



**RIVERTON CITY
REGULAR CITY COUNCIL MEETING &
WORK SESSION
AGENDA** 

February 4, 2014

Notice is hereby given that the Riverton City Council will hold a **Regular City Council Meeting & Work Session** beginning at **6:30 pm** on **February 4, 2014**, at Riverton City Hall, located at 12830 South 1700 West, Riverton, Utah.

1. GENERAL BUSINESS

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Presentations/Reports
 1. Recognition of Boy Scout Troops
 2. Riverton Choice Awards for Excellence in Education – South Hills Middle School –
Council Member Paul Wayman
4. Public Comments

2. PUBLIC HEARINGS – 6:30 P.M. – or as soon after as practicable

1. **Rezone & General Plan Amendment**, Rezone 23.71 acres located at 12939 South Sunday Drive From R-1 (Residential Single Family, 1 Acre Minimum Lot Size) and RR-22 (Residential Single Family, ½ Acre Minimum Lot Size) to R-4-SD (Residential Single Family, min. lot size Of 10,000 sf with Specific Development Designations allowing 5,000 sf lots), and designate said property as MDR in the Riverton City General Plan, Taylor Spendlove representing Brighton Homes, Applicant – *Jason Lethbridge, Planning Manager*
 1. **Ordinance No. 14-01** – Rezoning 23.71 acres located at 12939 South Sunday Drive from R-1 (Residential Single Family, 1 acre minimum lot size) and RR-22 (Residential Single Family, ½ Acre Minimum Lot Size) to R-4-SD (Residential Single Family, min. lot size of 10,000 sf with Specific Development Designations), and designating said property as MDR in the Riverton City General Plan, Taylor Spendlove representing Brighton Homes, Applicant
 2. **Ordinance Amendment** – Adopting Section 18-57, RM -14-D, a Multi-Family Residential Zone allowing a maximum 14 units per acre for the Riverton City Downtown Area, Amendments proposed by Riverton City - *Jason Lethbridge, Planning Manager*
 1. **Ordinance No. 14-02** - Adopting Section 18-57, RM-14-D, A Multi-Family Residential Zone Allowing a maximum 14 Units per acre for the Riverton City downtown area, amendments proposed by Riverton City
 3. **Rezone** 9.07 acres located at the northeast corner of Redwood Road and 12800 South extending north to the Walgreens and Discount Tire and east to 1630 West, C-D Zone, Riverton City, Applicant - *Jason Lethbridge, Planning Manager*
 1. **Ordinance No. 14-03** – Rezoning 9.07 acres located at the northeast corner of Redwood Road and 12800 South extending north to the Walgreens and Discount Tire and east to 1630 West, from C-D Zone to RM-14-D, Riverton City, Applicant

3. DISCUSSION/ACTION ITEMS

-  1. Single Phase Subdivision, Manchester Fields, 1863 West 11900 South, R-4-SD Zone, Henry Walker Homes, Applicant - *Jason Lethbridge, Planning Manager*

4. CONSENT AGENDA

1. **Minutes:** RCCM 01-21-14, WS 01-28-14
2. **Bond Releases:** N/A
3. **Resolution No. 14-14** - Authorizing the City to enter into an Interlocal Cooperation Agreement with Salt Lake County for Traffic Signal Construction/Installation at 12600 South 4150 West – *Trace Robinson, Public Works Director*
4. **Resolution No. 14-15** – Authorizing the issuance of a purchase order to Tarter Farm and Ranch Equipment for the purchase of the rodeo arena components that are to be installed at the Main City Park – *Craig Calvert, Purchasing Manager*
5. **Resolution No. 14-16** – Authorizing the City to enter into an Encroachment Permit with the Utah Salt Lake Distributing Company of the 3600 West Detention Basin Outfall Project – *Trace Robinson, City Engineer*

5. STAFF REPORTS

1. Lance Blackwood, City Manager
2. Safety Training – *Ryan Carter, City Attorney*

6. ELECTED OFFICIAL REPORTS

1. Mayor Bill Applegarth
 1. Appointment of Planning Commission Members
2. Council Member Brent Johnson
3. Council Member Trent Staggs
4. Council Member Sheldon Stewart
5. Council Member Roy Tingey
6. Council Member Paul Wayman

7. UPCOMING MEETINGS

1. February 11, 2014 – Work Session - 6:30 p.m.
2. February 18, 2014 – Regular City Council Meeting/Work Session – 6:30 p.m.
3. February 25, 2014 – Work Session – 6:30 p.m.

8. WORK SESSION

1. Discussion regarding 2014 Strategic Plan
 1. Media Specialist/Communication and Brand Management/150 Year Celebration

9. ADJOURN – 10 p.m.

Dated this 30th day of January 2014



Virginia Loader, MMC
Riverton City Recorder

Public Comment Procedure

At each Regular City Council Meeting any person wishing to comment on any item not otherwise on the Agenda may address the Governing Body during the Public Comment period. The comment period is limited to 30 minutes. Any person wishing to comment shall limit their comments to no more than three (3) minutes, unless additional time is authorized by the Mayor. Citizen groups will be asked to appoint a spokesperson, who shall limit their comments to no more than five (5) minutes. All comments shall be directed to the Mayor and City Council. No person addressing the Governing Body during the comment period shall be allowed to comment more than once during that comment period. Speakers should not expect any debate or dialogue with the Mayor, City Council or City Staff during the meeting.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations or assistance during this meeting shall notify the City Recorder's Office at 801-208-3126, at least 24 hours prior to the meeting. Accessible parking and entrance are located on the south end of the building with elevator access to the City Council Chambers located on the second floor.

Certificate of Posting

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

Dated this 30th day of January 2014

**Virginia Loader, MMC
Recorder**



Issue Paper

Item No. 1.3.2

Presenter/Submitted By:	Mayor Applegarth	
Subject: Riverton Choice Awards for Education – South Hills Middle School	Meeting Date: February 4, 2014	
	Fiscal Impact:	
	Funding Source:	
<p>Background:</p> <p>Girl Student: Emily Murray 9th Grade- Our teachers describe Emily as "a hard working student who always does her ultimate best." She has a positive attitude, is the epitomy of kindness to her peers and teachers, and provides a positive example of service and leadership to her fellow students. One of her teachers says, "She is the kind of person that will take any group or organization and make it better."</p> <p>Emily recently demonstrated this quality as, together with her leadership classmates, she taught a motivational lesson to 5th graders at a local elementary school. Emily maintains excellent grades, attendance, and citizenship - all qualities of a high-performing student. South Hills is lucky to have her!</p> <p>Boy Student: Connor Anderson 9th Grade- Connor Anderson is an exemplary student. He has maintained phenomenal grades, attendance, and citizenship throughout his career at South Hills Middle. He has an excellent worth ethic and is driven to achieve at the highest levels in all he does. One of his teachers describes Connor as "an impressive young man. He is exemplary in each of the criteria for this award."</p> <p>Not only is Connor a dream student, but he leads out in serving his school through his participation in the National Junior Honor Society. Together with his NJHS peers, Connor collected thousands of food items to donate to the Utah Food Bank. We are proud to have Connor at South Hills!</p> <p>Educator: Nancy Beckman 7th Grade Science Teacher- is one of those rock star teachers which every principal dreams of. She is a master teacher in that she provides authentic, hands-on science experiences for her students. Ms. Beckman challenges her students to think deeper and achieve more, yet inspires enthusiasm and a love for learning in each child. She knows how to analyze her students' achievement results and then uses those results to inform and improve her own instruction. Ms. Beckman is one of South Hills' teacher leaders as she heads our committee responsible for providing individualized interventions to the students who need them most. Ms. Beckman is very deserving of this recognition.</p>		



Issue Paper

Item No. 2.1

Presenter/Submitted By:	Jason Lethbridge, Planning Manager	
Subject: REZONE & GENERAL PLAN AMENDMENT, REZONE 23.71 ACRES LOCATED AT 12939 SOUTH SUNDAY DRIVE FROM R-1 (RESIDENTIAL SINGLE FAMILY, 1 ACRE MINIMUM LOT SIZE) AND RR-22 (RESIDENTIAL SINGLE FAMILY, ½ ACRE MINIMUM LOT SIZE) TO R-4-SD (RESIDENTIAL SINGLE FAMILY, MIN. LOT SIZE OF 10,000 SF WITH SPECIFIC DEVELOPMENT DESIGNATIONS), AND DESIGNATE SAID PROPERTY AS MDR IN THE RIVERTON CITY GENERAL PLAN, TAYLOR SPENDLOVE REPRESENTING BRIGHTON HOMES, APPLICANT	Meeting Date: February 4, 2014	
	Fiscal Impact: N/A	
	Funding Source: N/A	
Background: <p>Taylor Spendlove, representing Brighton Homes, has applied for a rezone of 23.71 acres located at 12939 South Sunday Drive, which is currently a private lane. The property is zoned a mix of R-1 and RR-22, which is a single family designation with 1 acre and ½ acre lots respectively. The properties to the north and west are similarly zoned, and the properties to the east and south are zoned commercial. The properties are bordered on the east by a canal.</p> <p>This area has developed as relatively rural, large lots, almost all of which access off of Sunday Drive, a private lane. Access to utilities is limited, and further development has been hampered by this and issues with the private lane. In addition, major power lines and the Kern River Gas line, a massive underground natural gas line, bisect the properties. The Western Springs development to the west includes multi- and single-family units, with single-family development in the 4-6 units per acre range. The area to the east and south in part of Riverton's Western Commercial District, with anticipated commercial and multi-family development in the mid to higher density range.</p>		
Recommendation: <p>On November 14, 2013, the Planning Commission voted to recommend APPROVAL of this application.</p>		
Recommended Motion: <p>"I move the City Council adopt <u>Ordinance No. 14-01</u> - designating 23.71 acres located at 12939 South Sunday Drive as Medium Density Residential on the General Plan Land Use Map, and rezone the properties from R-1 (Residential Single Family, 1 Acre Minimum Lot Size) and RR-22 (Residential Single Family, ½ Acre Minimum Lot Size) To R-4-SD (Residential Multi-Family, 10,000) with Specific Development Designations as described on Exhibit "A".</p>		

RIVERTON CITY, UTAH
ORDINANCE NO. 14-01

AN ORDINANCE REZONING 23.71 ACRES LOCATED AT 12939 SOUTH SUNDAY DRIVE FROM R-1 (RESIDENTIAL SINGLE FAMILY, 1 ACRE MINIMUM LOT SIZE) AND RR-22 (RESIDENTIAL SINGLE FAMILY, ½ ACRE MINIMUM LOT SIZE) TO R-4-SD (RESIDENTIAL SINGLE FAMILY, MIN. LOT SIZE OF 10,000 SF WITH SPECIFIC DEVELOPMENT DESIGNATIONS), AND DESIGNATING SAID PROPERTY AS MDR IN THE RIVERTON CITY GENERAL PLAN, TAYLOR SPENDLOVE REPRESENTING BRIGHTON HOMES, APPLICANT

WHEREAS, the Riverton City Planning Commission has received public input and made a recommendation regarding the above listed rezone and General Plan amendment; and,

WHEREAS, the City Council has held a public hearing to consider said rezone and General Plan amendment; and,

WHEREAS, the Riverton City Council has determined that it is in the best interest of the public to amend the Riverton City Zoning Map for these properties from the current designation of R-1 and RR-22 to R-4-SD (Residential Single Family, Min. Lot Size Of 10,000 sf With Specific Development Designations), and amending the Riverton City General Plan Land Use Map for these properties from Estate Density Residential to Medium Density Residential.

NOW THEREFORE, BE IT ORDAINED by the City Council of Riverton City, Utah as follows:

- Section 1. The Riverton City Zoning Map shall be, and hereby is, amended to reflect the changes as shown in Exhibit “A” attached hereto, and Specific Development Designations as described in Exhibit “B” attached hereto, and
- Section 2. The Riverton City General Plan Land Use Map is hereby amended to reflect the changes shown in Exhibit “C” attached hereto, and
- Section 3. This ordinance shall take effect upon passage.

PASSED AND APPROVED by the City Council of Riverton, Utah, on this 4th day of February, 2014 by the following vote:

Council Member Sheldon Stewart	___	Yes	___	No
Council Member Brent Johnson	___	Yes	___	No
Council Member Trent Staggs	___	Yes	___	No
Council Member Paul Wayman	___	Yes	___	No
Council Member Roy Tingey	___	Yes	___	No

RIVERTON CITY

[SEAL]

ATTEST:

Bill Applegarth, Mayor

Virginia Loader, MMC
City Recorder

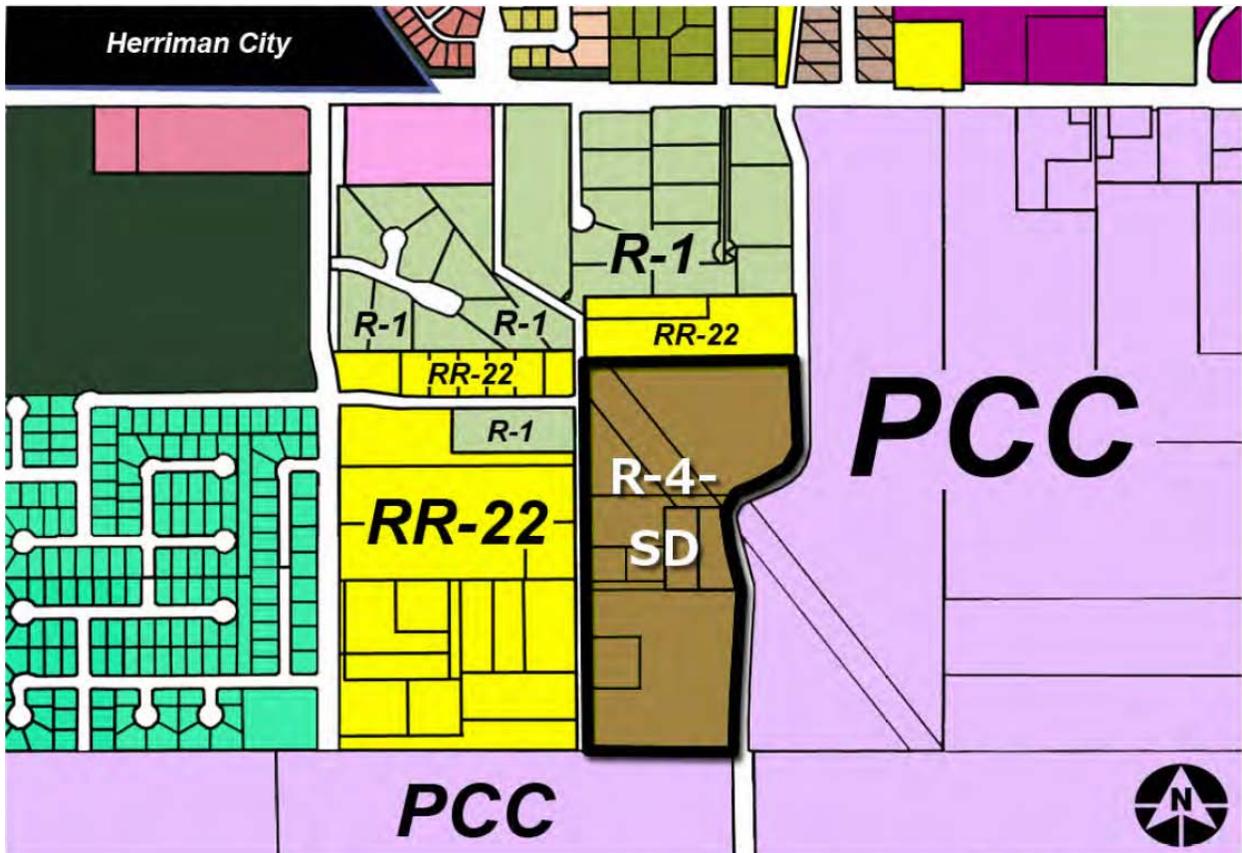


Exhibit A

Exhibit "B" – Specific Development Designations

1. Overall density shall not exceed four (4) units per acre, excluding ground within the project area under separate ownership.
2. Perimeter fencing shall consist of a minimum of six (6) foot solid vinyl on the north and east property lines, with solid masonry along the south.
3. All open space, including utility corridors where allowed by the utility company, shall be included in a landscape plan to be approved as part of the subdivision application.
4. All homes within the development shall meet Riverton City's minimum exterior material standards, with the exception that vinyl siding and aluminum or other metal siding shall be prohibited.
5. Lots shall be configured with a minimum of ½ acre lots along the north property line and a minimum of 1/3 acre lots adjacent Sunday Drive. These lots will comply with the requirements of the RR-22 and R-3 zones respectively.
6. Remaining lots within the development shall comply with the following requirements:

(a) **Permitted uses.**

Single family dwelling.

Accessory uses and buildings customarily incidental to a permitted use.

(b) **Conditional Uses.**

Home Occupations. Public schools churches

(c) **Lot area.**

The minimum lot area shall be 5,000 square feet.

(d) **Lot width.**

The minimum lot width shall be 50 feet measured at the front yard setback line.

(e) **Lot Depth.**

The minimum lot depth shall be 90 feet.

(f) **Front yard.**

Main Building: Twenty (20) foot minimum front yard setback measured to foundation.

(g) **Side yards.**

Main Building: Five (5) feet minimum side yard setback measured to foundation.

On corner lots, the street side yard setback shall be fifteen (15) feet from the right-of-way.

Accessory Buildings: Any and all requirements of Riverton City Ordinance 18.225, Accessory Structures, shall apply.

(h) **Rear yard.**

Main Building: The minimum rear yard setback shall be 15 feet.

Accessory Building: Any and all requirements of Riverton City Ordinance 18.225, Accessory Structures, shall apply.

(i) **Minimum Living Area Square Footage**

The minimum finished living area square footage shall be 900 square feet for a single story dwelling unit and 1,200 square feet for a two story or split level dwelling unit.

(j) **Maximum building height.**

Main Buildings. 35 feet. No dwelling shall contain less than one story.

Accessory buildings. Any and all requirements of Riverton City Ordinance 18.225, Accessory Structures, shall apply.

(k) **Fencing**

Fencing for all residential lots shall be based upon the following criteria:

- i) Rear yard fencing shall be a maximum of six (6) feet in height.
- ii) Fencing constructed within the front yard setback shall a maximum of three (3) feet in height.
- iii) Fencing materials shall consist of stone, brick, stucco, textured concrete, vinyl and /or similar materials.
- iv) Fencing along collector and/or arterial streets shall be constructed to Riverton City standards.



Exhibit C

**RIVERTON CITY
MEMORANDUM**

TO: Honorable Mayor and City Council

FROM: Planning Department

DATE: February 4, 2014

SUBJECT: REZONE & GENERAL PLAN AMENDMENT, REZONE 23.71 ACRES LOCATED AT 12939 SOUTH SUNDAY DRIVE FROM R-1 (RESIDENTIAL SINGLE FAMILY, 1 ACRE MINIMUM LOT SIZE) AND RR-22 (RESIDENTIAL SINGLE FAMILY, ½ ACRE MINIMUM LOT SIZE) TO R-4-SD (RESIDENTIAL SINGLE FAMILY, MIN. LOT SIZE OF 10,000 SF WITH SPECIFIC DEVELOPMENT DESIGNATIONS), AND DESIGNATE SAID PROPERTY AS MDR IN THE RIVERTON CITY GENERAL PLAN, TAYLOR SPENDLOVE REPRESENTING BRIGHTON HOMES, APPLICANT.

PL NO.: 13-4009 – BRIGHTON HOMES REZONE

On November 14, 2013, the Planning Commission voted to recommend APPROVAL of this rezone application. Minutes from that meeting will be distributed once transcribed, and a record of motion is included below. The Planning Commission recommended the following motion:

I move the City Council ADOPT Ordinance #14-01, designating 23.71 acres located at 12939 South Sunday Drive as Medium Density Residential on the General Plan Land Use Map, and rezone the properties from R-1 (Residential Single Family, 1 Acre Minimum Lot Size) and RR-22 (Residential Single Family, ½ Acre Minimum Lot Size) To R-4-SD (Residential Multi-Family, 10,000) with Specific Development Designations as follows:

1. Overall density shall not exceed four (4) units per acre, excluding ground within the project area under separate ownership.
2. Lots shall be configured with a minimum of ½ acre lots along the north property line and a minimum of 1/3 acre lots adjacent Sunday Drive. These lots will comply with the requirements of the RR-22 and R-3 zones respectively.
3. Remaining lots within the development shall comply with the requirements of the SP R-8 zone of the Western Springs Specific Plan, excluding sections (f) Front Yard Setbacks, and (H) Zero Lot Lines, and with a five (5) foot side yard setback.
4. Perimeter fencing shall consist be a minimum of six (6) foot solid vinyl on the north and east property lines, with solid masonry along the south.
5. All open space, including utility corridors where allowed by the utility company, shall be included in a landscape plan to be approved as part of the subdivision application.
6. All homes within the development shall meet Riverton City's minimum exterior material standards, with the exception that vinyl siding and aluminum or other metal siding shall be prohibited.

BACKGROUND

Taylor Spendlove, representing Brighton Homes, has applied for a rezone of 23.71 acres located at 12939 South Sunday Drive, which is currently a private lane. The property is zoned a mix of R-1 and RR-22, which is a single family designation with 1 acre and ½ acre lots respectively. The properties to the north and west are similarly zoned, and the properties to the east and south are zoned commercial. The properties are bordered on the east by a canal.

This area has developed as relatively rural, large lots, almost all of which access off of Sunday Drive, a private lane. Access to utilities is limited, and further development has been hampered by this and issues with the private lane. In addition, major power lines and the Kern River Gas line, a massive underground natural gas line, bisect the properties. The Western Springs development to the west includes multi- and

single-family units, with single-family development in the 4-6 units per acre range. The area to the east and south in part of Riverton's Western Commercial District, with anticipated commercial and multi-family development in the mid to higher density range.

The City recently completed an update to the Riverton City General Plan Land Use Map. In that update process, the Planning Commission recommended a designation of 5-8 units per acre for this area. The City Council discussed a designation of R-4 with a requirement for a Specific Plan, which would mean during the approval process the City would consider ordinances crafted specifically to the proposed development. However, in the final approved plan, the area was instead included in the larger "Future Study Area" applied to the Western Commercial District. This has left unresolved the question of the land use designation for this area. Some of the primary concerns expressed during the General Plan were the potential impacts to existing homes and development within this area from higher densities, and the potential under the "5-8 Units Per Acre" designation for townhomes/condos at the upper end of that range.

