



**RIVERTON CITY
PLANNING COMMISSION AGENDA
THURSDAY, APRIL 10, 2014**



NOTICE IS HEREBY GIVEN THAT THE RIVERTON CITY PLANNING COMMISSION WILL HOLD A PUBLIC MEETING AT **6:30 PM, THURSDAY, APRIL 10, 2014** AT THE **RIVERTON CITY MUNICIPAL BUILDING, 12830 SOUTH 1700 WEST, RIVERTON UTAH.**
ANY QUESTIONS, CALL 801-208-3141 OR 801-208-3130.



REASONABLE ACCOMMODATIONS FOR INDIVIDUALS WITH DISABILITIES AND/OR THE NEED FOR TRANSLATION SERVICES WILL BE PROVIDED UPON REQUEST. FOR ASSISTANCE, PLEASE CALL 801-208-3100.



1. PUBLIC HEARING

A. CONDITIONAL USE PERMIT, PL-14-2003, HOLY TRINITY LUTHERAN CHURCH AND SCHOOL, 13249 SOUTH REDWOOD ROAD, RR-22 ZONE, KEVIN ANDREWS REPRESENTING HOLY TRINITY LUTHERAN CHURCH, APPLICANT.

B. PRELIMINARY PLAT SUBDIVISION, PL 13-4015, MIDAS CROSSING SUBDIVISION, 2700 WEST 11800 SOUTH, 104 SINGL-FAMILY LOTS, R4-SD ZONE, IVORY DEVELOPMENT, APPLICANT.

2. ADJOURNMENT

**RIVERTON CITY
MEMORANDUM**

TO: Planning Commission

FROM: Development Review Committee

DATE: April 10, 2014

SUBJECT: CONDITIONAL USE PERMIT, HOLY TRINITY LUTHERAN CHURCH AND SCHOOL, 13249 SOUTH REDWOOD ROAD, RR-22 ZONE, KEVIN ANDREWS REPRESENTING HOLY TRINITY LUTHERAN CHURCH, APPLICANT.

PL NO.: 14-2003 – Holy Trinity Lutheran Church and School

PROPOSED MOTION:

I move that the Planning Commission APPROVE the conditional use permit permitting a church assembly building and related school facility to be constructed on property located at 13249 South Redwood Road, with the following conditions:

1. All necessary site plan approvals, land use disturbance permits, building permits, etc, shall be obtained prior to construction commencing on the site.
2. Building architecture shall conform to architectural requirements as found in the C-N (Commercial Neighborhood) zone.
3. Utility connections shall be approved by the Riverton City Public Works Department prior to construction.
4. The site and structures comply with any and all applicable Riverton City standards and ordinances, including the International Building and Fire Codes.
5. The remaining unused property resting outside of the fenced portion of the site be regularly mowed and maintained for weed control.
6. Obtain and maintain a UDOT access permit for access to Redwood.
7. Fencing type and location shall be determined during the Site Plan review.

BACKGROUND:

Kevin Andrews representing the Holy Trinity Lutheran Church has submitted an application requesting a conditional use permit for property located at 13249 South Redwood Road. The property is currently zoned RR-22 and is utilized as residential / agricultural. All of the surrounding properties are zoned RR-22 and are utilized in similar manner as the subject property.

The applicant is proposing to construct a church assembly building and a related school facility on a 3.4 acre parcel. Churches are a conditional use in the RR-22 zone and the related school would fall under a “quasi-public use” which is also a conditional use in the zone. A quasi-public use is defined in Riverton City’s code as the following:

“Quasi-public use” means any use not for profit, which, in the opinion of the planning commission and city council, benefits the public as a whole.

The applicant has indicated to staff that the school facility is a non-profit school provided by and maintained by the Lutheran Church. Therefore the use may go forward in the zone with approval from the Planning Commission.

This application is not for site plan approval but for the use itself. Many issues related to development of the site, fencing on the site, building location and appearance may be discussed at this hearing, however, will not be officially heard until a future hearing on the site plan itself.

The applicant has submitted a preliminary site plan clearly illustrating their intentions with property. The majority of the 3.4 acres sits approximately 350 feet east of Redwood Road with a narrow section of land providing access. The building itself will be located east of the narrow section of the property with related parking areas and access lane constructed on the narrow section between the building and Redwood.

The majority of the property to the east will remain relatively underutilized or unused as the plan shows fencing will be installed closer to the building rather than along the property boundary. All of the surrounding properties are zoned for large animals and fencing should be considered for both the protection of those utilizing the church and school but also the animal rights of the existing surrounding properties.

