

**RIVERTON CITY PLANNING COMMISSION
MEETING MINUTES
JUNE 23, 2022**

The Riverton City Planning Commission convened at approximately 6:30 p.m. in the Riverton City Hall, 12830 South Redwood Road, Riverton Utah.

Planning Commission Members:

Shelly Cluff, Chair
Keith Breinholt
Gary Cannon
John Gilchrist
Evan Matheson
Troy Rushton

Staff:

Jason Lethbridge, Development Services Director
Tim Prestwich, City Planner
Ryan Carter, City Attorney
Lisa Halversen, City Planner

1. CALL TO ORDER/ROLL CALL

Chair Shelly Cluff called the meeting to order at approximately 6:30 p.m. and reported on changes to the agenda. The Pledge was led by Troy Rushton.

2. DECISION ITEMS

A. BLOCK SCALE PLAN - "AMENDED MOUNTAIN RIDGE WEST" BLOCK SCALE PLAN, A RESIDENTIAL DEVELOPMENT NEAR 13600 SOUTH SENTINEL RIDGE BLVD, APPLICANT- JARAN NICHOLS WITH EDGE HOMES.

City Planner, Tim Prestwich presented the staff report and stated that the request is for an amendment to the Block Scale Plan for Mountain Ridge West. He identified the location of the subject project on a map displayed and stated that it is part of the SLR MDA Master Planned Development. There was an agreement between the City and SLR whereby all the development shown on the map would follow its own unique development process and development standards. It was split into Community Planning Areas ("CPA") each with different uses and restrictions. There was also a Master Development Agreement ("MDA") agreed upon as well as the Specific Development District ("SDD"). The process is different in that area compared to elsewhere in the City. There is a three-step review process starting with a Community Scale Plan ("CSP") lining out street networks and basic divisions of land for commercial and residential uses. It is presented at a public hearing before the Planning Commission. The developer can then come in with a Block Scale Plan ("BSP") that shows increased detail from the CSP with preliminary engineering.

The BSP can be combined with CSP under the MDA and the SLR-SDD zoning that was adopted. The BSP includes a Phasing Plan and identifies public and private streets and open spaces. It comes before the Planning Commission as a decision item and is not noticed to the public.

After the CSP and BSP are approved, the applicant moves on to a Detailed Plan/Plat (“DPP”) or a final plan. The DPP includes full engineered drawings that are ready for construction. It is considered a final plat or final plan anywhere else in the City. This process can be phased, but once it is approved by the Planning Commission, Staff can stamp it and the developer can begin construction. For the purpose of this meeting, the Block Scale Plan will be amended for Mountain Ridge West.

In December of 2020, the Community Scale Plan was approved. The Block Scale Plan was approved in November 2021 and included a Phasing Plan. Since then, the developer has come back with the DPP, or Final Plans for Phases 17 and 18. When they were working with the landowner, Phase 20 was a church site. That site is no longer going to be used for a church, so this amendment will adjust that plan. Mr. Prestwich showed the plans with the noted changes, additions, and reconfigurations of roads, and additions of single-family homes and townhomes. The phases can be completed out of sequence as long as they can show that the plan meets all fire and engineering requirements.

With the changes, Staff reviewed the plan and found that it complies with the intent and outline of the CSP. Approval was given by the landowner for the layout and the Engineering Consultant reviewed it and found that it was in compliance. Staff recommended approval with the conditions listed in the report.

Commissioner Breinholt was concerned that there is no green space other than what wraps around the development. There is only one park in the entire development. He would like to have seen the church space turned into a green space or a park as opposed to higher-density housing.

Mr. Prestwich stated that with the CSP the community green space was set aside along the creek with community space on the inside, and a large regional park with additional space along the corridors. The park is part of the MDA, and has been set aside and meets the required acreage for open space. The entire development is treated as a whole, so the separate block plans may not show as much green space. For the entire community, the requirements are met.

Commissioner Breinholt reported that there is a five-lane road to cross to get to the park for residents on the other side. He commented that it is less than optimal and asked if it was too late to require or request more green space.

City Attorney, Ryan Carter stated that the green space concept has been negotiated at a developer to Council level for some time now. If there is concern about losing the church house due to the green space that goes with it, he recommended tabling the matter until the next meeting when they could bring in a comprehensive report showing where the green spaces are planned for. Mr. Carter explained that the discussion on green space took place between the Council and the developer, and the Planning Commission may not be aware of the decisions that were made. It was likely that the removal of the church house was a recent decision.

