RIVERTON CITY
OPEN HOUSE,
REGULAR CITY COUNCIL MEETING & WORK SESSION
AGENDA

April 15, 2014

Notice is hereby given that the Riverton City Council will hold an **Open House** for the purpose of receiving public input regarding Riverton City's Sign Ordinance beginning at **5:30 pm** on **April 15, 2014**, at Riverton City Hall located at 12830 South 700 West, Riverton, Utah.

Notice is hereby given that the Riverton City Council will hold a **Regular City Council Meeting & Work Session** beginning at **6:30 pm** on **April 15, 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 Employee Brent Bennett – 25 Year Service Award
    3. Riverton Choice Awards for Excellence in Education – Southland Elementary School – *Council Member Paul Wayman*
4. Public Comments

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

1. **Public Hearing** – Proposed use of Community Development Block Grant (CDBG) funds for the 2014-2015 Fiscal Year – *Jeff Hawker, Asst. City Manager*
    1. **Resolution No. 14-25** – Adopting Riverton City's allocation of Community Development Block Grant (CDBG) Funds for the 2014-2015 Fiscal Year
2. **Public Hearing** – Proposed amendments to the Elderly Housing Overlay Zone, addressing occupancy calculations and minimum acreage - Riverton City, Applicant – *Jason Lethbridge, Planning Manager*
    1. **Ordinance No. 14-05** – Amending Sections 18-120.060.1 & 2, Elderly Housing Overlay Zone, amending the minimum parcel size and density calculation for a Care Facility, Amendments proposed by Riverton City
3. **Public Hearing** – Proposed rezone of 1.9 acres of property located at 12416 South 3600 West to add the Elderly Housing Overlay to existing C-R Zone – The Lodge Properties, LLC, Applicant – *Jason Lethbridge, Planning Manager*
    1. **Ordinance No. 14-06** - rezoning 1.9 acres located at 12416 South 3600 West from C-R (Commercial Regional) to C-R/EH-OV (Commercial Regional with Elderly Housing Overlay), the Lodge Properties LLC, Applicant

3. DISCUSSION/ACTION ITEMS

1. Final Site Plan/Amended Plat, The Lodge at Riverton Assisted Living Facility, 12416 South 3600 West, C-R Zone, Tracy Stocking Representing the Lodge Properties LLC, Applicant – *Jason Lethbridge, Planning Manager*
2. Final Site Plan/Amended Plat, Spring Creek Medical Building, 12523 South Creek Meadow Road, C-R Zone, Brian Crawford of Coaction Group, Applicant – *Jason Lethbridge, Planning Manager*

3. Discussion regarding Culinary Water System Survey – *Mayor Applegarth*

4. CONSENT AGENDA

1. **Minutes**: RCCM 03-24-14
2. **Bond Releases**:
   1. Auto Zone – 100% Warranty Release
   2. Texas Roadhouse – 100% Warranty Release
   3. Riverton Meadows Lot 5 – 100% Warranty Release
   4. Royal Farms Phase 1 – 90% Performance Release
   5. UFA Fire Station #124 – 100% Warranty Release
3. **Resolution No. 14- 26** – Authorizing the Execution of an Amendment to a Water Use Agreement with Draper Irrigation Company – *Ryan Carter, City Attorney*
4. **Resolution No. 14- 28** - Approving an Easement Disclaimer for the purpose of abandoning an easement located at approximately 4500 West 14400 South – *Ryan Carter City Attorney*
5. **Resolution No. 14 -24** - Authorizing the City to enter into a contract with Acme Construction to complete the 4570 West Roadway Improvement Project (12790 South to 12600 South) – *Craig Calvert, Purchasing Manager*
6. **Resolution No. 14- 27** - Supporting South Valley Sanctuary Community Outreach Programs Against Domestic Violence - *Ryan Carter, City Attorney*

5. STAFF REPORTS

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

6. ELECTED OFFICIAL REPORTS

1. Mayor Bill Applegarth
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. May 6, 2014 - Redevelopment Agency Meeting – 6:20 p.m.
2. May 6, 2014 - Regular City Council Meeting/Work Session – 6:30 p.m.

8. WORK SESSION

1. Discussion of Full-time Employees (FTEs)

9. ADJOURN

Dated this 10th day of April 2014

Virginia Loader

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 10th day of April 2014

Virginia Loader, MMC
Recorder

Riverton City Choice Awards

Featuring **Southland Elementary School**

April 2014

Kaelee Jubber – 3rd Grade – Kaelee is a wonderful third grade student and she works hard to do her best every day. She sets goals each week and is able to evaluate herself to further personal growth. She is very respectful to adults and always there for students who may struggle academically or who may be alone at recess. Kaelee exhibits superior skills in academics and leadership at Southland Elementary.

Daxton Dillon - 5th Grade - Daxton is an excellent student; he is great at following all of the school and classroom rules. He is always willing to help students around him who are struggling; he encourages students to stay on task and to have good behavior in class. He sets goals for himself and works hard to meet goals and loves to participate in class. He is a LEADER in the classroom.

Ms. Kim Oldroyd - 6rd Grade Teacher – Ms. Oldroyd demonstrates outstanding skill and competence as a 6th grade teacher at Southland Elementary. She cares about each child in her classroom and takes the imitative to plan and develop individual activities that are beneficial to all of her students. She demonstrates a high level of professionalism, performing her duties with the utmost efficiency and ability. Ms. Oldroyd has excellent rapport and is well respected and liked by her students, parents and other staff members.

Item No. 2.1

Issue Paper

Presenter/Submitted By:	Jeff Hawker, Asst. City Manager

Subject: Resolution Adopting Riverton City's Allocation of Community Development Block Grant (CDBG) Funds for the 2014-2015 Fiscal Year	**Meeting Date:** April 15, 2014 **Fiscal Impact:** N/A **Funding Source:** N/A

Background:

Each year, the City receives an allocation of CDBG funds to be used at the City's discretion for various projects that meet federal guidelines. Riverton City is a sub-recipient of Salt Lake County's CDBG entitlement as an urban county Salt Lake County has allocated Riverton City an estimated $101,840 for the 2014-2015 program year. CDBG is primarily a "bricks and mortar" program.

Salt Lake County has received "bricks and mortar" grant requests from qualifying non-profit organizations, which have been attached to this City Council packet together with a spreadsheet that summarizes the County's proposed allocation of project costs among the sub-grantee entities (including Riverton City). These applications have been previously screened and approved by Salt Lake County for compliance with applicable federal requirements. The allocation percentages of proposed project costs were established by Salt Lake County based on the utilization of each non-profit's services by residents in each sub-grantee's jurisdiction.

Approval of grant requests is in the discretion of the City Council. The allocation spreadsheet provided by Salt Lake County includes grant requests from Riverton City totaling $20,719.83. If this amount were to be approved, $81,120 would remain ($101,840 - $20,719.83) for use on qualifying projects in Riverton City.

Regulations require that a public hearing be held regarding the proposed allocation.

Recommendation:

The City Council should determine an appropriate allocation for CDBG funding.

Recommended Motion:

"I move the City Council adopt Resolution No. 14-25 - approving the allocation of Community Development Block Grant Funds for the 2014-2015 Fiscal Year."

RIVERTON CITY, UTAH
RESOLUTION NO. 14-25

A RESOLUTION APPROVING RIVERTON CITY'S ALLOCATION OF COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS FOR THE 2014-2015 FISCAL YEAR

WHEREAS, each year Riverton City receives an allocation of Community Development Block Grant (CDBG) funds to be used at their discretion for various projects that meet federal guidelines; and

WHEREAS, Riverton City is a sub-recipient of Salt Lake County's CDBG entitlement as an urban county; and

WHEREAS, a Public Hearing was held wherein public comments regarding the proposed use of the Community Development Block Grant (CDBG) Funds for the 2014-2015 Fiscal Year were heard.

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

1. Grant requests will be approved at the discretion of the Riverton City Council.

2. This Resolution shall take effect immediately.

PASSED AND ADOPTED by the City Council of Riverton, Utah, on this 15th day of April 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

SALT LAKE COUNTY

2001 SO STATE ST - SLC - UT - 84190
Phone (385) 468-0300

Proposals Received

Witnessed By: Teresa Young **Department: CRD**

CONTACT NAME: Teresa Young, 385-468-0307
CLOSING DATE: Thursday, December 5, 2013 at 2:00 p.m.

#	Cnty #	Supplier	Total Amount Requested	County Amount	Alta	Bluffdale	Cottonwood Heights	Draper	Herriman	Holladay	Midvale	Murray	Riverton	South Salt Lake	
1	1	Alliance House Inc	$22,700.00	$10,615.12				$489.92	$653.24	$816.55	$2,939.57	$2,286.33	$489.92	$4,409.35	$22,700.00
2	2	Boys & Girls Clubs of Greater Salt Lake	$32,000.00	$20,257.00	$1,761.00					$3,523.00	$294.00	$1,174.00	$587.00	$4,404.00	$32,000.00
3		Boys & Girls Clubs of South Valley	$76,978.00									$76,978.00			$76,978.00
4	3	Catholic Community Services of Utah	$50,000.00	$50,000.00											$50,000.00
5	4	Family Supoort Center (LifeStart Village)	$21,380.00	$21,380.00											$21,380.00
6	5	Helping Hand Assoc dba The Haven	$43,607.00	$7,147.00			$9,460.00	$3,000.00	$5,000.00	$5,000.00	$5,000.00	$5,000.00	$1,000.00	$3,000.00	$43,607.00
7		Heritage Senior Center Room Enlargement	$100,000.00									$100,000.00			$100,000.00
8	6	House of Hope	$36,411.00	$29,855.02			$364.22		$364.22		$1,456.88	$728.44		$3,642.22	$36,411.00
9	7	Lutheran Social Service of Utah	$20,000.00	$20,000.00											$20,000.00
10	8	Odyssey House of Utah-Adult Residential Program	$81,463.15	$19,347.59		$2,036.58	$6,109.73	$8,146.30	$9,164.59	$8,146.30	$5,091.44	$8,146.30	$6,109.73	$9,164.59	$81,463.15
11	9	Odyssey House of Utah-Transitional Housing	$43,072.98	$9,726.15		$2,778.90	$4,863.08	$2,084.18	$4,168.35	$5,557.80	$3,473.63	$6,252.53	$2,084.18	$2,084.18	$43,072.98
12	10	Office of Township Services - SLCO - Kearns	$110,362.00	$110,362.00											$110,362.00
13	11	Office of Township Services - SLCO - Millcreek	$45,000.00	$45,000.00											$45,000.00
14	12	Refugee & Immigrant Center - Asian Association of Utah	$52,500.00	$22,495.00						$552.00	$1,510.00	$2,172.00		$25,771.00	$52,500.00
15		Salt Lake CAP Head Start - Murray Bathroom	$15,000.00									$15,000.00			$15,000.00
16	13	South Valley Sanctuary - Kitchen	$10,795.00	$3,460.00			$692.00	$415.00	$692.00	$415.00	$2,214.00	$1,107.00		$1,799.00	$10,794.00
17	14	South Valley Sanctuary - Playground	$32,000.00	$10,256.00			$2,051.00	$1,231.00	$2,051.00	$1,231.00	$6,564.00	$3,282.00		$5,333.00	$31,999.00
18	15	The Road Home - Transitional Housing Units	$18,000.00	$2,423.00	$21.00	$96.00	$924.00	$329.00	$266.00	$786.00	$3,517.00	$4,155.00	$202.00	$5,281.00	$18,000.00
19	16	The Road Home - Shelter Parking Lot	$22,007.00	$2,962.00	$26.00	$117.00	$1,130.00	$403.00	$325.00	$961.00	$4,300.00	$5,080.00	$247.00	$6,457.00	$22,008.00
20	17	Utah Youth Village - Storage Shed	$25,000.00	$25,000.00											$25,000.00
21	18	Volunteers of America - CWC HVAC	$16,742.00	$10,000.00								$6,742.00			$16,742.00
22		Work Activity Center - Residential Apt renovation	$49,000.00											$49,000.00	$49,000.00
23	19	Utah MicroEnterprise Loan Fund	$402,000.00	$308,870.00			$26,609.00	$8,870.00	$4,434.00	$4,434.00	$8,870.00	$13,304.00		$26,609.00	$402,000.00
				includes $300,000 in PI											
24	20	Assist - Emergency Home Repair Program	$495,000.00	$340,000.00			$10,000.00	$5,000.00	$5,000.00	$5,000.00	$40,000.00	$40,000.00	$10,000.00	$40,000.00	$495,000.00
25	21	CDC of Utah - Critical Home Needs Program	$400,000.00	$400,000.00											$400,000.00
26		CDC of Utah - Down Payment Assistance (Murray & Midvale)	$76,000.00								$30,000.00	$46,000.00			$76,000.00
27		CDC of Utah - Holladay & So Salt Lake Critical Home Needs Program	$37,000.00							$25,000.00				$12,000.00	$37,000.00
28		NeighborWorks Salt Lake - Murray	$50,000.00									$50,000.00			$50,000.00
29	22	Salt Lake Valley Habitat for Humanity (neighborhood revitalization)	$135,000.00	$135,000.00											$135,000.00
30	23	Salt Lake Valley Habitat for Humanity (land acquisition)	$400,000.00	$400,000.00											$400,000.00
TOTALS			**$2,919,018.13**	**$2,004,155.88**	**$1,808.00**	**$5,028.48**	**$62,203.03**	**$29,968.40**	**$32,118.40**	**$61,422.65**	**$115,230.52**	**$387,407.60**	**$20,719.83**	**$198,954.34**	**$2,919,017.13**

Issue Paper

Item No. 2.2

Presenter/Submitted By:	Jason Lethbridge, Planning Manager

Subject: **<u>ORDINANCE AMENDMENT</u>, TEXT AMENDMENT TO RIVERTON CITY ORDINANCE 18.120.060.1 & .2, ELDERLY HOUSING OVERLAY ZONE, AMENDING THE MINIMUM PARCEL SIZE AND DENSITY CALCULATION FOR A CARE FACILITY, RIVERTON CITY, APPLICANT**	**Meeting Date:** April 15, 2014 **Fiscal Impact:** N/A **Funding Source:** N/A

Background:

Riverton City has in its Land Use Ordinances the Elderly Housing Overlay Zone. As Riverton City staff has reviewed the zone and its potential application in developing areas of the City, there are two issues which have been identified, and which staff is proposing text amendments to address. The first has to do with overall density calculations. Section 18.120.060.1 gives a maximum density of 20 dwelling units per acre. This calculation is easily applicable for independent senior housing, where the development is clearly divided into individual dwellings. However, nursing homes, convalescent centers, or other similar care facilities are not typically divided into individual dwellings and that calculation does not readily apply. Traffic patterns and volume are also different for such facilities where individual dwelling units are not provided. To clarify how the density calculation will apply to such facilities, staff is proposing that the following language be added to that section: "Maximum density for a nursing home, convalescent center, or assisted living facility shall be as approved under the site plan, and consideration shall include parking and traffic management, maximum occupancy levels, and total square footage that can reasonably be accommodated under City ordinances on the site". This will allow the City to address occupancy levels for such facilities based on the site plan review, and on what can be reasonably accommodated on a proposed site.