In response to the Council's proposed designation requiring a Specific Plan for development of the property, the applicant has included a proposed layout for the development and proposed text to be adopted as SD designations. The proposed lot layout includes ½ lots along the north property, 1/3 acre lots along the proposed Sunday Drive, and the remainder of the lots at 5,000 square feet. There is also open space shown, which is primarily within the Rocky Mountain Power corridor underneath the existing power lines, or over the Kern River Gas corridor.

The proposed SD designations, as submitted by the applicant, includes language on architectural styles and landscaping details, as well as language establishing an architectural review board. This language, and especially the architectural review board requirements, are more appropriate to internal covenants administered by a Home Owners Association than in SD designations for a project of this size. The SD designations should be limited in this situation to establishing minimum zoning requirements for the project, including the proposed 5,000 square foot lots which do not have a corresponding standard Riverton City zone. The zoning requirements as proposed by the applicant include a minimum 5 foot side yard setback, and allows a 15 foot front and rear setback. The applicant has not provided to staff information showing proposed home footprints or concept plans showing buildable areas. In addition, the proposed text appears to allow a range of building materials that contradict Riverton City's standards, which require a minimum amount of hard surfacing, and the text grants authority to an HOA to allow alternative materials.

The minimum lot size as proposed by the applicant is 5,000 square feet, or 1/8- acre, with a minimum lot width of 50 feet. The proposed 5,000 square foot lot sizes are similar to those found in the Western Springs development's SP-R-8 zone, which allows up to 8 units per acre. However, that zone in Western Springs is located entirely on the west side of the Mountain View Corridor. All of the lots within the Western Springs development on the east side of Mountain View and closest to this area are zoned SP-R-6, which requires a minimum of 7,000 square feet and a minimum lot width of 60 feet. Copies of the text of both zones is included below. The Council should consider not simply the proposed layout and distribution of lots, but also whether the 5,000 square foot lots are appropriate to the area. The Planning Commission recommended for approval included the condition that interior lots comply with the SP-R-8 zone, allowing 5,000 square foot lots.

Included below is a copy of the Western Springs SP zones. Staff has also, based on the Planning Commission's recommendation, prepared an exhibit to the ordinance that outlines all of the SD designations as described in the proposed motion. This action addresses the zoning of the property only. Preliminary and final subdivision applications will be reviewed and presented to the Planning Commission and City Council for approval prior to any development or construction on this property.

ATTACHMENTS:

The following items are attached for your review:

1. A copy of the Rezone application.
2. An 8.5" x 11" copy of the Current Zoning Map

3. An 8.5" x 11" copy of the Proposed Zoning Map
4. An 8.5" x 11" copy of the General Plan Designation
5. An 8.5" x 11" copy of the lot size distribution map and proposed text, submitted by applicant
6. A copy of the Western Springs R-6 and R-8 text.

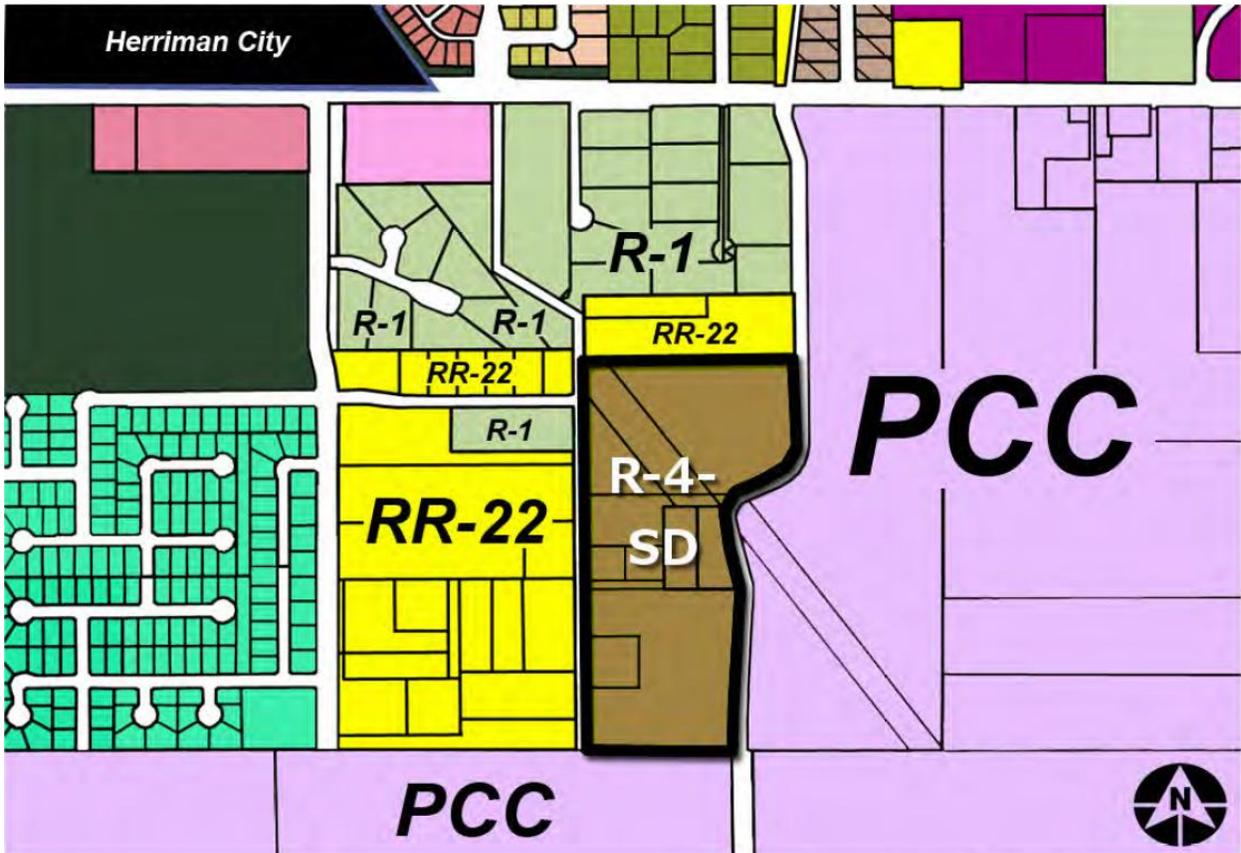


Exhibit A

Exhibit "B" – Specific Development Designations

1. Overall density shall not exceed four (4) units per acre, excluding ground within the project area under separate ownership.
2. Perimeter fencing shall consist of a minimum of six (6) foot solid vinyl on the north and east property lines, with solid masonry along the south.
3. All open space, including utility corridors where allowed by the utility company, shall be included in a landscape plan to be approved as part of the subdivision application.
4. All homes within the development shall meet Riverton City's minimum exterior material standards, with the exception that vinyl siding and aluminum or other metal siding shall be prohibited.
5. Lots shall be configured with a minimum of ½ acre lots along the north property line and a minimum of 1/3 acre lots adjacent Sunday Drive. These lots will comply with the requirements of the RR-22 and R-3 zones respectively.
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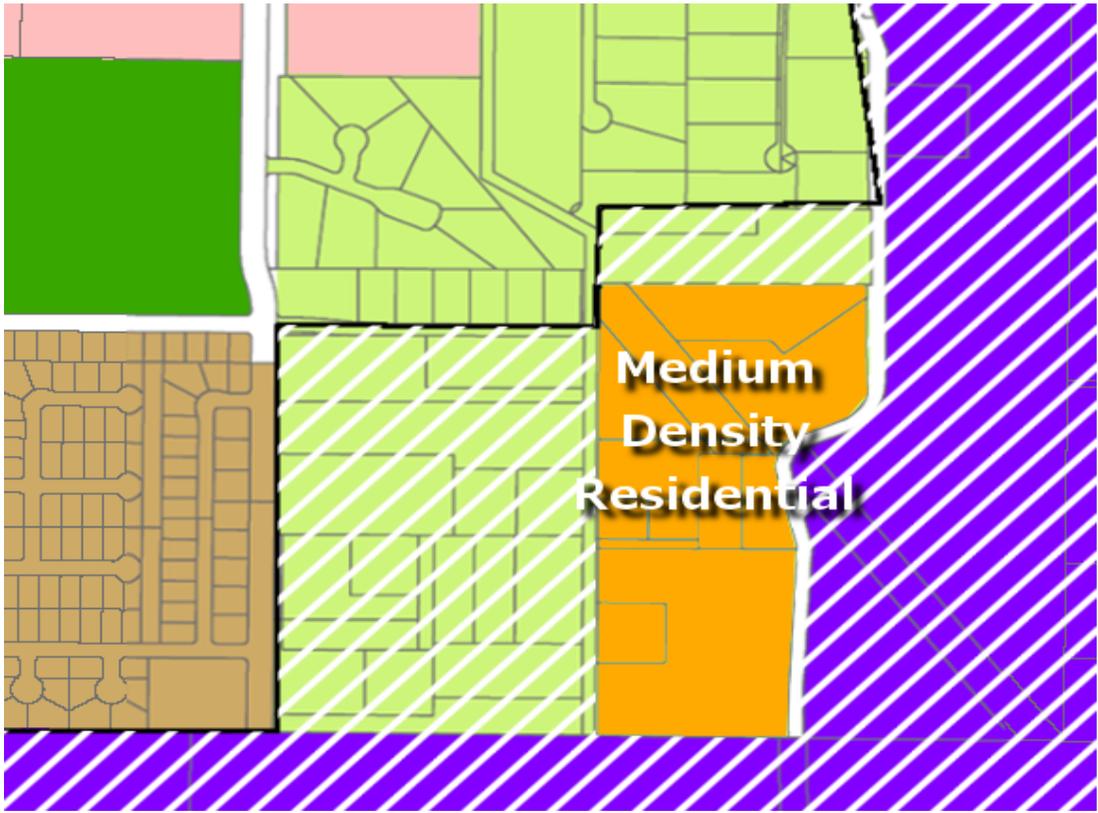


