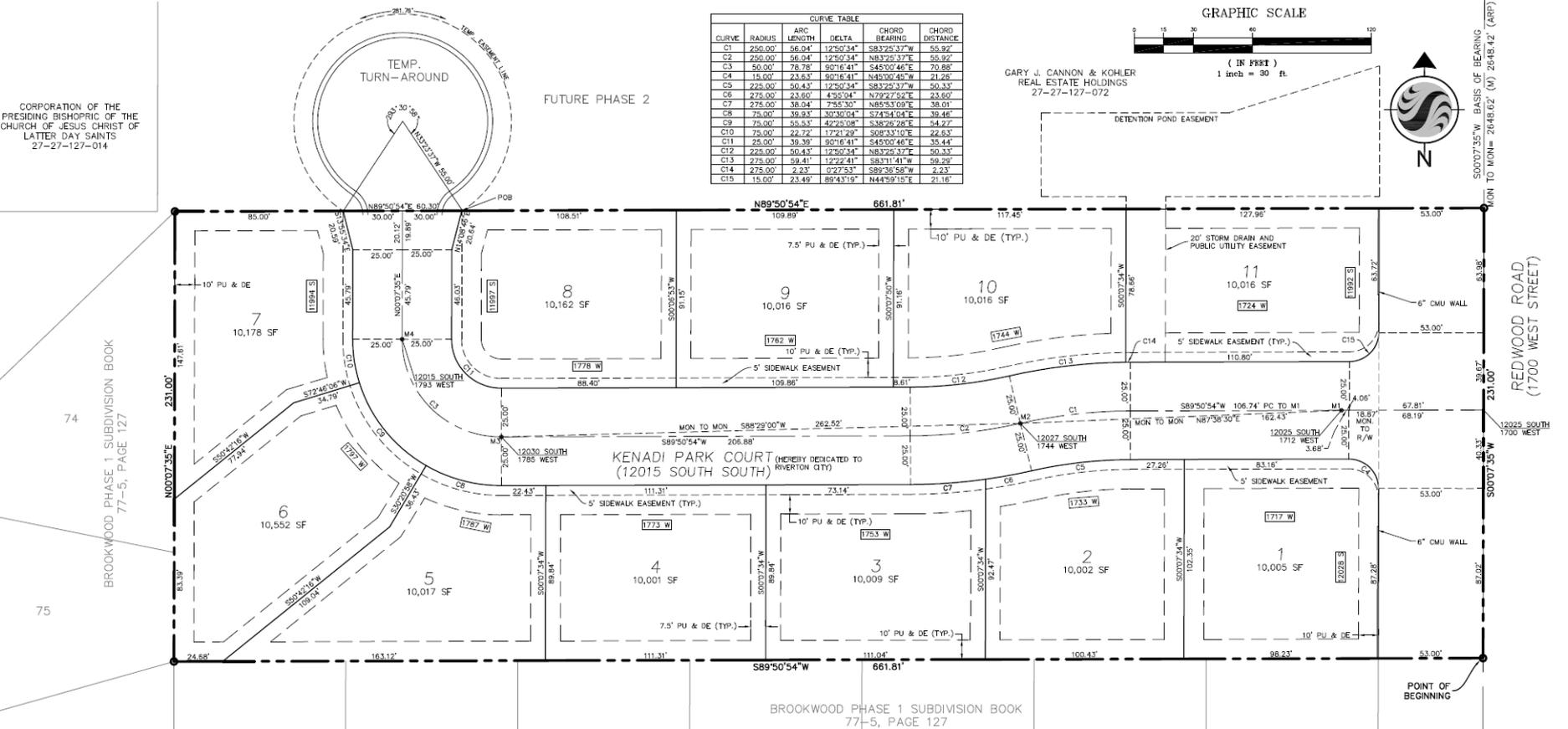


GARY J. CANNON & KOHLER  
REAL ESTATE HOLDINGS  
27-27-127-072



MON TO MON = 2648.62' (M) 2648.42' (APP)

CORPORATION OF THE  
PRESIDING BISHOPIC OF THE  
CHURCH OF JESUS CHRIST OF  
LATTER DAY SAINTS  
27-27-127-014



BROOKWOOD PHASE 1 SUBDIVISION BOOK  
77-5, PAGE 127

REDWOOD ROAD  
(1700 WEST STREET)

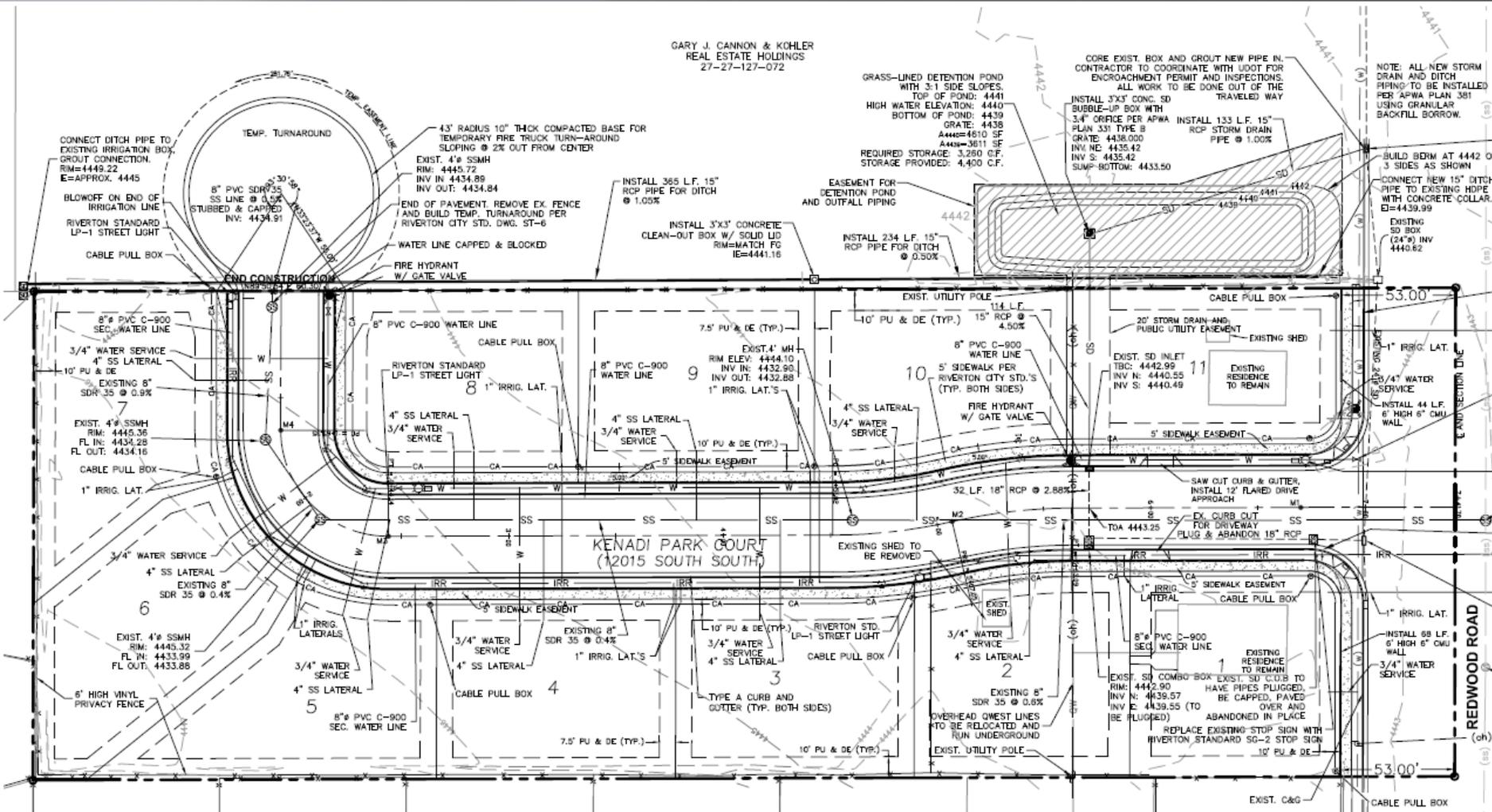
BROOKWOOD PHASE 1 SUBDIVISION BOOK  
77-5, PAGE 127