The second proposed text change is for the minimum parcel size. The current ordinance restricts this overlay zone to a minimum of three (3) acres. The demand for and interest in development of care facilities, convalescent homes, etc is steadily increasing, and Riverton City is seeing and increase in in-fill commercial development, including pad sites within existing development. To allow the City additional flexibility in the application of this overlay zone, staff has proposed an amendment to the minimum parcel size from three (3) acres to one (1) acre.

Recommendation:

On March 27, 2014, the Planning Commission voted to recommend APPROVAL of this proposed text change.

Proposed Motion

"I move the City Council adopt <u>Ordinance No. 14-05</u> - amending sections 18.120.060.1 and .2 of the Elderly Housing Overlay Zone, to read as described herein."

RIVERTON CITY, UTAH
ORDINANCE NO. 14-05

AN ORDINANCE AMENDING SECTIONS 18.120.060.1 & .2, ELDERLY HOUSING OVERLAY ZONE, AMENDING THE MINIMUM PARCEL SIZE AND DENSITY CALCULATION FOR A CARE FACILITY, AMENDMENTS PROPOSED BY RIVERTON CITY

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

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

WHEREAS, the Riverton City Council has determined that it is in the best interest of the public amend Sections 18.120.060.1 & .2, of the Riverton City Land Use Code

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

Section 1. Section 18.120.060.1 & .2 , Elderly Housing Overlay, is hereby amended as described in Exhibit "A"

Section 2. This ordinance shall take effect upon passage.

PASSED AND APPROVED by the City Council of Riverton, Utah, on this 15th day of April, 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”

Chapter 18.120
ELDERLY HOUSING OVERLAY (OV-EH) ZONE

Sections:

18.120.010 Purpose.
18.120.020 Permitted uses.
18.120.030 Permitted accessory uses.
18.120.040 Placement of elderly housing.
18.120.050 Process.
18.120.060 Density and area requirements.
18.120.070 Setback requirements.
18.120.080 Building height.
18.120.090 Parking and access.
18.120.100 Vehicle storage.
18.120.110 Buffering and screening.
18.120.120 Standards for open space.
18.120.130 Independent elderly housing.
18.120.140 Fencing.

18.120.010 Purpose.

The elderly housing overlay (OV-EH) zone is established to provide an area for elderly housing, including independent elderly housing, nursing homes, convalescent centers and assisted living centers adjacent to, or in proximity to, commercial centers, mass-transportation access, or community and civic centers. This overlay zone is not intended for hospitals, clinics, health care centers, or like uses. The OV-EH zone may be permitted in any commercial or RM zone. The intent of this overlay zone is to provide adequate accommodation for Riverton's elderly citizens, where the lifestyle is less burdensome and more convenient for residents to perform daily activities. [Ord. 2-3-98-2 § 1 (Exh. A § 12-256-005). Code 1997 § 12-340-005.]

18.120.020 Permitted uses.

Permitted uses in the elderly housing overlay zone shall be limited to the following uses or similar uses as interpreted by the planning commission:

(1) Independent elderly housing.

(2) Residential health care facility.

(3) Associated real estate/management office. [Ord. 2-3-98-2 § 1 (Exh. A § 12-256-010). Code 1997 § 12-340-010.]

18.120.030 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. Recreation facilities such as game rooms, fitness facilities, basketball courts, tennis courts, and similar structures. [Amended during 2011 recodification; Ord. 2-3-98-2 § 1 (Exh. A § 12-256-015). Code 1997 § 12-340-015.]

18.120.040 Placement of elderly housing.

(1) Zones Applicable to Overlay. The elderly housing overlay zone may be used in conjunction with the following zones: downtown commercial, professional office, regional commercial, RM-8 and RM-12.

(2) Maximum Percentage. No more than 25 percent of any specific zone district may be considered for elderly housing overlay. There shall be no maximum allowable percentage within RM zones. [Ord. 2-3-98-2 § 1 (Exh. A § 12-256-020). Code 1997 § 12-340-020.]

18.120.050 Process.

An overlay zone must follow the rezoning process to add elderly housing as a permitted use onto these zones: downtown commercial, professional office commercial, regional commercial, RM-8, and RM-12. This process is set forth in Chapter 18.220 RCC. [Ord. 2-3-98-2 § 1 (Exh. A § 12-256-025). Code 1997 § 12-340-025.]

18.120.060 Density and area requirements.

(1) Maximum Density. The OV-EH zone shall have a maximum density of 20 dwelling units per acre for independent senior housing. Maximum density for a nursing home, convalescent center, or assisted living facility shall be as approved under the site plan, and consideration shall include parking and traffic management, maximum occupancy levels, and total square footage that can reasonably be accommodated under City ordinances on the site.

(2) Parcel Size. Each application pursuant to this chapter shall be for a site of not less than ~~three (3)~~ one (1) acres and not more than ten 10 acres.

(3) Open Space. Each development in the OV-EH zone shall have a minimum of 30 percent of the site reserved for common open space. [Ord. 2-3-98-2 § 1 (Exh. A § 12-256-030). Code 1997 § 12-340-030.]

18.120.070 Setback requirements.

(1) Front Yard Setback. The minimum setback from the facade of the residential building to the dedicated public right-of-way shall be no less than 30 feet, and 50 feet from an arterial street. The minimum setback shall be 20 feet from the back of a sidewalk which abuts a private driveway, private road, and/or parking areas. Canopies, overhangs and similar coverings may project into the front setback area a maximum of 10 feet. However, overhead projections shall not extend lower than nine feet above finished grade.

(2) Side Yard Setback. All buildings shall have a minimum setback of 20 feet between all detached buildings or from the property line. Where buildings are two stories, setbacks between buildings shall be a minimum of 30 feet. Where a side yard is located contiguous with a public street, the side yard setback shall not be less than 30 feet.

(3) Rear Yard Setback. All buildings shall have a rear setback of 30 feet. Parking areas shall have a minimum setback of 10 feet from the rear property line.

(4) Accessory Buildings and Uses.

(a) There shall be a two-foot minimum setback from the side and rear property lines; provided, that accessory buildings are constructed of fire-resistant materials which

provide a one-hour or greater fire rating, rain gutters and rain pipes are installed, and buildings are not located within 10 feet of any dwelling or main building located on an adjoining lot.

(b) Detached garages and accessory buildings shall be set at least 10 feet behind the main structure.

(c) Accessory buildings or uses shall not encroach upon any easement or right-of-way.

(d) Structures greater than 600 square feet in size shall be approved by the planning commission before a public hearing. [Ord. 2-3-98-2 § 1 (Exh. A § 12-256-035). Code 1997 § 12-340-035.]

18.120.080 Building height.

The maximum height for all buildings and structures in the OV-EH zone shall be no more than 35 or two and one-half stories, whichever is greater. [Ord. 2-3-98-2 § 1 (Exh. A § 12-256-040). Code 1997 § 12-340-040.]

18.120.090 Parking and access.

(1) Number and Width of Driveways. For each development, no more than two driveways shall be used for each 200 feet of parcel frontage or fraction thereof. Each driveway shall have a minimum width of 24 feet and a maximum width of 40 feet exclusive of turnout areas to allow access to a garage or side yard.

(2) Restrictions on Corner Lots. Driveways shall not be closer than 100 feet to the point of intersection as measured at the property line.

(3) Minimum Number of Spaces. The minimum number of parking spaces shall be according to Chapter 18.145 RCC, and shall depend on the type of elderly housing proposed.

(4) Parking Setback. Parking shall be set back a minimum of 10 feet from any property line.

(5) Carport Requirements. When carports are used in parking areas, they shall be required to be constructed with the following elements:

(a) Roofs. Roofs shall have a pitch of at least 20 percent. No wood shingles shall be used.

(b) Supports and Pillars. Supports and pillars shall be constructed of masonry and shall have a minimum dimension of three square feet. Pillars shall be placed no less than every five stalls.

(6) Other Requirements. Parking in the OV-EH zone shall follow all other applicable parking regulations as listed in Chapter 18.145 RCC. [Ord. 2-3-98-2 § 1 (Exh. A § 12-256-045). Code 1997 § 12-340-045.]

18.120.100 Vehicle storage.

(1) Inoperable Vehicles. No licensed or unlicensed motor vehicle of any kind or part(s) thereof, which is in a wrecked, junked, partially dismantled, inoperative or abandoned condition, whether attended to or not, shall be parked in the OV-EH zone for a period of time in excess of 72 hours, except that a maximum of two such vehicles or parts thereof may be stored or parked within a building or behind an opaque screening fence.

(2) RV Storage. Each independent elderly housing development shall provide recreational vehicle storage areas for a minimum of five percent of dwelling units within the development. Storage areas shall be screened with a minimum six-foot solid masonry wall and seven feet of landscaping. [Ord. 2-3-98-2 § 1 (Exh. A § 12-256-050). Code 1997 § 12-340-050.]

18.120.110 Buffering and screening.

(1) Incompatible Land Uses. When any new development in the OV-EH zone creates an incompatible land use there shall be a fenced and/or landscaped area provided along the entire parcel(s) adjacent to the incompatible use created by the new development, as approved by the city council upon recommendation of the planning commission. These same requirements shall apply to the lots of any development adjacent to collector or arterial streets as shown on the transportation element of the Riverton City general plan.

(2) Trash Storage. No junk or trash shall be stored in an open area. All such materials must be screened from public streets and adjacent properties with opaque screening material. Storage of commercial goods or materials is expressly prohibited. [Ord. 2-3-98-2 § 1 (Exh. A § 12-256-055). Code 1997 § 12-340-055.]

18.120.120 Standards for open space.

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

(1) All areas shall be properly graded so as to cause no drainage problems to adjacent homes or other uses.

(2) All open space shall be sodded or seeded to provide a visually pleasing as well as functional space for appropriate activities.

(3) Where it is deemed appropriate, 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) 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 20 trees per acre shall be planted and maintained.

(b) Trees shall be a minimum of one-and-one-half-inch caliper to two-inch caliper or, if evergreen, seven feet to nine feet tall.

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

(5) Open Space Guarantees. Within all areas where condominium ownership is established in the RM-12 zone, adequate assurance in a form approved by the city attorney shall be provided for permanent retention and maintenance of all open space and areas of common ownership. A building permit shall not be issued until all required guarantees have been reviewed by the planning commission and approved by the city council. Such open space guarantees could include easements to the city for perpetual use as open space.

(6) Landscaping Guarantee. 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 unless weather forces the developer to bond with the city for the landscaping for a maximum period of six months.

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. [Amended during 2011 recodification; Ord. 2-3-98-2 § 1 (Exh. A § 12-256-060). Code 1997 § 12-340-060.]

18.120.130 Independent elderly housing.

(1) Conditions. Independent elderly housing facilities shall be subject to the following conditions before being granted a conditional use permit, and said permit shall not be denied where a facility is found to meet all conditions set forth in this chapter:

(a) Code Compliance. The facility shall meet all city and state building, safety and health laws and regulations applicable to other dwellings in the zone. Further, the facility shall meet all state and federal laws which apply to structures and facilities used by elderly people.

(b) Residents. No person being treated for alcoholism or drug abuse shall be placed in said dwelling. No person who is violent shall be placed in said dwelling. No residents of said facilities shall be less than 55 years of age unless a spouse to a resident who is 55 years of age or older.

(c) Volunteer Basis. Placement in said dwelling shall be on a strictly voluntary basis and not part of, or in lieu of, confinement, rehabilitation, or treatment in a correctional facility.

(d) Interior. For convalescent homes, no more than two residents shall sleep in a single bedroom. A minimum of 60 square feet per individual shall be provided in a double-occupancy bedroom. A minimum of 100 square feet per individual shall be provided in a single occupant bedroom.

(e) Other Conditions. The city council, upon prior recommendation of the planning commission, may set other reasonable conditions for any individual applicant which it feels will further the intent of Section 10-8-2.6, Utah Code Annotated 1953, as amended, and this chapter.

(2) Application Accompanied by Plot Plan. An application for a residential facility for elderly persons pursuant to this chapter shall be accompanied by a plot plan in duplicate, drawn to scale, showing the actual dimensions of the property, the size and locations of existing buildings, all hard-surfaced areas, landscaped areas and such other information as may be necessary to provide for the compliance of this chapter.

(3) Discrimination Prohibited. Discrimination against elderly persons and against residential facilities for elderly persons is prohibited. All decisions regarding an application for a residential facility for elderly persons must be based on legitimate land use criteria, and may not be based on the age of the facility's residents.

(4) Duration. A conditional use granted under this chapter is transferable only upon prior approval of the city council and terminates if the structure in which the facility is housed is devoted to use other than as a residential facility for elderly persons; if the structure fails to comply with applicable health, safety and building codes; or if the operation of the facility is transferred. If any of the above takes place, the structure cannot be sold or used as a multifamily unit unless a permit is obtained from the city.

(5) Licensing. Upon receipt of a conditional use permit, the applicant shall obtain a license from the Utah State Department of Health and a business license from the city. In order to obtain the city business license, the applicant shall submit a copy of the state license. Thereafter, the business license shall be renewed from year to year by paying proper fees and maintaining the facility according to the standards set forth herein. The business license shall be subject to revocation for violation or noncompliance with any of the requirements set forth herein or nonpayment of the proper fees. [Ord. 6-2-98-1Q § 1 (Exh. A); Ord. 2-3-98-2 § 1 (Exh. A § 12-256-065). Code 1997 § 12-340-065.]

18.120.140 Fencing.

(1) Collector Street Fencing. All residential subdivisions having properties adjacent to or abutting onto a collector or arterial residential street shall have decorative fencing, in compliance with Chapter 18.155 RCC.

(2) Incompatible Land Uses. All properties adjacent to or abutting a rural residential or agricultural zone shall install fencing of sufficient quality, able to withstand an impact from large animals. Fencing for properties adjacent to other uses may also be required by the planning commission or city council to provide fencing of quality design, and landscape incorporation.

(3) Height Requirements. No wall or fence less than six feet in height shall be erected or maintained in any 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 nonobstructive 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 a point equal to the required setback lines. [Amended during 2011 recodification; Ord. 2-3-98-2 § 1 (Exh. A § 12-256-070). Code 1997 § 12-340-070.]

RIVERTON CITY
MEMORANDUM

TO: **Honorable Mayor and City Council**

FROM: **Planning Department**

DATE: **April 15, 2014**

SUBJECT: **ORDINANCE AMENDMENT, TEXT AMENDMENT TO RIVERTON CITY ORDINANCE 18.120.060.1 & .2, ELDERLY HOUSING OVERLAY ZONE, AMENDING THE MINIMUM PARCEL SIZE AND DENSITY CALCULATION FOR A CARE FACILITY, RIVERTON CITY, APPLICANT**

On March 27, 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:

I move the City Council ADOPT Ordinance #14-05 amending sections 18.120.060.1 and .2 of the Elderly Housing Overlay Zone, to read as follows:

> Section 18.120.060.1 shall be amended to read: (1) Maximum Density. The OV-EH zone shall have a maximum density of 20 dwelling units per acre for independent senior housing. *Maximum density for a nursing home, convalescent center, or assisted living facility shall be as approved under the site plan, and consideration shall include parking and traffic management, maximum occupancy levels, and total square footage that can reasonably be accommodated under City ordinances on the site.*
>
> Section 18.120.060.2 shall be amended to read: (2) Parcel Size. Each application pursuant to this chapter shall be for a site of not less than *one (1)* acres and not more than ten (10) acres.