Exhibit C

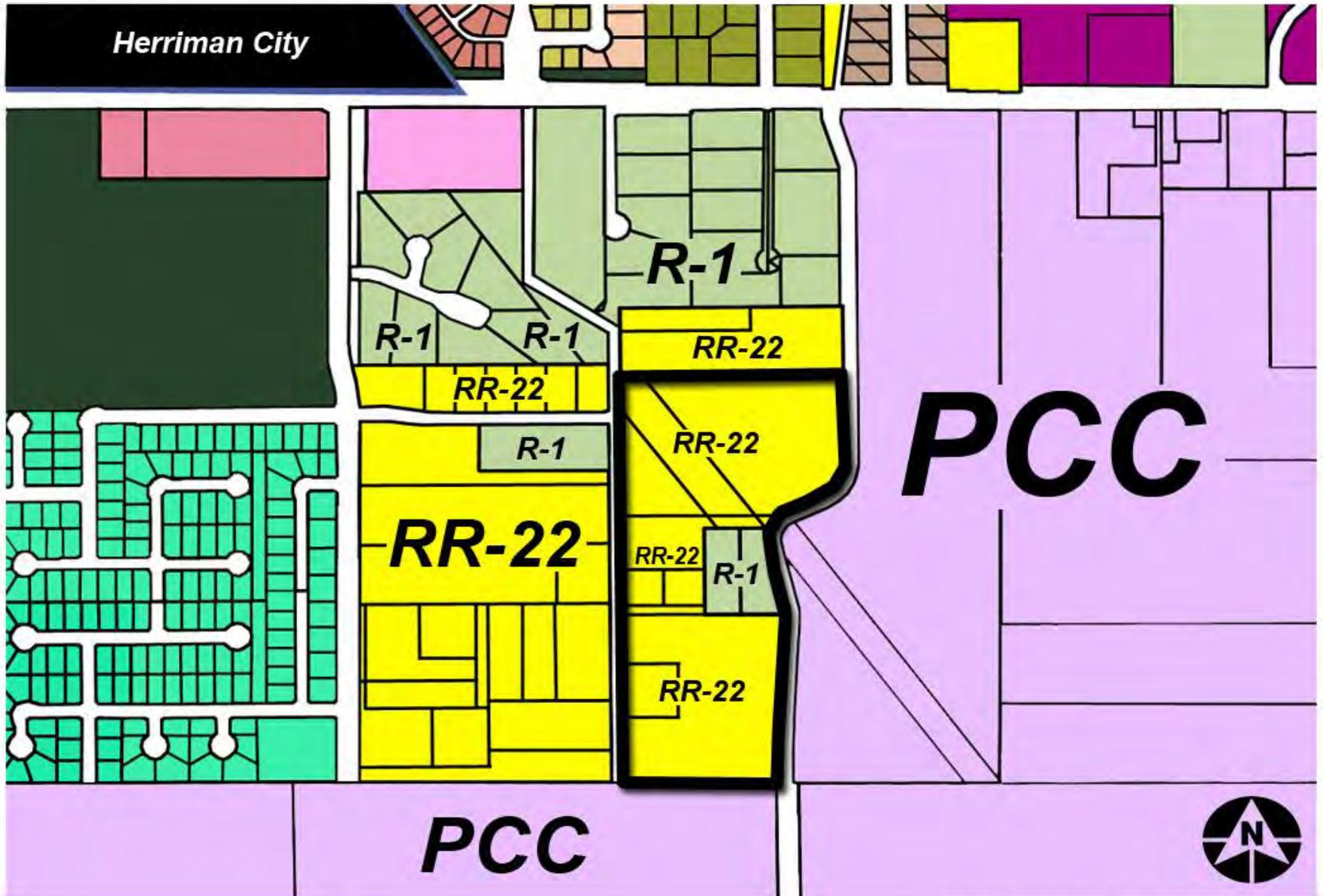
Brighton Rezone



Aerial View

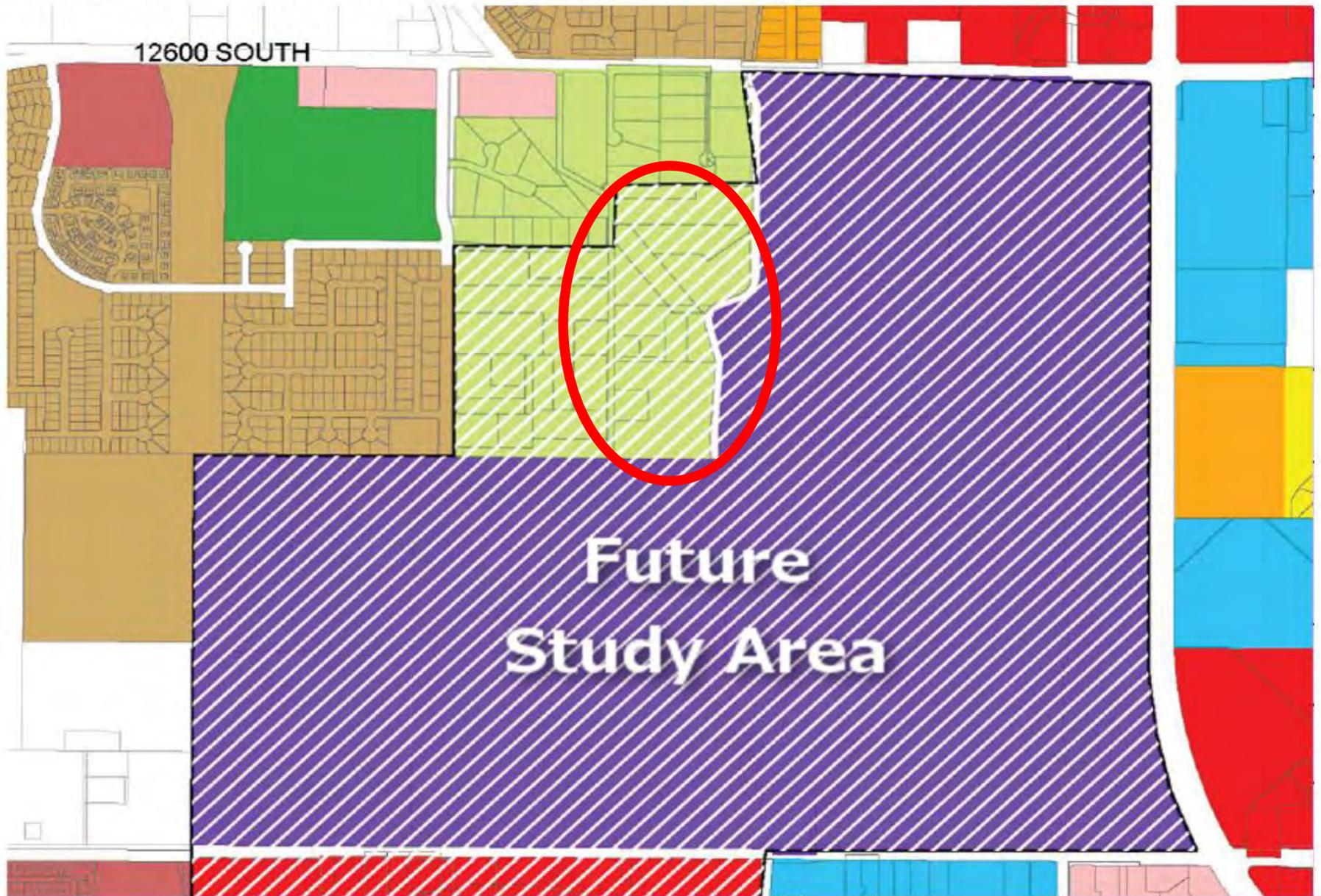
Brighton Rezone

Herriman City



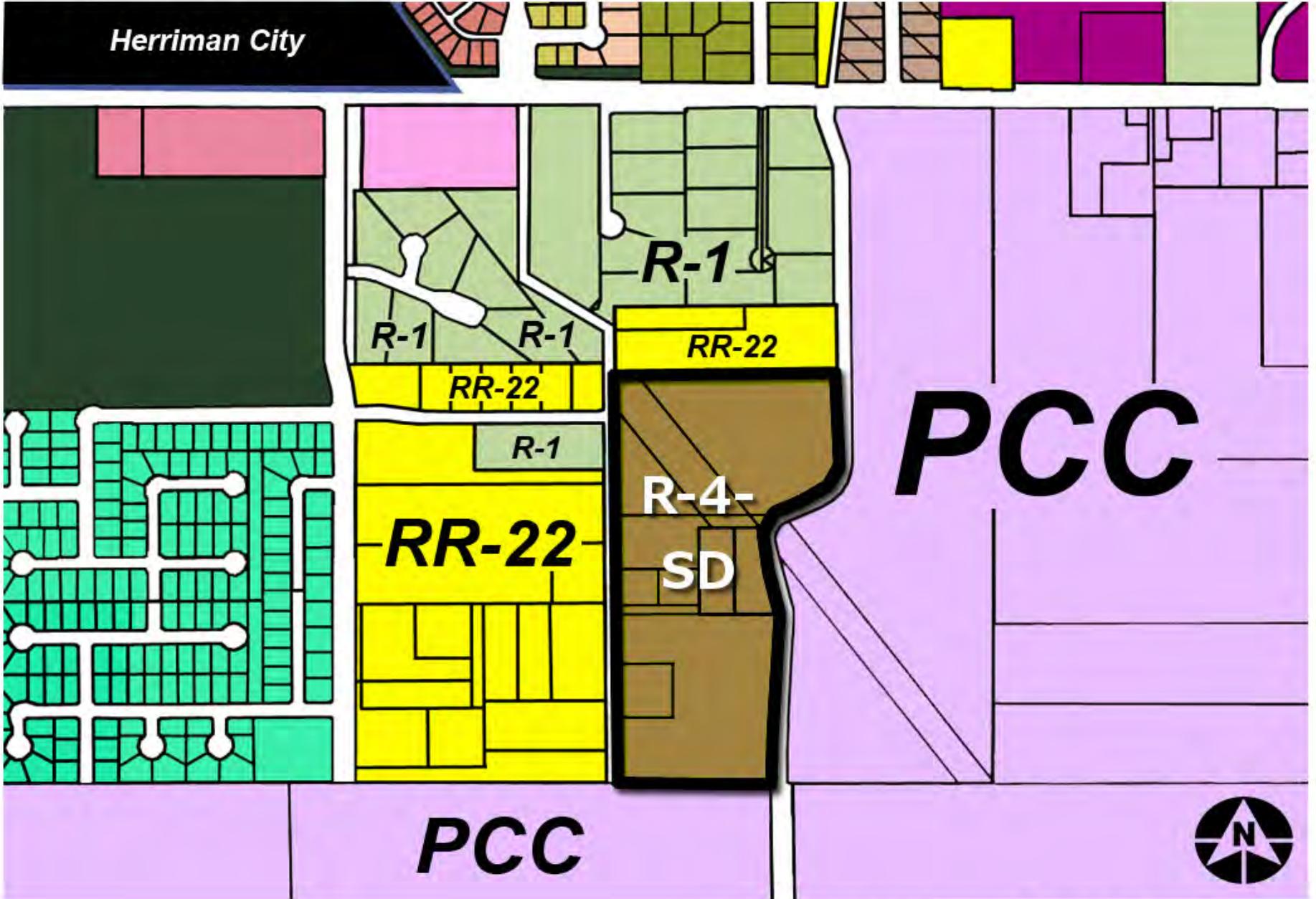
Current Zoning

Brighton Rezone



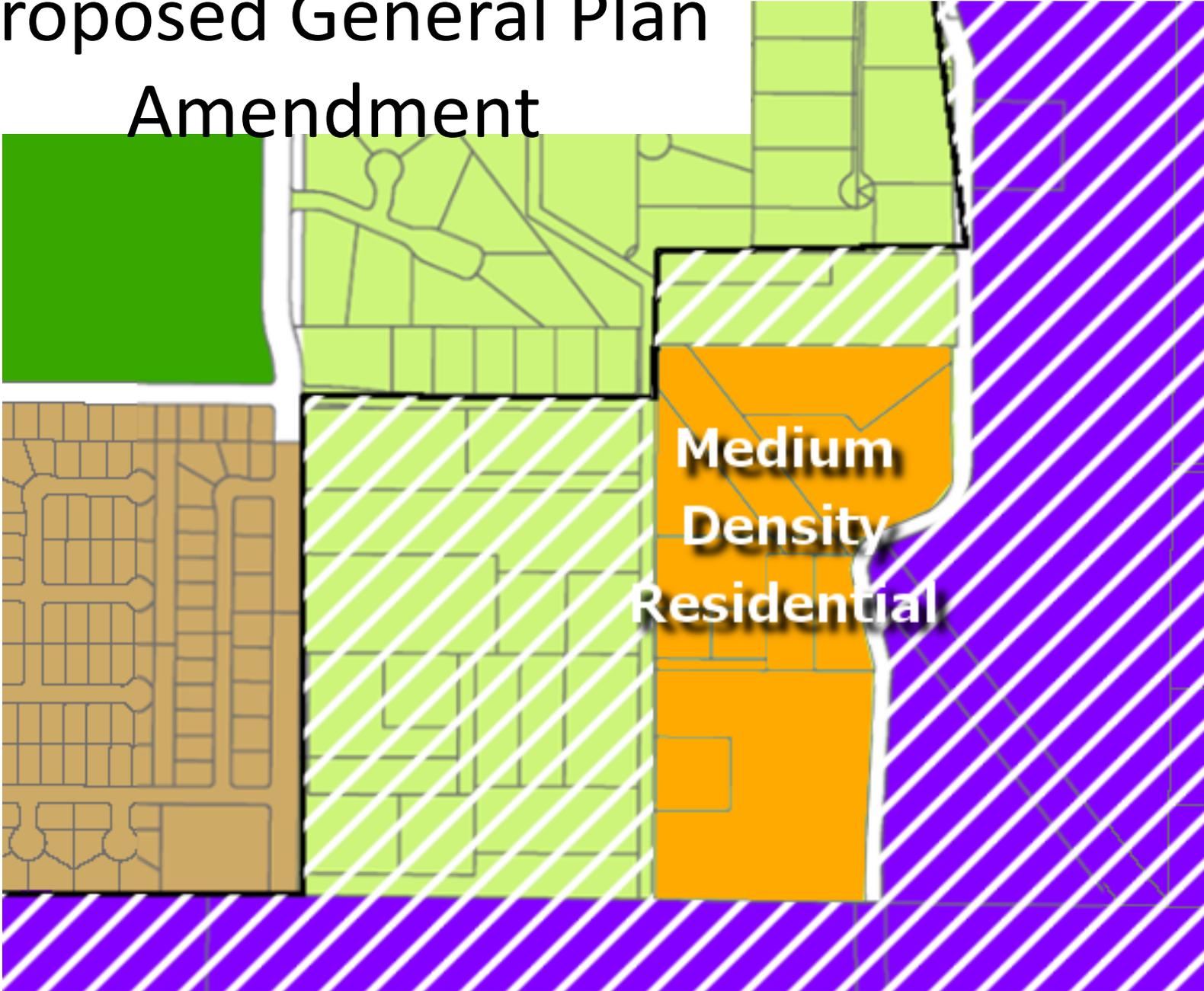
General Plan Designation

Brighton Rezone

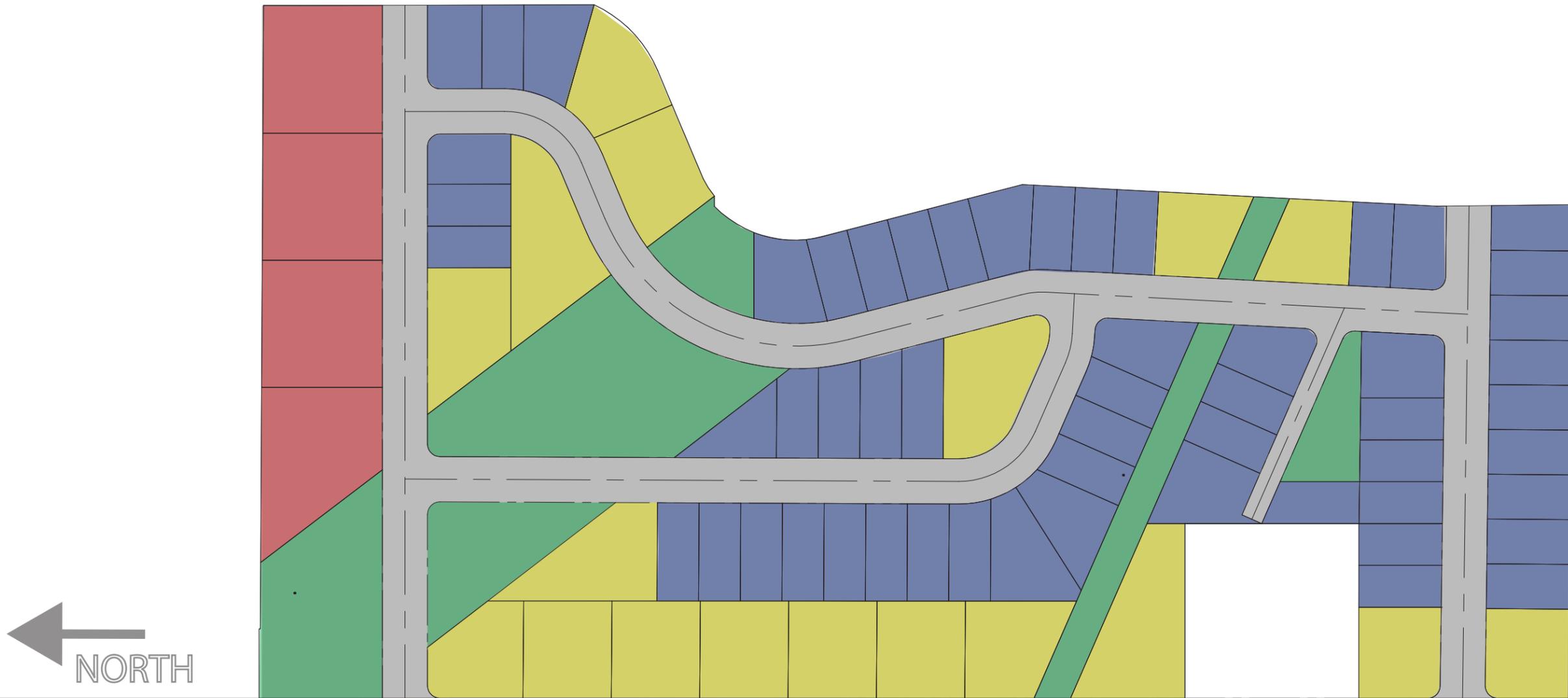


Proposed Zoning

Proposed General Plan Amendment



**Proposed Lot Size Layout
And Proposed SD Designation Text
As Submitted by Applicant**



SUNDAY DRIVE TO BE IMPROVED NORTH TO 12600 SOUTH WITH UTILITIES, ALSO INCLUDING IMPROVED ROAD PER CITY REQUIRMENTS BY BRIGHTON HOMES UTAH

- 1/2 ACRE EXTRA LARGE LOTS TO BUFFER ALONG NORTH END OF PROPERTY, THESE PROPRITIES WILL INLCUDE ANIMAL RIGHTS
- 1/3 ACRE LARGE LOTS TO BUFFER ALONG SUNDAY DRIVE AND HOMES ON WEST SIDE OF SUNDAY DRIVE
- 1/5 ACRE REGULAR LOTS TO BE SIMILLAR TO RESIDENCES FOUND IN WESTERN SPRINGS
- OPEN SPACE, TO BE HOA MAINTAINED, DEEDED TO CITY OR, HOA MAINTAINED WITH A PUBLIC EASMENT OVERLAY.



EXTRA LARGE LOTS AND LARGE LOT HOME TYPES



REGULAR LOT HOME TYPES

Brighton Homes
Cottages at Western Springs
R4 Special Designation Proposal
11/5/13

1. Architecture - The Architectural Style of The Cottages at Western Springs will be a traditional craftsman style. Home elevations, porches, entry doors, windows, and living areas will relate to the adjacent streets creating a welcoming appearance. Building form will have integrity and will respect the architectural style of the building. Home elevations and colors will vary creating an interesting streetscape.
2. Site Amenities - Cottages at Western Springs will have common design elements that will tie the community together. There will be consistency in building materials throughout the project.
 - a. Entry Monuments - There will be one type of entry monument in The Cottages at Western Springs. The height of the monument will comply with the City's requirement that no obstruction over 3 feet in height be located within the 30' sight triangle at street intersections.
 - b. Fencing - All fencing within the community will be required to be vinyl
3. Landscaping
 - a. The developer will provide a landscape buffer on the west side of double fronting lots with a 6 foot tall privacy fence along the proposed lot lines.
 - b. Individual Lot landscape: each single-family lot must be properly and completely landscaped according to Riverton City Standards (to be coordinated with owner). Each new home will plant a minimum of two trees in the park strip fronting the lot (to be coordinated with owner). The trees to be selected by the new home owners from the Riverton City Plant List. An automatic sprinkler system is required on each lot.
4. Land Use Zoning Designation
 - a. Zoning Summary: The Cottages at Western Springs is designated as an R-4 Special Designation. This designation will include 3 different lot types that range in size. This R-4 Special Designation provides the Developer to have a gross density of 4 units per acre. Density in some areas can be greater if the Developer provides open space in exchanges for smaller lot sizes.
 - 1) R-22 (Single Family Detached Residential – 21,780 square feet). This lot type will be located on the Northern end of the proposed development. Half Acre Lot requirements will only be required on lots directly adjacent to any lots on the northern boundary of the development. These lots will be assigned an animal right designation.
 - 2) R-3 (Single Family Detached Residential – 3 Dwelling Units per Acre). This lot type will be located along the proposed Sunday Drive right-of-way. The R-3

requirement will only apply to lots directly adjacent to Sunday Drive right-of-way.

- 3) The remaining property will include only Single Family detached homes. The development in this area will allow no lot size smaller than 5,000 square feet.

5. Setback requirements:

- a. R-22 and R-3 Zones = setback requirements in current zoning ordinance will apply to all lots designated as such.
- b. All remaining property will follow the following parameters.
 - 1) Minimum Lot Area: 5,000 square feet
 - 2) Minimum Lot Width: 50 feet
 - 3) Minimum Lot Depth: 100 feet
 - 4) Minimum Front Yard Setback: 20 feet to garage, 15 feet to living space or porch space
 - 5) Minimum Side yard Setback: 5 feet for all structures
 - 6) Minimum Corner Lot Side yard Setbacks: 15 feet
 - 7) Minimum Rear Yard Setback: 15 feet to main building 5' to accessory
 - 8) Minimum Living Area: 1 story- 1,200 square feet, 2 story – 1,500 square feet.
 - 9) Minimum Distance Between Buildings: 10 feet
 - 10) Maximum Fencing Heights: Rear yard 6 feet, front yard setback 3'

6. Architectural Review and Control

- a. Architectural Review Committee: Developer may, at any time, establish and Architectural Review and Control Committee consisting of one or more property owners within the Subdivision, in which case, said persons as an Architectural Committee shall have all of the rights and authorities pertaining to the architectural specifications and control as provided herein to the Developer. Said Architectural Review and Control Committee (hereinafter "Architectural Committee" or "Committee") shall be established in writing and the same may (but is not required to) be recorded. The members of the Committee may be changed at any time by majority vote of the property owners within the Subdivision. It is anticipated that over time, the Developer shall phase itself out of majority control of the Subdivision. Continuing governance of the Subdivision as it relates to the interpretation and enforcement of these restrictions shall be assumed by the Lot owners in the Subdivision, acting by a majority vote.
- b. Requirements: No building, fence, wall, hedge or structure or permanent improvement of any type, shall be constructed on any Lot until the plans and specifications, including design, location, description of materials, color scheme and a grading plan showing the location of the proposed structure or improvement, with all necessary supporting details associated there with, have been approved in writing by the Developer, or such Architectural Committee as Developer may establish as provided hereunder. No later changes or additions after initial approval thereof or remodeling or reconstruction shall

commence until such has also been approved in writing by the Developer or its assignee or the Architectural Committee, as the case may be.

The Developer shall have the right to refuse to approve any plan and /or specifications which are not suitable or desirable, in its opinion, for the aesthetic or other reasons, and in so passing upon such plans and/or specifications, it shall have the right to take into consideration the suitability of the proposed building or other structure or improvements, the materials of which and the effect of the building or other structure on the roadways as planned and the view from purchases of lots in the development to obtain or to comply with the required prior written approval of plans under this paragraph, said purchaser hereby agree to reimburse the Developer or its assigns for all costs and expenses to which it may be put as a result of said situation including costs of demolition and deconstruction, if necessary. To whatever extent consent, approval or authorization from Developer or the Architectural Committee may be required hereunder, such consent, approvals and authorizations shall not be unreasonable withheld, nor shall these Covenants and Restrictions be arbitrarily or capriciously interpreted or applied.

- c. Exterior materials: All exterior materials utilized on Dwelling and other structures shall consist of natural materials including stone, brick, stucco, Hardi Plank, ect. Aluminum, steel and vinyl are to be used only as soffit and fascia unless otherwise approved by the Architectural Committee in writing.

Western Springs Specific Plan

R-6 and R-8 Zones

b. R-6 (Single Family Detached Residential - 6 Dwelling Units Per Acre)

The R-6 (Single Family Detached Residential - 6 Dwelling Units Per Acre) is designed to permit the development of typical single family detached neighborhoods on lots down to 7,000 square feet in area.

The following zoning regulations shall apply to areas designated on the Land Use Plan as R-6.

(a) Permitted uses.

- Single family dwelling.
- Accessory uses and buildings customarily incidental to a permitted use.

(b) Conditional Uses.

- Home Occupations.
- Public schools.
- Churches.

(c) Lot area.

The minimum lot area shall be 7,000 square feet.

(d) Lot width.

The minimum lot width shall be 60 feet measured at the front yard setback line.

(e) Lot Depth.

The minimum lot depth shall 90 feet.

(f) Front yard.

The minimum front yard setback varies based upon the following criteria (*See Figure 5 for graphical illustration*):

- i) All setbacks will vary between 20 feet, 23 feet and 25 feet minimums.
- ii) On each block, setbacks will vary with each minimum setback being used no more than on one third of the homes on a given block.
- iii) On contiguous lots, the same minimum setback shall not be repeated more than twice.

(g) Side yards.

Main Building: Five (5) feet minimum with a combined minimum of 12 feet.

On corner lots, the street side yard setback shall be fifteen (15) feet from public streets.

Accessory Buildings: The minimum side yard shall be five (5) feet. All other standard City Zoning Ordinance requirements shall apply.

On corner lots, the street side yard setback shall be ten (10) feet from any right of way dedication. All other standard City Zoning Ordinance requirements shall apply.

(h) Zero Lot Line Developments

Zero lot line developments — residential developments where homes are located on directly on one property line creating a zero lot line --, may be permitted based upon the following provisions:

- The front and rear yard setbacks included herein shall be maintained.
- A side yard setback of 12 feet shall be maintained on the non-zero lot line side of the residence.
- All building code requirements for construction on a property line shall be met. (See *Figure 6 for graphical illustration*)

(i) Rear yard.

Main Building: The minimum rear yard setback shall be 15 feet.

Accessory Building: The minimum rear yard setback shall be five (5) feet. All other standard City Zoning Ordinance requirements shall apply.

(j) Minimum Living Area Square Footage

The minimum finished living area square footage shall be 1,000 square feet for a single story dwelling unit and 1,300 square feet for a two story or split level dwelling unit.

(k) Maximum building height.

Main Buildings. 35 feet. No dwelling shall contain less than one story.

Accessory buildings. 25 feet.

(l) Fencing

Fencing for all residential lots shall be based upon the following criteria:

- i) Rear yard fencing shall be a maximum of six (6) feet in height.
- ii) Fencing constructed within the front yard setback shall a maximum of three (3) feet in height.
- iii) Fencing materials shall consist of stone, brick, stucco, textured concrete, vinyl and / or similar materials.
- iv) Fencing along collector and / or arterial streets shall be constructed to Riverton City standards.

a. R-8 (Single Family Detached Residential - 8 Dwelling Units Per Acre)

The R-8 (Single Family Detached Residential - 8 Dwelling Units Per Acre) designation is designed to permit the development of typical single family detached neighborhoods on lots down to 5,000 square feet in area.

The following zoning regulations shall apply to areas designated on the Land Use Plan as R-8.

(a) Permitted uses.

- Single family dwelling.
- Accessory uses and buildings customarily incidental to a permitted use.

(b) Conditional Uses.

- Home Occupations.
- Public schools.
- Churches.

(c) Lot area.

The minimum lot area shall be 5,000 square feet.

(d) Lot width.

The minimum lot width shall be 50 feet measured at the front yard setback line.

(e) Lot Depth.

The minimum lot depth shall be 90 feet.

(f) Front yard.

The minimum front yard setback varies based upon the following criteria (See Figure 5 for graphical illustration):

- i) All setbacks will vary between 20 feet, 23 feet and 25 feet minimums.

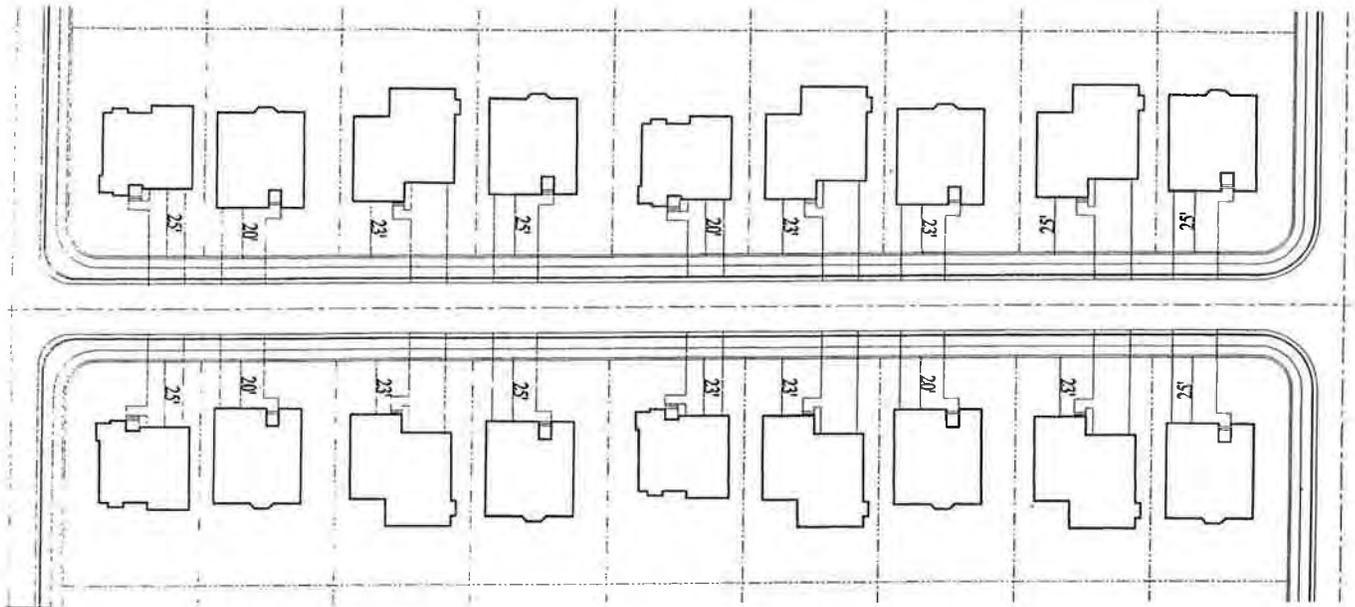


Figure 5
Variable Front Yard Setbacks 20' / 23' / 25'
Building Types are Conceptual

- ii) On each block, setbacks will vary with each minimum setback being used no more than on one third of the homes on a given block.
- iii) On contiguous lots, the same minimum setback shall not be repeated more than twice.

(g) Side yards.

Main Building: Three (3) feet minimum with a combined side yard setback of a minimum of six (6) feet from eave to eave.

On corner lots, the street side yard setback shall be fifteen (15) feet from the right-of-way.

Accessory Buildings: The minimum side yard shall be five (5) feet. All other standard City Zoning Ordinance requirements shall apply.

On corner lots, the street side yard setback shall be ten (10) feet from any right of way dedication.

(h) Zero Lot Line Developments

Zero lot line developments — residential developments where homes are located directly on one property line creating a zero lot line --, may be permitted based upon the following provisions:

- The front and rear yard setbacks included herein shall be maintained.
- A side yard setback of 6 feet shall be maintained on the non-zero lot line side of the residence.
- All building code requirements for construction on a property line shall be met. (See Figure 6 for graphical illustration)

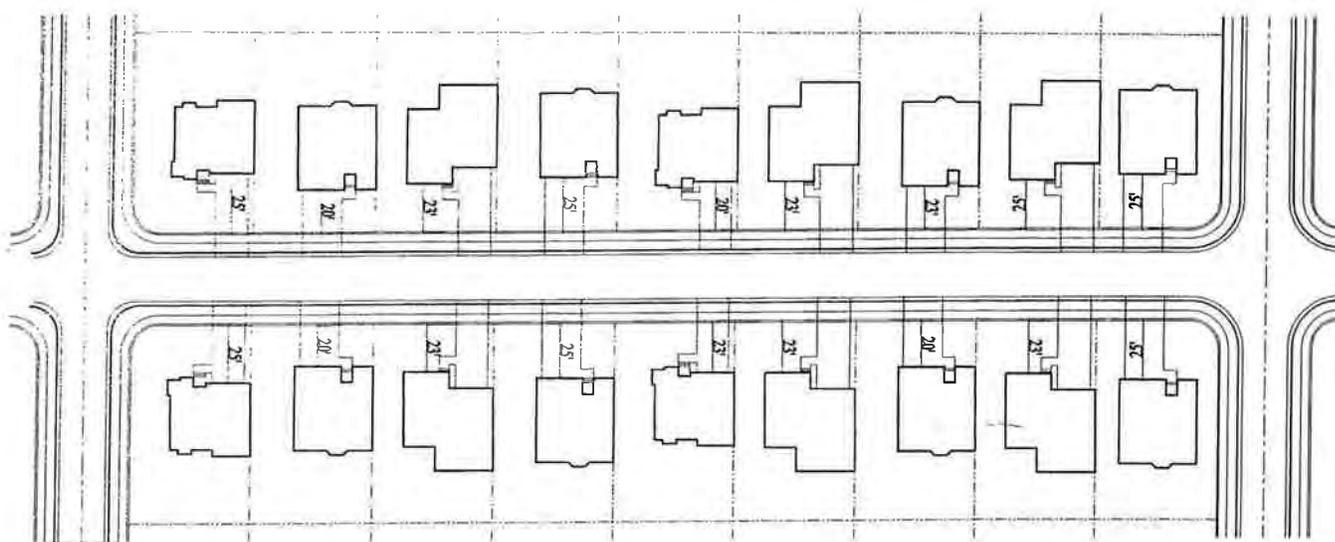


Figure 6
Zero Lot Line Development
Building Types are Conceptual

(i) Rear yard.

Main Building: The minimum rear yard setback shall be 15 feet.

Accessory Building: The minimum rear yard setback shall be five (5) feet. All other standard City Zoning Ordinance requirements shall apply.

(j) Minimum Living Area Square Footage

The minimum finished living area square footage shall be 900 square feet for a single story dwelling unit and 1,200 square feet for a two story or split level dwelling unit.

(k) Maximum building height.