Chair Cluff asked if there were any requirements for off-street parking. She stated that the plan looks like a lot of density without a lot of parking options. Mr. Prestwich stated that the parking requirements are 1.5 stalls per unit in addition to the garage and driveway space.

Commissioner Rushton commented that the overview of the entire community is nice. While some areas are denser than others, there are traffic calming measures in place, and even though residents may have to cross the road to access the park, it is not a big ask. He also noted that housing is greatly needed in the City. He endorsed the change from the church lot to more housing.

Jaran Nichols from Edge Homes addressed the Commission and stated that this project has been many years in the making. There are elements that the Planning Commission may not be aware of such as the slip lanes along the roads that provide a nice look along Sentinel Ridge Boulevard. He noted that it has not been done in Utah before. It is a nice way to address a major boulevard without just backing fences and leaving a hollow feeling in the area. It is a nice architectural landscaping feature. Additionally, the open space is hard to see at this scale, but the landscape plans bring more detail. There is an eight-foot-wide asphalt community trail that follows Rose Creek and has a public access easement. It is a way for people to loop the entire project. In the condominium area, there are smaller sites with Tot Lots and playground areas. In some of the future phases, there will be additional open spaces.

The developer plans to consolidate open spaces and make them special with smaller areas of activity and refuge. There is a clubhouse that is the size of a four-plex that is rambler style. It has a full gym and restrooms, a full kitchen, a large pool, and a gathering space. SLR pushes the developer into doing things that are above and beyond the requirements and that make the development great. He also stated that the HOA owns and maintains the front yards of the single-family units. It was important to SLR to maintain the streetscape. There will be a fence at the front property line and SLR will retain ownership and maintenance of the front yards.

Commissioner Matheson asked about the distance between the church location and the large park. Mr. Nichols was unsure of the exact distance. He stated that Low-Si is the company that designed Daybreak and they are working on the design of the park. There will be a purpose in every space. The park will need to be complete before the development gets to 51% of all Building Permits, so they are actively finalizing the park details.

Commissioner Matheson stated that it appeared to be about four city blocks to the park. For Riverton, four blocks is not far to a beautiful park. He asked what the crossing options were for pedestrian traffic at Sentinel Ridge. Mr. Nichols stated that there is a traffic signal at 13800 South and another crossing at the canal.

Commissioner Matheson inquired about two intersections specifically. It was noted that they would be two-way stops with Sentinel going through. It would be safest to cross at the light at 13800 South.

Development Services Director, Jason Lethbridge, stated that the acreage and location of the park are addressed in detail in the agreement that has been discussed with the City Council. It was agreed upon to consolidate the park space. The church house site was not included in any open space calculations.

Commissioner Breinholt realized that it was negotiated at the City Council level and his personal opinion would be to request a continuation to see if something could be negotiated to provide a smaller park on the west side of Sentinel Ridge. He commented that Sentinel Ridge is a very busy road and not safe to walk across. He was not comfortable having it be the access to the main park in the community.

Commissioner Rushton pointed out that the overall community is well-designed with a lot of open space. If the concern was crossing Sentinel Ridge, he would point to the south where there is a park that is available to residents. He did not agree with a continuation.

Mr. Carter stated that his recommendation would be to come back just to educate the Planning Commission on what to expect with the open space going forward. He did not think that Staff would have authorization from the Council to negotiate anything more. The purpose of a continuance would be for educational purposes only. Staff would not be asking the developer to create more green space between now and then. He explained that Mr. Lethbridge was correct in pointing out that the MDA set standards for the park space in all the different CPAs, but there has been a lot of discussion since then between the Council and the developer about where those things should go. Once the overall open space requirements are decided upon for a project of this scale, the next question would be how it should be arranged within the CPA. It could be pocket parks or consolidated into a large area. The City Council preferred consolidation throughout the process. That ultimately means that there is one main space reserved for the open space and there may be other areas of the development that may seem underserved by open space, however, that was already negotiated with the City Council.

Commissioner Matheson understood that as it had already been negotiated, there was nothing the Planning Commission could do. If there had been a church in the location that has changed, it still would not have been considered open space. Finally, if that is the case, there was no reason to waste time delaying the decision.