MON TO MON = 2648.62' (M) 2648.42' (APP)

MON TO MON = 2648.62' (M) 2648.42' (APP)

MON TO MON = 2648.62' (M) 2648.42' (APP)

GARY J. CANNON & KOHLER  
 REAL ESTATE HOLDINGS  
 27-27-127-072



GRASS-LINED DETENTION POND WITH 3:1 SIDE SLOPES. TOP OF POND: 4441 HIGH WATER ELEVATION: 4440 BOTTOM OF POND: 4439 GRATE: 4438 A440=4610 SF A443=3611 SF REQUIRED STORAGE: 3,250 CF. STORAGE PROVIDED: 4,400 CF.

CORE EXIST. BOX AND GROUT NEW PIPE IN. CONTRACTOR TO COORDINATE WITH UDOT FOR ENCROACHMENT PERMIT AND INSPECTIONS. ALL WORK TO BE DONE OUT OF THE TRAVELED WAY  
 INSTALL 3'X3' CONC. SD BUBBLE-UP BOX WITH 3.4" ORICE PER APWA  
 PLAN 331 TYPE B  
 GRATE: 4438.00  
 INV. NE: 4435.42  
 INV. S: 4435.42  
 SUMP-BOTTOM: 4433.50  
 INSTALL 133 L.F. 15" RCP STORM DRAIN PIPE @ 1.00%

NOTE: ALL NEW STORM DRAIN AND DITCH PIPING TO BE INSTALLED PER APWA PLAN 381 USING GRANULAR BACKFILL BORROW.

BUILD BERM AT 4442 ON 3 SIDES AS SHOWN  
 CONNECT NEW 15" DITCH PIPE TO EXISTING HOPE PIPE WITH CONCRETE COLLAR. E=4439.99  
 EXISTING SD BOX (24") INV 4440.62

CONNECT DITCH PIPE TO EXISTING IRRIGATION BOX. GROUT CONNECTION. RIM=4449.22 E=APPROX. 4445

8" PVC SDR 35 SS LINE @ 0.5% STUBBED & CAPPED INV: 4434.91

43' RADIUS 10" THICK COMPACTED BASE FOR TEMPORARY FIRE TRUCK TURN-AROUND SLOPING @ 2% OUT FROM CENTER

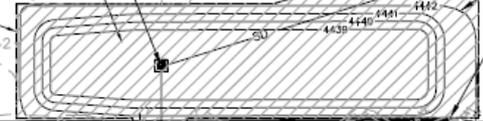
EXIST. 4" SSMH RIM: 4445.72 INV IN: 4434.89 INV OUT: 4434.84

INSTALL 365 L.F. 15" RCP PIPE FOR DITCH @ 1.05%

INSTALL 3'X3' CONCRETE CLEAN-OUT BOX W/ SOLID LD RIM=MATCH FG IE=4441.16

EASEMENT FOR DETENTION POND AND OUTFALL PIPING

INSTALL 234 L.F. 15" RCP PIPE FOR DITCH @ 0.50%



EXISTING 80 BOX (24") INV 4440.62

1" IRRIG. LAT. SERVICE

INSTALL 44 L.F. 6" HIGH 6" CMU WALL

EXISTING RESIDENCE TO REMAIN

EXIST. SHED

EXIST. SD INLET TBOX: 4442.99 INV N: 4440.55 INV S: 4440.49

EXIST. SHED TO BE REMOVED

EXIST. SHED

EXIST. SD COMBO BOX EXIST. SD C.O.B TO REMAIN TO BE CAPPED, PAVED OVER AND ABANDONED IN PLACE

REPLACE EXISTING STOP SIGN WITH RIVERTON STANDARD SG-2 STOP SIGN

INSTALL 58 L.F. 6" HIGH 6" CMU WALL

3/4" WATER SERVICE

EXIST. CURB & GUTTER

KENADI PARK COURT (12015 SOUTH SOUTH)

REDWOOD ROAD

**ITEM I.B**

**RIVERTOWNE PROFESSIONAL**

**PLAZA SITE PLAN**

**RIVERTON CITY  
MEMORANDUM**

**TO:** Planning Commission

**FROM:** Development Review Committee

**DATE:** August 22, 2013

**SUBJECT:** COMMERCIAL SITE PLAN, RIVERTOWNE PROFESSIONAL PLAZA, 3018 WEST 12600 SOUTH, C-PO ZONE, GORM KLUNGERSVIK, APPLICANT.