Staff is also concerned about the maintenance of the property resting outside of the fenced area and has attached a condition requiring that the remainder of the property be mowed regularly to maintain weed control.

Riverton City Planning is recommending approval of the conditional use permit with the conditions listed above.

ATTACHMENTS:

The following items are attached for your review:

1. A copy of the Site Plan application
2. A copy of the Zoning Map
3. A copy of the Aerial Views
4. A copy of the Site Plan and Landscape Plans.
5. A copy of the building elevations



PL No. 14-2003
Date 3/12/2014

Application

Conditional Use Permit

(For site plans of any retail use within 300 feet of residence or any conditional use as defined in the zoning district)

Applicant's Name Holy Trinity Lutheran Church and School
Home Address 13249 S Redwood Rd (Mailing - P.O. Box 1558)
City RIVERTON State UT Zip 84065
Telephone # — Mobile # 801-860-6412
E-mail Address pastor@holytrinity.org Fax # N/A

Contact Person and Title Kevin W Andrews Pres.
Address 11848 Vista Glen Ct
City Sandy State UT Zip 84092
Telephone # — Mobile # 801-580-1490
E-mail Address KANDREWS@UBINSURANCE.COM Fax # 801-563-6312

1. Project Information

- Name of proposed business Holy Trinity Lutheran Church and School
- Address 13249 S Redwood Rd
- Description of the proposed use Church and School
- Sidwell/Tax ID# 42-1735451 Total Acreage of the Site 3.42
- Current Zoning of the Proposed Site RESIDENTIAL
Zoning of Adjacent Parcels: North RES South RES East RES West RES
- Current Use of Land RESIDENTIAL
- Number of Existing Structures 1 home/garage, 2 storage sheds

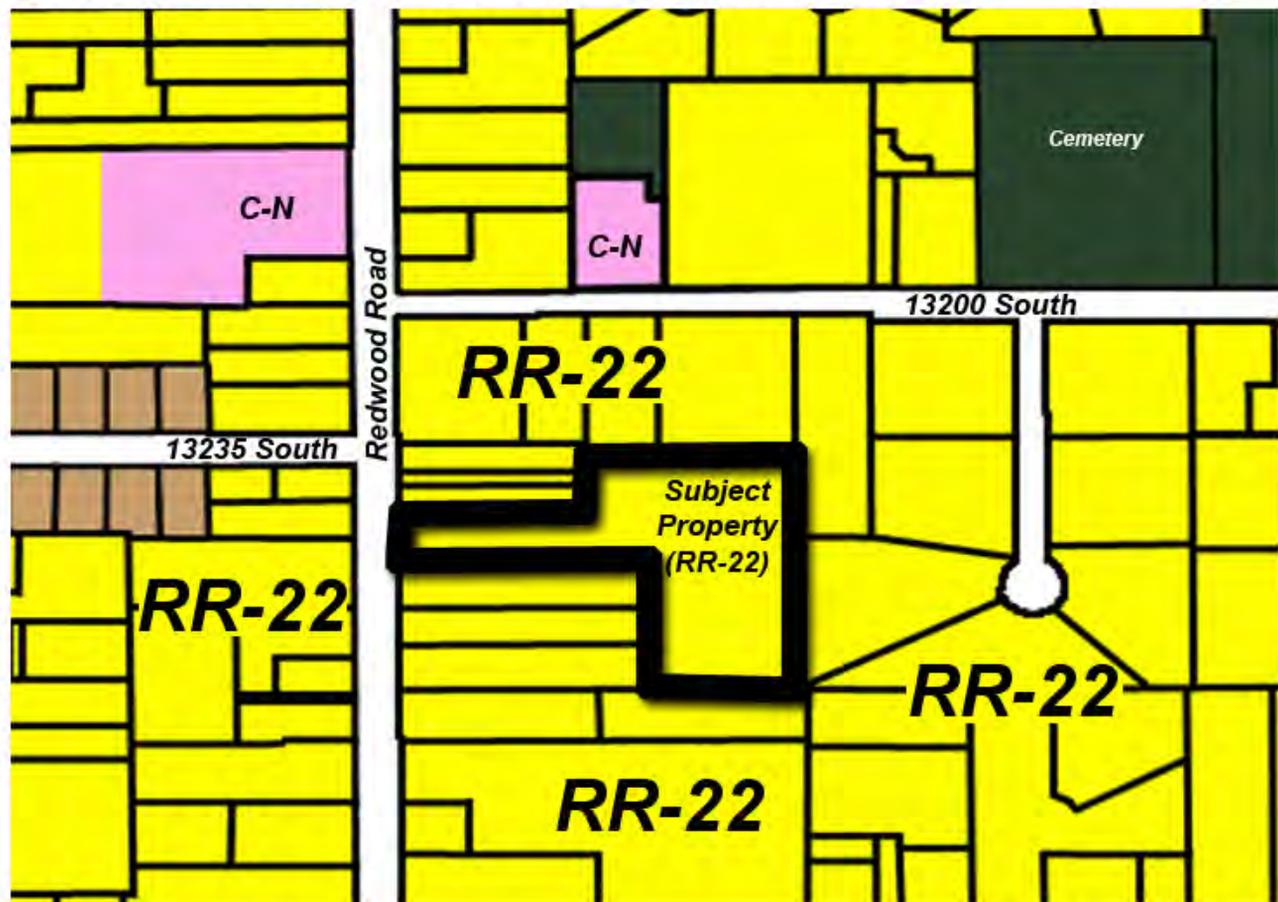
All drawings and other requirements must meet Riverton City Engineering Standards and Development Standards as presented by ordinance. Please note that for your convenience, an application checklist is enclosed. Incomplete applications will not be accepted or approved.