Main Buildings. 35 feet. No dwelling shall contain less than one story.

Accessory buildings. 25 feet.

(l) Fencing

Fencing for all residential lots shall be based upon the following criteria:

- i) Rear yard fencing shall be a maximum of six (6) feet in height.
- ii) Fencing constructed within the front yard setback shall a maximum of three (3) feet in height.
- iii) Fencing materials shall consist of stone, brick, stucco, textured concrete, vinyl and / or similar materials.
- iv) Fencing along collector and / or arterial streets shall be constructed to Riverton City standards.

1 RIVERTON CITY PLANNING COMMISSION
2 MEETING MINUTES

3
4 November 14, 2013

5
6 The Riverton City Planning Commission convened at 6:30 p.m. in the Riverton City
7 Municipal Building, 12830 South 1700 West, Riverton, Utah.

8
9 Planning Commission Members:

Staff:

10
11 Larry Brown
12 Kent Hartley
13 Cade Bryant
14 Brian Russell
15 Dennis Hansen

Andrew Aagard, City Planner
Casey Taylor, Attorney
Ryan Carter, City Attorney
Gordon Miner, City Engineer

16
17 Taylor Morrill and Scott Kochevar were excused from the meeting.

18
19 Commissioner Hansen led the Pledge of Allegiance. Chair Kent Hartley called the
20 meeting to order.

21
22 I. PUBLIC HEARINGS

23
24
25 C. 13-4009, REZONE, PROPOSED REZONE OF APPROX. 8 ACRES LOCATED AT
26 12939 SOUTH SUNDAY DRIVE FROM R-1 (RESIDENTIAL 1 ACRE LOTS) TO RR-
27 22 (RURAL RESIDENTIAL ½ ACRE LOTS) TO R-4-SD (RESIDENTIAL SINGLE
28 FAMILY 10,000 MIN LOT SIZE WITH SPECIFIC DEVELOPMENT DESIGNATION),
29 BRIGHTON HOMES UT, LLC, APPLICANT.

30
31 Commissioner Brown recused himself from the discussion of this agenda item due to a
32 conflict of interest. Mr. Carter announced for the record that if a Commissioner is recused
33 from an item in a public meeting due to a conflict of interest, it is within their rights as an
34 American citizen to remain present at the meeting and speak during the public hearing as a
35 citizen, if they so choose. However, they are not eligible to participate in the vote on the item.

36
37 Mr. Aagard presented the staff report and noted that this same application was reviewed at
38 the October 10, 2013, Planning Commission Meeting.

39
40 The General Plan designation for the area is listed as a Future Study Area. The City recently
41 updated the General Plan, and as part of that update the Planning Commission
42 recommended a designation of five to eight units per acre for this area. The City Council
43 discussed a designation of R-4, with the requirement for a specific plan. In response to the
44 City Council's proposed designation, the applicant proposed a SD Specific Plan document to
45 coincide with this rezone request.

46
47 Mr. Aagard presented a map of the zones for their respective areas. The minimum lot size as
48 proposed by the applicant is 5,000 square feet, or one-eighth of an acre, which is similar to
49 those found in the Western Springs subdivision located to the west. The applicant submitted

1 text relative to the specific development designation they are requesting. Staff reviewed the
2 text, and felt it was not in the best interest of the City to ratify it. The proposed SD
3 designations, as submitted by the applicant, include language on the architectural style and
4 landscaping details, as well as language establishing an Architectural Review Board. The
5 language is more appropriate to internal covenants which are administered by a
6 homeowners' association, or HOA, rather than in an SD designation for a project of this size.

7
8 The SD designation should be limited to establishing minimum zoning requirements for the
9 project, including the proposed 5,000 square-foot lots, which do not have a corresponding
10 Riverton City zone. The zoning requirements as proposed by the applicant include minimum
11 of side yard setbacks of five feet, and allow front and rear yard setbacks of 15 feet.

12
13 The applicant has not provided staff information showing proposed home foot prints or
14 concept plans showing buildable areas. Additionally, the proposed text appears to allow a
15 range of building materials that contradict Riverton City standards, which require a minimum
16 amount of hard surfacing. The text grants authority to an HOA to allow alternative materials.
17 The proposed text submitted by the applicant will require amending to come into compliance
18 with Riverton City Standards, and to better address the underlying development.

19
20 Changes to the text need to be in context of what the Planning Commission and City Council
21 will allow on the property in terms of lot size and distribution. Staff would propose a more
22 limited list of SD designations on the property, reflecting the distribution of lot sizes and
23 standards for any allowed lot sizes not described in the existing ordinances. In reviewing the
24 R-8 and R-6 zones of the current Western Springs Division, the Planning Commission may
25 recommend that the one-half and one-third acre lots as proposed conform to the existing RR-
26 22 and R-3 zones, and that the remaining lots comply with requirements of the appropriate
27 Western Springs zones. Staff proposed a motion that would apply one of those zones to the
28 property, and the Planning Commission may specify which one.

29
30 This action only addresses the zoning of the property and development standards.
31 Preliminary and final subdivision applications will be reviewed and presented to the Planning
32 Commission and City Council prior to any development or construction on the property.

33
34 The public hearing was opened.

35
36 Lacy Kroft, a Western Springs resident, inquired about access points into the subject
37 property. He stated that he would be vehemently opposed to Dutchman Drive being an
38 access point.

39
40 April Steck noted that she was present at the October Planning Commission Meeting, and
41 spoke against the proposed rezone and development. She reiterated the comments she
42 made in the previous meeting by explaining that the lot sizes need to remain one acre and
43 one-half acre lots. Ms. Steck listed the open space and horse properties among other
44 specific reasons for moving to the area. She also expressed concern with traffic congestion,
45 and safety issues that children face traveling to school.

46

1 Larry Baldwin pointed out that all of the public comments made on this matter in the October
2 meeting were critical of high density development in this area. The most common issue was
3 with traffic on Dutchman Lane. Mr. Baldwin reiterated aspects of rural life that current
4 residents in the area enjoy and stated that it should remain unchanged.

5
6 Nate Pugsley identified himself as a representative of Brighton Homes. Mr. Pugsley gave a
7 Power Point presentation demonstrating the history of the project, as well as changes that
8 have been made since the October meeting. Due to the amount of opposition to the project,
9 Brighton Homes agreed to meet with three community representatives, so as to come up with
10 solutions to appease some of their concerns. It was noted that the City's current plan is to
11 build Kay Road in the summer of 2014, which is the same time that Brighton Homes plans to
12 build as part of the first phase of the project. This is also the same time they plan to extend
13 Sunday Drive to 12600 South. Mr. Pugsley explained that the road improvements will help
14 offset traffic dramatically.

15
16 The original proposal was for 92 lots in the R-6-SD zone; the revised proposal is requesting
17 for an R-4 zone. The density, including the use easement from Rocky Mountain Power, is
18 3.45 overall (76 lots total.) The plan includes buffering to the north with one-half acre lots, to
19 the west on Sunday Drive with one-third acre lots, and the area in the center will be 5,000
20 minimum square foot lots. Maps of the proposal and anticipated road improvements were
21 displayed and reviewed.

22
23 Mr. Pugsley displayed photos of the types of homes they build, explaining that Brighton
24 Homes builds quality, up-scale homes. They build more slowly and like to do more upgrades.
25 He stated that these homes will be a great addition to the area. He also noted that they are
26 purchasing two acres of a use easement from a property owner that they will improve as a
27 park. Discussions had taken place with the City about potentially opening the park up to the
28 community.

29
30 Brighton Homes did not expect that a masonry fence would be required, due to the
31 agricultural half-acre lots and canal on the property. However, Mr. Pugsley stated that they
32 are in support of all other staff recommendations.

33
34 The Planning Commission expressed gratitude to Brighton Homes for meeting with the public
35 to develop an alternative proposal to appease concerns.

36
37 April Steck stated that Brighton Homes can appease the concerns of the public by
38 maintaining the one-half acre lots, which is the desire of the area residents. She also
39 expressed concern that residents did not receive notice of the public hearing in a timely
40 manner.

41
42 There were no further public comments. The public hearing was closed.

43
44 Mr. Aagard confirmed with the Planning Commission that notices for the meeting were mailed
45 on time and they have no control over the postal service. Notices would be sent out for the
46 City Council Meeting as well.

47

1 Commissioner Hansen felt that Brighton Homes made good compromises with the public on
2 their proposal.

3
4 There was brief discussion regarding the masonry fencing. It was determined that masonry
5 fencing would not be necessary along the northern property line where there are compatible
6 zones, as well as along the canal.

7
8 **Commissioner Hansen moved that the Planning Commission APPROVE Application #**
9 **PL 13-4009, rezoning 23.71 acres located at 12939 South Sunday Drive from R-1**
10 **(Residential Single Family, 1 Acre Minimum Lot Size) and RR-22 (Residential Single**
11 **Family, ½ Acre Minimum Lots Size) to R-4-SD (Residential Multi-Family, 10,000) with**
12 **Specific Development Designations as follows:**

- 13
14 **1. Overall density shall not exceed four (4) units per acre, excluding ground within**
15 **the project area under separate ownership.**
- 16
17 **2. Lots shall be configured with a minimum of ½ acre lots along the north property**
18 **line and a minimum of 1/3 acre lots adjacent to Sunday Drive. These lots will**
19 **comply with the requirements of the RR-22 and R-3 zones respectively.**
- 20
21 **3. Remaining lots within the development shall comply with the requirements of**
22 **the R-6 / R-8 zone of the Western Springs Specific Plan, excluding sections (F)**
23 **Front Yard Setbacks, and (H) Zero Lot Lines.**
- 24
25 **4. Perimeter fencing shall be a minimum of six (6) foot solid masonry fencing,**
26 **except along the north and east boundaries.**
- 27
28 **5. All open space, including utility corridors where allowed by the utility company,**
29 **shall be included in a landscape plan to be approved as part of the subdivision**
30 **application.**
- 31
32 **6. All homes within the development shall meet Riverton City's minimum exterior**
33 **material standards, with the exception that vinyl, aluminum, or other metal**
34 **siding shall be prohibited.**

35
36 **Commissioner Hartley SECONDED the motion. Vote on motion: Brian Russell – Nay;**
37 **Dennis Hansen – Aye; Kent Hartley – Aye; Cade Bryant – Aye; Larry Brown – Abstain.**
38 **The motion passed 3-to-1.**



Issue Paper

Item No. 2.2

Presenter/Submitted By:	Jason Lethbridge, Planning Manager	
Subject: ORDINANCE AMENDMENT, ADOPTING SECTION 18-57, RM-14-D, A MULTI-FAMILY RESIDENTIAL ZONE ALLOWING A MAXIMUM 14 UNITS PER ACRE FOR THE RIVERTON CITY DOWNTOWN AREA, AMENDMENTS PROPOSED BY RIVERTON CITY	Meeting Date: February 4, 2014	
	Fiscal Impact: N/A	
	Funding Source: N/A	
Background: <p>This ordinance amendment proposes the creation of a new multi-family zoning designation for Riverton City. The City currently has an RM-14 zone, however, these zones are part of a larger Specific Plan such as Western Springs and Monarch Meadows. Riverton City does not currently have a standard RM-14 zone. Therefore, Riverton is proposing an RM-14-D Zone, which allows a maximum density of fourteen (14) units per acre and requires a minimum of two (2) acres for development. As Riverton City considers the possibility of residential projects within the Downtown area surrounding the intersection of 12600 South and Redwood Road, it became apparent that a more specific standard would be required for regulation of such projects in the that area. The attached ordinance, the RM-14-D (Downtown) zone, modifies the standards of the existing RM-8-D zone to address some of the needs and concerns regarding higher density residential development in the downtown area.</p>		
Recommendation: <p>On January 23, 2014, the Planning Commission voted to recommend APPROVAL of this application.</p>		
Recommended Motion: <p>"I move the City Council <u>adopt Ordinance No. 14-02 - Creating Section 18-57, RM-14-D, a Multi-Family Residential Zone allowing a maximum 14 units per acre for the Riverton City downtown area.</u>"</p>		

RIVERTON CITY, UTAH
ORDINANCE NO. 14-03

AN ORDINANCE REZONING 9.07 ACRES LOCATED AT THE NORTHEAST CORNER OF REDWOOD ROAD AND 12800 SOUTH EXTENDING NORTH TO THE WALGREENS AND DISCOUNT TIRE AND EAST TO 1630 WEST, FROM C-D ZONE TO RM-14-D, RIVERTON CITY, APPLICANT

WHEREAS, the Riverton City Planning Commission has received public input and made a recommendation regarding the above listed rezone; and,

WHEREAS, the City Council has held a public hearing to consider said rezone; and,

WHEREAS, the Riverton City Council has determined that it is in the best interest of the public to amend the Riverton City Zoning Map for these properties from the current designation of C-D (Commercial Downtown) to RM-14-D.

NOW THEREFORE, BE IT ORDAINED by the City Council of Riverton City, Utah as follows:

Section 1. The Riverton City Zoning Map shall be, and hereby is, amended to reflect the changes as shown in Exhibit "A" attached hereto.

Section 2. This ordinance shall take effect upon passage.

PASSED AND APPROVED by the City Council of Riverton, Utah, on this 4th day of February, 2014 by the following vote:

Council Member Sheldon Stewart	___	Yes	___	No
Council Member Brent Johnson	___	Yes	___	No
Council Member Trent Staggs	___	Yes	___	No
Council Member Paul Wayman	___	Yes	___	No
Council Member Roy Tingey	___	Yes	___	No

RIVERTON CITY

[SEAL]

ATTEST:

Bill Applegarth, Mayor

Virginia Loader, MMC
City Recorder



Exhibit A

**RIVERTON CITY
MEMORANDUM**

TO: Honorable Mayor and City Council

FROM: Planning Department

DATE: February 4, 2014

SUBJECT: ORDINANCE AMENDMENT, ADOPTING SECTION 18-57, RM-14-D, A MULTI-FAMILY RESIDENTIAL ZONE ALLOWING A MAXIMUM 14 UNITS PER ACRE FOR THE RIVERTON CITY DOWNTOWN AREA, AMENDMENTS PROPOSED BY RIVERTON CITY

On January 23, 2014, the Planning Commission voted to recommend APPROVAL of this ordinance amendment. Minutes from that meeting are included below. The Planning Commission recommended the following motion, including the proposed change as noted:

I move the City Council ADOPT Ordinance #14-02, creating Section 18-57, RM-14-D, a multi-family residential zone allowing a maximum 14 units per acre for the Riverton City downtown area, with the following change;

1. The minimum acreage be increased from two (2) to five (5) acres.

BACKGROUND:

This ordinance amendment proposes the creation of a new multi-family zoning designation for Riverton City. The City currently has an RM-14 zone, however, these zones are part of a larger Specific Plan such as Western Springs and Monarch Meadows. Riverton City does not currently have a standard RM-14 zone. Therefore, Riverton is proposing an RM-14-D zone which allows a maximum density of fourteen (14) units per acre and requires a minimum of two (2) acres for development. As Riverton City considers the possibility of residential projects within the Downtown area surrounding the intersection of 12600 South and Redwood Road, it became apparent that a more specific standard would be required for regulation of such projects in the that area. The attached ordinance, the RM-14-D (Downtown) zone, modifies the standards of the existing RM-8-D zone to address some of the needs and concerns regarding higher density residential development in the downtown area.

The proposed ordinance follows the standards of the existing RM-8-D zone regarding development standards for permitted and conditional uses, minimum area for development, open space, and exterior design standards. Where the ordinance deviates from the RM-8-D ordinance is in the area of units per acre, setbacks and building size.

The proposed RM-14-D zone reduces the side yard setback from 20 feet to 15 feet when adjacent to an external public street. The ordinance also proposes a rear yard setback of 10 feet when adjacent to an internal drive or road way.

The RM-14-D zoning ordinance reduces the minimum square footage requirement from 1100 square feet to 900 square feet of total finished living area not including garage or basement area. The proposed ordinance also removes the requirement that each unit have 500 square feet of private open space.

In their review, the Planning Commission recommended that the minimum required acreage for consideration of a rezone under this zone be increased from two (2) to five (5) acres.

ATTACHMENTS:

The following items are attached:

1. A copy of the proposed ordinance amendment.

Chapter 18.57 RM-14-D RESIDENTIAL ZONE

Sections:

18.57.010	Purpose.
18.57.020	Permitted uses.
18.57.030	Conditional uses.
18.57.040	Permitted accessory uses.
18.57.050	Area requirements.
18.57.060	Design standards.
18.57.070	Setback requirements.
18.57.080	Square footage of dwelling units.
18.57.090	Building height.
18.57.100	Multi-unit development standards.
18.57.110	Parking and access.
18.57.120	Trash storage.
18.57.130	Vehicle storage.
18.57.140	Standards for open space.
18.57.150	Fencing.
18.57.160	Swimming pools.

18.57.010 Purpose.

To provide areas of medium residential density with the opportunity for varied housing styles within the downtown area, with a maximum density of fourteen dwelling units per gross acre. [Ord. 12-10 § 1 (Exh. A).]

18.57.020 Permitted uses.

- (1) Condos or townhomes (attached or detached).
- (2) Residential planned developments.
- (3) Parks and open spaces (public).
- (4) Household pets (two maximum).

18.57.030 Conditional uses.

- (1) Public and quasi-public buildings and uses.
- (2) Independent senior citizen housing.
- (3) Other compatible uses, not elsewhere specified, approved by the city council after recommendation by the planning commission.

18.57.040 Permitted accessory uses.

- (1) Accessory Buildings. Garage, shed, and any building on a foundation (maximum one story or 15 feet).
- (2) Accessory Structures. Pools and jacuzzis, subject to this chapter.
- (3) Recreation Facilities. Basketball courts, tennis courts, and similar structures.

18.57.050 Area requirements.

(1) Area. Each application pursuant to this chapter must be for a parcel or parcels within the downtown area, as defined in Figure 1 attached to the ordinance codified in this chapter.

(2) Parcel Size. Each application pursuant to this chapter shall be for a site of not less than two acres.

(3) Percent Open Space. Each development in the RM-14-D zone shall have a minimum of 25 percent of the site reserved for common open space.

18.57.060 Design standards.

The treatment of buildings, materials and exterior appurtenances shall create an aesthetically pleasing site that is compatible with structures in the immediate area. Exterior materials for all buildings in the RM-14-D zone shall include brick, stucco, stone, or other decorative masonry products including fiber-cement siding as approved by the city council upon recommendation from the planning commission. A minimum of 25 percent of the exterior shall be brick or stone. Vinyl and wood siding are not permitted. However, shake shingles may be permitted as an accent material as approved. All sides of dwellings shall receive equal design consideration, particularly where they may be readily viewed by pedestrians and motorists, or from adjacent properties.

18.57.070 Setback requirements.

(1) Front Yard Setback. The minimum setback shall be 20 feet from the top back of curb which abuts an internal public or private driveway or road if no sidewalk exists, or 20 feet from back of sidewalk if a sidewalk is installed.

(2) Side Yard Setback. All buildings shall have a setback of 10 feet between detached buildings. Where a side yard is located contiguous with an external public street, the side yard setback shall not be less than 15 feet. The side yard setback from an internal driveway, road, and/or parking area shall be 10 feet from top back of curb.

(3) Rear Yard Setback. All buildings shall have a rear setback of 20 feet from top back of curb when adjacent to an external public right-of-way. Where a rear yard is set back from an internal driveway, road and/or parking area the setback shall be 10 feet from top back of curb. Parking areas shall have a setback of 10 feet from the property line. Adjacent to a single-family residential zone, a minimum of seven feet depth of landscaping shall be installed along that property line.

(4) Setbacks shall be measured to foundation.

(5) Accessory Buildings and Uses.

(a) Enclosed garage units may be placed upon the property line providing all provisions of the current Building Code are met.

18.57.080 Square footage of dwelling units.

A minimum finished living area square footage shall be 900 square feet.

18.57.090 Building height.

The maximum height for all buildings and structures in the RM-14-D zone shall be no more than 35 feet or two and one-half stories. Accessory buildings shall be a maximum of 18 feet in height.

18.57.100 Multi-unit development standards.

Dwelling units may be clustered in common wall construction. Such units may have no more than two walls in common with other dwelling units, not including units situated above other dwelling units.

18.57.110 Parking and access.

The following requirements shall be followed when planning parking for a multifamily or condominium project:

- (1) Restrictions on Corner Lots. On any corner lot, no driveway shall be closer than 20 feet to the point of intersection as measured at the property line.
- (2) Restrictions of Driveways on Collector Streets. Residential units may not access directly onto any collector or arterial street.
- (3) Minimum Number of Parking Spaces. Multiple-family developments shall have a minimum of two off-street parking spaces per dwelling unit, at least one of which shall be in an enclosed garage. Driveways on individual units may be counted as an off-street parking space only if there is a minimum driveway depth of 20 feet from back of sidewalk. Guest parking shall be provided as approved by the city council as part of the site plan approval process.
- (4) Internal Roadways. Internal roadways may be publicly or privately maintained as approved by the city council. Public or publicly maintained roadways may not be gated or otherwise obstructed. Internal roadway dimensions and configuration, including curb and gutter, shall be as approved in the site plan, upon recommendation from the city engineer and Unified Fire Authority. However, sidewalks shall not be publicly owned or maintained unless approved as such by the city council. The city council may allow a monolithic sidewalk without a park strip as part of the overall site plan approval. On private roads or driveways, sidewalks shall be installed as approved during the site plan approval process. All paved surfaces shall meet minimum standards of construction as specified in the Riverton City standards and specifications manual. Internal public rights-of-way and roadways may be included in the gross density calculations as approved by the city council.
- (5) Utilities on Public Rights-of-Way. As approved by the city council upon recommendation from the city engineer, public utilities may be placed within an easement or easements outside of the public right-of-way.
- (6) Other Requirements. Parking in the RM-14-D zone shall follow all other applicable parking regulations as listed in Chapter [18.145](#) RCC.

18.57.120 Trash storage.

No junk or trash shall be stored in an open area. All common trash receptacles or materials must be screened from public streets and adjacent properties with a solid decorative masonry enclosure with solid vinyl or comparable solid gating, or must be stored within an enclosed building. Storage of commercial goods or materials is expressly prohibited.

18.57.130 Vehicle storage.

- (1) RV Storage. RV, boat, or other recreational vehicle storage is not permitted in the RM-14-D zone.

18.57.140 Standards for open space.

Open space shall be maintained by the owner and shall meet the following minimum requirements:

- (1) Grading. All areas shall be properly graded so as to cause no drainage problems to adjacent homes or other uses.
- (2) Turf. All open space shall be sodded or seeded to provide a visually pleasing as well as functional space for appropriate activities.
- (3) Native Vegetation. Where it is deemed appropriate by the city, native grasses and plants may be used along equestrian trails, bicycle paths, etc. Steps will be taken by developers to guard against such spaces becoming a fire hazard or haven for insects.