BACKGROUND

Riverton City has in its Land Use Ordinances the Elderly Housing Overlay Zone. The purpose of the zone, as described in its text is as follows:

"The elderly housing overlay (OV-EH) zone is established to provide an area for elderly housing, including independent elderly housing, nursing homes, convalescent centers and assisted living centers adjacent to, or in proximity to, commercial centers, mass-transportation access, or community and civic centers. This overlay zone is not intended for hospitals, clinics, health care centers, or like uses. The OV-EH zone may be permitted in any commercial or RM zone. The intent of this overlay zone is to provide adequate accommodation for Riverton's elderly citizens, where the lifestyle is less burdensome and more convenient for residents to perform daily activities."

As Riverton City staff have reviewed the zone and its potential application in developing areas of the City, there are two issues which have been identified, and which staff is proposing text amendments to address. The first has to do with overall density calculations. Section 18.120.060.1 gives a maximum density of 20 dwelling units per acre. This calculation is easily applicable for independent senior housing, where the development is clearly divided into individual dwellings. However, nursing homes, convalescent centers, or other similar care facilities are not typically divided into individual dwellings and that calculation does not readily apply. Traffic patterns and volume are also different for such facilities where individual dwelling units are not provided. To clarify how the density calculation will apply to such facilities, staff is proposing that the following language be added to that section:

Maximum density for a nursing home, convalescent center, or assisted living facility shall be as approved

under the site plan, and consideration shall include parking and traffic management, maximum occupancy levels, and total square footage that can reasonably be accommodated under City ordinances on the site.

This will allow the City to address occupancy levels for such facilities based on the site plan review, and on what can be reasonably accommodated on a proposed site.

The second proposed text change is for the minimum parcel size. The current ordinance restricts this overlay zone to a minimum of three (3) acres. The demand for and interest in development of care facilities, convalescent homes, etc is steadily increasing, and Riverton City is seeing and increase in in-fill commercial development, including pad sites within existing development. To allow the City additional flexibility in the application of this overlay zone, staff has proposed an amendment to the minimum parcel size from three (3) acres to one (1) acre.

ATTACHMENTS:

The following items are attached for your review:

1. A copy of the Elderly Housing Overlay with changes highlighted.

Chapter 18.120
ELDERLY HOUSING OVERLAY (OV-EH) ZONE

Sections:

18.120.010 Purpose.
18.120.020 Permitted uses.
18.120.030 Permitted accessory uses.
18.120.040 Placement of elderly housing.
18.120.050 Process.
18.120.060 Density and area requirements.
18.120.070 Setback requirements.
18.120.080 Building height.
18.120.090 Parking and access.
18.120.100 Vehicle storage.
18.120.110 Buffering and screening.
18.120.120 Standards for open space.
18.120.130 Independent elderly housing.
18.120.140 Fencing.

18.120.010 Purpose.

The elderly housing overlay (OV-EH) zone is established to provide an area for elderly housing, including independent elderly housing, nursing homes, convalescent centers and assisted living centers adjacent to, or in proximity to, commercial centers, mass-transportation access, or community and civic centers. This overlay zone is not intended for hospitals, clinics, health care centers, or like uses. The OV-EH zone may be permitted in any commercial or RM zone. The intent of this overlay zone is to provide adequate accommodation for Riverton's elderly citizens, where the lifestyle is less burdensome and more convenient for residents to perform daily activities. [Ord. 2-3-98-2 § 1 (Exh. A § 12-256-005). Code 1997 § 12-340-005.]

18.120.020 Permitted uses.

Permitted uses in the elderly housing overlay zone shall be limited to the following uses or similar uses as interpreted by the planning commission:

(1) Independent elderly housing.

(2) Residential health care facility.

(3) Associated real estate/management office. [Ord. 2-3-98-2 § 1 (Exh. A § 12-256-010). Code 1997 § 12-340-010.]

18.120.030 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. Recreation facilities such as game rooms, fitness facilities, basketball courts, tennis courts, and similar structures. [Amended during 2011 recodification; Ord. 2-3-98-2 § 1 (Exh. A § 12-256-015). Code 1997 § 12-340-015.]

18.120.040 Placement of elderly housing.

(1) Zones Applicable to Overlay. The elderly housing overlay zone may be used in conjunction with the following zones: downtown commercial, professional office, regional commercial, RM-8 and RM-12.

(2) Maximum Percentage. No more than 25 percent of any specific zone district may be considered for elderly housing overlay. There shall be no maximum allowable percentage within RM zones. [Ord. 2-3-98-2 § 1 (Exh. A § 12-256-020). Code 1997 § 12-340-020.]

18.120.050 Process.

An overlay zone must follow the rezoning process to add elderly housing as a permitted use onto these zones: downtown commercial, professional office commercial, regional commercial, RM-8, and RM-12. This process is set forth in Chapter 18.220 RCC. [Ord. 2-3-98-2 § 1 (Exh. A § 12-256-025). Code 1997 § 12-340-025.]

18.120.060 Density and area requirements.

(1) Maximum Density. The OV-EH zone shall have a maximum density of 20 dwelling units per acre for independent senior housing. Maximum density for a nursing home, convalescent center, or assisted living facility shall be as approved under the site plan, and consideration shall include parking and traffic management, maximum occupancy levels, and total square footage that can reasonably be accommodated under City ordinances on the site.

(2) Parcel Size. Each application pursuant to this chapter shall be for a site of not less than ~~three~~ one (1) acres and not more than ten 10 acres.

(3) Open Space. Each development in the OV-EH zone shall have a minimum of 30 percent of the site reserved for common open space. [Ord. 2-3-98-2 § 1 (Exh. A § 12-256-030). Code 1997 § 12-340-030.]

18.120.070 Setback requirements.

(1) Front Yard Setback. The minimum setback from the facade of the residential building to the dedicated public right-of-way shall be no less than 30 feet, and 50 feet from an arterial street. The minimum setback shall be 20 feet from the back of a sidewalk which abuts a private driveway, private road, and/or parking areas. Canopies, overhangs and similar coverings may project into the front setback area a maximum of 10 feet. However, overhead projections shall not extend lower than nine feet above finished grade.

(2) Side Yard Setback. All buildings shall have a minimum setback of 20 feet between all detached buildings or from the property line. Where buildings are two stories, setbacks between buildings shall be a minimum of 30 feet. Where a side yard is located contiguous with a public street, the side yard setback shall not be less than 30 feet.

(3) Rear Yard Setback. All buildings shall have a rear setback of 30 feet. Parking areas shall have a minimum setback of 10 feet from the rear property line.

(4) Accessory Buildings and Uses.

(a) There shall be a two-foot minimum setback from the side and rear property lines; provided, that accessory buildings are constructed of fire-resistant materials which provide a one-hour or greater fire rating, rain gutters and rain pipes are installed, and

buildings are not located within 10 feet of any dwelling or main building located on an adjoining lot.

(b) Detached garages and accessory buildings shall be set at least 10 feet behind the main structure.

(c) Accessory buildings or uses shall not encroach upon any easement or right-of-way.

(d) Structures greater than 600 square feet in size shall be approved by the planning commission before a public hearing. [Ord. 2-3-98-2 § 1 (Exh. A § 12-256-035). Code 1997 § 12-340-035.]

18.120.080 Building height.

The maximum height for all buildings and structures in the OV-EH zone shall be no more than 35 or two and one-half stories, whichever is greater. [Ord. 2-3-98-2 § 1 (Exh. A § 12-256-040). Code 1997 § 12-340-040.]

18.120.090 Parking and access.

(1) Number and Width of Driveways. For each development, no more than two driveways shall be used for each 200 feet of parcel frontage or fraction thereof. Each driveway shall have a minimum width of 24 feet and a maximum width of 40 feet exclusive of turnout areas to allow access to a garage or side yard.

(2) Restrictions on Corner Lots. Driveways shall not be closer than 100 feet to the point of intersection as measured at the property line.

(3) Minimum Number of Spaces. The minimum number of parking spaces shall be according to Chapter 18.145 RCC, and shall depend on the type of elderly housing proposed.

(4) Parking Setback. Parking shall be set back a minimum of 10 feet from any property line.

(5) Carport Requirements. When carports are used in parking areas, they shall be required to be constructed with the following elements:

(a) Roofs. Roofs shall have a pitch of at least 20 percent. No wood shingles shall be used.

(b) Supports and Pillars. Supports and pillars shall be constructed of masonry and shall have a minimum dimension of three square feet. Pillars shall be placed no less than every five stalls.

(6) Other Requirements. Parking in the OV-EH zone shall follow all other applicable parking regulations as listed in Chapter 18.145 RCC. [Ord. 2-3-98-2 § 1 (Exh. A § 12-256-045). Code 1997 § 12-340-045.]

18.120.100 Vehicle storage.

(1) Inoperable Vehicles. No licensed or unlicensed motor vehicle of any kind or part(s) thereof, which is in a wrecked, junked, partially dismantled, inoperative or abandoned condition, whether attended to or not, shall be parked in the OV-EH zone for a period of time in excess of 72 hours, except that a maximum of two such vehicles or parts thereof may be stored or parked within a building or behind an opaque screening fence.

(2) RV Storage. Each independent elderly housing development shall provide recreational vehicle storage areas for a minimum of five percent of dwelling units within

the development. Storage areas shall be screened with a minimum six-foot solid masonry wall and seven feet of landscaping. [Ord. 2-3-98-2 § 1 (Exh. A § 12-256-050). Code 1997 § 12-340-050.]

18.120.110 Buffering and screening.

(1) Incompatible Land Uses. When any new development in the OV-EH zone creates an incompatible land use there shall be a fenced and/or landscaped area provided along the entire parcel(s) adjacent to the incompatible use created by the new development, as approved by the city council upon recommendation of the planning commission. These same requirements shall apply to the lots of any development adjacent to collector or arterial streets as shown on the transportation element of the Riverton City general plan.

(2) Trash Storage. No junk or trash shall be stored in an open area. All such materials must be screened from public streets and adjacent properties with opaque screening material. Storage of commercial goods or materials is expressly prohibited. [Ord. 2-3-98-2 § 1 (Exh. A § 12-256-055). Code 1997 § 12-340-055.]

18.120.120 Standards for open space.

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

(1) All areas shall be properly graded so as to cause no drainage problems to adjacent homes or other uses.

(2) All open space shall be sodded or seeded to provide a visually pleasing as well as functional space for appropriate activities.

(3) Where it is deemed appropriate, 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) 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 20 trees per acre shall be planted and maintained.

(b) Trees shall be a minimum of one-and-one-half-inch caliper to two-inch caliper or, if evergreen, seven feet to nine feet tall.

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

(5) Open Space Guarantees. Within all areas where condominium ownership is established in the RM-12 zone, adequate assurance in a form approved by the city attorney shall be provided for permanent retention and maintenance of all open space and areas of common ownership. A building permit shall not be issued until all required guarantees have been reviewed by the planning commission and approved by the city council. Such open space guarantees could include easements to the city for perpetual use as open space.

(6) Landscaping Guarantee. 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 unless weather forces the developer to bond with the city for the landscaping for a maximum period of six months.

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. [Amended during 2011 recodification; Ord. 2-3-98-2 § 1 (Exh. A § 12-256-060). Code 1997 § 12-340-060.]

18.120.130 Independent elderly housing.

(1) Conditions. Independent elderly housing facilities shall be subject to the following conditions before being granted a conditional use permit, and said permit shall not be denied where a facility is found to meet all conditions set forth in this chapter:

(a) Code Compliance. The facility shall meet all city and state building, safety and health laws and regulations applicable to other dwellings in the zone. Further, the facility shall meet all state and federal laws which apply to structures and facilities used by elderly people.

(b) Residents. No person being treated for alcoholism or drug abuse shall be placed in said dwelling. No person who is violent shall be placed in said dwelling. No residents of said facilities shall be less than 55 years of age unless a spouse to a resident who is 55 years of age or older.

(c) Volunteer Basis. Placement in said dwelling shall be on a strictly voluntary basis and not part of, or in lieu of, confinement, rehabilitation, or treatment in a correctional facility.

(d) Interior. For convalescent homes, no more than two residents shall sleep in a single bedroom. A minimum of 60 square feet per individual shall be provided in a double-occupancy bedroom. A minimum of 100 square feet per individual shall be provided in a single occupant bedroom.

(e) Other Conditions. The city council, upon prior recommendation of the planning commission, may set other reasonable conditions for any individual applicant which it feels will further the intent of Section 10-8-2.6, Utah Code Annotated 1953, as amended, and this chapter.

(2) Application Accompanied by Plot Plan. An application for a residential facility for elderly persons pursuant to this chapter shall be accompanied by a plot plan in duplicate, drawn to scale, showing the actual dimensions of the property, the size and locations of existing buildings, all hard-surfaced areas, landscaped areas and such other information as may be necessary to provide for the compliance of this chapter.

(3) Discrimination Prohibited. Discrimination against elderly persons and against residential facilities for elderly persons is prohibited. All decisions regarding an application for a residential facility for elderly persons must be based on legitimate land use criteria, and may not be based on the age of the facility's residents.

(4) Duration. A conditional use granted under this chapter is transferable only upon prior approval of the city council and terminates if the structure in which the facility is housed is devoted to use other than as a residential facility for elderly persons; if the structure fails to comply with applicable health, safety and building codes; or if the operation of the facility is transferred. If any of the above takes place, the structure cannot be sold or used as a multifamily unit unless a permit is obtained from the city.

(5) Licensing. Upon receipt of a conditional use permit, the applicant shall obtain a license from the Utah State Department of Health and a business license from the city. In order to obtain the city business license, the applicant shall submit a copy of the state

license. Thereafter, the business license shall be renewed from year to year by paying proper fees and maintaining the facility according to the standards set forth herein. The business license shall be subject to revocation for violation or noncompliance with any of the requirements set forth herein or nonpayment of the proper fees. [Ord. 6-2-98-1Q § 1 (Exh. A); Ord. 2-3-98-2 § 1 (Exh. A § 12-256-065). Code 1997 § 12-340-065.]

18.120.140 Fencing.

(1) Collector Street Fencing. All residential subdivisions having properties adjacent to or abutting onto a collector or arterial residential street shall have decorative fencing, in compliance with Chapter 18.155 RCC.

(2) Incompatible Land Uses. All properties adjacent to or abutting a rural residential or agricultural zone shall install fencing of sufficient quality, able to withstand an impact from large animals. Fencing for properties adjacent to other uses may also be required by the planning commission or city council to provide fencing of quality design, and landscape incorporation.