Kevin W Andrews
Applicant's Signature

3/10/14
Date

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

HOLY TRINITY LUTHERAN CHURCH & SCHOOL



ZONING MAP

HOLY TRINITY LUTHERAN CHURCH & SCHOOL



AERIAL VIEW

**RIVERTON CITY
MEMORANDUM**

TO: Planning Commission

FROM: Development Review Committee

DATE: April 10, 2014

SUBJECT: PRELIMINARY PLAT SUBDIVISION, MIDAS CROSSING SUBDIVISION, 2700 WEST 11800 SOUTH, 104 SINGL-FAMILY LOTS, R4-SD ZONE, IVORY DEVELOPMENT, APPLICANT.

PL NO.: 13-1015– Midas Crossing Subdivision

PROPOSED MOTION

I move the Planning Commission recommend APPROVAL of application #13-1015, Midas Crossing Subdivision, located at the north east corner of 2700 West 11800 South with the following conditions:

1. All residential building lots adjacent to the north and east property lines shall meet the minimum size and dimension standards of the R-3 zone.
2. No roadway connection shall be made to 11605 or 11625 South.
3. Solid masonry fencing, consistent with the required collector street fencing on 2700 West and 11800 South, shall be installed on the north and east property lines.
4. Storm drainage systems and installation shall comply with Engineering Department requirements and standards.
5. Any and all irrigation ditches associated with the property be addressed, with disposition of the irrigation systems approved by Riverton City and the proper irrigation company or users.
6. The subdivision shall comply with any and all applicable Riverton City standards and ordinances, including the International Building and Fire Codes.
7. Lots 192 and 193 shall be widened to eighty (80) feet as required by the R-4 zone.
8. Complete a Survey of the Boundary including resolution of encroachments, gaps, overlaps or other discrepancies to the satisfaction of the City staff. Record the Survey in the office of the Salt Lake County Surveyor.
9. Landscape and irrigation plan for park strips along 11800 South and 2700 West as well as the storm water collection pond shall be submitted as part of each phase as it undergoes final plat review.
10. Submit a construction detail for the park strip south of lot 147 showing decorative stamped concrete or other permanent maintenance free feature.
11. Any work to properly close off or terminate the stub street extending south from 11625 South shall be the responsibility of the applicant and shall be in accordance with the standards and specifications of the Riverton City Public Works Department.
12. Any work within the Midas Creek drainage corridor shall be done in accordance with Riverton City standards and ordinances as well as obtain any necessary permits from Salt Lake County and other jurisdictions that may regulate this drainage corridor.

BACKGROUND:

Chris Gamvroulas of Ivory Development has submitted an application requesting subdivision approval for property located at the north east corner of the intersection of 2700 West 11800 South. The property is currently vacant ground and is zoned R4-SD (Residential 10,000 square foot lots Specific Development). To the north property is zoned R-3 (Residential 14,000 square foot lots). To the east property is zoned

RR-22 (Rural Residential ½ acre lots). Property to the south is zoned RR-22 and R-4 with a couple of smaller remnant parcels in the south east corner maintain the R-3 zoning.