(4) Trees. All areas shall have a minimum number of both deciduous and evergreen trees to provide for shade and to provide visual relief and a source of rural atmosphere.

The following shall be required:

(a) A minimum of 15 trees per acre shall be planted and maintained within the project, with tree type, placement, and caliper as approved by Riverton City.

(b) Tree types, placement, and caliper shall be designated in the approved project landscape plan.

(c) Irrigation. All areas shall be watered by an installed irrigation system.

(5) Landscaping Guarantees. Whenever a residential dwelling is constructed, landscaping in the form of lawn, trees, or other plantings or landscape features, except for areas covered by walls, driveways, and other structures, shall be installed before issuing a certificate of occupancy.

All landscaping shall be of sufficient quality, durability and survivability. Landscaping and open spaces shall be watered by a pressurized irrigation system installed to meet the watering needs of all flora.

(6) Amenities. Amenities within a development, such as a clubhouse, gazebo, pool, tot lot or play area, or similar amenities, must be proposed and approved as part of the overall site plan. The city council and planning commission may amend, add to, or otherwise modify proposed amenities or types of amenities, based on the size of the project, unit types, projected demographics and other considerations.

18.57.170 Fencing.

(1) Collector Street Fencing. All developments that have dwelling units adjacent to, or abutting onto, a collector or arterial street shall have decorative masonry collector street fencing, in compliance with Chapter [18.155](#) RCC.

(2) Incompatible Land Uses. All properties adjacent to or abutting a single-family residential or commercial zone shall install decorative masonry fencing at a minimum of six feet in height. However, the city council, upon recommendation from the planning commission, may allow for alternative fence type and height based on current and proposed future land use of adjacent properties.

(3) Height Requirements. No wall or fence higher than eight feet shall be erected or maintained in any private rear yard nor shall any wall, fence, opaque hedge, or screening material be erected or maintained in any required front yard in excess of three feet in height, except that any fence erected within 10 feet of any driveway and exceeding two feet in height shall be of visually non-obstructive material and shall be used to provide a safe distance for pedestrian and street traffic.

(4) Corner Lots. No wall, fence, opaque hedge, or screening material in excess of two feet shall be placed on any corner lot within a triangular area formed by the street property lines and a line connecting them at point equal to the required setback lines.

(5) Fencing Design. Required perimeter fencing shall be of a consistent design and type, with both internal and external sides of the fence similarly decorated and colored.

18.57.180 Swimming pools.

Any private swimming pool not completely enclosed within a building having solid walls shall be set back at least five feet from all property lines, and any public swimming pool not completely enclosed within a building having solid walls shall be set back at least 10 feet from all property lines. Any swimming pool shall be completely surrounded by a nonaccessible wall or fence having a height of at least six feet in which there shall be no openings larger than 36 square inches except for gates which shall be equipped with self-closing and self-latching devices, with latches placed a minimum of five feet above finished grade of the fence.

Planning Commission Record of Motion

Meeting Date: January 23, 2014

Item: RM-14-D Ordinance Adoption

Agenda Item# 1A

	Brian Russell	Dennis Hansen	Kent Hartley	Cade Bryant	Taylor Morrill	Scott Kochevar	Larry Brown
Motion		✓					
Second			✓				

Motion(s): Motion # _____ (if multiple motions)

I move the Planning Commission recommend APPROVAL of the ordinance amendment, creating Section 18-57, RM-14-D, a multi-family residential zone allowing a maximum 14 units per acre for the Riverton City downtown area, *with the following changes;*

- increase min size to 5 acres

VOTE:

	Brian Russell	Dennis Hansen	Kent Hartley	Cade Bryant	Taylor Morrill	Scott Kochevar	Larry Brown
AYE	✓	✓	✓	✓		✓	
NAY							
ABSTAIN							

PASS

FAIL

PLANNING COMMISSION ATTENDANCE & COMMENT LIST

Meeting Date: Jan 23, 2014

	Brian Russell	Taylor Morrill	Dennis Hansen	Larry Brown	Cade Bryant	Kent Hartley	Scott Kochevar
PRESENT	✓	✓	✓		✓	✓	✓
ABSENT				✓			

Staff Present: Andrew Aagard, Planning Department; Ryan Carter, City Attorney;
 Gordon Miner, Engineering Department; Jason Lethbridge, Planning Department

~~Casey Taylor, Asst. City Attorney
Deputy~~

PUBLIC COMMENTS:

ITEM 1.A

1 Mikes Brown	2 Julie McDevey?	3 Candice Benels?	4 Duane Dewey	5 Dennis Page	6 Lauri Brinkhurst
7	8	9	10	11	12

ITEM 1.B

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26	27	28	29	30
31	32	33	34	35



Issue Paper

Item No. 2.3

Presenter/Submitted By:	Jason Lethbridge, Planning Manager	
Subject: REZONE, REZONE 9.07 ACRES LOCATED AT THE NORTHEAST CORNER OF REDWOOD ROAD AND 12800 SOUTH EXTENDING NORTH TO THE WALGREENS AND DISCOUNT TIRE AND EAST TO 1630 WEST, FROM C-D ZONE TO RM-14-D, RIVERTON CITY, APPLICANT	Meeting Date: February 4, 2014	
	Fiscal Impact: N/A	
	Funding Source: N/A	
Background: This application is for rezone of approximately 9 acres located at 12800 South Redwood Road. The properties are currently zoned C-D. The surrounding properties to the north, south, and west are also zoned C-D. The properties to the east, across 1630 West, are zoned RR-22. Riverton City is proposing that the properties be rezoned to RM-14-D (Residential Multi-Family 14 Units per Acre Downtown).		
Recommendation: On January 23, 2014, the Planning Commission voted to recommend APPROVAL of this proposed rezone.		
Recommended Motion: "I move the City Council adopt <u>Ordinance No. 14-03</u> - Rezoning 9.07 acres located between Redwood and 1630 West extending from 12800 South to the southern boundary of the Walgreens and Discount Tire stores from C-D to RM-14-D."		

RIVERTON CITY, UTAH
ORDINANCE NO. 14-03

AN ORDINANCE REZONING 9.07 ACRES LOCATED AT THE NORTHEAST CORNER OF REDWOOD ROAD AND 12800 SOUTH EXTENDING NORTH TO THE WALGREENS AND DISCOUNT TIRE AND EAST TO 1630 WEST, FROM C-D ZONE TO RM-14-D, RIVERTON CITY, APPLICANT

WHEREAS, the Riverton City Planning Commission has received public input and made a recommendation regarding the above listed rezone; and,

WHEREAS, the City Council has held a public hearing to consider said rezone; and,

WHEREAS, the Riverton City Council has determined that it is in the best interest of the public to amend the Riverton City Zoning Map for these properties from the current designation of C-D (Commercial Downtown) to RM-14-D.

NOW THEREFORE, BE IT ORDAINED by the City Council of Riverton City, Utah as follows:

Section 1. The Riverton City Zoning Map shall be, and hereby is, amended to reflect the changes as shown in Exhibit "A" attached hereto.

Section 2. This ordinance shall take effect upon passage.

PASSED AND APPROVED by the City Council of Riverton, Utah, on this 4th day of February, 2014 by the following vote:

Council Member Sheldon Stewart	_____	Yes	_____	No
Council Member Brent Johnson	_____	Yes	_____	No
Council Member Trent Staggs	_____	Yes	_____	No
Council Member Paul Wayman	_____	Yes	_____	No
Council Member Roy Tingey	_____	Yes	_____	No

RIVERTON CITY

[SEAL]

ATTEST:

Bill Applegarth, Mayor

Virginia Loader, MMC
City Recorder



Exhibit A

**RIVERTON CITY
MEMORANDUM**

TO: Honorable Mayor and City Council

FROM: Planning Department

DATE: February 4, 2014

SUBJECT: REZONE, REZONE 9.07 ACRES LOCATED AT THE NORTHEAST CORNER OF REDWOOD ROAD AND 12800 SOUTH EXTENDING NORTH TO THE WALGREENS AND DISCOUNT TIRE AND EAST TO 1630 WEST, C-D ZONE, RIVERTON CITY, APPLICANT

PL NO.: 14-4001 – RIVERTON RDA PROPERTIES REZONE

On January 23, 2014, the Planning Commission voted to recommend APPROVAL of this rezone application. Minutes from that meeting are included below. The Planning Commission recommended the following motion:

I move the City Council ADOPT Ordinance #14-03, rezoning 9.07 acres located between Redwood and 1630 West extending from 12800 South to the southern boundary of the Walgreens and Discount Tire stores from C-D to RM-14-D.

BACKGROUND

This application is for rezone of approximately 9 acres located at 12800 South Redwood Road. The properties are currently zoned C-D. The surrounding properties to the north, south, and west are also zoned C-D. The properties to the east, across 1630 West, are zoned RR-22. Riverton City is proposing that the properties be rezoned to RM-14-D (Residential Multi-Family 14 Units per Acre Downtown).

An opportunity has presented itself involving property in Riverton City's RDA. The City is working with the property owners to assemble slightly more than 9 acres consisting of 22 parcels extending from 12800 South to the Walgreens and Discount Tire Store and extending east from Redwood Road to 1630 West. These 22 parcels are all located in Riverton's Redevelopment Area, which was established to assist in addressing blighted conditions that currently exist on many of the properties. The RDA designation provides the City with additional means to assist in the redevelopment of distressed properties and improve the viability of the community. Riverton City's Downtown area is struggling, evidenced by the many vacancies that exist in its shopping centers, namely the former Peterson's development. One of the ways the City can assist in the recovery of its downtown is to bring additional population within close proximity that will provide additional shoppers and patrons to existing downtown businesses and assist in enticing additional businesses to locate in downtown Riverton's unoccupied commercial locations. This effort was begun with the properties directly west across Redwood Road.

This hearing is only to consider the zoning of the properties. Issues and concerns related to the site plan will be reviewed and discussed at a later hearing during which a proposed site plan will be presented. However, as the property and surrounding infrastructure has been intended for potential commercial uses, the infrastructure and access can accommodate the proposed density. The Site Plan review process will include discussion of mitigation of impacts to the surrounding area, including traffic and access restrictions, fencing, etc.

ATTACHMENTS:

The following items are attached for your review:

1. A copy of the Rezone application.
2. An 8.5" x 11" copy of the Current Zoning Map
3. An 8.5" x 11" copy of the Proposed Zoning Map
4. Support Documents

RIVERTON CITY, UTAH
ORDINANCE NO. 14-03

AN ORDINANCE REZONING 9.07 ACRES LOCATED AT THE NORTHEAST CORNER OF REDWOOD ROAD AND 12800 SOUTH EXTENDING NORTH TO THE WALGREENS AND DISCOUNT TIRE AND EAST TO 1630 WEST, FROM C-D ZONE TO RM-14-D, RIVERTON CITY, APPLICANT

WHEREAS, the Riverton City Planning Commission has received public input and made a recommendation regarding the above listed rezone; and,

WHEREAS, the City Council has held a public hearing to consider said rezone; and,

WHEREAS, the Riverton City Council has determined that it is in the best interest of the public to amend the Riverton City Zoning Map for these properties from the current designation of C-D (Commercial Downtown) to RM-14-D.

NOW THEREFORE, BE IT ORDAINED by the City Council of Riverton City, Utah as follows:

Section 1. The Riverton City Zoning Map shall be, and hereby is, amended to reflect the changes as shown in Exhibit "A" attached hereto, , and

Section 2. This ordinance shall take effect upon passage.

PASSED AND APPROVED by the City Council of Riverton, Utah, on this 4th day of February, 2014 by the following vote:

Council Member Sheldon Stewart	_____	Yes	_____	No
Council Member Brent Johnson	_____	Yes	_____	No
Council Member Trent Staggs	_____	Yes	_____	No
Council Member Paul Wayman	_____	Yes	_____	No
Council Member Roy Tingey	_____	Yes	_____	No

RIVERTON CITY

[SEAL]

ATTEST:

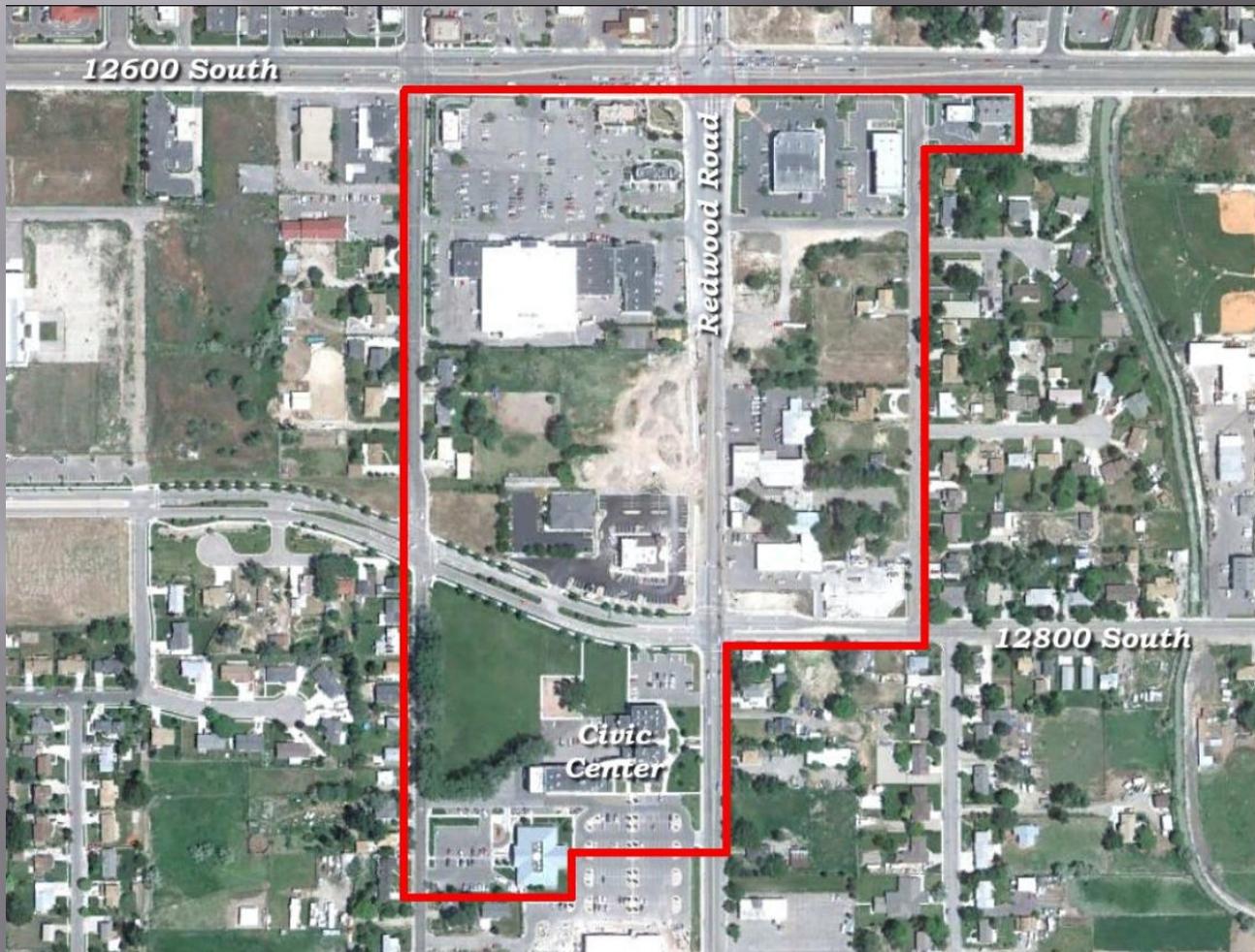
Bill Applegarth, Mayor

Virginia Loader, MMC
City Recorder



Exhibit A

Redevelopment Area





71

S-1580-W

S-1830-W

W-12660-S

M-0391-S

W-12730-S

S Jordan Canal Trail

M-0010-S

W-12775-S

W-12800-S

68

M-0011-W

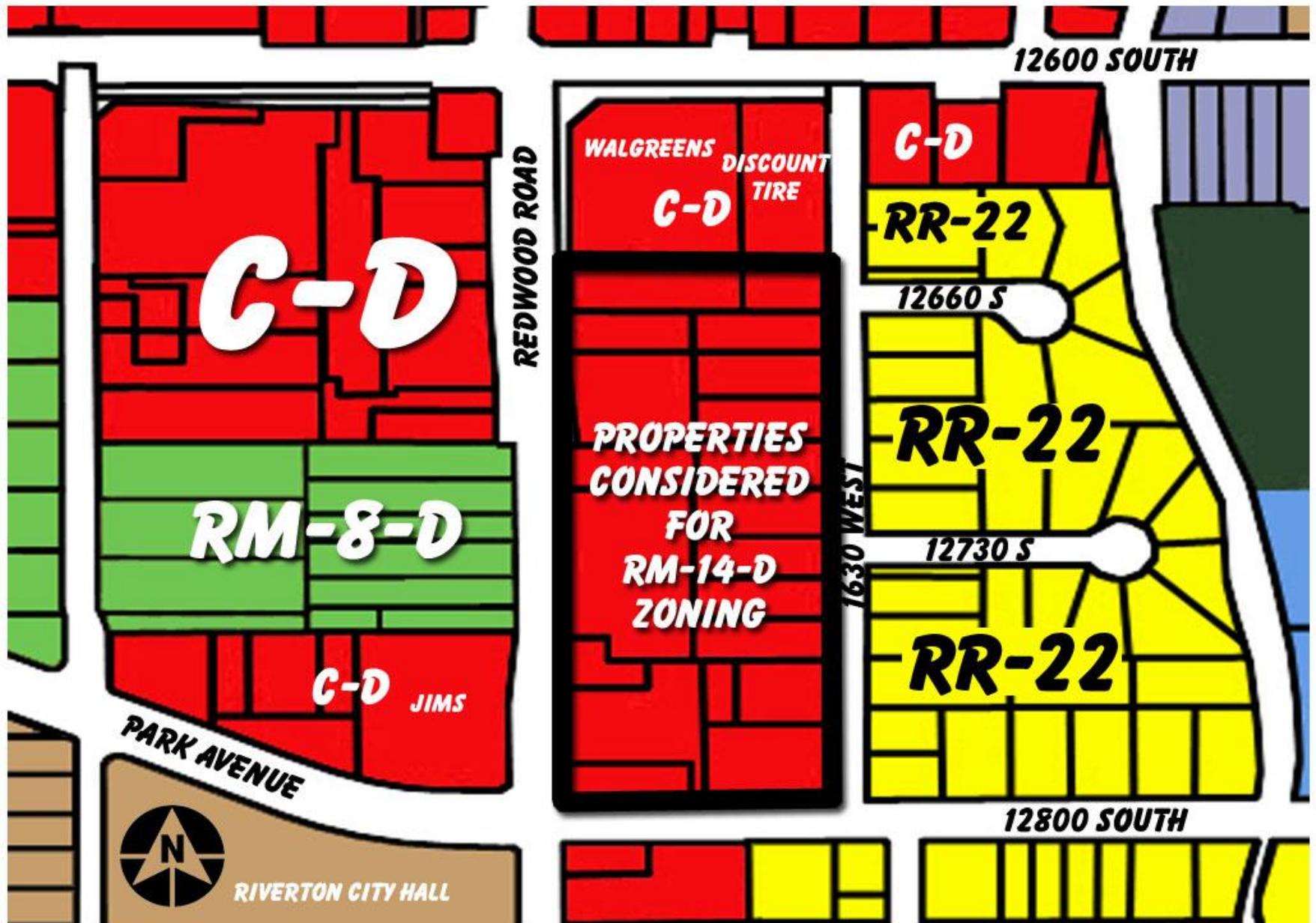
Nichols Ln

RIVERTON CITY RDA PROPERTIES REZONE



AERIAL VIEW

RIVERTON CITY RDA PROPERTIES REZONE



CURRENT ZONING

1630 West

Redwood Road

12800 South

Riverton Redwood Assoc.
.28 acres

Riverton Redwood Assoc.
.36 acres

Riverton Redwood Assoc.
.35 acres

Riverton Redwood Assoc.
.37 acres

Riverton Redwood Assoc.
.40 acres

Riverton Redwood Associates
.54 acres

Riverton Redwood Assoc.
.33 acres

Riverton Redwood Assoc.
.42 acres

Riverton Motor
.26 acres

Riverton Motor
.05 acre

Riverton Motor
.34 acres

Riverton Motor
1.0 Acres

Riverton Motor
1.57 acres

Riverton Redevelopment
.34 acres

Riverton Redevelopment
.34 acres

Riverton Motor
.34 acres

Ponderosa Prop.
.28 acres

Riverton Motor
.13 acre

Griffiths
.70 acres

Griffiths
.38 acres

Griffiths
.59 acres

Riverton Redevelopment
.30 acres





71

S-1580 W

S-1830 W

W-12660 S

M-0391-S

W-12730 S

S-Jordan Canal Trail

M-0011-S

W-12775 S

W-12800 S

68

M-0011-W

Nichols Ln









71

S-1580 W

S-1830 W



PROPOSED
REZONE TO
RM-14-D

W 12660 S

Ma-n-cog-l-e

W-12730 S

S Jordan Canal Trail

M-0015 W

W-12775 S

68

W 12800 S

M-0017 W

Nichols Ln

Planning Commission Record of Motion

Meeting Date: January 23, 2014

Item: Riverton RDA Rezone

Agenda Item# 1B

	Brian Russell	Dennis Hansen	Kent Hartley	Cade Bryant	Taylor Morrill	Scott Kochevar	Larry Brown
Motion			✓		/		/
Second						✓	/

Motion(s): Motion # _____ (if multiple motions)

I move the Planning Commission recommend approval of application # PL-14-4001 rezoning 9.07 acres located between Redwood and 1630 West extending from 12800 South to the southern boundary of the Walgreens and Discount Tire stores from C-D to RM-14-D.