**PL NO.:** 12-8005– RIVERTOWNE PROFESSIONAL PLAZA SITE PLAN

---

**PROPOSED MOTION:**

I move that the Planning Commission recommend approval of the Rivertowne Professional Plaza commercial site plan, application number PL-12-8005, located at 3018 west 12600 south with the following conditions:

1. Storm drainage systems and accommodation comply with Riverton City standards and ordinances, and with the recommendations of the Riverton City Engineering Division.
2. An interim storm drainage and erosion control plan and an access management plan be approved by the City prior to any construction or grading on the site.
3. The site and structures comply with any and all applicable Riverton City standards and ordinances, including the International Building and Fire Codes.
4. Building pads 2 – 5 shall be landscaped with sod and include an irrigation system until development shall occur on the pad.
5. Building architecture for building pads 2 – 5 shall be approved by Planning prior to building permit issuance and shall resemble the original building constructed in the development.

**BACKGROUND:**

Gorm Klungersvik has submitted an application for commercial site plan approval of the Rivertowne Professional Plaza commercial site plan, located at 3018 West 12600 South. The property is zoned C-PO (Commercial Professional Office) and is currently vacant. Property the west is zoned C-PO but is still utilized as residential. To the east property is zoned RR-22 (Rural Residential ½ acre lots) and to the north property is also zoned RR-22 and are utilized as residential. South of 12600 South property is zoned R-4 (Residential ¼ acre lots).

The applicant is proposing a multi-building-pad multi-building commercial development. The parking area will be the common area maintained by an agreement with the owners of the individual pad sites within the development. There will be 5 individual building pad sites between 5000 and 6000 square feet along the east and north property lines. A subdivision plat creating these lots as well as the common area, shown as lot A on the plat, is being considered for approval along with the site plan.

There will be one access into the site from 12600 South, a UDOT controlled road way. Staff

has required that a cross access easement be recorded on the plat. This is done to provide commercial access to the commercial parcel to the west in the case that UDOT requires shared access.

Only lot #1 is proposed to have a structure constructed on it at this time. Lots 2-5 will be constructed later as development occurs. Condition #5 requires that when each of those lots develops the Planning Department shall approve the architectural appearance of each building prior to a building permit being issued and the new buildings shall resemble the original building in the development.

The proposed architecture for building #1 fits in well with the architectural requirements of the C-PO zone. The single-story structure has a pitched roof and no exposed roof top mechanical equipment. The exterior of the building includes a stone wainscot around the perimeter of the building and a stone emphasized entry. Upper wall materials are synthetic stucco. Corners of the building feature stucco quoins.

Staff has also added condition #4 that requires the applicant to landscape and maintain the vacant pads in sod and a functioning irrigation system until those pads develop.

Fencing is required with this site plan. The northern property line is adjacent to residential zoning and land uses. Therefore the ordinance requires 8' solid masonry fencing. There are also some residential zones east of the proposed development, however, these properties are master planned for commercial and therefore the fencing requirement along these properties may be waived.

Staff is recommending approval with the conditions listed above.

#### **ATTACHMENTS:**

The following items are attached for your review:

1. A copy of the Site Plan application
2. An 8½"x11" copy of the Zoning Map
3. An 8 ½ "x11" copy of the Aerial Views
4. An 11"x17" copy of the Master Site Plan.
5. An 11"x17" copy of the Site Plan and Landscape Plans.
6. An 11"x17" copy of the building elevations

PL No. 12-8005Date 6/27/12

# Application

## Site Plan

- A. Applicant's Name GORM KLUNGERVIK  
Home Address 2550 DIMPLE DELL ROAD  
City SANDY State UTAH Zip 84092  
Telephone # \_\_\_\_\_ Mobile # 801 860 4676  
E-mail Address advantage-one@hotmail.com Fax # 801 553 0547
- B. Primary Contact Person GORM KLUNGERVIK  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Telephone # \_\_\_\_\_ Mobile # \_\_\_\_\_  
E-mail Address \_\_\_\_\_ Fax # \_\_\_\_\_
- C. Project Information
- Name of Proposed Business RIVERTOWNE PROFESSIONAL PLAZA
  - Address 3018 WEST 12600 SOUTH
  - Description of the Proposed Business PROFESSIONAL OFFICE CAMPUS
  - Sidwell/Tax ID# 27-28-351-012 Total Acreage of the Site 1.39
  - Current Zoning of the Proposed Site C-PO  
Zoning of Adjacent Parcels: North RP-22 South \_\_\_\_\_ East C-PO West C-PO
  - Current Use of the Land RESIDENTIAL
  - Number of Existing Structures 3
  - Describe the Proposed Use and Structures for the Site PROFESSIONAL OFFICES
  - Did this Project Require a Rezone? Yes /  No If Yes, PL# \_\_\_\_\_
  - Did this Project Require a Conditional Use Permit? Yes / No If Yes, PL# \_\_\_\_\_