On September 3, 2013 the Riverton City Council rezoned this property to R4-SD. The SD designation carries specific conditions with the zoning that must be upheld. The condition of the SD designation requires that all lots adjacent to existing residential lots shall be 14,000 square feet or larger. The applicant has submitted an application proposing to subdivide 36.72 acres into 104 single family lots. As required the preliminary plat shows that all lots along the north and east are 14,000 square feet or larger. The remaining lots in the proposed subdivision are between 10,000 and 14,000 square feet. Lots 192 and 193 do not currently meet the minimum lot width requirement. In the R-4 zone lots are required to be eighty (80) feet wide. Lots 192 and 193 are currently shown at seventy eight (78) feet and need to be widened to satisfy ordinance requirements. All other lots to meet or exceed standards for lot width, lot size and lot frontages as required by the R-4 zone.

Access into the subdivision will be achieved from three points. One access will be on to 2700 West with two accesses at the south onto 11800 South. There will be no access onto 11625 South in the Charter Point Subdivision to the north. The existing stub street at that location will be permanently terminated.

There are some areas that will be publicly maintained upon completion of the subdivision. The park strip along 11800 South and 2700 West will end up being maintained by Riverton City as well as Parcel B, a storm water management pond. All these areas will require landscaping and an irrigation system to be installed with each phase in the subdivision. At that time a landscape and irrigation plan will need to be submitted, reviewed and approved by Riverton City. Condition #6 addresses this.

On the eastern end of 2450 West there is a park strip that will essentially be located in no-man's land. Typically adjacent property owners maintain the park strip, however, in this case the existing property owner is not obligated to maintain a new park strip. Therefore, staff is recommending that this portion of park strip be finished with decorative stamped concrete. A construction plan will need to be submitted during final plat approval that addresses this area.

Fencing in the development is substantial. Six (6) foot solid masonry collector street fencing is required along 11800 South and 2700 West. As part of the Specific Development designations made at the time the property was rezoned, a solid masonry fence will be required on the north and east property lines. The type and design of that fencing was required to be consistent with the required collector street fencing on 2700 West and 11800 South. While this was made part of the zoning of the property, it is included as a condition of the preliminary plat, as well.

Staff is recommending approval of the Midas Crossing Subdivision with the conditions listed in the staff report. Riverton City's Engineering and Water Divisions are also recommending approval as is the Unified Fire Authority.

ATTACHMENTS:

The following items are attached:

1. Copies of the vicinity, zoning, and aerial maps identifying the property.
2. A copy of the proposed subdivision plat.



PL No. 13-1015
Date 10/24/2013

Application Subdivision

X Preliminary Plat _____ Single Phase _____ Final Plat

A. Applicant's Name CHRIS GAMVROULAS
Home Address 978 WOODBARK LN.
City SLC State UT Zip 84117
Telephone # 801-747-7440 Mobile # _____
E-mail Address chrisg@ivorydevelopment.com Fax # _____

B. Primary Contact Person SAME
Address _____
City _____ State _____ Zip _____
Telephone # _____ Mobile # _____
E-mail Address _____ Fax # _____

C. Project Information
1. Subdivision Name MIDAS CROSSING
2. Subdivision Address 2700 WEST 11800 SOUTH
3. Sidwell/Tax ID# 27-21-451-012 Total Acreage of the Site 36.72 AC.
4. Current Zoning of the Proposed Site R-3
Zoning of Adjacent Parcels North S. JORDAN South R-4/RR-22 East R-3 West S. JORDAN
5. Total acreage of the property 36.72 AC. Number of lots 104
Gross Density 2.83 UN./AC. Net Density SAME
6. Type of requested development SINGLE FAMILY RESIDENTIAL
Regular Subdivision SD Zone _____ P.U.D. Overlay _____