(3) Height Requirements. No wall or fence less than six feet in height shall be erected or maintained in any 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 nonobstructive 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 a point equal to the required setback lines. [Amended during 2011 recodification; Ord. 2-3-98-2 § 1 (Exh. A § 12-256-070). Code 1997 § 12-340-070.]

Item No. 2.3

Issue Paper

Presenter/Submitted By:	Jason Lethbridge, Planning Manager

Subject: **<u>REZONE</u>, REZONE 1.9 ACRES LOCATED AT 12416 SOUTH 3600 WEST FROM C-R (COMMERCIAL REGIONAL) TO C-R/EH-OV (COMMERCIAL REGIONAL WITH ELDERLY HOUSING OVERLAY), THE LODGE PROPERTIES LLC, APPLICANT**	**Meeting Date:** April 15, 2014 **Fiscal Impact:** N/A **Funding Source:** N/A

Background:

The Lodge Properties LLC has applied for rezone of 1.9 acres located at 12416 South 3600 West within the Spring Creek Commercial development. The property is zoned Commercial Regional, and the applicant has requested the property be rezoned to include the Elderly Housing Overlay. The property to the south and west is zoned Commercial Regional, and is also part of the Spring Creek Commercial development. The property to the north is zoned RR-22. This property has frontage on 3600 West, and the properties to the east, across 3600 West, are zoned R-1.

The Elderly Housing Overlay allows for a range of uses associated with housing of and care for the elderly or disabled. This applicant is proposing the development of an assisted living facility for the elderly, which is an allowed use under the overlay zone. While this property is within the Spring Creek Commercial development, which is essentially a retail commercial project, this part of the development is less suited to retail use than the rest of the project. The pad site to the south was developed as commercial preschool/daycare, and the property to the west is the soccer facility. With the residential zoning to the north and east, the use of this particular site as an assisted living facility is a reasonable use of the property.

Recommendation:

On March 27, 2014, the Planning Commission voted to recommend APPROVAL of this application.

Proposed Motion

"I move the City Council adopt <u>Ordinance No. 14-06</u> - rezoning 1.9 acres located at 12416 South 3600 West from C-R (Commercial Regional) to C-R/EH-OV (Commercial Regional With Elderly Housing Overlay)."

RIVERTON CITY, UTAH
ORDINANCE NO. 14-06

AN ORDINANCE REZONING 1.9 ACRES LOCATED AT 12416 SOUTH 3600 WEST FROM C-R (COMMERCIAL REGIONAL) TO C-R/EH-OV (COMMERCIAL REGIONAL WITH ELDERLY HOUSING OVERLAY), THE LODGE PROPERTIES LLC, 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 zoning of Commercial Regional to Commercial Regional with the Elderly Housing Overlay;

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 15th day of April, 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

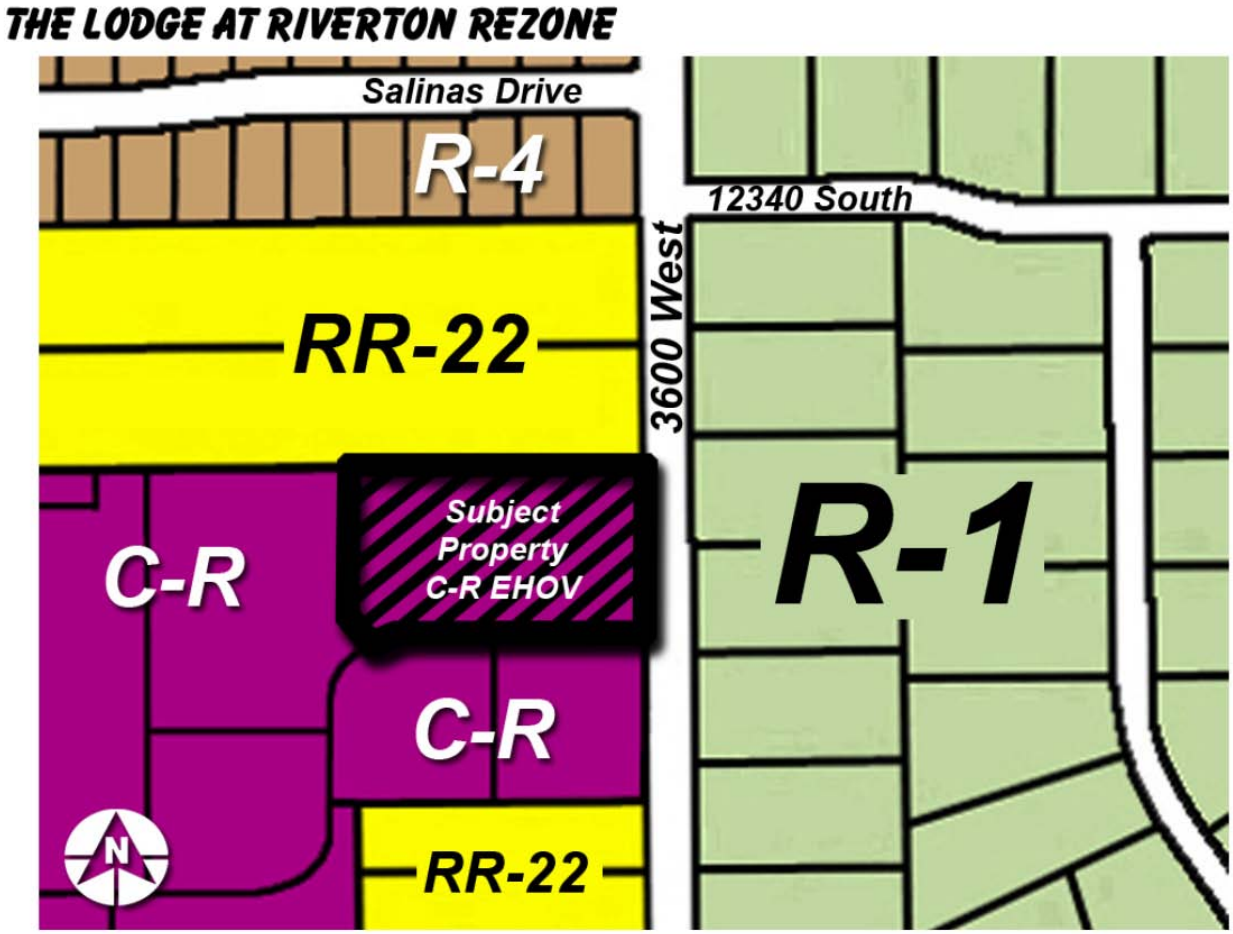

THE LODGE AT RIVERTON REZONE
Salinas Drive
R-4
12340 South
3600 West
RR-22
Subject
Property
C-R EHOV
C-R
R-1
C-R
RR-22
N

Exhibit A

RIVERTON CITY
MEMORANDUM

TO: **Honorable Mayor and City Council**

FROM: **Planning Department**

DATE: **April 14, 2014**

SUBJECT: **<u>REZONE</u>, REZONE 1.9 ACRES LOCATED AT 12416 SOUTH 3600 WEST FROM C-R (COMMERCIAL REGIONAL) TO C-R/EH-OV (COMMERCIAL REGIONAL WITH ELDERLY HOUSING OVERLAY), THE LODGE PROPERTIES LLC, APPLICANT**

PL NO.: **13-4013 – LODGE PROPERTIES REZONE**

On March 27, 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 #14-06, rezoning 1.9 acres located at 12416 South 3600 West from C-R (Commercial Regional) to C-R/EH-OV (Commercial Regional With Elderly Housing Overlay).

BACKGROUND

The Lodge Properties LLC has applied for rezone of 1.9 acres located at 12416 South 3600 West within the Spring Creek Commercial development. The property is zoned Commercial Regional, and the applicant has requested the property be rezoned to include the Elderly Housing Overlay. The property to the south and west is zoned Commercial Regional, and is also part of the Spring Creek Commercial development. The property to the north is zoned RR-22. This property has frontage on 3600 West, and the properties to the east, across 3600 West, are zoned R-1.

The Elderly Housing Overlay allows for a range of uses associated with housing of and care for the elderly or disabled. This applicant is proposing the development of an assisted living facility for the elderly, which is an allowed use under the overlay zone. While this property is within the Spring Creek Commercial development, which is essentially a retail commercial project, this part of the development is less suited to retail use than the rest of the project. The pad site to the south was developed as commercial preschool/daycare, and the property to the west is the soccer facility. With the residential zoning to the north and east, the use of this particular site as an assisted living facility is a reasonable use of the property.

Zoning Ordinance Compliance Checklist	
Meets Criteria	**Part 12-200-10 Amendments**
Yes	1. The proposed amendment will place all property similarly situated into the same zoning classification or in complementary classifications. The use of the property as an assisted living facility is a complimentary classification to both the commercial properties and the residential areas.
Yes	2. All uses permitted under the proposed zoning amendment are in the general public interest and not merely in the interest of an individual or small group. The Elderly Housing Overlay provides for uses that are in the general public interest, in

	providing care for and support of those in need of assisted living.
Yes	3. All uses permitted under the proposed zoning classification amendment will be appropriate in the area to be included in the proposed zoning amendment. See above.
Yes	4. The character of the neighborhood will not be adversely affected by any use permitted in the proposed zoning classification. See above
Yes	5. The proposed zoning amendment is consistent with the City's Master Plan. The General Plan designation for this property is for Regional Commercial, and the Elderly Housing Overlay is allowed within that zone.

Levels of Service Compliance

Applicants for development approvals and building permits must demonstrate that all necessary public facilities and services are available and adequate at specified Levels of Service standards within the City.

Levels of Service Compliance Checklist	
Complies	**Levels of Service**
Yes	1. **Culinary Water**. Evidence to demonstrate meeting this level of service shall include the best estimate of the proposed gallons per day needs of the entire project and the effect the project on existing psi pressure in the affected public water system. ❑ No issues from the Water Department
Yes	2. **Fire Protection**. Evidence to demonstrate meeting this level of service shall include a projection of the size of lines within the proposed system and projected pressure within the system shall be included. ❑ No issues from Fire Department.
Yes	3. **Sanitary sewer**. Evidence to demonstrate meeting this level of service shall include the satisfactory compliance with the sanitary sewer specification of the Salt Lake County Sewage Improvement District #1. ❑ No issues from Staff. Sewer is an issue between developers and the Sewer District.
Yes	4. **Storm Drainage**. Evidence to demonstrate meeting this level of service shall demonstrate viable connection to a municipal storm drainage system. ❑ Storm water management on this property will be reviewed by the Engineering Department
Yes	5. **Transportation**. Evidence to demonstrate meeting this level of service shall include a transportation study estimating the number of average daily trips and distribution that the proposed development will generate. ❑ No issues from staff.

ATTACHMENTS:

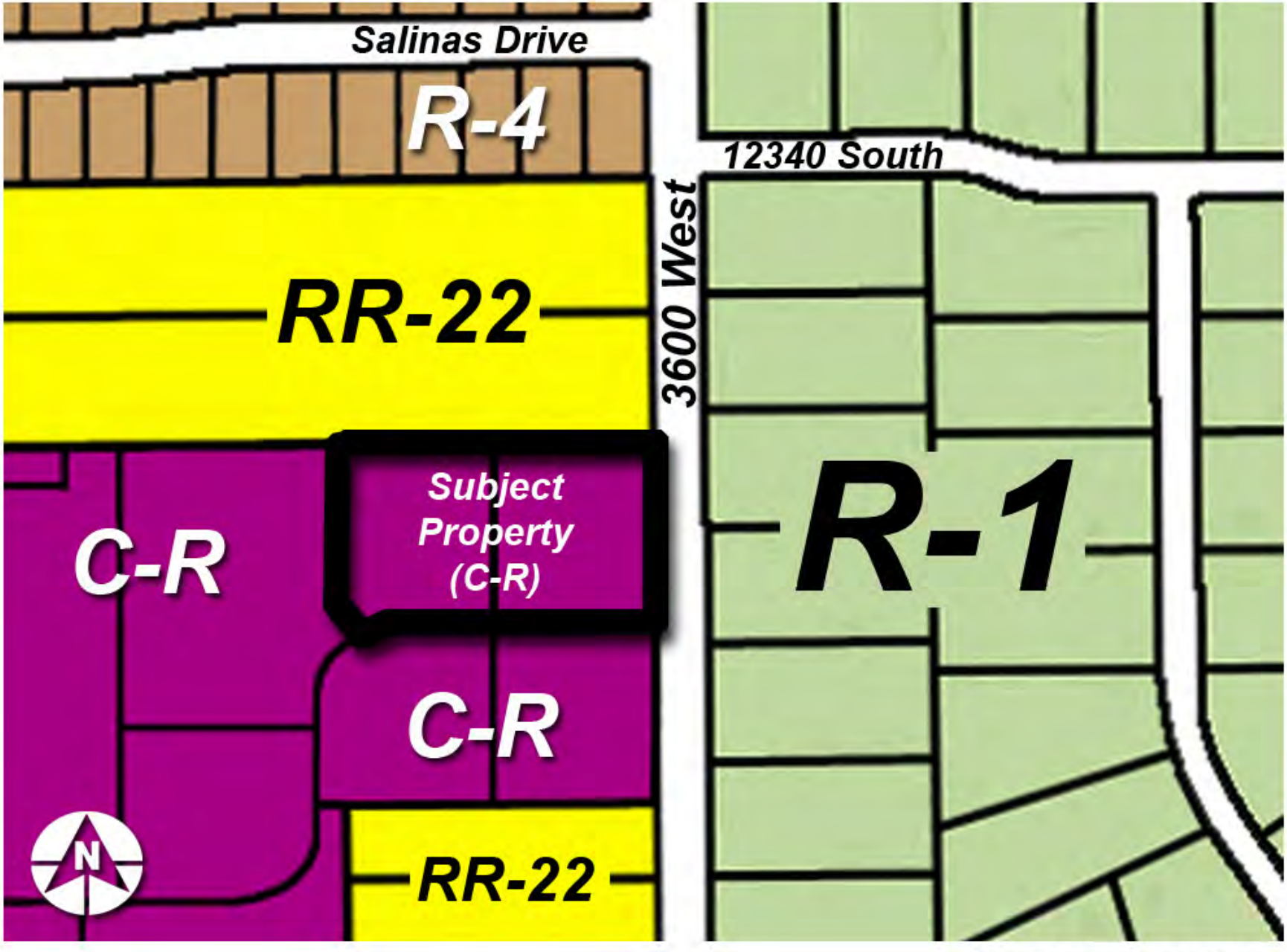
The following items are attached for your review:

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 aerial view.