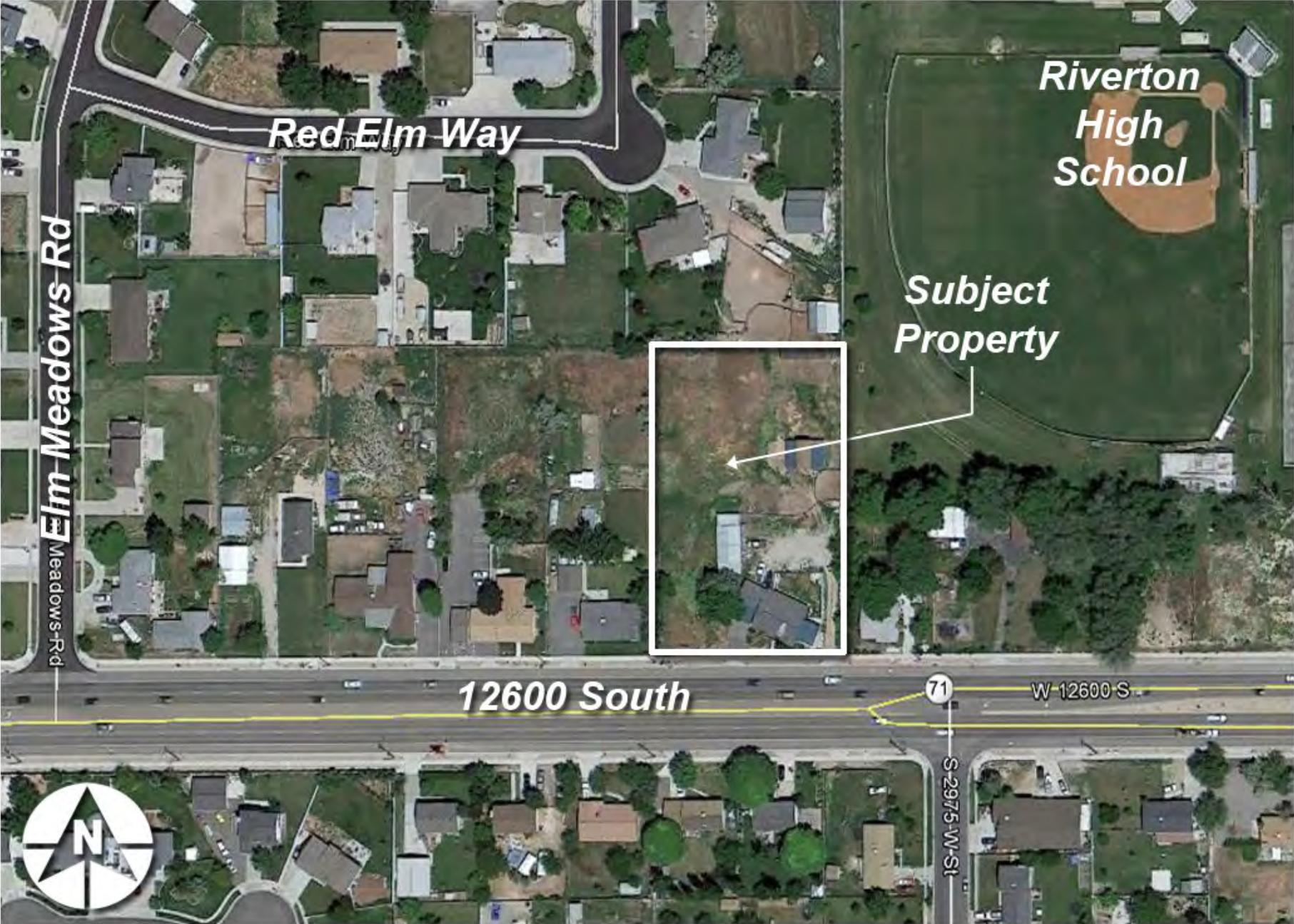
By signing this application, I acknowledge that I have read and understood the application, ordinances, checklists, etc, associated with this application, and that any and all required drawings, plans, and other submittals are included and complete. All drawings and plans, and the proposed development, must comply with the requirements of the