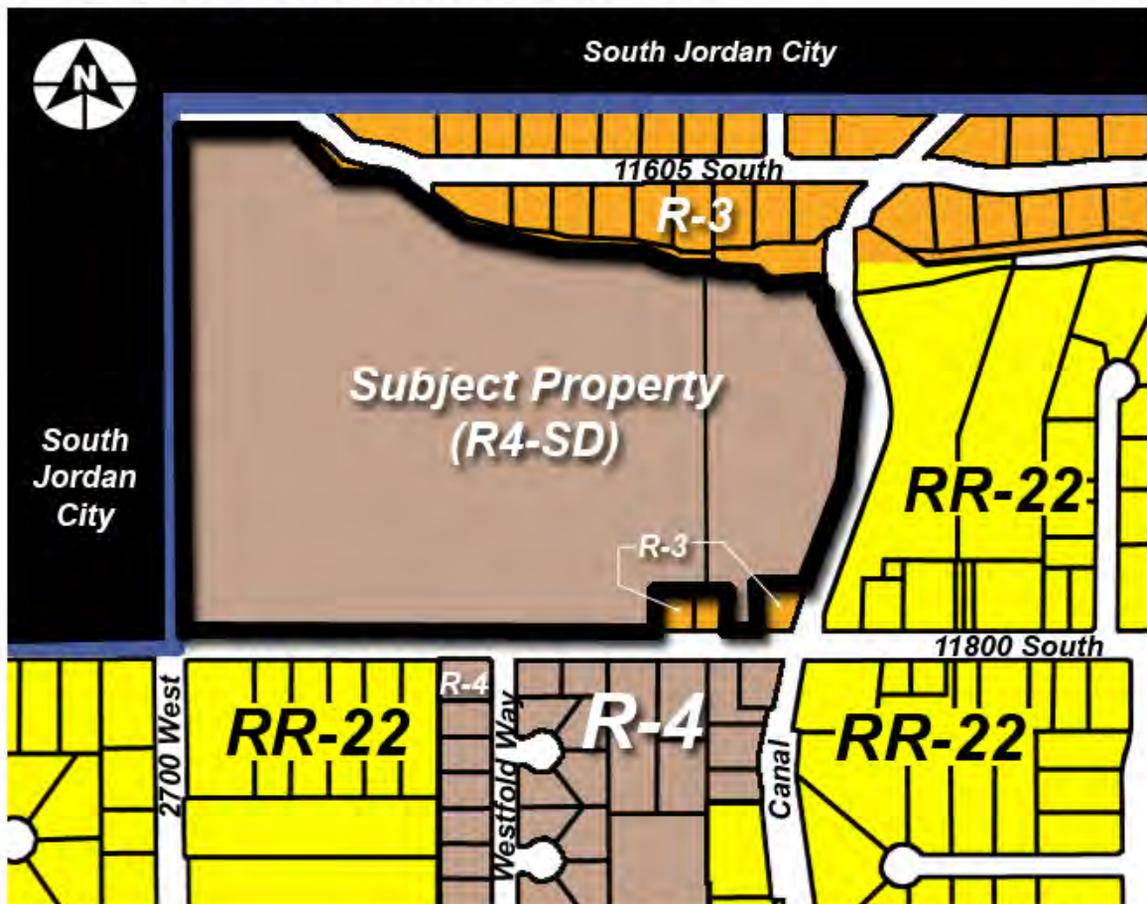
By signing this application, I acknowledge that I have read and understood the application, ordinances, checklists, etc. associated with this application, and that any and all required drawings, plans, and other submittals are included and complete. All drawings and plans, and the proposed development,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

Chris P. Paul
Applicant's Signature

10/15/13
Date

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

MIDAS CROSSING PRELIMINARY PLAT



ZONING MAP

MIDAS CROSSING

PRELIMINARY PLAT

LOCATED IN THE SE 1/4 OF SECTION 21, T3S, R1W, SLB&M.
RIVERTON CITY, UTAH
SALT LAKE COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, DENNIS P. CARLISLE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NUMBER 172675 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS:

MIDAS CROSSING

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

A portion of the SE1/4 of Section 21, Township 3 South, Range 1 West, Salt Lake Base & Meridian, Riverton, Utah, more particularly described as follows:
Beginning at the intersection of the easterly line of 2700 West Street and the southerly line of 11400 South Street located N0°01'28"W along the 1/4 Section line 33.00 feet and S89°52'13"E 33.00 feet from the South 1/4 Corner of Section 21, T3S, R1W, S.L.B.&M.; thence N0°01'28"W parallel with, and 33.00 feet easterly of the 1/4 Section line 1,230.30 feet to the south line of CHARTER POINT Subdivision Phase 3 according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder; thence along said Plat the following 3 (three) courses and distances: thence N89°58'32"E 267.19 feet; thence S50°11'24"E 168.56 feet; thence S83°52'07"E 109.08 feet to the northwesterly end of that Real Property of Salt Lake County described in Deed Book 8293 Page 1132 of the Official Records of Salt Lake County; thence along said lands of Salt Lake County the following 5 (five) courses and distances: thence S77°14'09"E 102.07 feet; thence S48°19'34"E 52.88 feet; thence S54°57'46"E 62.38 feet; thence S74°31'32"E 60.87 feet; thence S82°10'19"E 60.65 feet to the southerly line of said CHARTER POINT Phase 3; thence along said Plat the following 4 (four) courses and distances: thence S82°09'01"E 148.70 feet; thence S86°18'33"E 175.81 feet; thence S76°00'18"E 107.86 feet; thence S85°19'58"E 84.21 feet to westerly end of that Real Property of Salt Lake County described in Deed Book 7373 Page 94 of the Official Records of Salt Lake County; thence along said lands of Salt Lake County the following 6 (six) courses and distances: thence South 14.80 feet; thence S53°09'11"E 37.69 feet; thence S0°00'00"W 14.80 feet; thence S87°31'41"E 101.03 feet; thence S88°06'49"E 121.19 feet; thence S0°00'00"E 29.84 feet; thence N90°00'00"E 26.47 feet to the westerly line of a canal easement in favor of the Utah and Salt Lake Canal Company described in Deed Book 9802 Page 174 of the Official Records of Salt Lake County; thence along said canal easement the following 4 (four) courses and distances: Southeastly along the arc of a 305.99 foot radius non-tangent curve (radius bears: N79°44'23"E 71.35 feet through a central angle of 13°21'39" (chord bears: S16°56'26"E 71.19 feet; thence S21°48'31"E 111.20 feet; thence Southeastly along the arc of a 273.55 foot radius non-tangent curve (radius bears: S66°04'04"W 221.58 feet through a central angle of 46°24'36" (chord: S0°43'37"E 215.57 feet); thence S20°33'15"W 352.28 feet to the north line of that Real Property described in Deed Book 6765 Page 1682 of the Official Records of Salt Lake County; thence N89°52'13"W along said deed 117.56 feet; thence S0°07'47"W along said deed 25.68 feet; thence N89°52'13"W 151.00 feet to the easterly line of that Real Property described in Deed Book 7643 Page 2325 of the Official Records of Salt Lake County; thence along said deed the following 3 (three) courses and distances: thence N0°07'47"E 11.00 feet; thence N89°52'13"W 100.00 feet; thence S0°07'47"W 100.00 feet; thence N89°52'13"W parallel with, and 33.00 feet northerly of the Section line 1,162.09 feet to the point of beginning.