VOTE:

	Brian Russell	Dennis Hansen	Kent Hartley	Cade Bryant	Taylor Morrill	Scott Kochevar	Larry Brown
AYE	✓	✓	✓	✓	/	✓	/
NAY							
ABSTAIN							

PASS

FAIL

PLANNING COMMISSION ATTENDANCE & COMMENT LIST

Meeting Date: Jan 23, 2014

	Brian Russell	Taylor Morrill	Dennis Hansen	Larry Brown	Cade Bryant	Kent Hartley	Scott Kochevar
PRESENT	✓	✓	✓		✓	✓	✓
ABSENT				✓			

Staff Present: Andrew Aagard, Planning Department; Ryan Carter, City Attorney;
 Gordon Miner, Engineering Department; Jason Lethbridge, Planning Department

~~Casey Taylor, Asst. City Attorney
Deputy~~

PUBLIC COMMENTS:

ITEM 1.A

1 Mikes Brown	2 Julie McDevey?	3 Candice Benels?	4 Duane Dewey	5 Dennis Page	6 Lauri Brinkhurst
7	8	9	10	11	12

ITEM 1.B

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31	32	33	34	35



Issue Paper

Item No. 4

Presenter/Submitted By: Mayor Applegarth	
Subject: Consent Agenda	Meeting Date: February 4, 2014
	Fiscal Impact:
	Funding Source:
Background:	
<p>4. CONSENT AGENDA</p> <ol style="list-style-type: none"> 1. Minutes: RCCM 01-21-14, WS 01-28-14 2. Bond Releases: N/A 3. Resolution No. 14-14 - Authorizing the City to enter into an Interlocal Cooperation Agreement with Salt Lake County for Traffic Signal Construction/Installation at 12600 South 4150 West – <i>Trace Robinson, Public Works Director</i> 4. Resolution No. 14-15 – Authorizing the issuance of a purchase order to Tarter Farm and Ranch Equipment for the purchase of the rodeo arena components that are to be installed at the Main City Park – <i>Craig Calvert, Purchasing Manager</i> 5. Resolution No. 14-16 – Authorizing the City to enter into an Encroachment Permit with the Utah Salt Lake Distributing Company of the 3600 West Detention Basin Outfall Project – <i>Trace Robinson, City Engineer</i> 	
Recommendation:	
Approve the Consent Agenda.	
Recommended Motion:	
“I move to approve the Consent Agenda as listed.”	

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**Riverton City
REGULAR CITY COUNCIL MEETING &
WORK SESSION**

**Minutes
January 21, 2014**

**Riverton City Hall
12830 South 1700 West
Riverton, Utah 84065**

11 **Attendance:**

12
13 Mayor William R. Applegarth

14
15 **Council Members:**

16 Council Member Brent Johnson
17 Council Member Trent Staggs
18 Council Member Sheldon Stewart
19 Council Member Roy Tingey - *Excused*
20 Council Member Paul Wayman

21
22 **City Staff:**

Lance Blackwood, City Manager
Ryan Carter, City Attorney
Virginia Loader, Recorder
Jeff Hawker, Asst. City Manager
Jason Lethbridge, Planning Manager
Sheril Garn, Parks & Recreation Director
Trace Robinson, Public Works Director
Lisa Dudley, Finance Director
Rod Norton, UPD Chief
Erik Sandstrom, UFA Asst. Chief

23
24
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26
27 **Citizens:** Michael Johnson, Wyoma Darlington, Boy Scouts, Merillee Booren, Ethan Booren, Tish
28 Buroker, Terry Kohler, Glenn Shaw, Jason Shaw, Bryson Shaw, Nicole Wills, Davis Sills, Kelly
29 Carone, Andrew Carone

30
31
32 **1. GENERAL BUSINESS**

33
34 **Call to Order and Roll Call**

35
36 [6:33:43 PM](#) Mayor Applegarth called the meeting to order at 6:33 p.m. and welcomed those in
37 attendance. He then conducted a Roll Call and Council Members Johnson, Staggs, Stewart, and
38 Wayman were present. Council Member Roy Tingey was excused.

39
40 **Pledge of Allegiance** – Andrew Carone, Boy Scout, directed the Pledge of Allegiance.

41
42 **Presentations/Reports**

43
44 **Recognition of Boy Scout Troops**

45
46 [6:41:21 PM](#) Mayor Applegarth recognized Boy Scouts from Troops 25, 1862, and the Boy
47 Scouts introduced themselves.

1 **Public Comments**

2
3 Mayor Applegarth explained the public comment procedure and welcomed public comments.

4
5 **Tish Buroker** requested and encouraged funding in the upcoming budget for weed control in the
6 Riverton portion of the Jordan River Parkway. She expressed her concerns regarding weed
7 control and fire danger along the parkway. She then spoke of hazardous weeds, specifically,
8 Phragmites and tamarisk and the problems they cause in that area. She again urged that money
9 be appropriated to eradicate the damaging weeds from Riverton's portion of the parkway.

10
11 [6:47:38 PM Terry Poller](#), representing Team Veteran Foundation, explained the purpose of that
12 Foundation.

13
14 There were no further comments and Mayor Applegarth closed the Public Comment period.

15
16 **2. STAFF REPORTS**

17
18 **Lance Blackwood, City Manager, [6:49:37 PM](#)** called for the following Staff Reports:

19
20 **Chief Sandstrom** invited the Mayor and Council Members to attend the upcoming UFA Fire
21 School on May 2, 2014.

22
23 **Safety Training**

24
25 [6:51:47 PM](#) Ryan Carter, City Attorney, reported that individual surveys of employees were
26 being held; he will report on the results of the surveys when they are completed.

27
28 **3. PUBLIC HEARINGS** – There were no Public Hearings scheduled.

29
30 **4. DISCUSSION/ACTION ITEMS**

31
32 **Commercial Site Plan, Riverton District Self Storage, 1.77 Acres, 12311 South 4000 West,**
33 **C-R Zone, Richard Gallagher, Applicant**

34
35 [6:52:06 PM](#) Jason Lethbridge, Planning Manager, explained an application for commercial site
36 plan approval for Riverton District Self Storage, a storage unit facility to be located on 1.77 acres
37 at 12311 South 4000 West. The property is zoned Commercial Regional. He said the property to
38 the south is also zoned C-R, and the property to the north is zoned R-3. The property to the west,
39 across 4000 West is zoned RR-22, and this project is bordered to the east by the Bangerter
40 Highway. The commercial property to the south is occupied by the existing Empire Storage
41 facility, also owned by the applicant.

42
43 Mr. Lethbridge said the proposed site plan was for a separate facility from the existing Empire
44 Storage development. The owner has previously been approved for an indoor storage structure,
45 but that project's approval has lapsed, and the applicant is now proposing a site plan that
46 essentially mirrors that of the adjacent Empire Storage in layout and architecture.

47
48

1 Mr. Lethbridge said on January 9, 2014, the Planning Commission voted to recommend approval
2 of the final plat application with the following conditions:

- 3
- 4 1. All portions of the buildings visible from the street or adjacent properties comply
5 with the materials and architectural standards of the Commercial Regional Zone.
- 6 2. Storm drainage systems and accommodation comply with Riverton City standards
7 and ordinances, and with the recommendations of the Riverton City Engineering
8 Division.
- 9 3. An interim storm drainage and erosion control plan and an access management plan
10 be approved by the City prior to any construction or grading on the site.
- 11 4. The parking stalls adjacent to the building shall conform to the size requirements of
12 Riverton City Ordinance, and shall be separated from the building by a five (5) foot
13 landscaped area.
- 14 5. The site and structures comply with any and all applicable Riverton City standards
15 and ordinances, including the International Building and Fire Codes.
- 16

17 [6:58:29 PM](#) Council Member Brent Johnson **MOVED the City Council approve the Riverton**
18 **District Self Storage commercial site plan, application number PL-13-8003, located at**
19 **12311 South 4000 West, with the conditions outlined in the staff report.** Council Member
20 Sheldon Stewart **SECONDED** the motion. Mayor Applegarth called for discussion on the
21 motion; there being none, he called for a Roll Call Vote. The vote was as follows: Johnson-Yes,
22 Staggs-Yes, Stewart-Yes, Tingey-Excused and Wayman-Yes. **The motion passed unanimously.**

23

24 5. CONSENT AGENDA

25

26 [6:58:56 PM](#) Mayor Applegarth presented the following Consent Agenda:

- 27 1. **Minutes:** RCCM 01-07-14, WS 01-14-14
2. **Bond Releases:** N/A
3. **Resolution No. 14-11** - Authorizing the City to enter into a Master Utility Agreement
with the Utah Department of Transportation for the construction of the Grade Separated
Interchange at Bangerter Highway and Redwood Road
4. **Resolution No. 14-12** - authorizing the Mayor to execute an Agreement with Byron B.
and Lisa W. Barlow for the acquisition of a storm drainage easement across a portion of
land located at 12244 South Janice Drive
5. **Resolution No. 14-13** - authorizing the Mayor to execute an Agreement with Jeffery D.
Howell and Shanna W. Howell for the acquisition of an easement across a portion of
land located at 12213 South Janice Drive

28

29 [6:59:02 PM](#) Council Member Sheldon Stewart **MOVED the City Council approve the**
30 **Consent Agenda as listed.** Council Member Brent Johnson **SECONDED** the motion. Mayor
31 Applegarth called for discussion on the motion; there being none, he called for a Roll Call Vote.
32 The vote was as follows: Johnson-Yes, Staggs-Yes, Stewart-Yes, Tingey-Excused and Wayman-
33 Yes. **The motion passed unanimously.**

34

35

36

1 **6. ELECTED OFFICIAL REPORTS**

2
3 **Mayor Bill Applegarth** – reported on the arrival of the Senior Center Shuttle Bus earlier in the
4 day and the celebration activities with the seniors accompanying that arrival. He encouraged the
5 Council Members to attend luncheons at the Senior Center.

6
7 **Council Member Brent Johnson** – spoke of the inversion that is present in the Salt Lake Valley
8 and the health issues associated with the inversion and the affect it is having on industry and
9 tourism.

10
11 **Council Member Trent Staggs** – expressed appreciation to the public, specifically those
12 residents from his district, for attending the City Council Meeting.

13
14 **Council Member Sheldon Stewart** – requested an update from UPD regarding the Crime
15 Victim Advocate program. Chief Rod Norton reported on Crime Victim Advocate program plans
16 for the upcoming Riverton Precinct Building. Mr. Stewart briefly spoke of a recent request to
17 identify “Safe Houses” throughout the City.

18
19 **Council Member Roy Tingey - Excused**

20
21 **Council Member Paul Wayman** – reported that he attended a D.A.R.E. graduation and said he
22 was impressed with Riverton City’s involvement in that program.

23
24 **7. UPCOMING MEETINGS**

25
26 Mayor Applegarth reviewed the following upcoming meetings:

- 27
1. January 14, 2014 - Work Session – 6:30 p.m.
 2. January 21, 2014 - Regular City Council Meeting/Work Session – 6:30 p.m.
January 28, 2014 - Work Session – 6:30 p.m. - *Added*
 3. February 4, 2014 - Regular City Council Meeting/Work Session – 6:30 p.m.
 4. February 11, 2014 - Work Session – 6:30 p.m.

28
29 **ADJOURN to Redevelopment Agency Meeting followed by a City Council Work Session.**

30
31 [7:16:08 PM](#) Council Member Brent Johnson **MOVED to recess the City Council Meeting to a**
32 **Redevelopment Agency Meeting.** Council Member Trent Staggs **SECONDED** the motion.
33 Mayor Applegarth called for discussion on the motion; there being none, he called for a vote.
34 The vote was as follows: Council Member Johnson-Yes, Staggs-Yes, Stewart-Yes, Tingey-
35 Excused and Wayman-Yes. **The motion passed unanimously.** The City Council Meeting
36 adjourned at 7:16 p.m.

37
38 Council Member Paul Wayman **MOVED to reconvene the City Council Meeting at 7:37 p.m.**
39 Council Member Trent Staggs **SECONDED** the motion. Mayor Applegarth called for
40 discussion on the motion; there being none, he called for a vote. The vote was as follows:
41 Council Member Johnson-Yes, Staggs-Yes, Stewart-Yes, Tingey-Excused and Wayman-Yes.
42 **The motion passed unanimously.**

43

1 **WORK SESSION**

2
3 Mayor Applegarth called the meeting to order at 7:45 p.m. and welcomed those in attendance.
4 He then conducted a Roll Call and Council Members Johnson, Staggs, Stewart, and Wayman
5 were present. Council Member Roy Tingey was excused.
6

7 **2. Presentation regarding 2014 Strategic Plans**

8
9 **1. Fireworks**

10
11 Ryan Carter, City Attorney, presented a memorandum to the Council Members regarding “Legal
12 limits for regulation of class C common fireworks in the state of Utah”. He explained that
13 recently Riverton City Council received public comment regarding the discharge of fireworks in
14 residential areas of the City to celebrate holidays. The Council was encouraged to discourage the
15 use of fireworks to any extent possible. He then explained the following outlined in the memo:
16 Legal Setting Prior to Convening of 2013 Utah Legislature, Adoption of House Bill 289 in the
17 2013 Session of the Utah Legislature, and Littering as a Leal Theory to Use Against the
18 Discharge of Fireworks.
19

20 Mr. Carter further explained the public comment received by the City Council specifically asked
21 that the Council bring legal pressure to bear upon citizens who otherwise legally discharge class
22 C explosives by criminally charging such individuals with littering. He said that a littering
23 complaint made on the evening of the 4th of July would not likely ever receive a timely response
24 from a law enforcement officer because a call to report a littering case would naturally be
25 assigned the lowest priority relative to other calls for service. Therefore, he said the use of
26 littering statutes as an enforcement tool does not appear to be a likely method to address the use
27 of class C common explosives.
28

29 Discussion was held regarding Ordinance No. 12-14, adopted July 17, 2012, which grants the
30 Unified Fire Authority the power to prohibit the use of any ignition source, including fireworks,
31 lighters, matches and smoking materials within the City. Council Member Johnson requested
32 clarification from UFA regarding their concerns and plans for the possible extremely high fire
33 season. Council Member Stewart also requested clarification from UPD regarding discharging
34 fireworks outside of the time frames. Mayor Applegarth said that UPD and UFA would be
35 scheduled for those discussions at the Regular City Council Meeting on May 6, 2014.
36

37 **2. Economic Development/ Transit/Road Update**

38
39 Jeff Hawker, Asst. City Manager/Economic Development Director, presented an Economic
40 Development update outlining the Redevelopment Area and the Western Commercial District, as
41 well as other commercial areas within the City.
42

43 Mr. Hawker explained the Western Commercial District, currently owned by PRI, was zoned
44 Planned Commercial Center (PCC) in 2008 with the consultation of all property owners. He said
45 the PCC Zone is used as a holding zone pending master planning of the area. He said that PRI
46 has retained a marketing firm to do a study showing development that would support the amount
47 of retail and transit in the Western Commercial District. He spoke of the buffering advantages of
48 surrounding properties and said the City has been working with Herriman City for the

1 development of adjacent properties. He said both cities have a basic understanding of the types
2 of usage and development for their properties that would be an asset to each city and to the
3 region as a whole.

4
5 Mr. Hawker briefly discussed the sales tax revenue generated by Riverton City from FY 2004 to
6 present. He then called for any questions.

7
8 Council Member Staggs asked if other areas in the City were being targeted for development
9 besides the Western Commercial District. Discussion was held regarding the Downtown area and
10 the corridors of 12600 South and 13400 South. Mr. Hawker said that different areas of the City
11 are in various stages for possible development.

12
13 Council Member Stewart requested a copy of PRI's study when it is completed and that the issue
14 be revisited at that time.

15
16 Council Member Staggs spoke of the City's capture rate and the amount of money spent in the
17 City due to retail businesses. He suggested that a local business be highlighted in the monthly
18 newsletter. He also recommended that the City consider larger business developments to
19 generate sales tax revenue, such as an auto dealership.

20
21 Council Member Stewart requested that the City's deficiencies be identified and spoke of
22 patterns and behaviors of people and how the City could accommodate those patterns to
23 strengthen that base for Riverton businesses. Also, he recommended that vacant properties be
24 considered for development, as sustainability is the key as the City is built out.

25
26 Mr. Hawker then presented information regarding economic development along proposed transit
27 lines within the City.

28
29 Trace Robinson, Public Works Director, presented information regarding Transportation and
30 explained that in 2007 the City bonded \$16,000,000 to construct the following projects:

- 31
32 13400 South from Bangerter to 4800 West
33 13400 South 2700 West to 3600 West
34 13400 South Redwood Road to Linda Marie
35 12600 South from Bangerter to 4570 West
36 2700 West 13400 South to Bangerter

37
38 He said that in 2008 Riverton City began the Strategic Planning Process and developed 5-Year
39 Plans to provide infrastructure to facilitate City growth and prepare the Western Commercial
40 District (WCD) for development for WCD Transportation, Street Lights, Stormwater WCD,
41 Transportation East of Bangerter, Engineering, Stormwater East of Bangerter and Streets
42 Maintenance.

43
44 Mr. Robinson reported on outside funding that has been obtained for the implementation of those
45 5-Year plans and Capital Improvement Projects that have been completed during the 2007-2015
46 time frame.

47
48

3. Stormwater Utility

Trace Robinson, Public Works Director, presented information regarding the Stormwater Utility and the requirements and penalties for violation associated with the National Stormwater Program.

Mr. Robinson explained the following six minimum control measures:

- Public education and outreach
- Public involvement/participation
- Illicit discharge detection and elimination
- Construction storm water runoff management
- Post construction storm water management
- Pollution prevention/good housekeeping

He reported that Riverton City was audited by the State of Utah Division of Water Quality in June 2013 and no corrective actions or deficiencies for the Stormwater Program were issued.

Mr. Robinson said that in January 2014 a User Rate Analysis was completed with the following proposed Utility Fee/End User Rate:

	2014	2015	2016	2017	2018	2019	2020
	0.00%	0.00%	25.00%	20.00%	16.67%	0.00%	0.00%
Monthly Fee Per ERU	\$ 4.00	\$ 5.00	\$ 6.00	\$ 7.00	\$ 7.00	\$ 7.00	\$ 7.00

He then presented the following Stormwater Utility proposed 5-Year Plan for Capital Projects:

Project	2014 Construction Cost Total	Construction Year	2014	2015	2016	2017	2018	2019	2020	Inflated Construction Cost
Projects East of Bangarter										
										Total
Riverton Village Park Retrofit	\$ 88,600	2014	\$ 88,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 88,600
Detention Pond 3508 W Chamonix Way Safety Project	18,000	2014	18,000	-	-	-	-	-	-	18,000
3200 South Sweet Caroline Drive Drainage Project	53,000	2015	-	55,120	-	-	-	-	-	55,120
11951 South Lamptonview Road Drainage Project	181,000	2015	-	188,240	-	-	-	-	-	188,240
11951 South Lamptonview Under Drain Project	600,000	2018	-	-	-	-	701,915	-	-	701,915
11811 South Storm Drain System	74,000	2017	-	-	-	83,240	-	-	-	83,240
	\$ 1,014,600		\$ 106,600	\$ 243,360	\$ -	\$ 83,240	\$ 701,915	\$ -	\$ -	\$ 1,135,115
Projects West of Bangarter										
										Total
Riverton Blvd 4570 W to 4150 W	\$ 400,000	2016	\$ -	\$ -	\$ 432,640	\$ -	\$ -	\$ -	\$ -	\$ 432,640
5040 W Cedar Point Peak Drive	13,000	2016	-	-	14,061	-	-	-	-	14,061
Foothills Stormdrain Outfall Phase 1	650,000	2020	-	-	-	-	-	-	822,457	822,457
City Wide System Upgrades	50,000	multiple	-	52,000	54,080	56,243	58,493	60,833	63,266	344,915
Mountainview Park Retrofit	25,000	2014	25,000	-	-	-	-	-	-	25,000
Engineering and Construction	13,160	multiple	13,160	29,536	50,078	13,948	76,041	6,083	170,818	359,665
	\$ 1,151,160		\$ 38,160	\$ 81,536	\$ 118,219	\$ 70,192	\$ 134,534	\$ 66,916	\$ 1,056,541	\$ 1,566,097
Miscellaneous										
										Total
			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 2,165,760		\$ 144,760	\$ 324,896	\$ 118,219	\$ 153,431	\$ 836,449	\$ 66,916	\$ 1,056,541	\$ 2,701,212

Mayor Applegarth concluded the presentation by adding the following proposal for monthly utility fee increases (taken from the May 2010 Riverton Newsletter):

Budget Year	Sanitation District Fee	Lighting District Fee	Storm Water Utility Fee	Culinary Water Fee	Secondary Water Fee*
Current	\$12.50	\$5.41	None	\$20.10	\$26.33
2010-11	\$12.50	\$5.41	\$2.00	\$20.70	\$27.12
2011-12	\$12.50	\$5.41	\$4.00	\$21.32	\$27.93
2012-13	\$12.50	\$5.41	\$5.50	\$21.96	\$28.77
2013-14	\$12.50	\$5.41	\$7.00	\$22.62	\$29.63
2014-15	\$12.50	\$5.41	\$7.00	\$23.30	\$30.52
Total 5 Year Increase	None	None	\$7.00	\$3.20	\$4.19

1
 2 THE MAYOR’S FIVE YEAR FINANCIAL PLAN HAS BEEN WELL THOUGHT OUT AND
 3 VERIFIED. WHILE I AM IN THE OFFICE OF MAYOR, I WILL NOT PROPOSE ANY
 4 ADDITIONAL INCREASE OF UTILITY FEES THAT ARE NOT LISTED ABOVE.
 5

6 Mayor Applegarth explained that if a utility fee were proposed in the upcoming budget it would
 7 not exceed \$2.00 per month; and, regardless of the outcome, he assured the City Council that a
 8 fee increase would not be brought back to them for the next four years.
 9

10 Council Member Paul Wayman **MOVED to adjourn the City Council Meeting at 9:50 p.m.**
 11 Council Member Trent Staggs **SECONDED** the motion. Mayor Applegarth called for
 12 discussion on the motion; there being none, he called for a vote. The vote was as follows:
 13 Council Member Johnson-Yes, Staggs-Yes, Stewart-Yes, Tingey-Excused and Wayman-Yes.
 14 **The motion passed unanimously.**
 15
 16
 17

18
 19 _____
 20 Virginia Loader, MMC
 21 Recorder

22 Approved:
 23

1
2
3
4
5
6
7
8
9

**Riverton City
WORK SESSION
Minutes
January 28, 2014**

**Riverton City Hall
12830 South 1700 West
Riverton, Utah 84065**

10 **Attendance:**

11
12 Mayor William R. Applegarth

13
14 **Council Members:**

15 Council Member Brent Johnson
16 Council Member Trent Staggs
17 Council Member Sheldon Stewart
18 Council Member Roy Tingey
19 Council Member Paul Wayman

20
21 **City Staff:**

Lance Blackwood, City Manager
Sheril Garn, Parks & Recreation Director
Virginia Loader, City Recorder
Rod Norton, Chief Riverton Precinct
Lisa Dudley, Finance Director

22
23
24 **Citizens:** Merillee Booren

25
26
27 **1. GENERAL BUSINESS**

28
29 **1. Call to Order and Roll Call**

30 Mayor Applegarth called the meeting to order at 6:35 p.m. and welcomed those in attendance. He then conducted a Roll Call and Council Members Johnson, Staggs, Stewart, Tingey and Wayman were present.