Engineering Plan Review Checklist, Riverton City Standards and Specifications, and all applicable Riverton City ordinances and standards.

\_\_\_\_\_  
Applicant's Signature\_\_\_\_\_  
Date

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

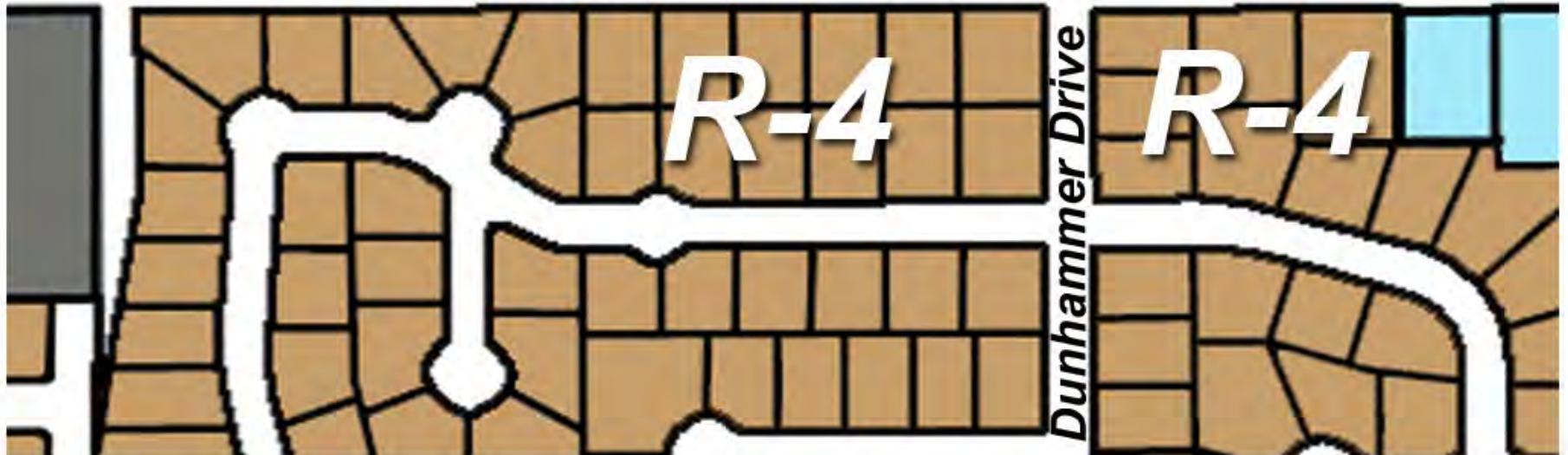
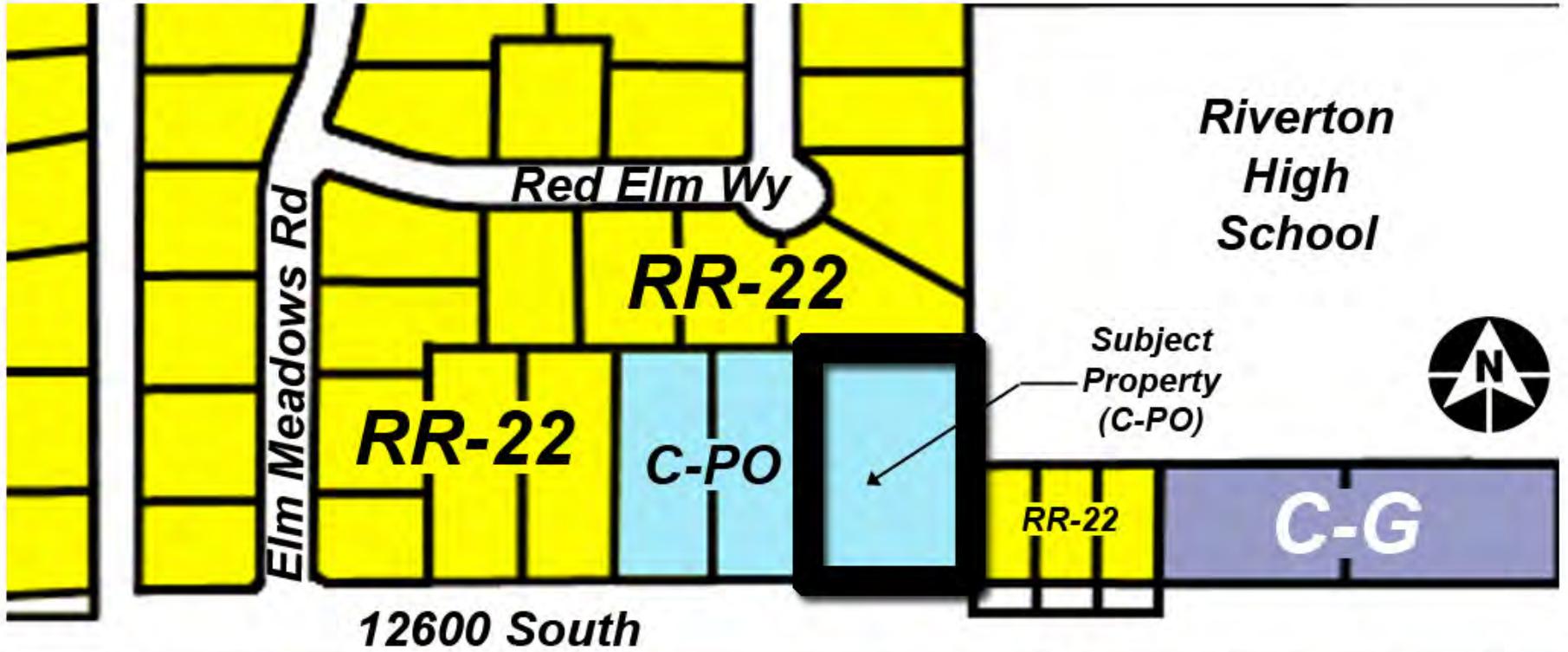
S:\Planning\Applications\Site Plan.doc Revised 07/08