Commissioner Rushton moved the Planning Commission APPROVE PLZ-22-8018, "Amended Mountain Ridge West" Block Scale Plan to be located near 13600 South Sentinel Ridge Boulevard with the following conditions:

- 1. The Amended Block Scale Plan shall comply with the Master Development Agreement ("MDA"), Suburban Land Reserve Specific Development District, the approved Mountain Ridge CSP, and the conditions of the original BSP.**
- 2. The developer may alter the sequence of phases if the developer can demonstrate they can provide utilities to the next phase and the next phase can maintain necessary and required fire and emergency access.**

Commissioner Matheson seconded the motion. Vote on motion: Commissioner Matheson-Aye, Commissioner Rishton-Aye, Commissioner Cluff-Aye, Commission Gilchrist-Aye, Commission Breinholt-Nay, Commission Cannon-Aye. The motion passed 5-to-1.

3. PUBLIC HEARING ITEMS

A. HOME OCCUPATION - "DESERET PRESSURE WASH," A MOBILE PRESSURE-WASHING BUSINESS TO BE BASED OUT OF A HOME AT 4359 SILVER SUMMIT COURT. APPLICANT – JORDAN SMITH.

City Planner, Lisa Halversen reported that the applicant, Jordan Smith, lives at 4359 West Silver Summit Court in the northwest corner of the City. He is asking for permission to base his business, Deseret Pressure Wash, out of his home. He said that he has one full-time employee at this time and possibly an additional part-time employee in the future. He has one work vehicle and no on-site customers or deliveries. He will use his detached workshop and part of his garage for storage of equipment for the business. He will park the business vehicle off-street either in his garage or on the side driveway next to the detached garage. He has another home occupation that has been permitted previously. It is a simple business permit and has not had any impact on the neighborhood. It is for a remote consulting business. Staff recommended approval based on the conditions listed in the packet.

Commissioner Gilchrist asked for clarification regarding where he will be storing his equipment. It was noted that he will store his vehicle in the garage, along with chemicals and other equipment. If it is stored outside it must be screened. Ms. Halversen stated that on the side of the detached building there are trees that will screen the driveway. Additionally, the option to park in the garage is available.

In response to a question raised by Chair Cluff, Ms. Halversen indicated that the extra employee, the use of the workshop, and the fact that the applicant already had a home occupation permit resulted in the matter coming before the Planning Commission.

Jordan Smith explained that he is starting a new business with his brother-in-law who is the sole employee. The part-time help may be done by his nephew, but he was not sure that would happen. He plans to store the truck in the garage and the other equipment and chemicals in the workshop.

Chair Cluff asked if the employees will be onsite all the time. Mr. Smith stated that it is a fully mobile business. In the morning, the employee will come to the home and pick up the materials and equipment and leave for the day's appointments. At the end of the day, the truck and equipment will be returned.

Chair Cluff asked about the employee vehicles. Mr. Smith explained that the vehicles that remain on-site will park in the blue space identified on the map. They will not be on the street.

Commissioner Cannon asked about the size of the lot. Mr. Smith said that it is a .25-acre. Commissioner Cannon asked at what point with the growth of the business would he plan to take the business off-site. Mr. Smith stated that the addition of a second vehicle would be that trigger.

Commissioner Cannon asked hypothetically if he were washing something with debris that should not be going into the drainage and if he was prepared for that and asked what the steps would be to mitigate those issues. Mr. Smith stated that he has reached out to the Department of Environmental Quality ("DEQ") and discussed this with them. He was directed to work with the local municipality and follow the local guidelines and ordinances. A local Stormwater Permit is required, which he will obtain.

Commissioner Rushton asked about the other business he operates. Mr. Smith stated that he is a Remote Consultant in the healthcare IT world, which is his main job.

Commissioner Rushton asked Staff if the City has landscaping standards for home occupations. Mr. Prestwich stated that there is not a separate standard, but the Home Occupation Ordinance specifies that the home and landscaping must remain in compliance with Riverton City Ordinance.

Chair Cluff asked for clarification regarding the amount of floor space the applicant would need for storage in the garage. Mr. Smith stated that, including the truck parked in the garage, there will be approximately 50% of the garage space, however, much less space would be needed in the storage building.

Chair Cluff opened the public hearing. There were no public comments. Chair Cluff closed the public hearing.