THE LODGE AT RIVERTON REZONE

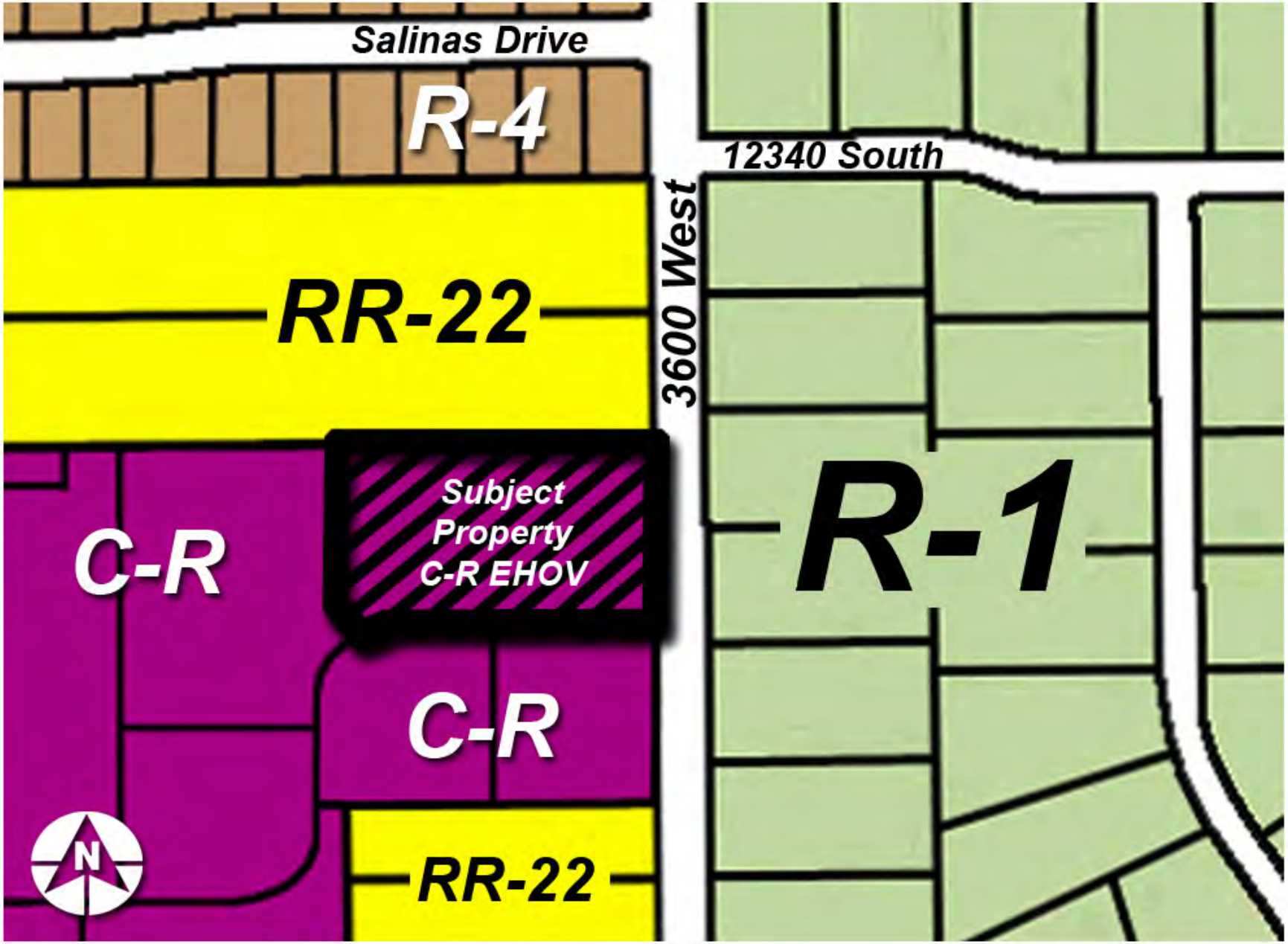
AERIAL VIEW

THE LODGE AT RIVERTON REZONE



CURRENT ZONING

THE LODGE AT RIVERTON REZONE



PROPOSED ZONING

Item No. 3.1

Issue Paper

Presenter/Submitted By:	Jason Lethbridge, Planning Manager

Subject: **<u>FINAL SITE PLAN / AMENDED PLAT,</u> THE LODGE AT RIVERTON ASSISTED LIVING FACILITY, 12416 SOUTH 3600 WEST, C-R ZONE, TRACY STOCKING REPRESENTING THE LODGE PROPERTIES LLC, APPLICANT.**	**Meeting Date:** April 15, 2014 **Fiscal Impact:** N/A **Funding Source:** N/A

Background:

The Lodge Properties LLC has submitted an application requesting final site plan approval for property located at 12416 South 3600 West. The property is currently zoned C-R (Regional Commercial) and will need to have the EHOV (Elderly Housing Overlay Zone) attached in order to permit the proposed assisted living center use which the Planning Commission addressed in the previous agenda item. Property to the north is zoned RR-22 (Rural Residential ½ acre lots) and is largely used as agriculture, though one dwelling unit does exist on the property. To the west and south property is zoned C-R and to the east, on the adjacent side of 3600 West property is zoned R-1 (Residential 1 acre lots).

The applicant is proposing to consolidate two existing parcels into one 1.89 acre lot as well as the construction of 26,310 square foot assisted living residential facility. It is proposed the facility will have 13 single bedroom units and 32 studio units for a total of 45 dwelling units.

Recommendation:

On March 27, 2014, the Planning Commission voted to recommend APPROVAL of this application.

Proposed Motion

"I move the City Council approve The Lodge at Riverton assisted living facility final site plan and amended plat, application number PL-13-8010, located at 12416 South 3600 West, with the conditions outlined in the staff report."

RIVERTON CITY
MEMORANDUM

TO: **Honorable Mayor and City Council**

FROM: **Development Review Committee**

DATE: **April 15, 2014**

SUBJECT: **FINAL SITE PLAN / AMENDED PLAT, THE LODGE AT RIVERTON ASSISTED LIVING FACILITY, 12416 SOUTH 3600 WEST, C-R ZONE, TRACY STOCKING REPRESENTING THE LODGE PROPERTIES LLC, APPLICANT.**

PL NO.: **13-8010 – The Lodge at Riverton Final Site Plan**

On March 27, 2014, the Planning Commission voted to recommend APPROVAL of this Commercial Final Site Plan application. Minutes from that meeting are included below. The Planning Commission recommended the following motion:

I move the City Council APPROVE The Lodge at Riverton assisted living facility final site plan and amended plat, application number PL-13-8010, located at 12416 South 3600 West, with the following conditions:

1. Storm drainage systems and accommodation comply with Riverton City standards and ordinances, and with the recommendations of the Riverton City Engineering Division.
2. An interim storm drainage and erosion control plan and an access management plan be approved by the City prior to any construction or grading on the site.
3. The site and structures comply with any and all applicable Riverton City standards and ordinances, including the International Building and Fire Codes.
4. Lighting, both on the building and in the site shall be designed and installed to minimize impacts to the surrounding properties.

BACKGROUND:

The Lodge Properties LLC has submitted an application requesting final site plan approval for property located at 12416 South 3600 West. The property is currently zoned C-R (Regional Commercial) and will need to have the EHOV (Elderly Housing Overlay Zone) attached in order to permit the proposed assisted living center use which the Planning Commission addressed in the previous agenda item. Property to the north is zoned RR-22 (Rural Residential ½ acre lots) and is largely used as agriculture, though one dwelling unit does exist on the property. To the west and south property is zoned C-R and to the east, on the adjacent side of 3600 West property is zoned R-1 (Residential 1 acre lots).

The applicant is proposing to consolidate two existing parcels into one 1.89 acre lot as well as the construction of 26,310 square foot assisted living residential facility. It is proposed the facility will have 13 single bedroom units and 32 studio units for a total of 45 dwelling units. Parking for the site is based upon the number of beds requiring ½ parking stall per bed. 23 parking stalls are provided meeting the minimum parking requirement.

The site will be laid out with the building at the center of the site and parking area to the west. Entrance into the building as well as the drop off area will be on the south side. Access into the site will be gained from Spring Meadow Lane, a privately owned and maintained internal development road. There will be no new accesses onto 3600 West proposed with this development.

On the north side of the building there is a landscaped storm drain basin providing a 41 foot building setback to the nearest residential zone. The applicant is also proposing to construct an 8' solid masonry fence along the northern property line in accordance with Riverton City fencing requirements when commercial zoning is adjacent to residential zoning.

Building architecture will follow what is required by the C-R zone but still maintain a residential appearance. The structure is proposed to be a single-story building with a tall pitched roof composed of asphalt shingles. Upper wall materials consist of stucco and windows with the lower walls consisting of a brick wainscot. Building form and appearance do satisfy architectural requirements as found in the C-R zone.

This application will also amend the original Spring Creek Commercial plat in that it combines to pre-existing lots into one for the development of this project.

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. 13 - 8010
Date 10/23/2013

Application

Site Plan

A. Applicant's Name The Lodge Properties LLC
Home Address 1341 W. South Jordan Parkway
City South Jordan State UT Zip 84095
Telephone # 801-254-9900 Mobile # 801-673-4663
E-mail Address aaron@cozyhealthcare.com Fax # 801-352-1318

B. Primary Contact Person TRACY STOCKING
Address 17 EXCHANGE PLACE
City SALT LAKE CITY State UTAH Zip 84111
Telephone # 801-463-7108 Mobile # 801-541-7538
E-mail Address TRACY@TSA-USA.COM Fax # 801-463-7966

C. Project Information

1. Name of Proposed Business The Lodge at Riverton
2. Address 12416 South 3600 West
3. Description of the Proposed Business Assisted Living Level 2
   27-29-376-034-0000 COMBINE 2 PARCELS - LOTS 10 & 13 SPRING CREEK COMM. PLAT B
4. Sidwell/Tax ID# 27-29-376-021-0000 Total Acreage of the Site 1.9
5. Current Zoning of the Proposed Site CR
   Zoning of Adjacent Parcels: North _____ South NA East NA West _____
6. Current Use of the Land VACANT
7. Number of Existing Structures NONE
8. Describe the Proposed Use and Structures for the Site ASSISTED LIVING - 45-48 UNITS
9. Did this Project Require a Rezone? (Yes) No Senior housing overlay If Yes, PL# _____
10. Did this Project Require a Conditional Use Permit? Yes (No) If Yes, PL# _____

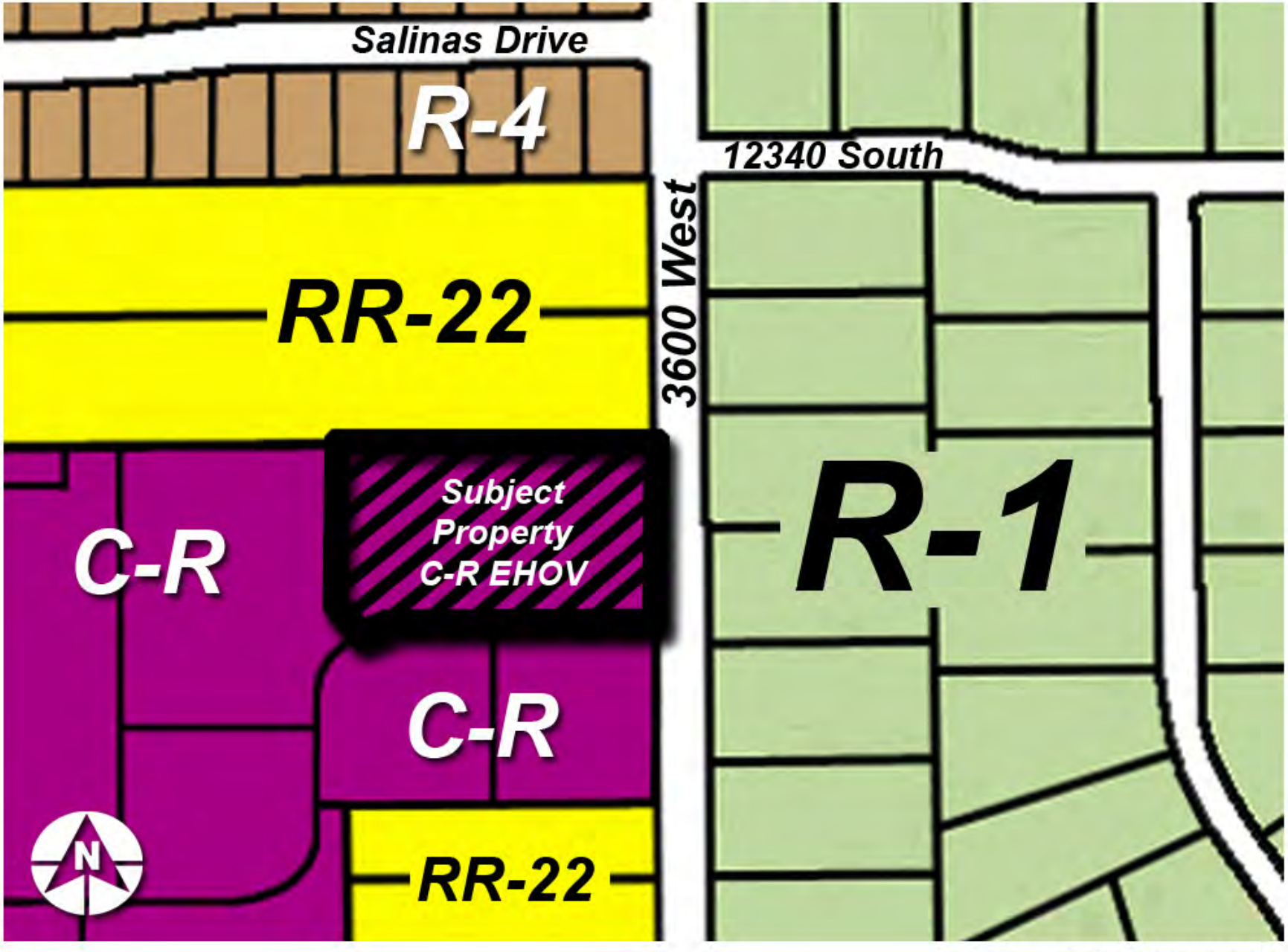
By signing this application, I acknowledge that I have read and understood the application, ordinances, checklists, etc. associated with this application, and that any and all required drawings, plans, and other submittals are included and complete. All drawings and plans, and the proposed development,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