31
32 **2. Presentation regarding 2014 Strategic Plans**

33
34 Lance Blackwood, City Manager, presented the Strategic Plan major priority categories as follows:

35
36
37 **1. Public Safety**

38
39 Sheril Garn, Parks and Recreation Director, presented information regarding Riverton City's responsibility during an emergency within the City. Discussion was held regarding Certified Emergency Response Team (C.E.R.T.) training and responsibility, which is provided to citizens for their own personal preparedness and within their own neighborhoods during an emergency. The City's role is to provide services, to restore those services if necessary during an emergency and to communicate to residents during an emergency.

40
41
42
43
44
45
46 Discussion was held regarding the following Emergency Support Functions:

Emergency Function	Responsibility
ESF# 1 Transportation	Riverton City - Trace
ESF# 2 Communications	Riverton City - Jeff
ESF# 3 Public Works & Engineering	Riverton City - Trace
ESF# 4 Firefighting	UFA (Unified Fire Authority)
ESF# 5 Emergency Management	Riverton City -
ESF# 6 Mass Care	American Red Cross
ESF# 7 Logistics	Riverton City
ESF# 8 Public Health & Medical Services	Salt Lake Valley Health Department
ESF# 9 Search and Rescue	UFA (Unified Fire Authority)
ESF#10 Oil and Hazardous Material	UFA (Unified Fire Authority)
ESF#11 Agriculture & Natural Resources	Riverton City
ESF#12 Energy (Public Utilities)	Riverton City/Public Utilities (Questar, Rocky Mountain Power, SV Sewer) **add – voice, text and internet access companies
ESF#13 Public Safety and Security	UPD (Unified Police Department)
ESF#14 Long-Term Community Recovery	Riverton City
ESF#15 External Affairs	Riverton City

19
20 The following follow-up items were discussed:

- 21
22 ***Email above slide to all**
23 ***Add NIMS training to Strategic Plan – National Incident Management System,**
24 **which also provides DRP/BRP Disaster/Business Resumption Plan training**
25 ***Identify chain of command for all categories of Riverton City’s responsibilities**
26 ***Define role of Elected Officials and training**
27

28 The following Riverton City Emergency Reporting Process was discussed:
29

30 Resident → Block Captain (Approx. 1500 in Riverton) → Team Leader (100 Ward
31 Representatives) → Area Leader Coordinator (10-stake representatives) → Riverton City
32 Mayor’s Office
33

34 ***It was suggested that Block Captains and Block Captain Training be available on the**
35 **City’s website and it was noted that Be Ready Riverton is no longer in effect.**
36

37 **Council Member Wayman suggested that Neighborhood Watch be combined with Block**
38 **Captain training. It was noted that there is no mobile neighborhood watch.**
39

40 **2. Revenue/Funding**

41 Lisa Dudley, Finance Director, presented information regarding Revenue/Funding and it was
42 suggested that the title be changed to Financial Controls and Compliance.
43

44 **3. Safety & Risk Management**

45

1 Ryan Carter, City Attorney, presented information on Riverton City's Safety Programs, which
2 officially began after the following event:

- 3
4 ▪ Media coverage: (taken from KSL.com 7-22-2009)

5 RIVERTON -- A Riverton city worker found dead at the bottom of a manhole was
6 identified as 54-year-old Danny Crump. Crump was found in the area of 11800 South and 1850
7 West Tuesday night. The Salt Lake County Sheriff's Office says Crump worked for Riverton's
8 water department. Another worker noticed an open manhole and saw the man's body.
9 Investigators aren't sure how or why the man ended up at the bottom of the manhole. They're
10 trying to determine if he had a medical problem. They say there are no signs of a "dramatic
11 death."

- 12
13 • Utah OSHA Investigation began 7-22-11 and ended on 9-24-09
14 • Changes Mandated by Council – 2009-2010 Strategic Plan in order to initiate programs
15 to implement safety and risk management.
16 • Implementation at Program Manager Level
17 • Mid level management staff receive new performance objectives
18 • Implementation at Staff Level
19 • New policies drafted, adopted, and implemented by end of 2010
20 • Incident Review Board
21 • Employee rewards programs
22

23 Mr. Carter reported on reportable injuries, illnesses and fatalities from 6.5 in 2007 to 2.2 in 2013.
24

25 Mr. Carter reported that Kim Dean is the City's Risk Manager and she has the following goals
26 for 2014:

- 27 • Complete employee survey.
28 • Reevaluate incentives.
29 • Quarterly Field Inspections.
30 • Continue annual trainings.
31 • Consolidate and update policies to one comprehensive guide.
32

33 Mr. Blackwood led discussion regarding employee census, in house savings and insurance and
34 retirement caps.
35

36 Lance Blackwood, City Manager, presented summaries of staffing levels over the past five years.
37

38 ***Council Member Tingey spoke of the City URS and ICMA caps that have been placed
39 and recommended that the City stay competitive to keep employees.**

40
41 **Lisa Dudley was asked to email the employee census summary to the Council Members.**
42

43 Mayor Applegarth reviewed the Upcoming Meeting Schedule

44 Feb 4 – RCCM/WS

45 Feb 11 – WS

46 Feb 18 – RCCM/WS

- 1 Feb. 25 Joint City Council/Planning Commission to discuss points of law for land use
- 2 Mar 4 RCCM/WS
- 3 Mar 11 WS – Strategic Plan Final Draft – UFA Presentation
- 4 Mar 18 RCCM/WS
- 5 March 25 – UPD Presentation – Kerri Nakamura –Chief Rod Norton– Sheriff Winder

6

7 **3. ADJOURN**

8

9 Council Member Roy Tingey **MOVED to adjourn the City Council Meeting at 9:50 p.m.**
10 Council Member Paul Wayman **SECONDED** the motion. Mayor Applegarth called for
11 discussion on the motion; there being none, he called for a vote. The vote was as follows:
12 Council Member Johnson-Yes, Staggs-Yes, Stewart-Yes, Tingey-Yes and Wayman-Yes. **The**
13 **motion passed unanimously.** Mayor Applegarth declared the City Council Meeting adjourned
14 at 9:10 p.m.

15

16

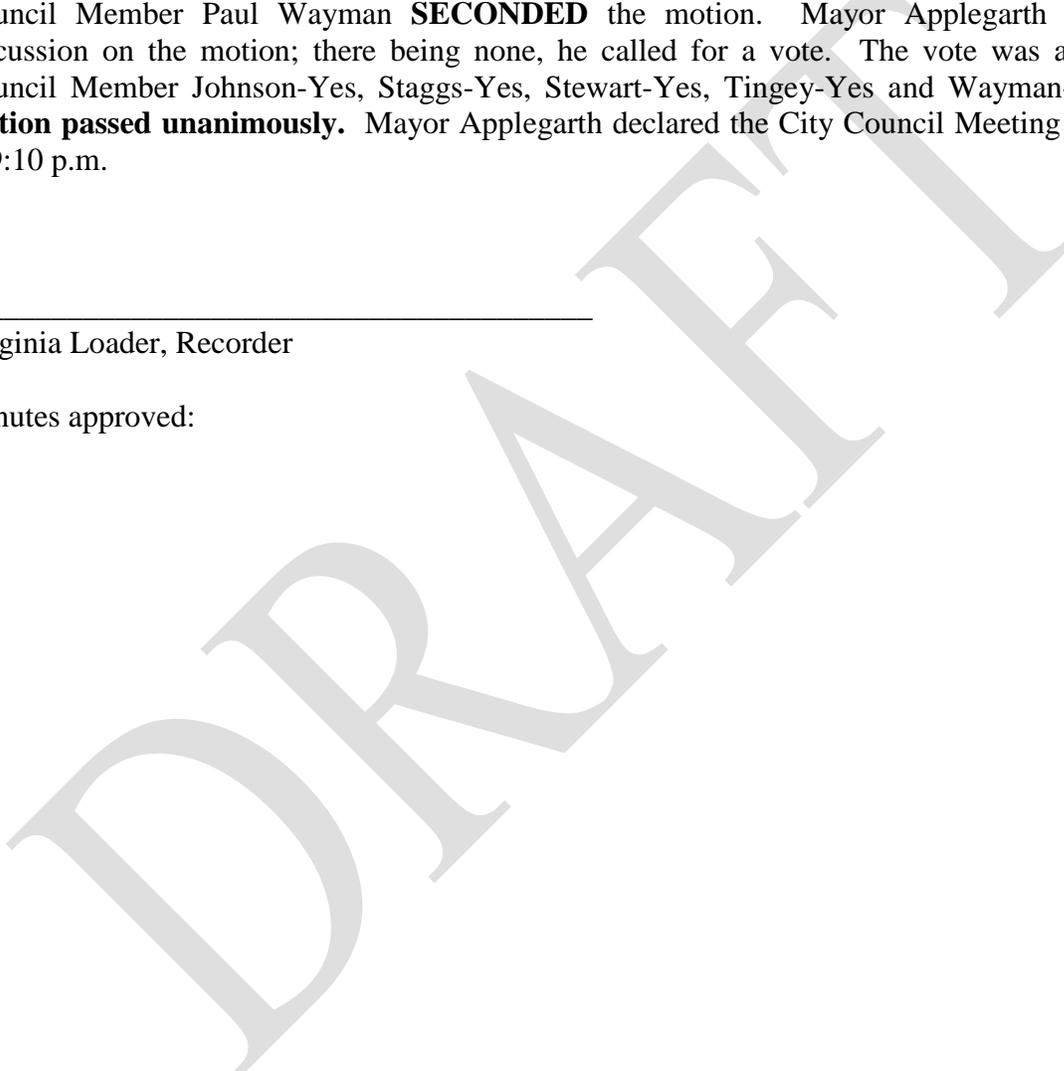
17

18

19 _____
Virginia Loader, Recorder

20

21 Minutes approved:





Issue Paper

Item No. 4.3

Presenter/Submitted By:	G. Trace Robinson P.E.	
Subject: Approval of Interlocal Cooperation Agreement between Riverton City and Salt Lake County for Installation of a Traffic Signal at 12600 South 4150 West.	Meeting Date: February 4, 2014	
	Fiscal Impact: \$207,450.00	
	Funding Source: 44-60-740	
Background: Through past experience, the Engineering Division has determined that Salt Lake County provides a competitive construction service for signal installation and maintenance for municipalities which exceeds that of private contracting. The location of this signal is 12600 South 4150 West. This location is a Gateway to the Western Commercial District and is included in both the City's Transportation Master Plan and Capital Facilities Plan. The agreement includes signal layout, all materials, equipment, and labor to construct the signal to UDOT specifications. The installation also includes video and radar detection, signal to signal interconnect, and emergency equipment detection.		
Recommendation: Approve of Interlocal Cooperation Agreement between Riverton City and Salt Lake County for Installation of a Traffic Signal at 12600 South and 4150 West as part of the Consent Agenda.		
Recommended Motion: "I move the City Council approve <u>Resolution No. 14-14</u> – Authorizing the City to enter into an Interlocal Cooperation Agreement with Salt Lake County for Traffic Signal Construction/Installation at 12600 South 4150 West."		

RIVERTON CITY, UTAH
RESOLUTION NO. 14-14

A RESOLUTION AUTHORIZING THE CITY TO ENTER INTO AN INTERLOCAL COOPERATION AGREEMENT WITH SALT LAKE COUNTY FOR TRAFFIC SIGNAL CONSTRUCTION/INSTALLATION AT 12600 SOUTH AND 4150 WEST

WHEREAS, Salt Lake County a body politic and political subdivision of the State of Utah, and Riverton City, a municipal corporation, have agreed to cooperate in the provision of services and facilities to their respective citizens; and,

WHEREAS, an agreement has been written to set forth the terms and conditions of the of the parties' agreement concerning construction to a traffic signal at the intersection of 12600 South and 4150 West; and,

WHEREAS, such agreements are authorized and promulgated pursuant to the provisions of the Utah Interlocal Cooperation Act; and,

WHEREAS, the Riverton City Council does approve of the joint and cooperative action contemplated by said agreements; and,

WHEREAS, the Riverton City Council does hereby determine that it is in the best interests of the health, safety and welfare of the citizens of Riverton City to execute said Agreement.

NOW THEREFORE BE IT RESOLVED by the Governing Body of Riverton City as follows:

1. The Agreement for the construction of a traffic signal on 12600 South at the intersections of 4150 West (*as attached*) is hereby approved, and the Mayor is hereby authorized to sign the Agreement.
2. This resolution shall become effective upon passage.

PASSED AND ADOPTED by the City Council of Riverton, Utah, on this 28th day of January 2014 by the following vote:

Council Member Brent Johnson	_____	Yes	_____	No
Council Member Trent Staggs	_____	Yes	_____	No
Council Member Sheldon Stewart	_____	Yes	_____	No
Council Member Roy Tingey	_____	Yes	_____	No
Council Member Paul Wayman	_____	Yes	_____	No

RIVERTON CITY

[SEAL]

ATTEST:

Bill Applegarth, Mayor

Virginia Loader, MMC
Recorder



Issue Paper

Item No. 4.4

Presenter/Submitted By:	Craig Calvert, Purchasing Manager	
Subject: Request permission to issue a purchase order to Tarter Farm and Ranch Equipment for the purchase of the rodeo arena components that are to be installed at the Main City Park.	Meeting Date: February 4, 2014	
	Fiscal Impact: \$105,554.00	
	Funding Source: 74-64-709	
Background: <p>In the Main Park Renovation Project the City is responsible to furnish the rodeo arena components which include the arena panels, posts, gates, bucking chutes, and roping chute. They are to be shipped to Okland Construction who is responsible for the installation. An invitation for bid has been issued and the tabulation is attached.</p>		
Recommendation: <p>Staff's recommendation is to issue a purchase order to Tarter Farm and Ranch Equipment for the purchase of the rodeo arena components that are to be installed at the Main City Park.</p>		
Recommended Motion: <p>"I move the City Council approve <u>Resolution No. 14-15</u> authorizing the City to issue a purchase order to Tarter Farm and Ranch Equipment for the purchase of the rodeo arena components that are to be installed at the Main City Park."</p>		

RIVERTON CITY, UTAH
RESOLUTION NO. 14-15

A RESOLUTION AUTHORIZING THE ISSUANCE OF A PURCHASE ORDER TO TARTER FARM AND RANCH EQUIPMENT FOR THE PURCHASE OF THE RODEO ARENA COMPONENTS THAT ARE TO BE INSTALLED AT THE MAIN CITY PARK

WHEREAS, Riverton City is required by ordinance to approve any purchase that exceeds \$25,000 in a public meeting; and,

WHEREAS, the City is responsible to furnish the rodeo arena components for the Main Park Renovation Project.

NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF RIVERTON CITY AS FOLLOWS:

1. Riverton City approves a purchase order issued to Tarter Farm and Ranch Equipment for the purchase of the rodeo arena components that are to be installed at the Main City Park.

2. This resolution shall become effective upon passing.

PASSED AND ADOPTED by the City Council of Riverton, Utah, on this 4th day of February by the following vote:

Council Member Brent Johnson	___	Yes	___	No
Council Member Trent Staggs	___	Yes	___	No
Council Member Sheldon Stewart	___	Yes	___	No
Council Member Roy Tingey	___	Yes	___	No
Council Member Paul Wayman	___	Yes	___	No

RIVERTON CITY

[SEAL]

Bill Applegarth, Mayor

ATTEST:

Virginia Loader, MMC
City Recorder

Tabulation

Department: CC13-281

Due Date: December 23, 2013

Item: Bid for complete rodeo arena which includes but not limited to panels, posts, gates, bucking chutes, stripping chutes, roping chute, loading ramp with all miscellaneous pins, bolts or clamps etc. to put it together.

Vendor	Addendum(s) Acknowledgment	Bid Price
Priefert Ranch Equipment	Yes	\$ 124,524.03
Powder River	Yes	\$ 107,420.04
Ranch Outfitters	Yes	\$ 106,514.57
Tarter Farm and Ranch	Yes	\$ 105,554.00

Awarded To:

Date Awarded:



Issue Paper

Item No. 4.5

Presenter/Submitted By:	G. Trace Robinson P.E.	
Subject: Approval of Encroachment Agreement with the Utah Lake Distributing Company for construction of the 3600 West Detention Basin Outfall Project.	Meeting Date: February 4, 2014	
	Fiscal Impact: \$421,000.00	
	Funding Source: 66-60-350	
Background: <p>The Engineering and Stormwater Divisions have been working on a project to construct an outfall line from the 3600 West Retention Basin to the Utah Lake Distributing Canal. This outfall will convert the 3600 West Retention Basin into detention basin which will greatly decrease the risk of flooding and allow additional development to occur in the contributing drainage area.</p> <p>This connection will take place on the Utah Lake Distributing Canal at approximately 12213 South, Janice Drive. This is the address of the Howell property where the City recently purchased a drainage easement for the construction of the said outfall line.</p> <p>This Encroachment Agreement will allow the City to construct the necessary structures in the Canal to complete the outfall system.</p>		
Recommendation: <p>Staff is requesting approval to enter into this Encroachment Agreement with the Utah Lake Distributing Company for the 3600 West Detention Basin Outfall Project.</p>		
Recommended Motion: <p>“I move that the City Council approve <u>Resolution No. 14-16</u> - Authorizing the Mayor, or Designee, to execute the Encroachment Agreement with the Utah Lake Distributing Company for construction of the 3600 West Detention Basin Outfall Project.”</p>		

RIVERTON CITY, UTAH
RESOLUTION NO. 14-16

A RESOLUTION AUTHORIZING THE CITY TO ENTER INTO AN ENCROACHMENT AGREEMENT WITH THE UTAH LAKE DISTRIBUTING COMPANY FOR THE CONSTRUCTION OF THE 3600 WEST DETENTION BASIN OUTFALL PROJECT

WHEREAS, the City is in need of a stormwater outfall at approximately 12213 South, Janice Drive, to the Utah Lake Distributing Canal from the 3600 West Detention Basin; and,

WHEREAS, the Utah Lake Distributing Company regulates the terms of encumbrances affecting the canal; and,

WHEREAS, the Utah Lake Distributing Company is willing to grant approval for the outfall in accordance with construction plans submitted with the canal permit application, and,

WHEREAS, the Utah Lake Distributing Company is willing to grant an Encroachment Agreement with Riverton City and allow the outfall improvements, and,

WHEREAS, the City Council of Riverton City, Utah does hereby determine that it is in the best interests of the health, safety and welfare of the citizens of Riverton City to approve said Encroachment Agreement and its terms.

NOW THEREFORE BE IT RESOLVED by the Governing Body of Riverton City as follows:

1. The Agreement is approved in substantially the form attached, and the Mayor is hereby authorized to execute said Agreement for and in behalf of Riverton City, subject to approval of the final form of the Agreement by the City Manager and the City Attorney's Office.
2. This Resolution shall take effect immediately upon passage.

PASSED AND ADOPTED by the City Council of Riverton, Utah, on this 4th day of February 2014 by the following vote:

Council Member Brent Johnson	_____ Yes	_____ No
Council Member Trent Staggs	_____ Yes	_____ No
Council Member Sheldon Stewart	_____ Yes	_____ No
Council Member Roy Tingey	_____ Yes	_____ No
Council Member Paul Wayman	_____ Yes	_____ No