# Rivertowne Professional Plaza

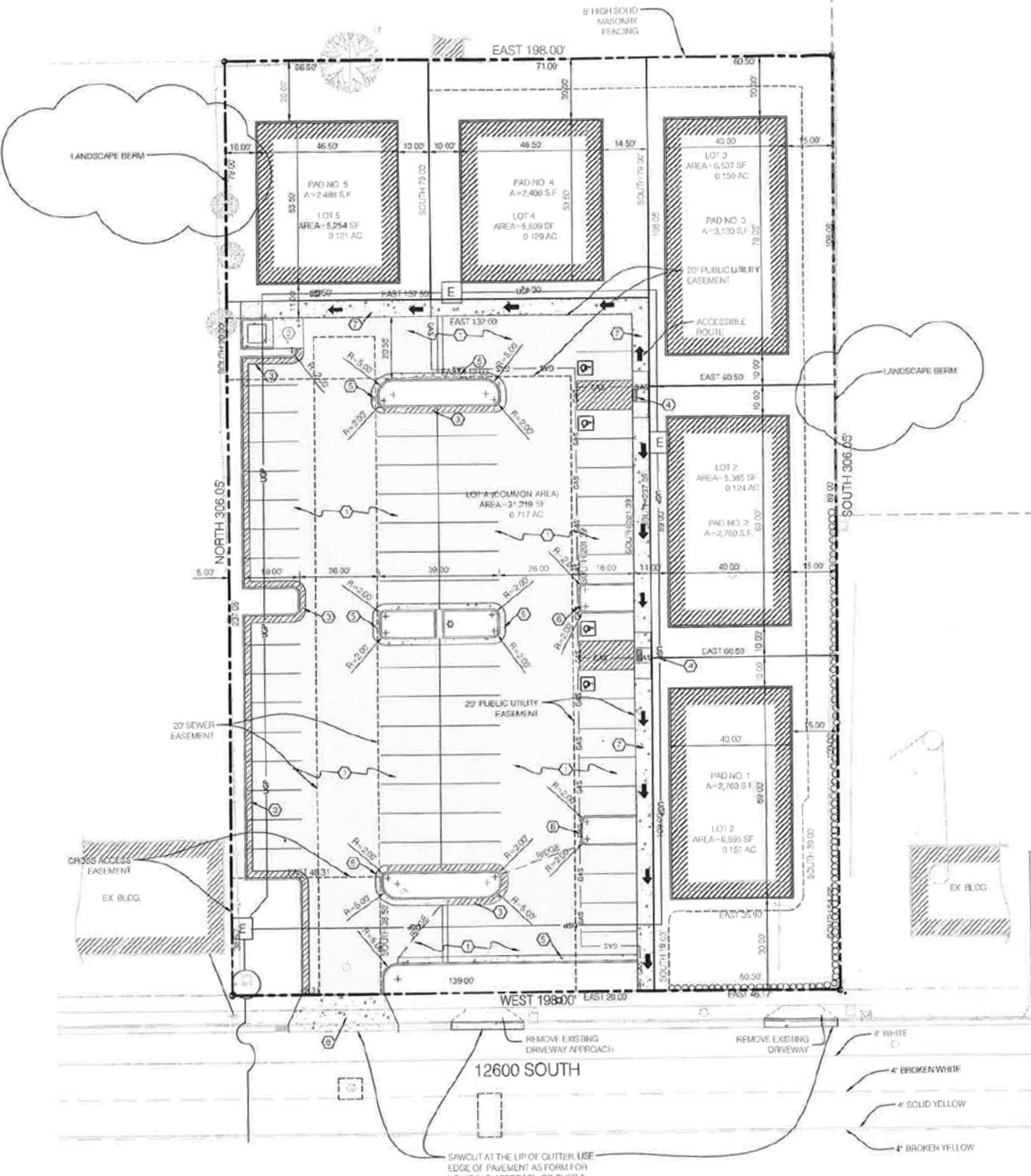


**Aerial View**

# Rivertowne Professional Plaza



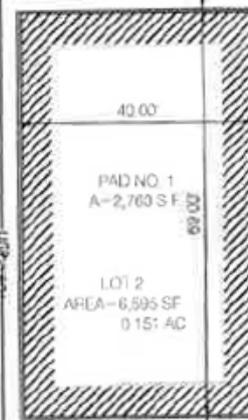
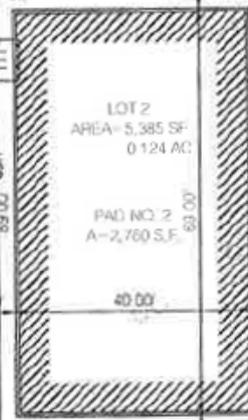
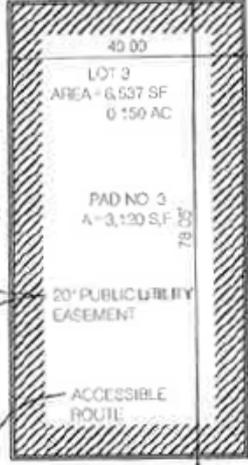
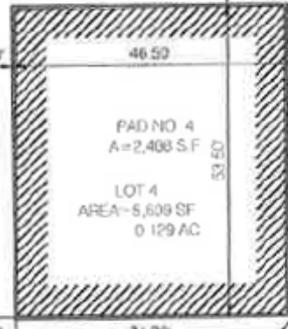
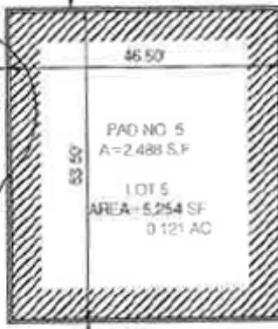
Zoning Map



EAST 198.00'

6' HIGH SOLID MASONRY FENCING

LANDSCAPE BERM



LOT A (COMMON AREA)  
AREA=3,218 SF  
0.074 AC

LANDSCAPE BERM

NORTH 306.05'

SOUTH 306.05'

20' SEWER EASEMENT

20' PUBLIC UTILITY EASEMENT

CROSS ACCESS EASEMENT

EX BLDG

EX BLDG

WEST 198.00'