Applicant's Signature _____ Date 10/21/13

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

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

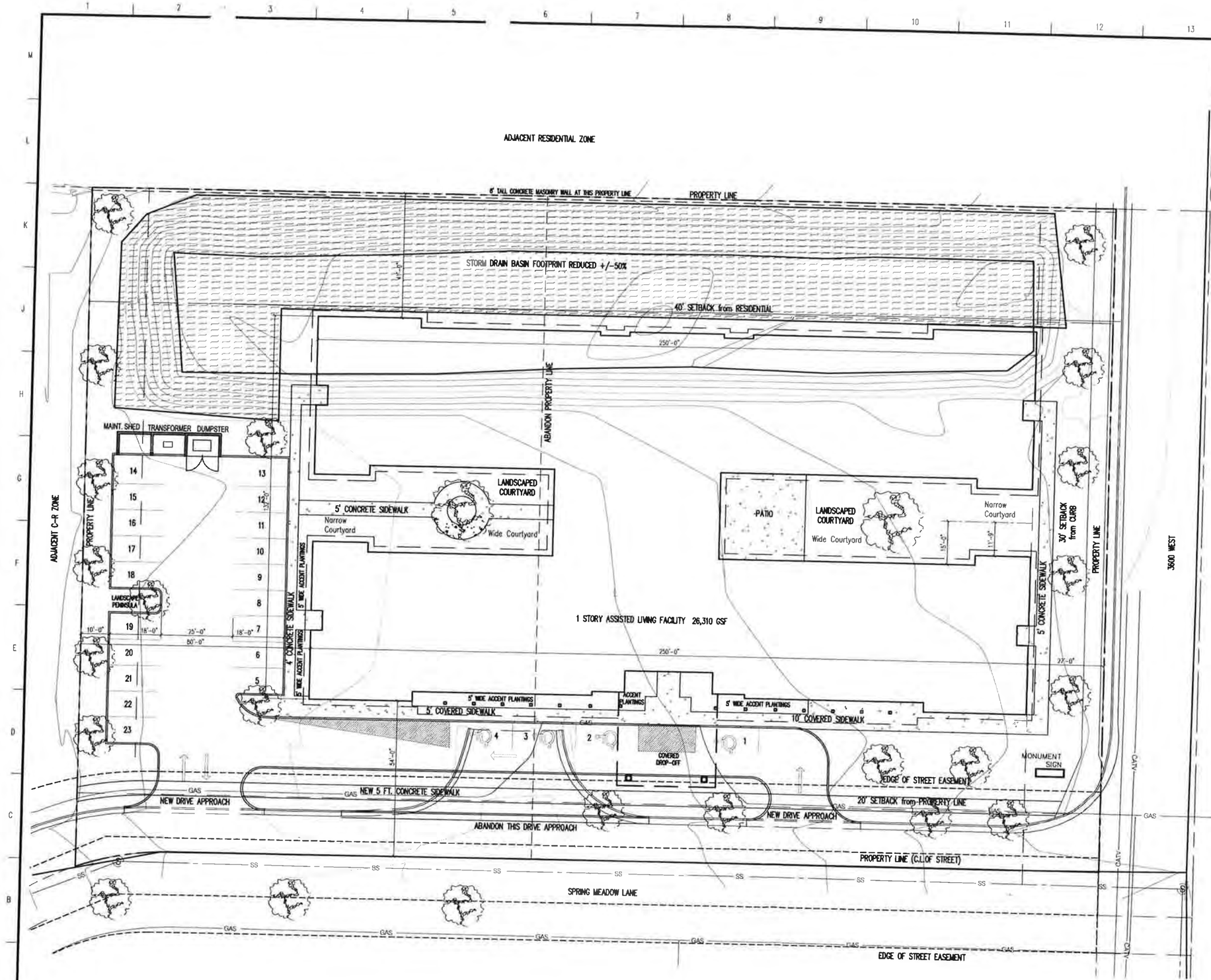
THE LODGE AT RIVERTON FINAL SITE PLAN



ZONING MAP

THE LODGE AT RIVERTON FINAL SITE PLAN

AERIAL VIEW



LEGAL DESCRIPTION:

LOTS 10 & 12
SPRING CREEK COMMERCIAL
SUBDIVISION
PLAT B

TWO BEDROOM UNITS	0
ONE BEDROOM UNITS	13
SM. STUDIO UNITS	32
TOTAL	45
MAIN LEVEL AREA	26,211 SF
RATIO	587

ZONE:	C-R
UNIT COUNT:	45
PARKING RATIO:	1/2 UNITS = 23 STALLS
PARKING COUNT:	23 STALLS
BUILDING FOOTPRINT:	26,211 SF
HARDSCAPE COVERAGE:	11,250 SF
LANDSCAPE COVERAGE:	44,267 SF
TOTAL PARCEL SIZE:	82,992 SF

LANDSCAPING SHALL COMPLY WITH RIVERTON CITY ZONING ORDINANCE AND DESIGN GUIDELINES

SITE PLAN

SCALE: 1/16" = 1'-0"

FEB 05 2014

tsaarchitects
innovation + experience + heart
17 Exchange Place
Salt Lake City, UT 84111
801.463.7108
www.tsa-usa.com

DATE	REVISION

Seal:

THE LODGE AT RIVERTON - ALF
1241 South 3600 West
Riverton, Utah

OWNER: THE LODGE PROPERTIES
1341 West South Jordan Parkway
South Jordan, Utah 84095

Description: SITE PLAN

Project Number: 1339

Sheet No: C100

Date: 10-21-13

Project: The Lodge at Riverton
Date: 1/28/14 PLZ13-368
Dept: Plan
Submittal # 1 2 3 4 5 6

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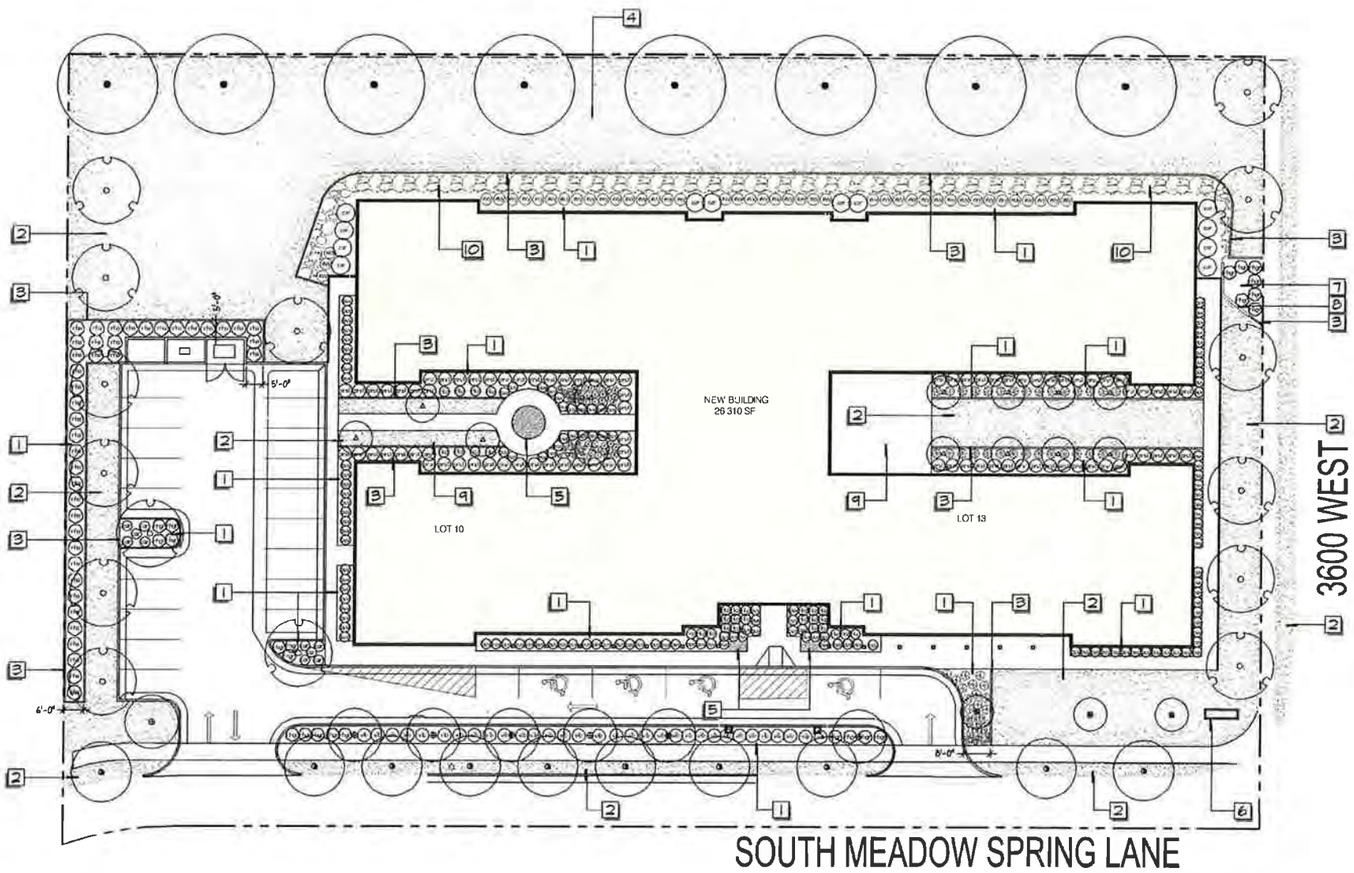

PLANT SCHEDULE — A

* SEE SHEET L-L501 DETAIL A FOR PLANTING SCHEDULE

PLANTING NOTES — B

1. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COSTS INCURRED DUE TO DAMAGE OF SAID UTILITIES.
2. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH THE LANDSCAPE CONSTRUCTION FOR THIS PROJECT.
4. SEE SPECIFICATIONS FOR PLANTING REQUIREMENTS, MATERIALS, EXECUTIONS AND MAINTENANCE
5. ALL PLANT MATERIAL SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE UPON DELIVERY TO THE SITE, AND PRIOR TO INSTALLATION.
6. IF DISCREPANCIES ARISE BETWEEN ACTUAL PLANTING AREA SIZES IN THE FIELD AND THOSE SHOWN ON THE PLANS, CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN WILL RESULT IN CONTRACTOR'S LIABILITY FOR MATERIALS RELOCATION
7. FINAL LOCATIONS OF ALL PLANT MATERIALS SHALL BE SUBJECT TO APPROVAL OF THE OWNER'S REPRESENTATIVE.
8. TREES SHALL NOT BE PLANTED LESS THAN 5'-0" FROM CURBS OR HARD SURFACE AREAS UNLESS A ROOT BARRIER IS INSTALLED.
9. CONTRACTOR SHALL PROVIDE SOIL ANALYSIS AND AMEND SOIL AS REQUIRED - REFER TO SPECIFICATIONS
10. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWINGS.
11. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE LAST 4 INCHES OF GRADE IN TURF SOD AREAS (6 INCHES OF TOPSOIL AND 1 INCH FOR SOD), AND 15 INCHES OF GRADE IN SHRUB BED AREAS (12 INCHES OF TOPSOIL AND 3 INCHES OF MULCH). IF NECESSARY DIG SUBGRADE IN SHRUB BEDS AND TURF AREAS DOWN AS SPECIFIED BEFORE PLACING AMENDED TOPSOIL. THE PLANTING ISLANDS IN THE PARKING LOTS SHALL HAVE ALL ROAD BASE REMOVED PRIOR TO PLACEMENT OF TOPSOIL. REFER TO GRADING PLAN FOR FINISH GRADE AND DRAINAGE.
12. PRUNE TREES IN ACCORDANCE WITH SPECIFICATIONS.
13. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE ONLY AS APPROVED BY THE OWNER'S REPRESENTATIVE.
14. ALL TREES UP TO 2" CAL. SHALL BE DOUBLE STAKED AND ALL DECIDUOUS TREES GREATER THAN 2" CAL. AND ALL EVERGREEN TREES 6'-0" AND TALLER SHALL BE TRIPLE STAKED OR GUYED.

REFERENCE NOTES — C

SYMBOL		DESCRIPTION	QTY *
	1	3" OF BARK MULCH IN SHRUB BED OVER 12" OF TOPSOIL AND WEED BARRIER FABRIC, TYP. - SEE SHT. L-L101 DTL. B NOTE 11	8,059 sf
	2	TURF AREA WITH 6" AMENDED TOPSOIL - SEE SHT. L-L101 DTL. B NOTE 11	24,692 sf
	3	CONCRETE MOW CURB - REFER TO SHT. L-L501 DTL. H	942 lf
	4	DETENTION BASIN - COORDINATE WITH CIVIL	
	5	3" OF BARK MULCH IN SHRUB BED OVER 12" OF TOPSOIL AND NO WEED BARRIER FABRIC FOR THOSE AREAS THAT RECEIVE ANNUALS, TYP. - SEE SHT. L-L101 DTL. B NOTE 11	
	6	MONUMENT SIGN - REFER TO ARCHS. PLANS	
	7	WALL - REFER TO ARCHS. PLANS	
	8	STORM DRAIN BOX - REFER TO CIVIL PLANS	
	9	CATCH BASIN, TYP. - REFER TO CIVIL PLANS	
	10	ROCK WALL, TYP. - BY OTHERS	

* CONTRACTOR TO VERIFY QUANTITIES, FOR REFERENCE ONLY

SCALE & NORTH ARROW — D

NORTH

0 10 20 40

SCALE: 1" = 20'-0"

tsa

Arc Sitio Design
Landscape Architecture & Architectural Site Design

1058 East 2100 South
Salt Lake City, Utah 84106
office 801 487 4923
fax 801 466 3046

DATE	REVISION

Seal: LICENSED LANDSCAPE ARCHITECT Richard L. Gibert No. 5734299 Jan. 24, 2014 STATE OF UTAH

THE LODGE AT RIVERTON - ALF
1241 South 3600 West
Riverton, Utah

OWNER: THE LODGE PROPERTIES
1341 West South Jordan Parkway
South Jordan, Utah 84095