RIVERTON CITY

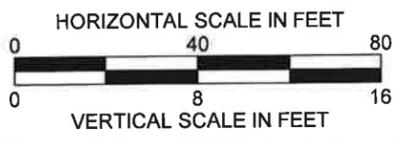
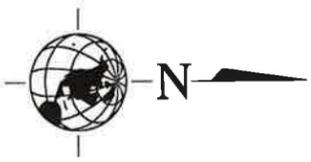
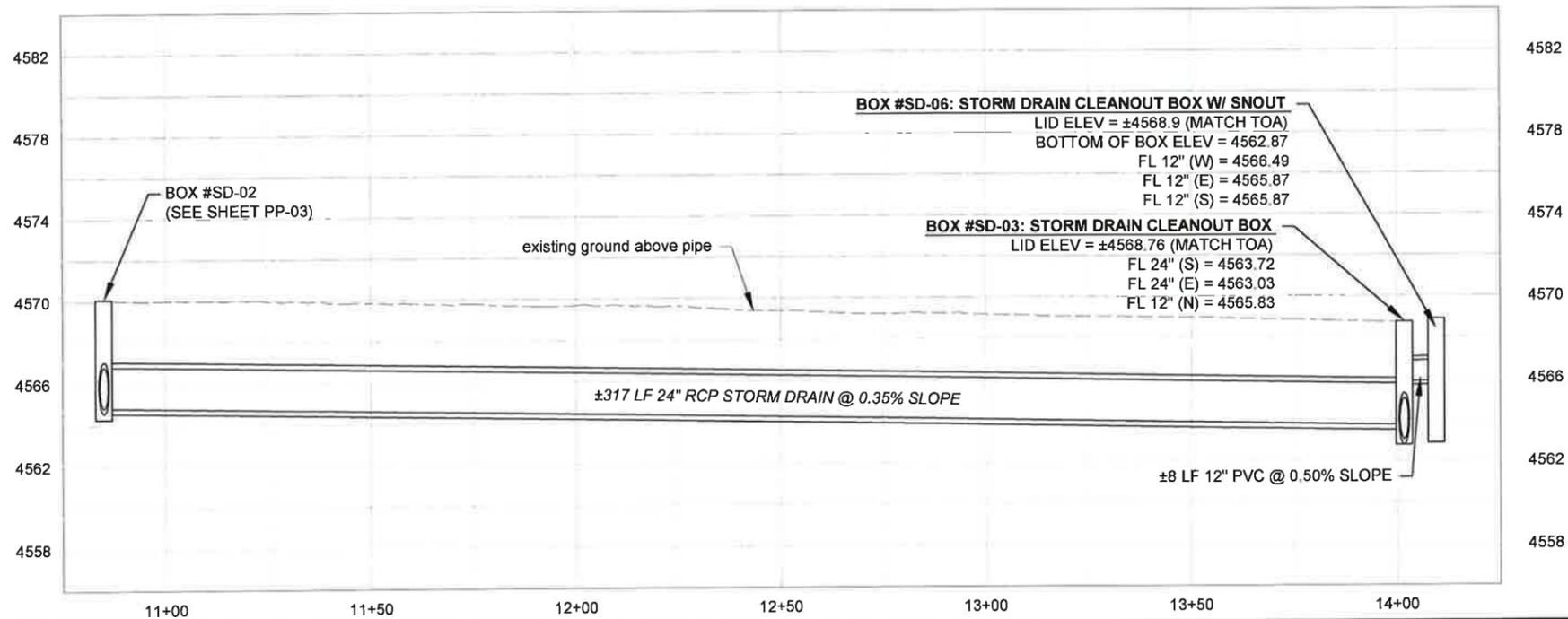
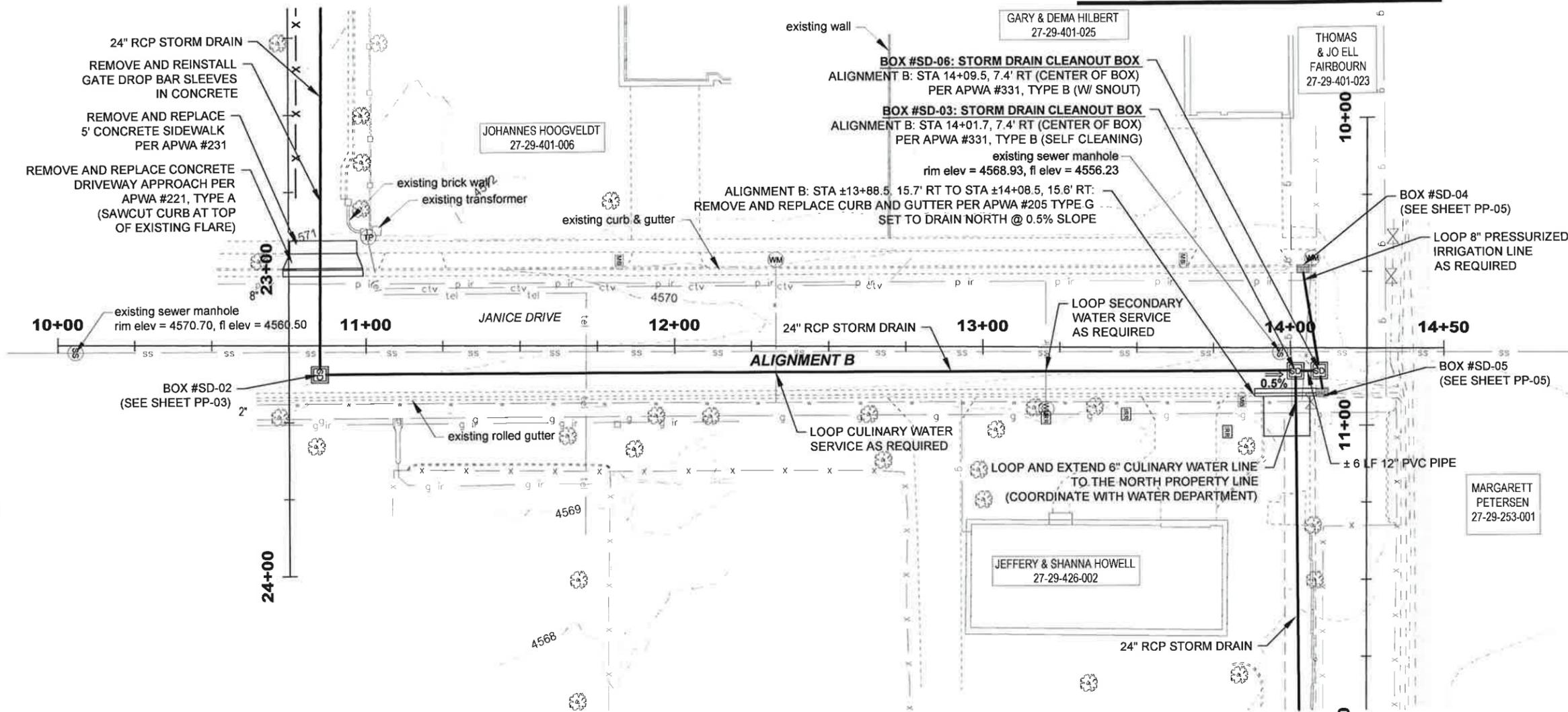
[SEAL]

ATTEST:

Bill Applegarth, Mayor

Virginia Loader, MMC
Recorder

MATCH LINE A SHEET PP-03



DATE	01OCT13
CHECK	XXX
DESIGN	KB
REVISIONS	
DATE	01OCT13
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3600 WEST STORMWATER
OUTFALL PROJECT
PLAN AND PROFILE

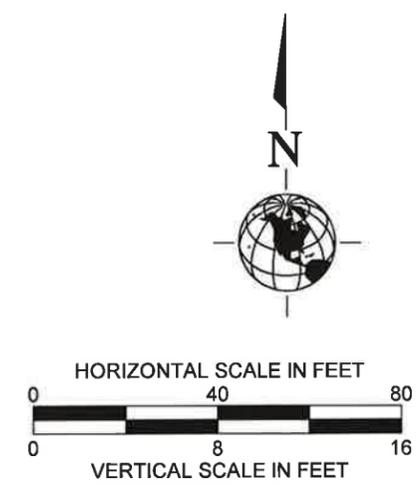
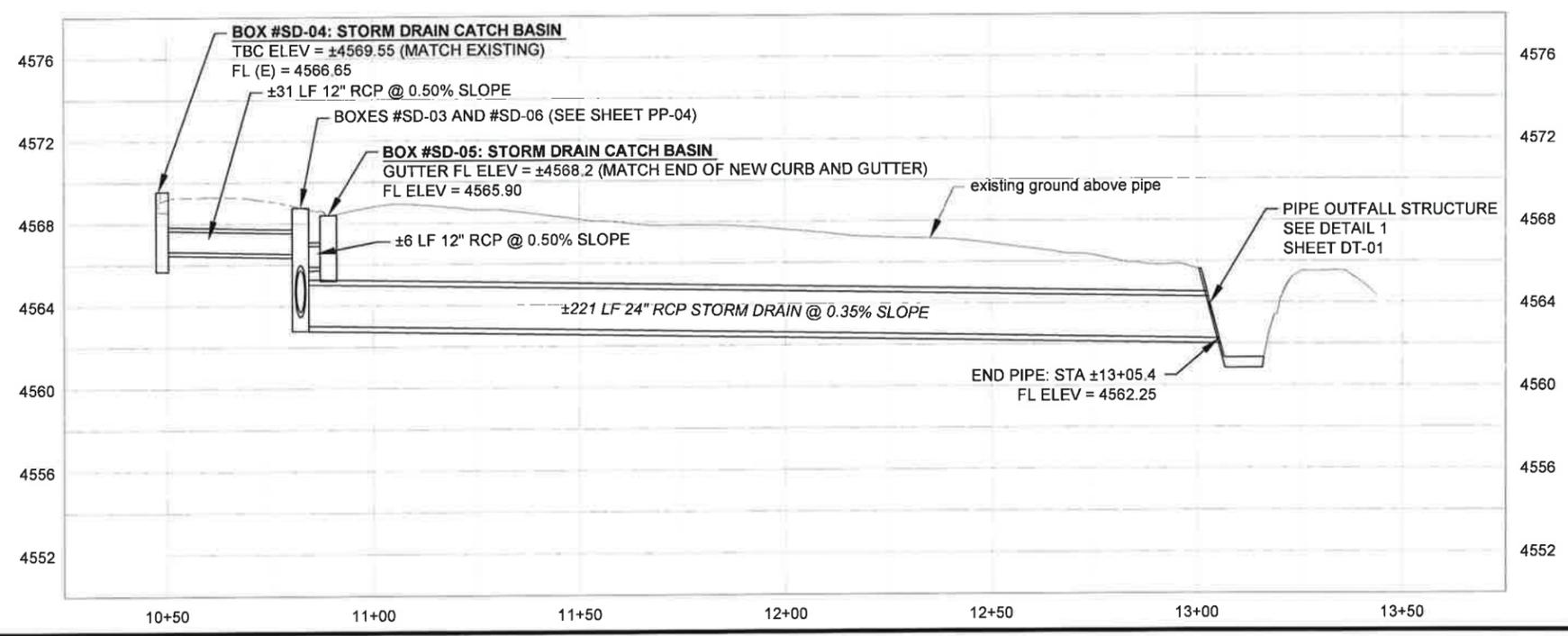
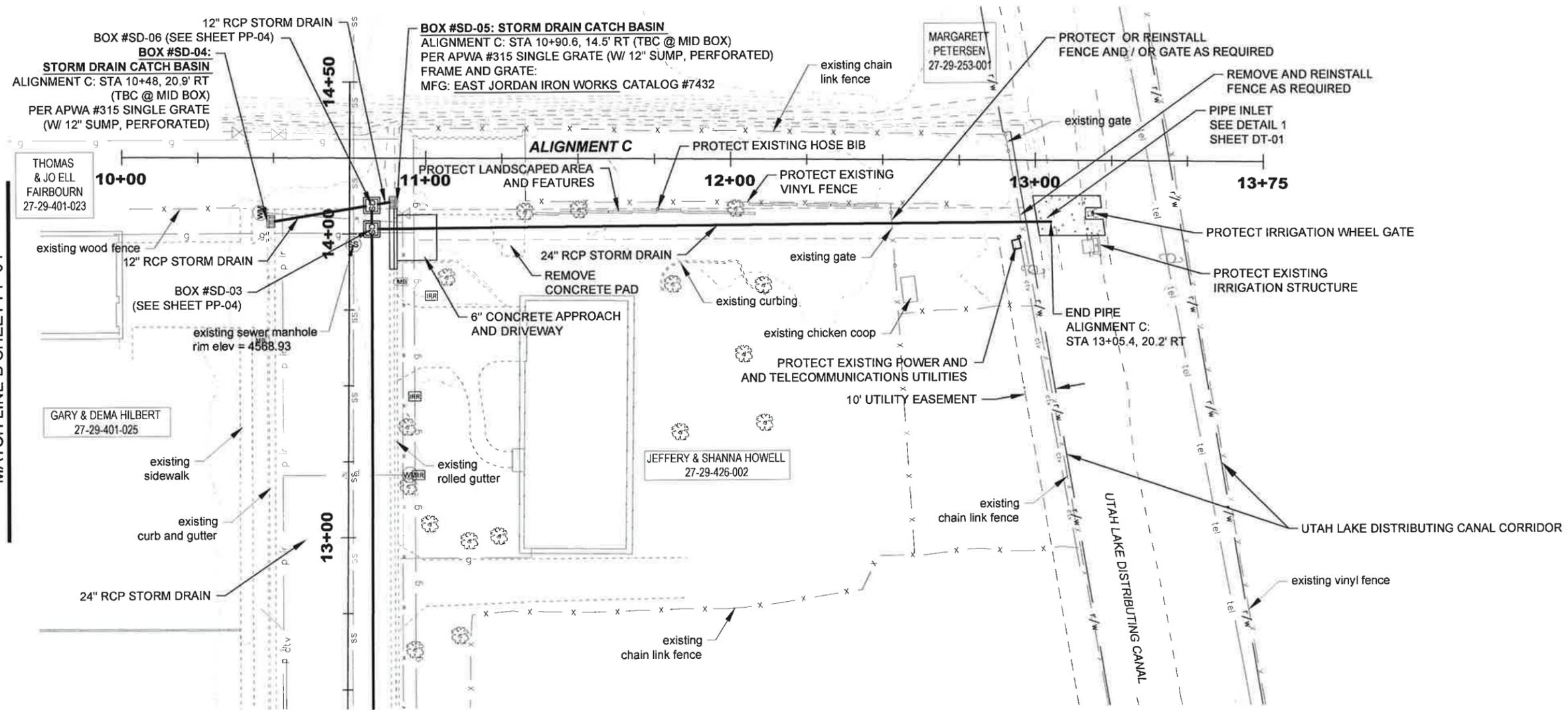
RIVERTON CITY
ENGINEERING
DIVISION
12526 S. 1450 W.
RIVERTON, UTAH 84096
801-208-3162



PROJECT #
ENG-162-13

SHEET #
PP-04

MATCH LINE B SHEET PP-04



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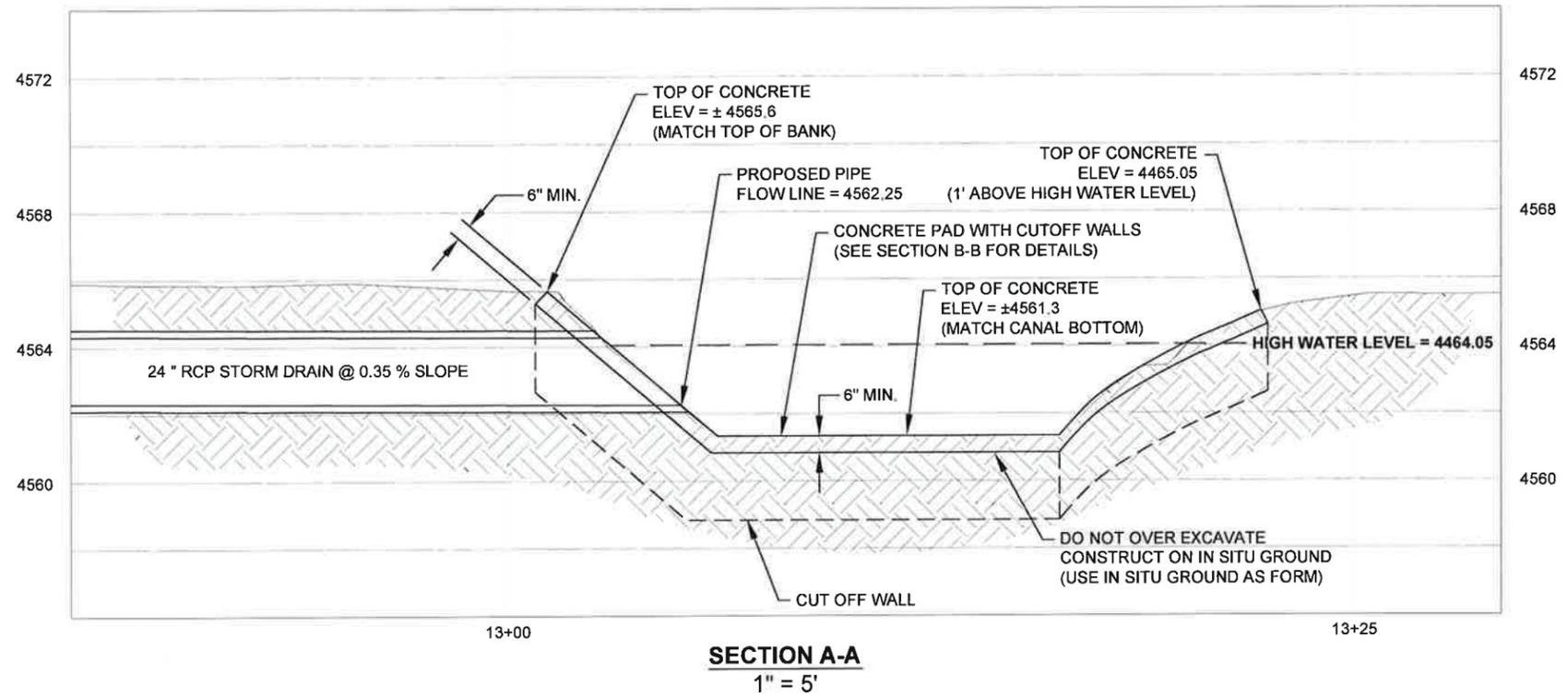
3600 WEST STORMWATER
OUTFALL PROJECT
PLAN AND PROFILE

RIVERTON CITY
ENGINEERING
DIVISION
12526 S. 1450 W.
RIVERTON, UTAH 84096
801-208-3162



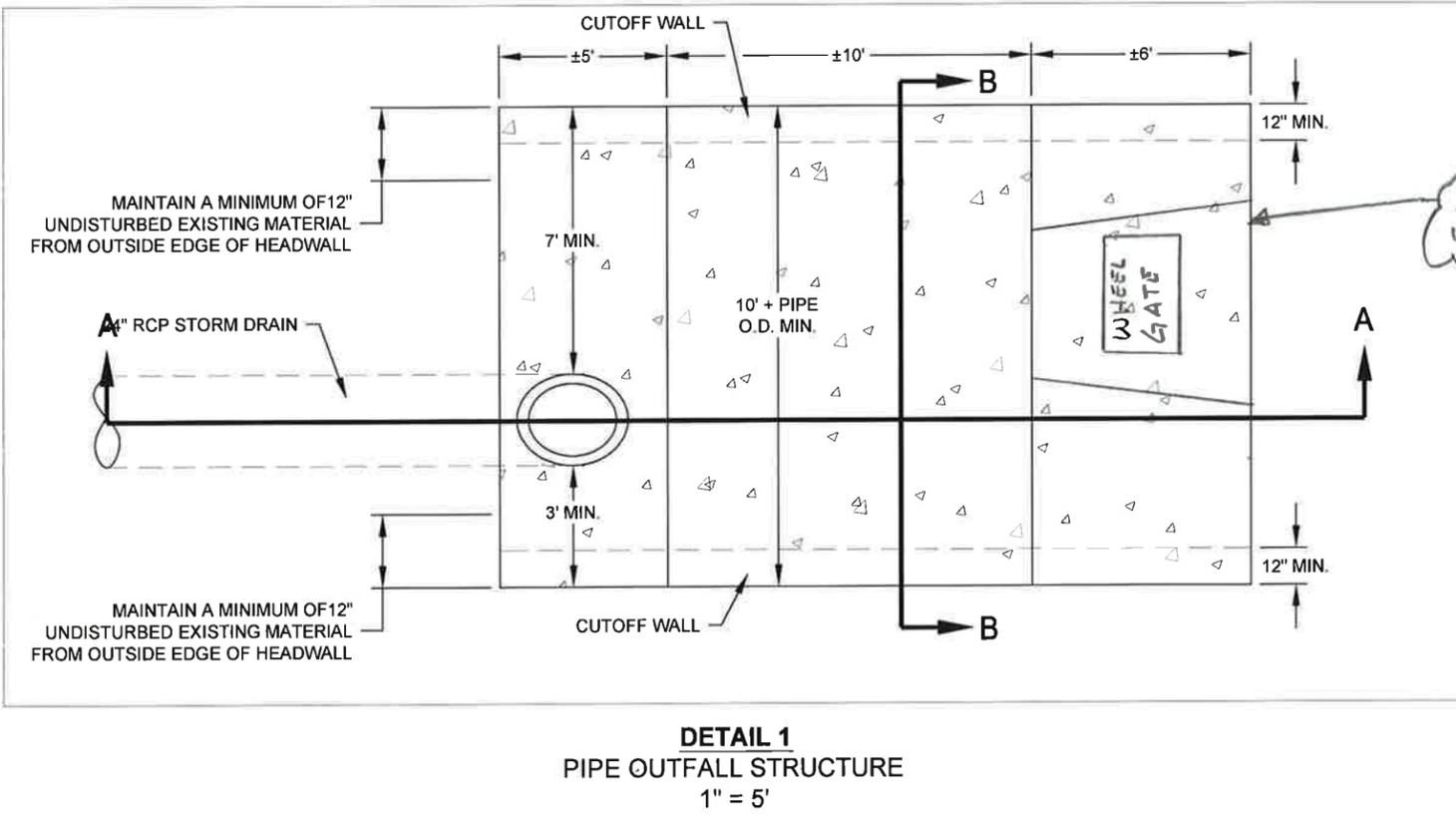
PROJECT #
ENG-162-13

SHEET #
PP-05

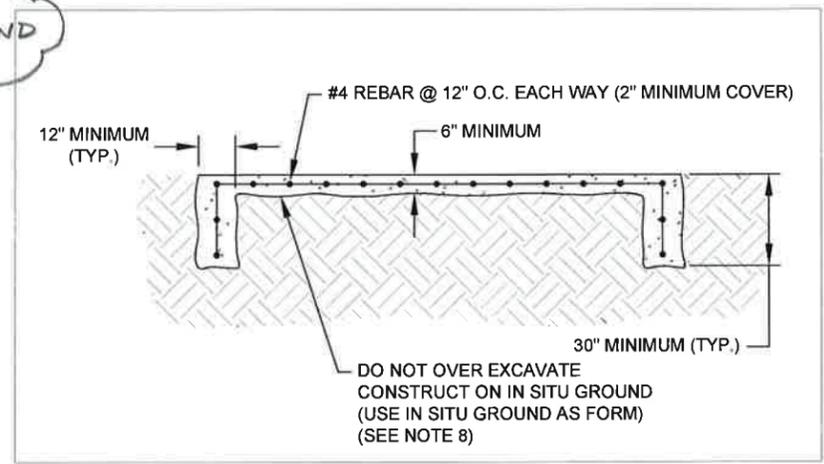


NOTES:

1. Notification must be given at least 24 hours prior to the beginning of construction work and re-notification of re-commencement of work following any cessation of work for more than 4 (four) days must be given. Call Todd Adams and the ULDC Water Master. Failure to do so will result in a \$5,000 fine.
2. Contact information for FCE and ULDC:
Todd Adams, FCE, 801-756-0309
Vince Hogge, P.E., FCE, 801-756-0309
Mel Spencer, President, ULDC, 801-254-4257
Ross Parker, Water Master, ULDC Riverton Canal, 801-541-3305
3. Any changes in design drawings after the encroachment agreement has been executed must be reviewed and accepted by FCE and ULDC.
4. Work cannot interfere with delivery of water. Construction within ULDC corridors must be completed between October 15 and April 1.
5. All construction must be completed to ULDC standards.
6. If disturbed, canal Operation & Maintenance Road (O&M Road) must be returned to pre-construction state or better, following construction. O&M Road must be available for use by ULDC personnel no later than April 1.
7. Canals may collect water during storm events or at other unexpected times.
8. Canal floor and embankment material removed for excavation, where not replaced with concrete, shall be replaced with 12-inch minimum thickness of 10⁻⁶ cm/sec permeability clay material, compacted to 96-percent modified proctor in 6-inch maximum lifts.
9. Canal embankment shall be shaped to match the existing canal prism.
10. Applicant is required to perform compaction testing at the Applicant's cost. Test results must be submitted to FCE. All failed material shall be removed and compacted to specifications. Testing must be performed by a licensed soils lab.



NOTCH AROUND WHEEL GATE



DATE	01OCT13
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DESIGN	KB
CAD	KB
APPRVD.	
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DATE	

REVISIONS	
BY	
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3600 WEST STORMWATER
OUTFALL PROJECT
DETAILS

RIVERTON CITY
ENGINEERING
DIVISION
12526 S. 1450 W.
RIVERTON, UTAH 84096
801-208-3162

RIVERTON CITY
FOUNDED 1858

PROJECT #
ENG-162-13

SHEET #
DT-01