12600 SOUTH

SAWCUT AT THE LIP OF CUTTER USE  
EDGE OF PAVEMENT AS FORM FOR

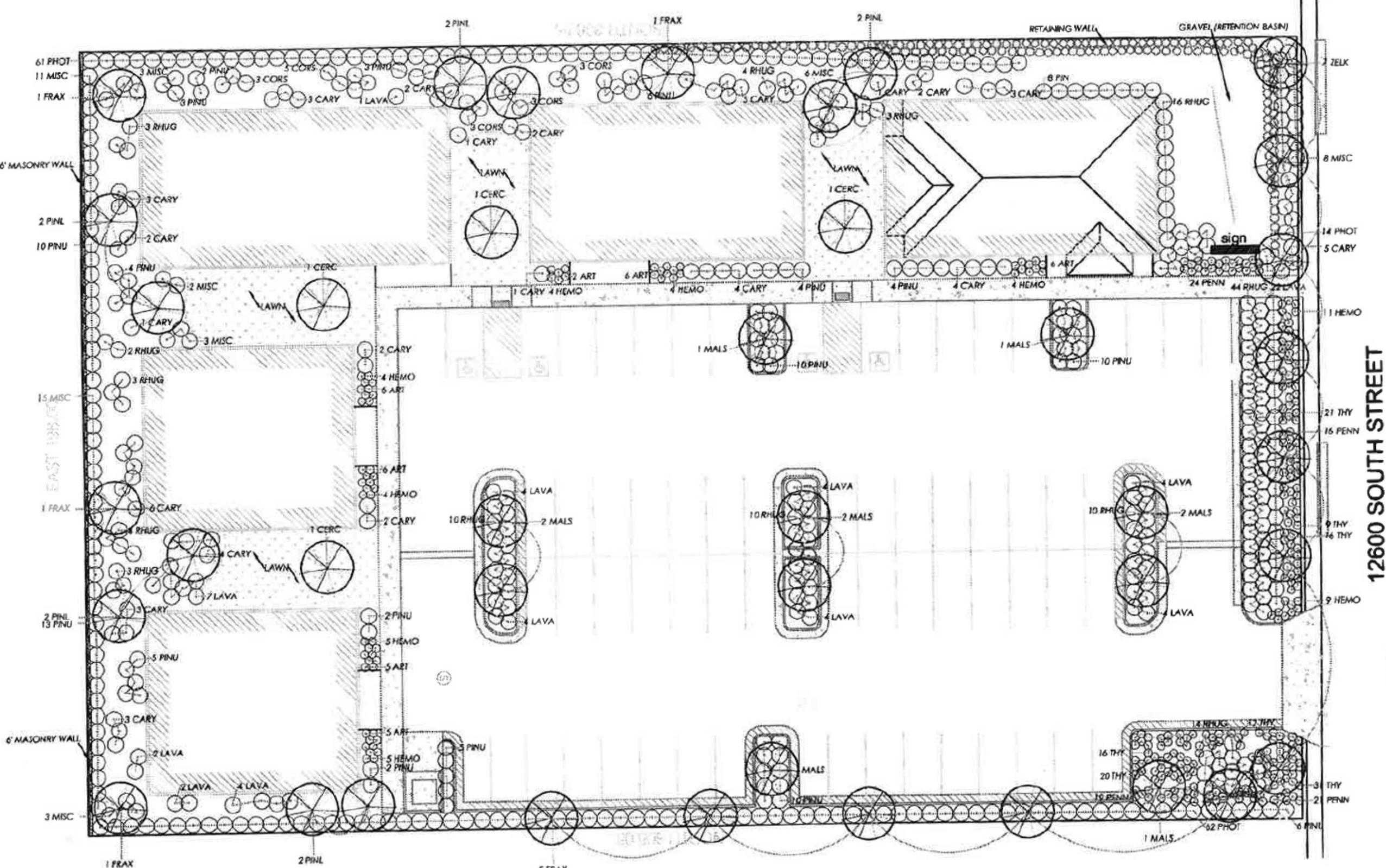
REMOVE EXISTING DRIVEWAY

4" WHITE

4" BROKEN WHITE

4" SOLID YELLOW

4" BROKEN YELLOW



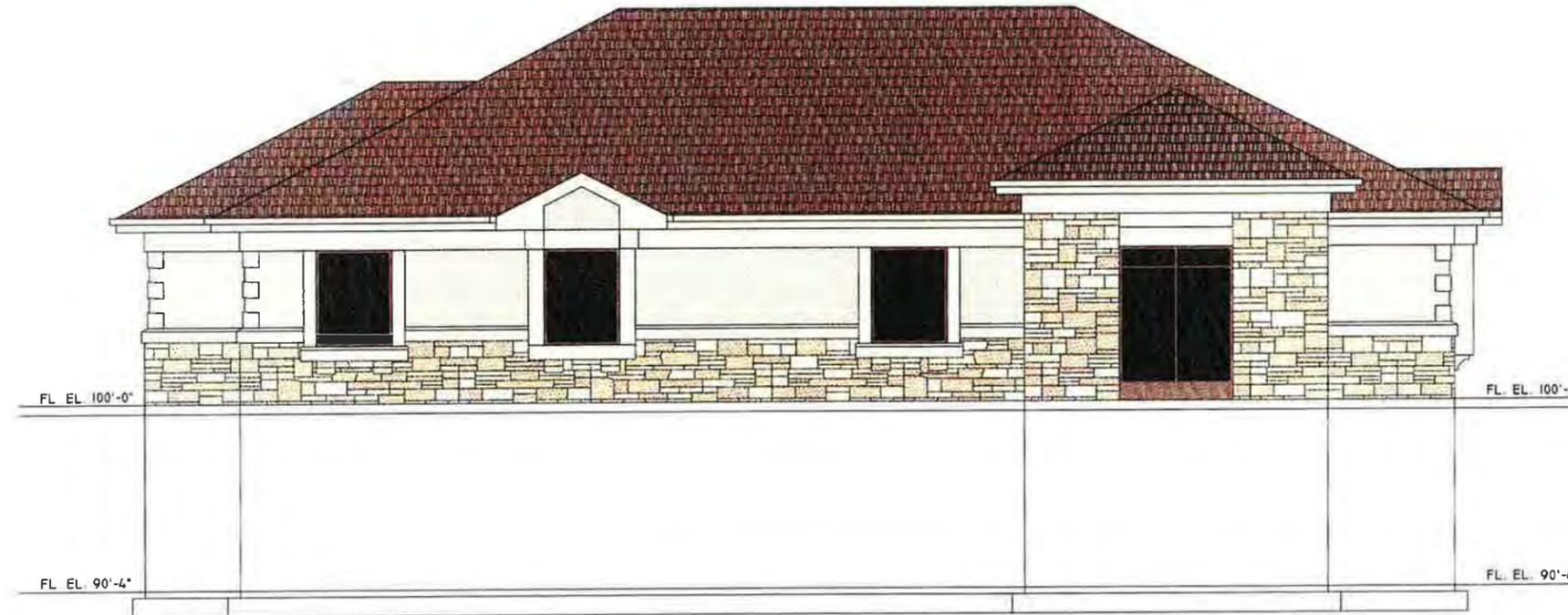
12600 SOUTH STREET



**SOUTH BUILDING ELEVATION**

**EXTERIOR FINISH MATERIALS**

- FOUNDATION WALL - RUBBED CONCRETE
- WAINSCOTT - SYNTHETIC STONE
- SILL ABOVE WAINSCOTT - FOAM W/ SYNTHETIC STUCCO
- WALL ABOVE WAINSCOTT - SYNTHETIC STUCCO
- POPOUTS AND CORBELS @ WINDOWS - FOAM W/ SYNTHETIC STUCCO
- COINS @ OUTSIDE BUILDING CORNERS - FOAM W/ SYNTHETIC STUCCO
- CORNACE BELOW SOFFIT - FOAM W/ SYNTHETIC STUCCO
- EXTERIOR GLAZING & ENTRYS - POWDER COATED ALUM. W/ LOW E GLASS
- REAR STAIR ENTRY - H.M. DOOR & FRAME - PAINTED
- SOFFIT, FACIA, GUTTERS & DOWNSPOUTS - ALUMINUM W/ FACTORY FINISH
- ROOFING - 30YR ARCHITECTURAL COMPOSITION SHINGLES