Description: PRELIMINARY LANDSCAPE PLAN

Project Number: 1339

Date: 01-24-14

Sheet No: L-L101

File : E:\13065_The Lodge at Riverton\Cadd\PLANTING.dwg Jan 24, 2014-5:59pm

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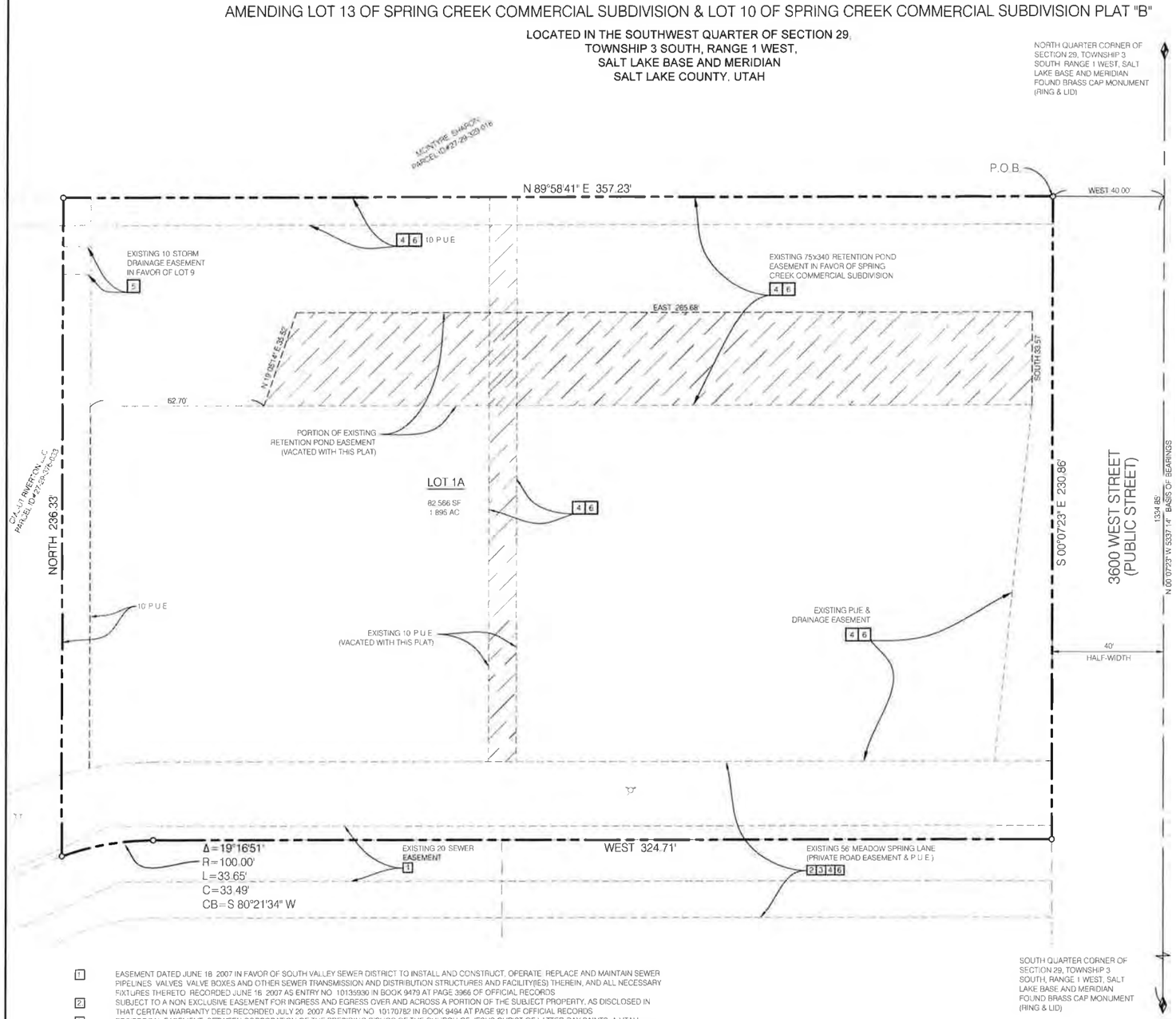
FEB 05 2014

SPRING CREEK COMMERCIAL SUBDIVISION PLAT "C"

AMENDING LOT 13 OF SPRING CREEK COMMERCIAL SUBDIVISION & LOT 10 OF SPRING CREEK COMMERCIAL SUBDIVISION PLAT "B"

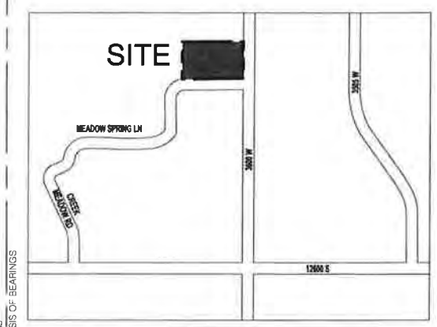
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29,
TOWNSHIP 3 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
SALT LAKE COUNTY, UTAH



NORTH

GRAPHIC SCALE

(IN FEET)
1 inch = 20ft



VICINITY MAP
N.T.S

LEGEND

- SECTION CORNER
- BOUNDARY CORNER (SET ½ REBAR AND CAP)
- SECTION LINE
- BOUNDARY LINE
- ADJACENT PROPERTY
- EXISTING EASEMENT LINE
- NEW EASEMENT LINE
- EXISTING FIRE HYDRANT
- EASEMENT VACATION AREA

1. EASEMENT DATED JUNE 18, 2007 IN FAVOR OF SOUTH VALLEY SEWER DISTRICT TO INSTALL AND CONSTRUCT, OPERATE, REPLACE AND MAINTAIN SEWER PIPELINES, VALVES, VALVE BOXES AND OTHER SEWER TRANSMISSION AND DISTRIBUTION STRUCTURES AND FACILITY(IES) THEREIN, AND ALL NECESSARY FIXTURES THERETO, RECORDED JUNE 18, 2007 AS ENTRY NO. 10135930 IN BOOK 9479 AT PAGE 3966 OF OFFICIAL RECORDS
2. SUBJECT TO A NON EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS A PORTION OF THE SUBJECT PROPERTY, AS DISCLOSED IN THAT CERTAIN WARRANTY DEED RECORDED JULY 20, 2007 AS ENTRY NO. 10170782 IN BOOK 9494 AT PAGE 921 OF OFFICIAL RECORDS
3. RECIPROCAL EASEMENT, BETWEEN CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE, AND FIRST CHOICE COMMUNITIES, LLC, A UTAH LIMITED LIABILITY COMPANY, RECORDED JULY 20, 2007 AS ENTRY NO. 10170785 IN BOOK 9494 AT PAGE 943 OF OFFICIAL RECORDS
4. EASEMENTS, NOTES AND RESTRICTIONS AS SHOWN ON THE SUBDIVISION PLAT FOR SPRING CREEK COMMERCIAL, RECORDED FEBRUARY 21, 2008 AS ENTRY NO. 10352917 IN BOOK 2008P AT PAGE 43 OF PLATS
5. EASEMENTS, NOTES AND RESTRICTIONS AS SHOWN ON THE SUBDIVISION PLAT FOR SPRING CREEK COMMERCIAL PLAT B, RECORDED JUNE 7, 2012 AS ENTRY NO. 11405882 IN BOOK 2012P AT PAGE 74 OF PLATS
6. DECLARATION OF RECIPROCAL EASEMENTS AND MAINTENANCE AGREEMENT FOR SPRING CREEK COMMERCIAL SUBDIVISION, RECORDED NOVEMBER 26, 2012 AS ENTRY NO. 11521076 IN BOOK 10080 AT PAGE 5955

SURVEYOR'S CERTIFICATE

I, DALE K. BENNETT DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 103381, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY 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

SPRING CREEK COMMERCIAL SUBDIVISION PLAT "C"
AMENDING LOT 13 OF SPRING CREEK COMMERCIAL SUBDIVISION & LOT 10 OF SPRING CREEK COMMERCIAL SUBDIVISION PLAT "B"

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

BOUNDARY DESCRIPTION

ALL OF LOT 10, SPRING CREEK COMMERCIAL PLAT "B" SUBDIVISION AND LOT 13, SPRING CREEK COMMERCIAL SUBDIVISION, BOTH OF WHICH BEING ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF 3600 WEST STREET, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT 13, SPRING CREEK COMMERCIAL SUBDIVISION; SAID POINT ALSO BEING NORTH 00°07'23" WEST ALONG THE SECTION LINE A DISTANCE OF 1334.85 FEET AND WEST 40.00 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING TTHENCE SOUTH 00°07'23" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF 3600 WEST STREET A DISTANCE OF 230.86 FEET TO THE SOUTHEAST CORNER OF SAID LOT 13; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 13 EXTENDED A DISTANCE OF 324.71 FEET TO THE POINT OF A 100.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 33.65 FEET THROUGH A CENTRAL ANGLE OF 19°16'51" (CHORD BEARS SOUTH 80°21'34" WEST 33.49 FEET) TO THE SOUTHWEST CORNER OF SAID LOT 10, SPRING CREEK COMMERCIAL PLAT "B" SUBDIVISION; THENCE NORTH 236.33 FEET TO THE NORTHWEST CORNER OF SAID LOT 10, THENCE NORTH 89°58'41" EAST 357.23 FEET TO THE POINT OF BEGINNING

CONTAINS: 82,566 SQUARE FEET
1.895 ACRES, MORE OR LESS

PROFESSIONAL LAND SURVEYOR — DALE K. BENNETT No. 103381 — STATE OF UTAH

FOR REVIEW ONLY

OWNER'S DEDICATION

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

SPRING CREEK COMMERCIAL SUBDIVISION PLAT "C"
AMENDING LOT 13 OF SPRING CREEK COMMERCIAL SUBDIVISION & LOT 10 OF SPRING CREEK COMMERCIAL SUBDIVISION PLAT "B"

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. IN WITNESS WHEREBY, _____ HAVE HEREUNTO SET _____ HAND(S) THIS _____ DAY OF _____, A.D., 20__

ACKNOWLEDGEMENT

State of Utah
County of Salt Lake } S.S.

ON THE _____ DAY OF _____, A.D. 20__, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, _____ WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT _____ SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION NUMBER: _____ PRINT FULL NAME

MY COMMISSION EXPIRES _____ (DATE) NOTARY PUBLIC RESIDING IN SALT LAKE COUNTY & COMMISSIONED IN UTAH

FEB 05 2014

QUESTAR GAS	CENTURY LINK	ROCKY MOUNTAIN POWER
APPROVED AS TO FORM THIS ____ DAY OF _____ A.D. 20__	APPROVED AS TO FORM THIS ____ DAY OF _____ A.D. 20__	APPROVED AS TO FORM THIS ____ DAY OF _____ A.D. 20__
QUESTAR GAS	CENTURY LINK	ROCKY MOUNTAIN POWER

SPRING CREEK COMMERCIAL SUBDIVISION PLAT "C"
AMENDING LOT 13 OF SPRING CREEK COMMERCIAL SUBDIVISION & LOT 10 OF SPRING CREEK COMMERCIAL SUBDIVISION PLAT "B"
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29,
TOWNSHIP 3 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN

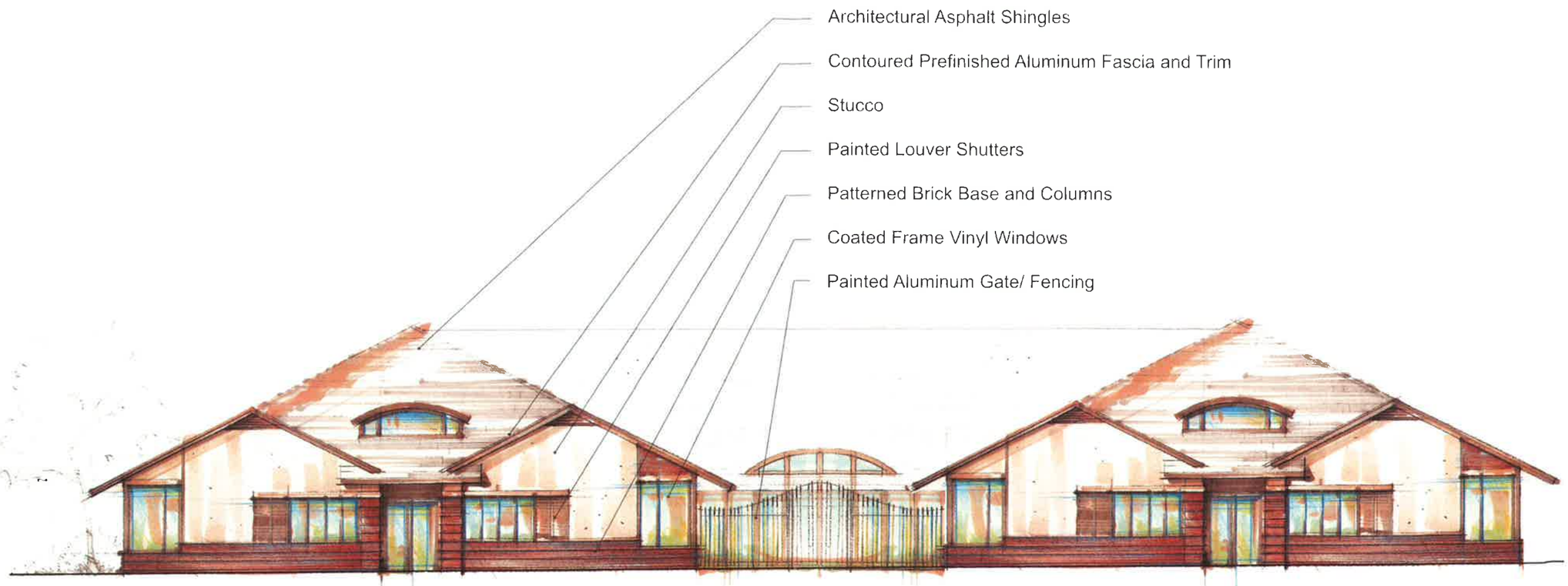
SHEET 1 OF 1

Project: The Lake @ Rock
Date: 1-28-14
Dept: PLZ
Submittal #: 1 2 3 4 5 6

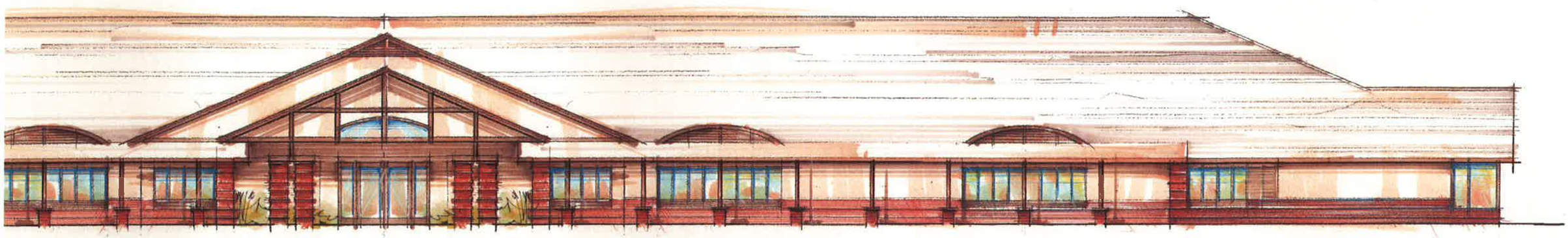
BENCHMARK CIVIL

BENCHMARK ENGINEERING & LAND SURVEYING
9130 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

RIVERTON CITY WATER	COUNTY HEALTH DEPT.	RIVERTON CITY PLANNING	SOUTH VALLEY SEWER DISTRICT	RIVERTON CITY ENGINEER	APPROVAL AS TO FORM	RIVERTON CITY COUNCIL	SALT LAKE COUNTY RECORDED #
APPROVED THIS ____ DAY OF _____ A.D. 20__	APPROVED THIS ____ DAY OF _____ A.D. 20__	APPROVED THIS ____ DAY OF _____ A.D. 20__ BY THE RIVERTON CITY PLANNING DEPARTMENT	APPROVED THIS ____ DAY OF _____ A.D. 20__	APPROVED THIS ____ DAY OF _____ A.D. 20__ BY THE RIVERTON CITY ENGINEERING DEPARTMENT	APPROVED AS TO FORM THIS ____ DAY OF _____, A.D. 20__	PRESENTED TO THE RIVERTON CITY COUNCIL THIS ____ DAY OF _____, A.D. 20__ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.	STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____ DATE _____ TIME _____ BOOK _____ PAGE _____
DIRECTOR	DIRECTOR	DIRECTOR	DISTRICT MANAGER	CITY ENGINEER	RIVERTON CITY ATTORNEY	ATTEST: CITY RECORDER / MAYOR	FEE $ / SALT LAKE COUNTY RECORDER



East (Street) Elevation



South Elevation (partial)