Commissioner moved that the Planning Commission APPROVE PLZ-22-2019 "Deseret Pressure Wash", at 4359 West Silver Summit Court 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. Applicant must obtain and maintain applicable State and other outside agency approvals.**
- 4. Home Occupation must operate within the Fixed Standards and applicable Qualifications and Conditions as outlined in the Home Occupation Ordinance and with this approval.**

5. **The Home Occupation may use up to 50% of the floor space of the garage and workshop for business-related storage.**
6. **The business may have two (2) full-time equivalent employees work at the home according to the rules of 18.190.060 (4), including using off-street parking.**

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

- B. **REZONE – HUGHES & HUBBARD REZONE, APPROXIMATELY 2.61 ACRES LOCATED NEAR 12984 SOUTH 4490 WEST, CURRENTLY RR-22 (RURAL RESIDENTIAL WITH ½ ACRE MINIMUM LOTS) BUT SEEKING R-3 DESIGNATION (SINGLE-FAMILY RESIDENTIAL WITH 14,000 SF LOTS). THE REZONE REQUEST FOR R-3 IS CONSISTENT WITH THE GENERAL PLAN FOR THE AREA WHICH HAS THE DESIGNATION OF “LOW-DENSITY RESIDENTIAL.” APPLICANTS – RYAN HUGHES & DEVIN HUBBARD.**

Mr. Prestwich presented the staff report and stated that the request is for a rezone on the west side of the City. There has been quite a bit of development in this area recently. The subject property is located south of 12600 South and north of 13200 South. He identified the location of the subject property on a map displayed. The area was zoned RR-22 but the General Plan calls for low-density residential, which allows for R-3 zoning. There are a few properties in the area that have been rezoned and they all match the General Plan. He compared the General Plan to the zoning map and described how the zoning fits in with the General Plan.

The applicant would like to take the vacant lot and convert it to R-3 ahead of development. The difference between RR-22 and R-3 includes the size (21,780 square feet) for a one-half acre lot and 14,000 square feet for R-3 and frontage requirements with 90 feet required for R-3 and 100 feet required for RR-22. The coverage and setbacks are the same. The main difference is animal rights for RR-22 and non-animal rights for R-3. Because the request meets the General Plan designation and what the City Council did as recently as one year ago with the previous rezone, Staff recommended approval.

Mr. Prestwich reminded the Commission that this is a legislative action item where the Planning Commission will make a recommendation to the City Council who will make the final decision.

Notices were sent to neighbors within 1,000 feet of the property. The matter will be noticed again prior to the City Council Meeting. No comments were received from the neighbors.

The applicant, Devin Hubbard, thanked Staff who has helped in the process. He commented that will remain within the parameters of the General Plan and what the City has approved in the past. They plan to develop an eight-lot private subdivision with a private lane.

Commissioner Rushton asked if there had been any discussions with the property owner to the south to possibly acquire the long, narrow parcel. Mr. Hubbard stated that they had spoken with him but felt that the price was too high.

Commissioner Gilchrist stated that there is an existing dwelling on the property and asked what the plan was for it. Mr. Hubbard responded that the property owner was present. They have had conversations with builders who would like to develop higher-end custom homes.

Chair Cluff opened the public hearing. There were no public comments. Chair Cluff closed the public hearing.

Commissioner Gilchrist stated that it was mentioned that the access would be from a private lane. Mr. Prestwich confirmed that was the case.

Chair Cluff moved that the Planning Commission recommend APPROVAL of Application PLZ-22-4006 Rezone of 2.61-acres of land located at 12984 South 4490 West, thus changing the Zoning to R-3 (14,000-SF lots). Commissioner Cannon seconded the motion. The motion passed with the unanimous consent of the Commission.

C. COMMUNITY SCALE PLAN & BLOCK SCALE PLAN – “THE VILLAGE AT SOUTH MOUNTAIN” IN THE SLR SPECIAL DEVELOPMENT DISTRICT, APPROXIMATELY 5.5 ACRES, LOCATED AT THE NORTHWEST CORNER OF 4050 WEST AND 13400 SOUTH STREETS. APPLICANT – JAKE TATE

Mr. Lethbridge clarified a comment made by Mr. Prestwich where he stated that this area would never develop. He actually said that it would not develop without leadership and direction from the Planning Department. With regard to the SLR project, the MDA was structured to create flexibility within the project. He explained that the applications that come to the Planning Commission for this project are quite different, and this application is one of the first smaller-scale commercial development projects in the City. As stated previously by Mr. Prestwich, the MDA defines the different levels of approval which are the preliminary steps of development. He reminded the Planning Commission that the CSP and BSP can be combined into one submittal and processed simultaneously, which was before the Commission.