Contains: 36.72/- acres (1,598,705 sq. ft.) and 104 Lots



5 Feb 2014 *Dennis P. Carlisle*

OWNERS DEDICATION

KNOWN ALL BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNER'S OF THE DESCRIBED TRACT OF LAND ABOVE, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO HEREAFTER BE KNOWN AS

MIDAS CROSSING

DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____ A.D. 20____

LIMITED LIABILITY ACKNOWLEDGEMENT

ON THE _____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AN FOR THE COUNTY OF SALT LAKE, IN SAID STATE OF UTAH, _____ WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE PRESIDENT OF _____ L.L.C., A UTAH L.L.C. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC RESIDING IN SALT LAKE COUNTY

SHEET 1 OF 2

MIDAS CROSSING

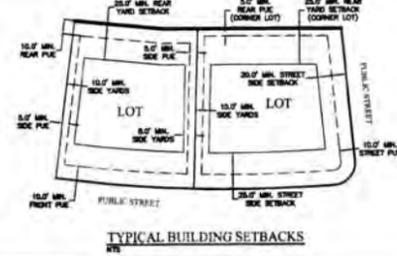
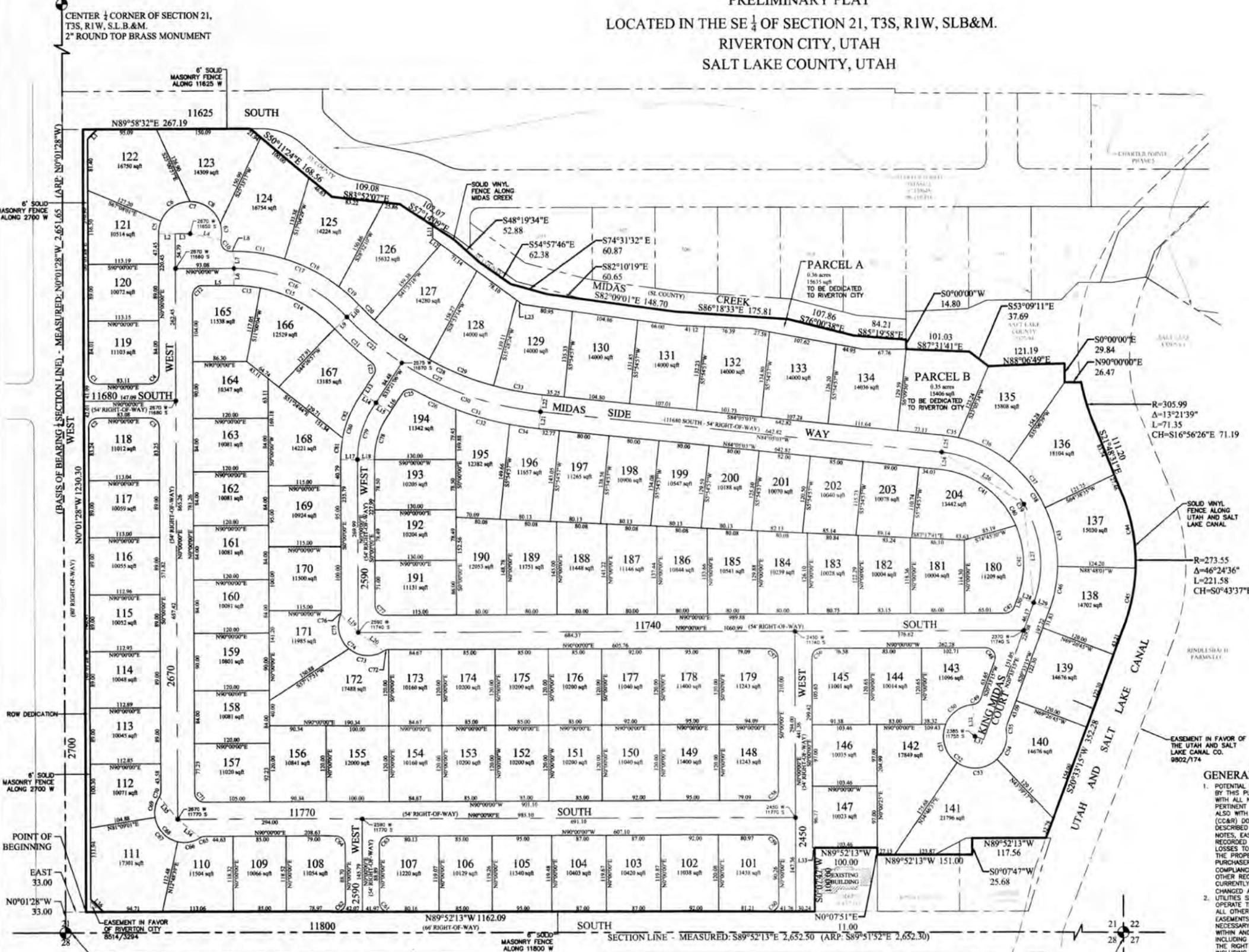
PRELIMINARY PLAT
LOCATED IN THE SE 1/4 OF SECTION 21, T3S, R1W, SLB&M.
RIVERTON CITY, UTAH
SALT LAKE COUNTY, UTAH

RECORDED

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF:

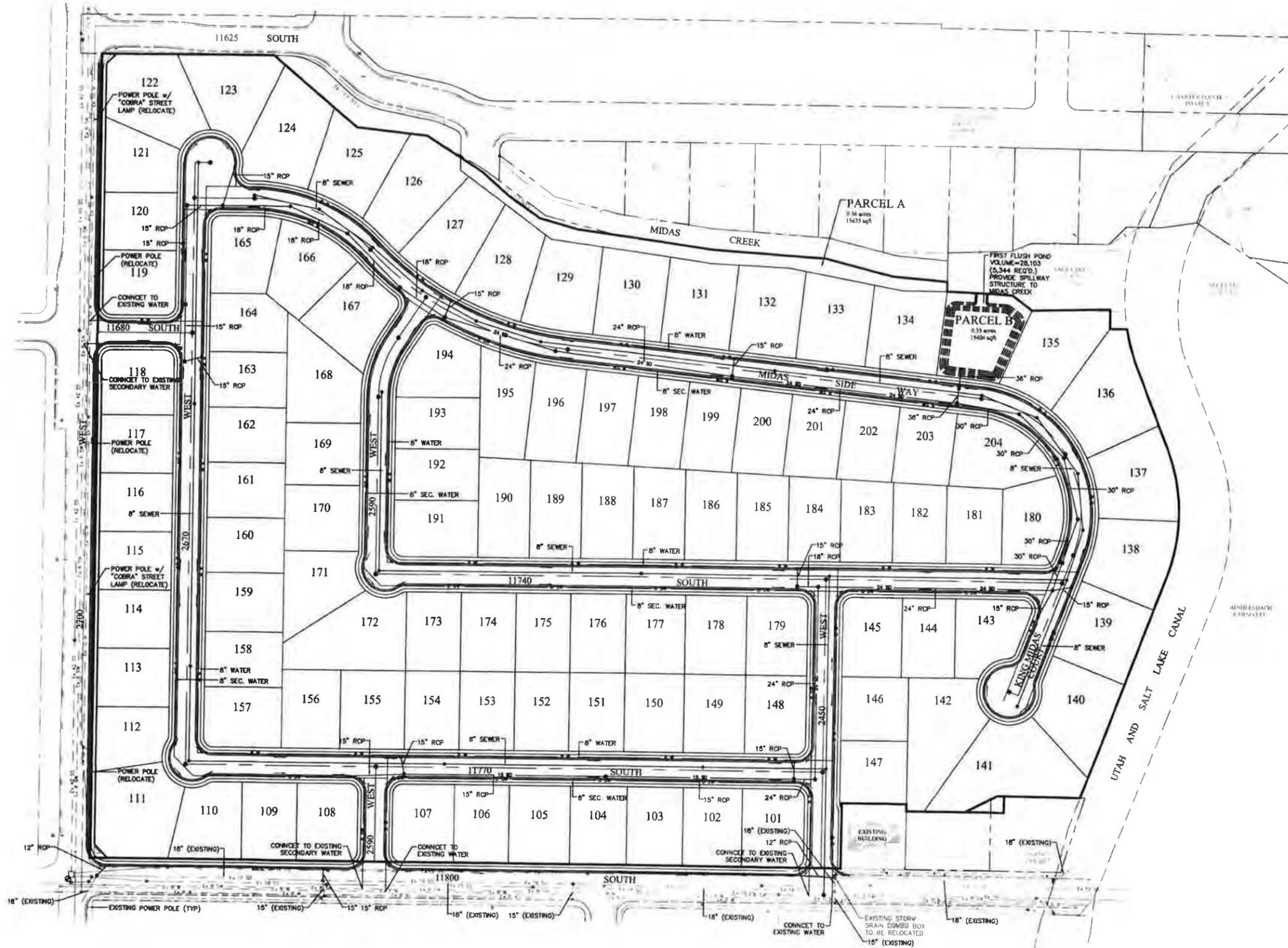
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEE \$ _____ SALT LAKE COUNTY RECORDER