**WEST BUILDING ELEVATION**

STAMP

REVISIONS

PYRAMID 180, LC - GORM (801) 860-4676  
 RIVER TOWNE PROFESSIONAL PLAZA  
 3018 WEST 12600 SOUTH  
 RIVERTON, UTAH

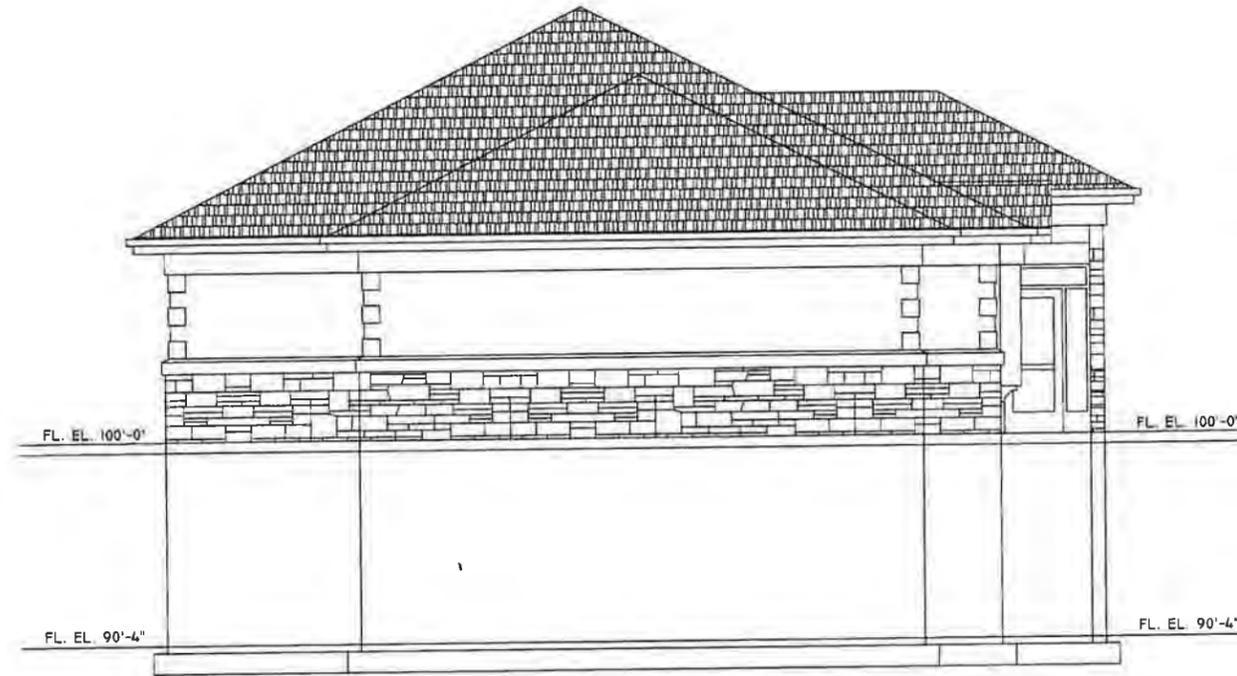
**HILTON  
 ASSOCIATES  
 ARCHITECTS**

5122 E. WHITWATER DR.  
 SALT LAKE CITY, UTAH  
 84121  
 (801) 671-0406

DRAWN BY  
 TBH  
 DATE  
 6/26/12  
 SCALE  
 1/4"=1'-0"

SHEET TITLE  
 EXTERIOR  
 BUILDING  
 ELEVATIONS

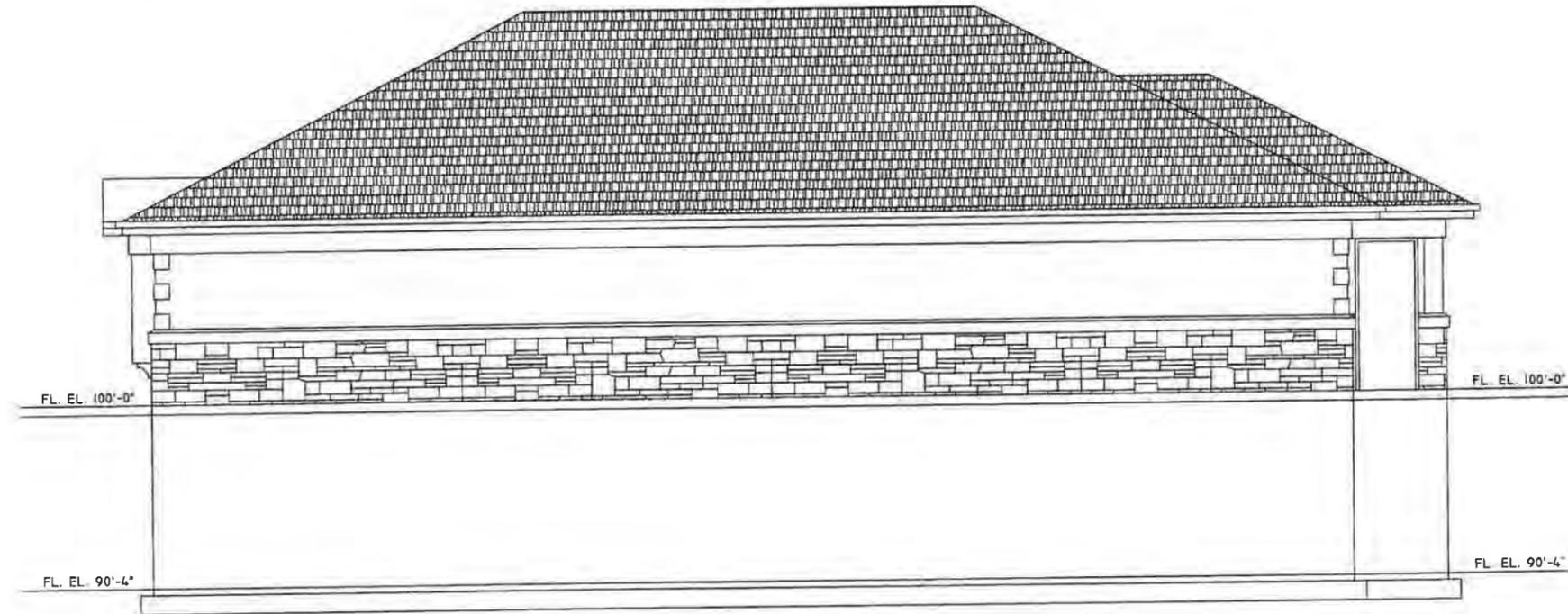
SHT. NO.  
**A03**



NORTH BUILDING ELEVATION

EXTERIOR FINISH MATERIALS

- FOUNDATION WALL - RUBBED CONCRETE
- WAINSCOTT - SYNTHETIC STONE
- SILL ABOVE WAINSCOTT - FOAM W/ SYNTHETIC STUCCO
- WALL ABOVE WAINSCOTT - SYNTHETIC STUCCO
- POPOUTS AND CORBELS @ WINDOWS - FOAM W/ SYNTHETIC STUCCO
- COINS @ OUTSIDE BUILDING CORNERS - FOAM W/ SYNTHETIC STUCCO
- CORNACE BELOW SOFFIT - FOAM W/ SYNTHETIC STUCCO
- EXTERIOR GLAZING & ENTRIES - POWDER COATED ALUM. W/ LOW E GLASS
- REAR STAIR ENTRY - H.M. DOOR & FRAME - PAINTED
- SOFFIT, FACIA, GUTTERS & DOWNSPOUTS - ALUMINUM W/ FACTORY FINISH
- ROOFING - 30YR ARCHITECTURAL COMPOSITION SHINGLES



EAST BUILDING ELEVATION

REVISIONS

PYRAMID 180, LC - GORM (801) 860-4676  
 RIVER TOWNE PROFESSIONAL PLAZA  
 3018 WEST 12600 SOUTH  
 RIVERTON, UTAH

HILTON  
 ASSOCIATES  
 ARCHITECTS

3122 E. WHITEWATER DR  
 SALT LAKE CITY, UTAH  
 84121  
 (801) 671-0406

DRAWN BY  
 TBH  
 DATE  
 6/26/12  
 SCALE  
 1/4"=1'-0"

SHEET TITLE  
 EXTERIOR  
 BUILDING  
 ELEVATIONS

SHT. NO.  
 A04