Mr. Lethbridge described the location of the subject property. The application is limited to six commercial frontage lots along 13400 South. The design includes proposed pad layouts and new roadways. A Traffic Study was conducted that looked at deceleration lanes along 13400 South with ingress and egress into the development. The final configuration of the pads and the access points will be part of the detailed plan submittal. One of the conditions of approval was that it will be consistent with the Traffic Study and the recommendations made.

Mr. Prestwich referenced the earlier application and stated that the Master Development Agreement requires all submittals, applications, and accompanying plans be submitted having been vetted and approved by the master developer, Suburban Land Reserve – SLR.

In this case, the application that was submitted included limitations from the master developer. Items 1 through 5 were called out as not having been approved by SLR. They will be reviewed and approved by the master developer and will be part of the future detail plan submittal.

Tonight, the Planning Commission would be approving the CSP and BSP, which is proof of concept showing that the use proposed along 13400 South is consistent with the MDA, which contemplated this level of use in the area. There is enough information included to show that it can function properly with the proposed road network and the traffic study and fit within the master framework. Future submittals will further refine the engineering and design, including traffic management, and utilities.

The remaining items to be reviewed and approved by the master developer were submitted and will come back to the Planning Commission and include the architectural package, engineering, and design. Stormwater management was one of the issues being looked at on a regional scale to ensure that the plan for the six lots is consistent with the Regional Plan. The Traffic Study will be taken into consideration as well.

Mr. Lethbridge pointed out that condition number seven pertains to the Welby-Jacob canal crossing and is mainly intended to ensure that the crossing remains accessible. Staff recommended approval of the application based on the conditions set forth in the staff report.

Commissioner Breinholt asked about the number of access points along 13400 South and if it is part of what the Planning Commission is approving tonight. His concern was that a lot of ingress and egress will significantly slow traffic along 13400 South, which was of concern. Mr. Lethbridge stated that tonight's action would not have an impact on the number of ingress/egress points. One of the conditions of approval would be compliance with the Traffic Study. Whether all of the access points will be allowed will depend on the Traffic Study and larger issues with 13400 South.

Commissioner Rushton addressed the ingress/egress and wondered if there could be some access points as entrance or exit only. Mr. Lethbridge responded that there would need to be more review of the Detailed Plan and the Traffic Study before making any final decisions in that regard.

Mr. Rushton asked if there was an opportunity to do anything with the existing storage units. Mr. Lethbridge stated that with this development there is no opportunity for that. There is a Questar gas facility between the storage units and this project, so there is no connectivity between them. However, there may be the potential for redevelopment in the future.

Commissioner Gilchrist asked about the Traffic Study as he did not see it in the packet. The land use shown north of the subject property looks like a low-density office use. If that is the density that was included in the Traffic Study and the developer comes back with something much denser, the amount of traffic on the roads that are in question can be completely different. It seemed to him to be a repeat of the failure at CenterCal where there is a left turn into the development that is very close to the intersection. He commented that it would be impossible to approve the roadway network without knowing the future density of the rest

of the area. Mr. Lethbridge stated that it has been discussed with the developer and the Traffic Study is based on the assumption of density and land use to the north. That assumption may result in density restrictions.

Commissioner Gilchrist stated that the City has a lot invested in this development. He was concerned that the City will be restricting what it can do with the entire area because of the six lots along 13400 South. He thought it was short-sighted and had serious concerns. Mr. Carter stated that it does not restrict the City from future development. He presented a hypothetical situation with the Traffic Study and stated that if the developer decides it will not work for them, they may reconfigure the entire parcel. They have done preliminary engineering design work under the theory that this will work based on the information they have before getting a full Traffic Study, however, the Traffic Study needs to be based on something. Its findings will be based on the Concept Plan. The Planning Commission's approval of this application will not mean that the City will be restricted in future development.