PLAT PREPARED BY
FOCUS
ENGINEERING AND SURVEYING, LLC
502 WEST 8360 SOUTH
SANDY, UTAH 84070 PH: (801) 352-0075
www.focusutah.com

OWNER/DEVELOPER
IVORY DEVELOPMENT L.L.C.
978 WOODAK LANE
MURRAY, UTAH 84117
PH: 801-747-7440



LEGEND

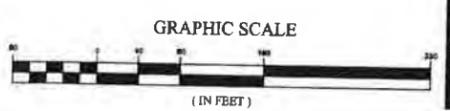
---	BOUNDARY
---	ROW
---	CENTERLINE
---	LOT LINE
---	EASEMENT
---	15" STORM DRAIN
---	8" SANITARY SEWER
---	8" CULINARY WATER
---	8" SECONDARY WATER
---	15" IRRIGATION WATER
---	8" LAND DRAIN
---	CONTOUR MAJOR
---	CONTOUR MINOR
---	EXIST. 18" STORM DRAIN
---	EXIST. 8" SANITARY SEWER
---	EXIST. 8" CULINARY WATER
---	EXIST. 8" LAND DRAIN
---	EXIST. FENCE
---	EXIST. CONTOUR MAJOR
---	EXIST. CONTOUR MINOR
---	SIGN
---	STREET LIGHT
---	SD MH, INLET, AND COMBO
---	SEWER MANHOLE
---	VALVE, TEE & BEND
---	WATER BLOW-OFF
---	FIRE HYDRANT
---	STREET MONUMENT
---	EXIST. SD INLET & MH
---	EXIST. SEWER MH
---	EXIST. VALVE, TEE, & BEND
---	EXIST. FIRE HYDRANT

BENCHMARK
 SOUTH 1/4 CORNER OF SECTION 21
 TOWNSHIP 3 SOUTH, RANGE 1 WEST
 SALT LAKE BASE AND MERIDIAN
 ELEV: 4505.36

FOCUS
 ENGINEERING AND SURVEYING, LLC
 502 WEST 8360 SOUTH
 SANDY, UTAH 84070 PH: (801) 352-9075
 www.focusutah.com



**PRELIMINARY
 MIDAS CROSSING
 UTILITY PLAN**



REVISION BLOCK	DATE	DISCUSSION
1		
2		
3		
4		
5		
6		

UTILITY PLAN
 Scale: 1"=80'
 Date: 10/2/2013
 User: JSB
 Job #: 13-053
 Sheet: C4



2013/13-053 Midas Crossing - Preliminary Utility Plan - Utility (Prelim) (1/1)

Midas Crossing Subdivision Preliminary Plat



6' Solid Masonry

Fencing along Midas Creek
and Canal

2700 West

11800 South

Conditions Required by SD Zoning

1/3 Acre Lots along North and
East Property Lines