Commissioner Gilchrist stated that as long as the Traffic Study is based on future development for the entire area, he felt better about approving the application. Mr. Lethbridge stated that it would be that the Traffic Impact Analysis that was submitted was based on the larger regional development area and not just the development of this project. He explained that the City is working very hard to not repeat past mistakes or create unsafe or undesirable traffic patterns in the area. The issue will continue to be addressed going forward.

Commissioner Rushton asked for clarification of the concern. He asked if it was with the internal roadways and people trying to make a left turn onto 13200 South or left onto 4050 West, which are four-lane highways. Commissioner Gilchrist explained that the median curb ends prior to the access point so people will try to make a left turn into the development across all lanes of traffic as well as out of the development on the southbound side. There is no refuge area, so they would have to enter a traffic lane immediately from the development, which makes for an unsafe condition. His concern was more about trip generation and traffic patterns for each site. The density shown is low, but the potential density will be much higher.

Chair Cluff asked if the building layouts, roadways, access points, and square footages are subject to change. She was unclear as to whether the Planning Commission would be asked to grant approval tonight. Mr. Lethbridge explained that it is subject to further review, but not necessarily a change. The approval for this meeting would be for the six commercial lots along 13400 South with the conceptual layout shown on the plat, which is subject to further review of the architectural design package that will be submitted. It will be subject to refinement of the access and engineering details based on the Traffic Study. This is essentially approval of the Concept Plan, which then moves the process forward to the detailed submittal and begins the engineering and design review process. Typically, those elements would be included in the CSP and BSP submittal, but the MDA tends to contemplate larger-scale development where the tiered level of approval makes more sense.

Chair Cluff asked if there was a reason that they were looking at this application without the additional details. Mr. Lethbridge stated that the main reason it is before the Commission tonight is because they have an application that complies with the MDA in terms of what is allowed to be submitted. It is a combination of the CSP and BSP and is before the Commission for that level of approval. If there were additional items that the Commission felt it was important to review to grant that approval, that is a direction the Commission can give.

Commissioner Cannon commented that there is a lot going on with this project. He prefers to look at the highest and best use and he sees the traffic count going down as the development keeps people who live there from traveling outside the area. He thought the area was laid out well and asked if there were potential occupants for the different lots. The traffic is not going to get better and providing what the residents need in the area will keep them from having to leave the area as much.

Project Civil Engineer, Jake Tate, addressed the traffic concern and stated that the Traffic Study looked at the entire site and up to 400,000 square feet of retail on the east side of 4050 West. That portion of the study recommended extending the median and eliminating the possibility of left turns into and out of the development. They currently are developing five to six pads. If the developer wishes to increase the density they will have to update the Traffic Study, which will change the recommendations. The proposed development works according to the Preliminary Traffic Study that was done. The area is changing daily, and they are basing their project on the Comprehensive Traffic Study that was done for the entire area. Mr. Tate also stated that there are tenants for all the proposed buildings. Several businesses are interested in the area and they are anxious to move forward with development.

Commissioner Gilchrist asked if the Master Developer had reviewed the Traffic Study. He said that their approval rights do not extend to Traffic Study approval. They saw it but do not have jurisdiction over it.

Chair Cluff opened the public hearing. There were no public comments. Chair Cluff closed the public hearing.

Commissioner Rushton moved the Planning Commission APPROVE PLZ-21-8026 “The Village at South Mountain” Community Scale Plan and Block Scale Plan, in the SLR Special Development District with the following conditions:

- 1. The Community Scale Plan/Block Scale Plan shall comply with the Master Development Agreement (MDA) and the Suburban Land Reserve Specific Development District.**
- 2. Approval does not include architecture, building layout on the lots, building square footage, parking and floor area ratio, and utilities locations.**

3. **Architectural design details for the BSP compliant with the Master Development Agreement shall be submitted prior to any detail plan approval.**
4. **Stormwater management shall be compliant with Riverton City standards and requirements, with detail plan approval for any development within this project area contingent on final design review of both internal and external stormwater systems.**
5. **Access and traffic management comply with City standards and with the final approved traffic study, including installation of accel/deceleration lanes on 13400 South.**
6. **All necessary and required right-of-way dedication shall be determined prior to recordation of any plat.**
7. **The final location of any Welby-Jacob canal crossing on the west side of the CSP area shall not be established by this approval.**

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

4. **DISCUSSION ITEMS – N/A**
5. **MINUTES – N/A**
6. **ADJOURNMENT**

The meeting adjourned at approximately 8:00 p.m.