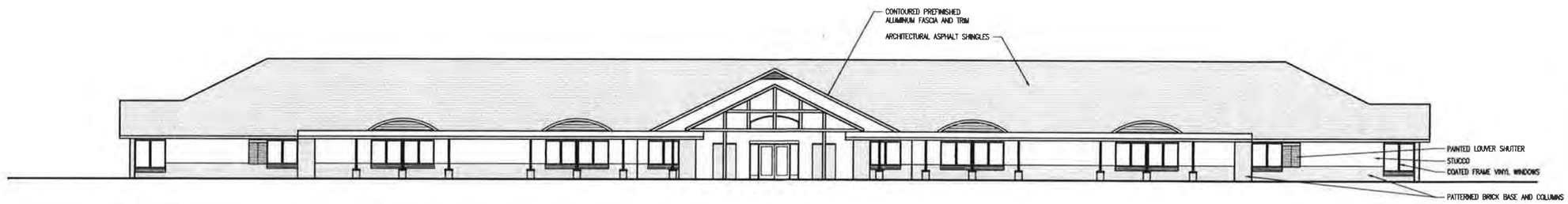
The Lodge at Riverton ALF - Exterior Elevations

10-9-2013

scale: 3/32" = 1'-0"

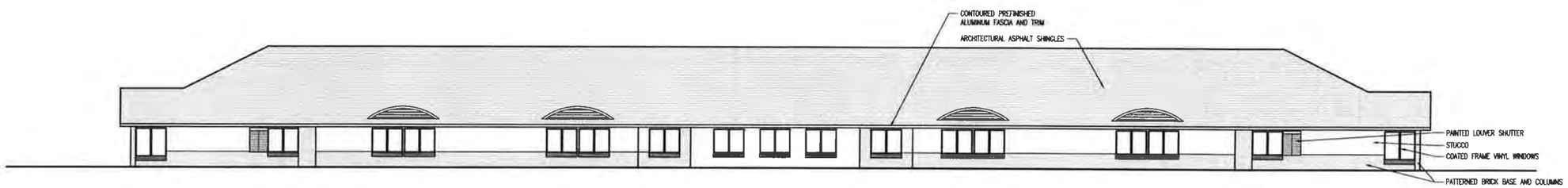
TRACY STOCKING
& ASSOCIATES
17 Exchange Place Salt Lake City, UT 84111

FEB 05 2014



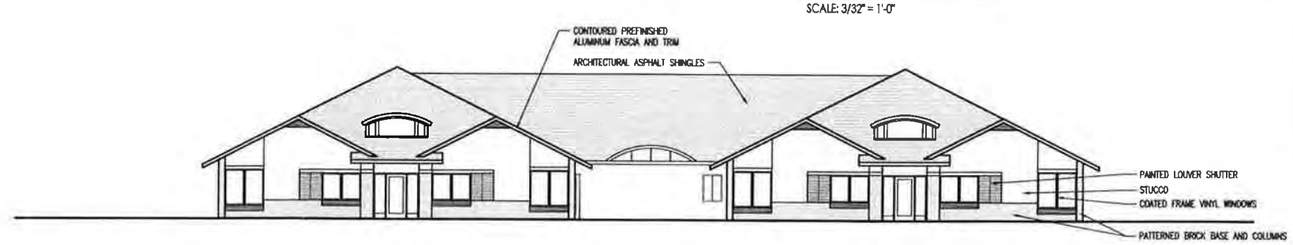
SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



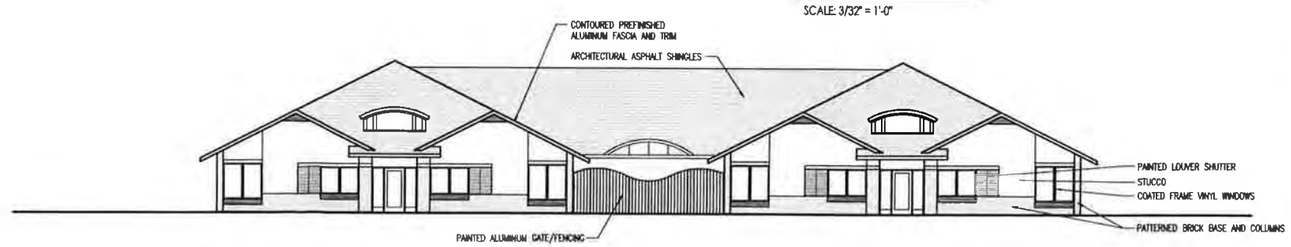
NORTH ELEVATION

SCALE: 3/32" = 1'-0"



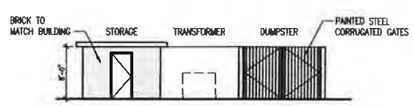
WEST ELEVATION

SCALE: 3/32" = 1'-0"



EAST ELEVATION

SCALE: 3/32" = 1'-0"



SITE ENCLOSURE - SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

FEB 05 2014

tsaarchitects
innovation + experience + heart
17 Exchange Place
801 463.7108
Salt Lake City, UT 84111
www.tsa-usa.com

DATE	REVISION

Seal:

THE LODGE AT RIVERTON - ALF
1241 South 3600 West
Riverton, Utah

OWNER: THE LODGE PROPERTIES
1341 West South Jordan Parkway
South Jordan, Utah 84095

Description:
EXTERIOR ELEVATIONS

Project Number: 1339

Date: 10-21-13

Sheet No: A201

Item No. 3.2

Issue Paper

Presenter/Submitted By:	Jason Lethbridge, Planning Manager

Subject: **<u>FINAL SITE PLAN / AMENDED PLAT</u>, SPRING CREEK MEDICAL BUILDING, 12523 SOUTH CREEK MEADOW ROAD, C-R ZONE, BRIAN CRAWFORD OF COACTION GROUP, APPLICANT**	**Meeting Date:** April 15, 2014 **Fiscal Impact:** N/A **Funding Source:** N/A

Background:

Brian Crawford of the Coaction Group has submitted an application requesting final site plan approval for a parcel of ground located in the Spring Creek commercial development. The property is zoned C-R (Commercial Regional) as are all of the surrounding properties. Current development in the area includes the Utah Sports Lodge to the north east, the Larkin Mortuary to the south east, the Delton Sports Center proposed to be constructed directly to the east and a Premium Oil gas station proposed for construction on the parcel to the south.

The applicant is proposing to consolidate two existing parcels into one 2.49 acre lot and constructing a new medical hemodialysis medical office with some medical retail space. The 17,500 square foot building is proposed to be constructed at the center of the site with parking areas and landscaping surrounding the building. The main entrance to the building will face north west towards Creek Meadow Lane.

Recommendation:

On March 27, 2014, the Planning Commission voted to recommend APPROVAL of this application.

Proposed Motion

"I move the City Council approve the Spring Creek Medical Building final site plan and amended plat, application number PL-14-8002, located at 12523 S Creek Meadow Road, with the conditions outlined in the staff report."

RIVERTON CITY
MEMORANDUM

TO: **Honorable Mayor and City Council**

FROM: **Development Review Committee**

DATE: **April 15, 2014**

SUBJECT: **FINAL SITE PLAN / AMENDED PLAT, SPRING CREEK MEDICAL BUILDING, 12523 SOUTH CREEK MEADOW ROAD, C-R ZONE, BRIAN CRAWFORD OF COACTION GROUP, APPLICANT**

PL NO.: **14-8002 – Spring Creek Medical Final Site Plan**

On March 27, 2014, the Planning Commission voted to recommend APPROVAL of this Commercial Final Site Plan. Minutes from that meeting are included below. The Planning Commission recommended the following motion:

I move the City Council APPROVE the Spring Creek Medical Building final site plan and amended plat, application number PL-14-8002, located at 12523 S Creek Meadow Road, with the following conditions:

1. Storm drainage systems and accommodation comply with Riverton City standards and ordinances, and with the recommendations of the Riverton City Engineering Division.
2. An interim storm drainage and erosion control plan and an access management plan be approved by the City prior to any construction or grading on the site.
3. The site and structures comply with any and all applicable Riverton City standards and ordinances, including the International Building and Fire Codes.
4. Lighting, both on the building and in the site shall be designed and installed to minimize impacts to the surrounding properties.
5. Exterior glass shall comply with Riverton City ordinances, including entry ways.

BACKGROUND:

Brian Crawford of the Coaction Group has submitted an application requesting final site plan approval for a parcel of ground located in the Spring Creek commercial development. The property is zoned C-R (Commercial Regional) as are all of the surrounding properties. Current development in the area includes the Utah Sports Lodge to the north east, the Larkin Mortuary to the south east, the Delton Sports Center proposed to be constructed directly to the east and a Premium Oil gas station proposed for construction on the parcel to the south.

The applicant is proposing to consolidate two existing parcels into one 2.49 acre lot and constructing a new medical hemodialysis medical office with some medical retail space. The 17,500 square foot building is proposed to be constructed at the center of the site with parking areas and landscaping surrounding the building. The main entrance to the building will face north west towards Creek Meadow Lane.

Access into the site will be gained from existing accesses onto Creek Meadow Road, a public

roadway, Meadow Spring Lane, a privately owned and maintained development roadway. There are no new accesses onto Riverton public roads proposed with this development.

Building architecture meets and exceeds architectural requirements as found in the C-R zone. The predominant exterior building material is stucco paneling on the upper portion of the walls with a stacked stone wainscot along the lower portions of the walls with some stone column work at the building entrances. The building does house different uses and each section of the building with a separate use has unique building exterior either in color variations or material. Building roof lines include plenty of variation with decorative parapets and awnings that provide architectural variety and variation in building height

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. 14-8002
Date 1/14/2014

Application

Site Plan

A. **Applicant's Name** COACTION GROUP
Home Address 565 W. CHANDLER BLVD., # 112
City CHANDLER State ARIZONA Zip 85225
Telephone # 480·452·2210 x 109 Mobile # 480·719·8052
E-mail Address BRIAN.CRAWFORD@COACTIONGRP.COM Fax # 480·907·1180

B. **Primary Contact Person** BRIAN CRAWFORD
Address 565 W. CHANDLER BLVD., #112
City CHANDLER State ARIZONA Zip 85225
Telephone # 480-719-8052 Mobile #
E-mail Address BRIAN.CRAWFORD@COACTIONGRP.COM Fax #

C. **Project Information**

1. Name of Proposed Business SPRING CREEK MEDICAL BUILDING
2. Address 12523 S. CREEK MEADOW RD., RIVERTON, UT 84065
3. Description of the Proposed Business 17,500 S.F. HEMODIALYSIS MEDICAL OFFICE WITH MEDICAL RETAIL SPACE
4. Sidwell/Tax ID# 90-1026459 Total Acreage of the Site 2.49
5. Current Zoning of the Proposed Site CR- REGIONAL COMMERCIAL
   Zoning of Adjacent Parcels: North C-R South C-R East C-R West C-R
6. Current Use of the Land UNOCCUPIED
7. Number of Existing Structures Ø
8. Describe the Proposed Use and Structures for the Site MEDICAL OFFICE BUILDING
9. Did this Project Require a Rezone? Yes (No) If Yes, PL#
10. Did this Project Require a Conditional Use Permit? Yes (No) If Yes, PL#

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

B

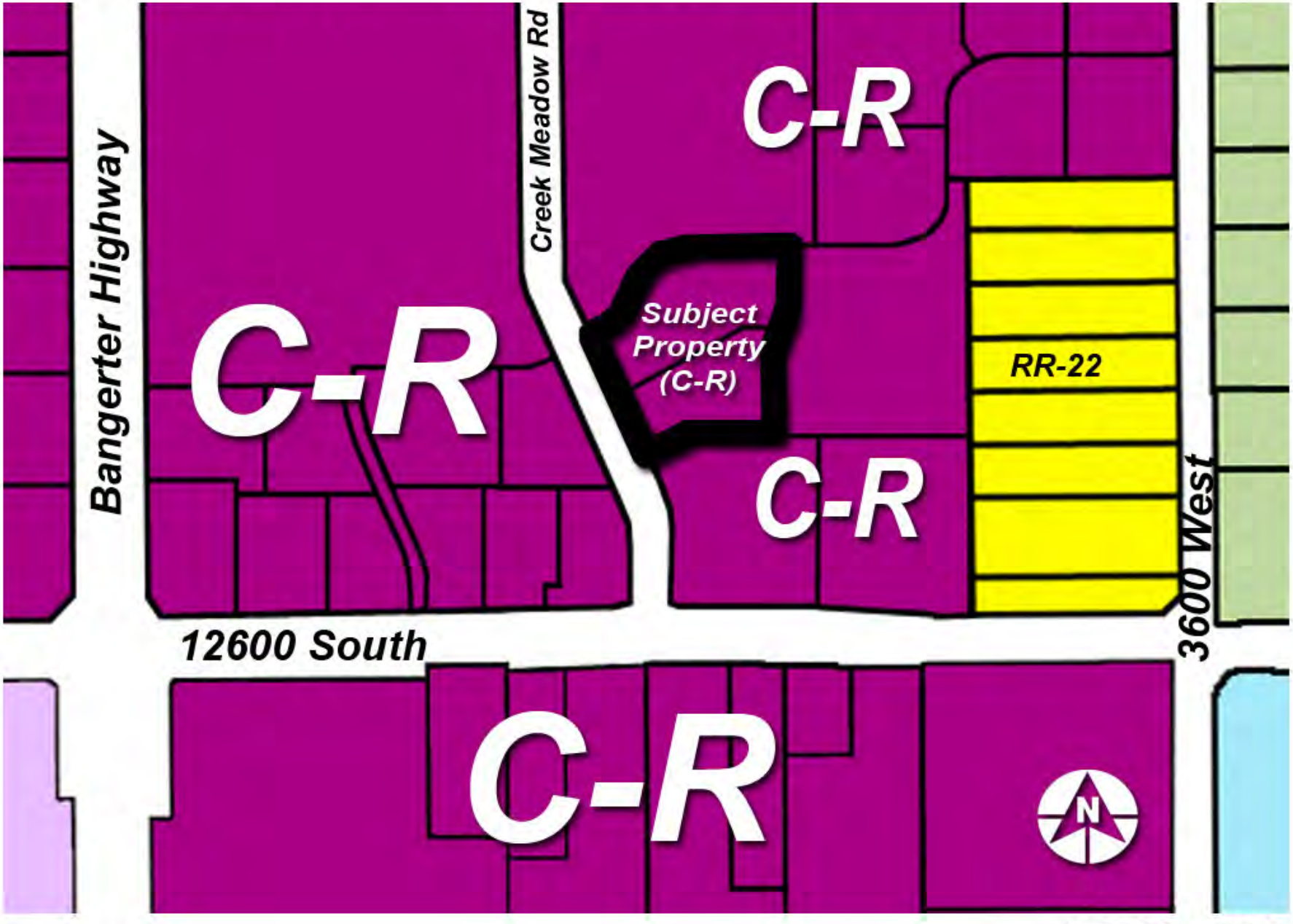
Applicant's Signature

1/8/2014
Date

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

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

SPRING CREEK MEDICAL BUILDING FINAL SITE PLAN

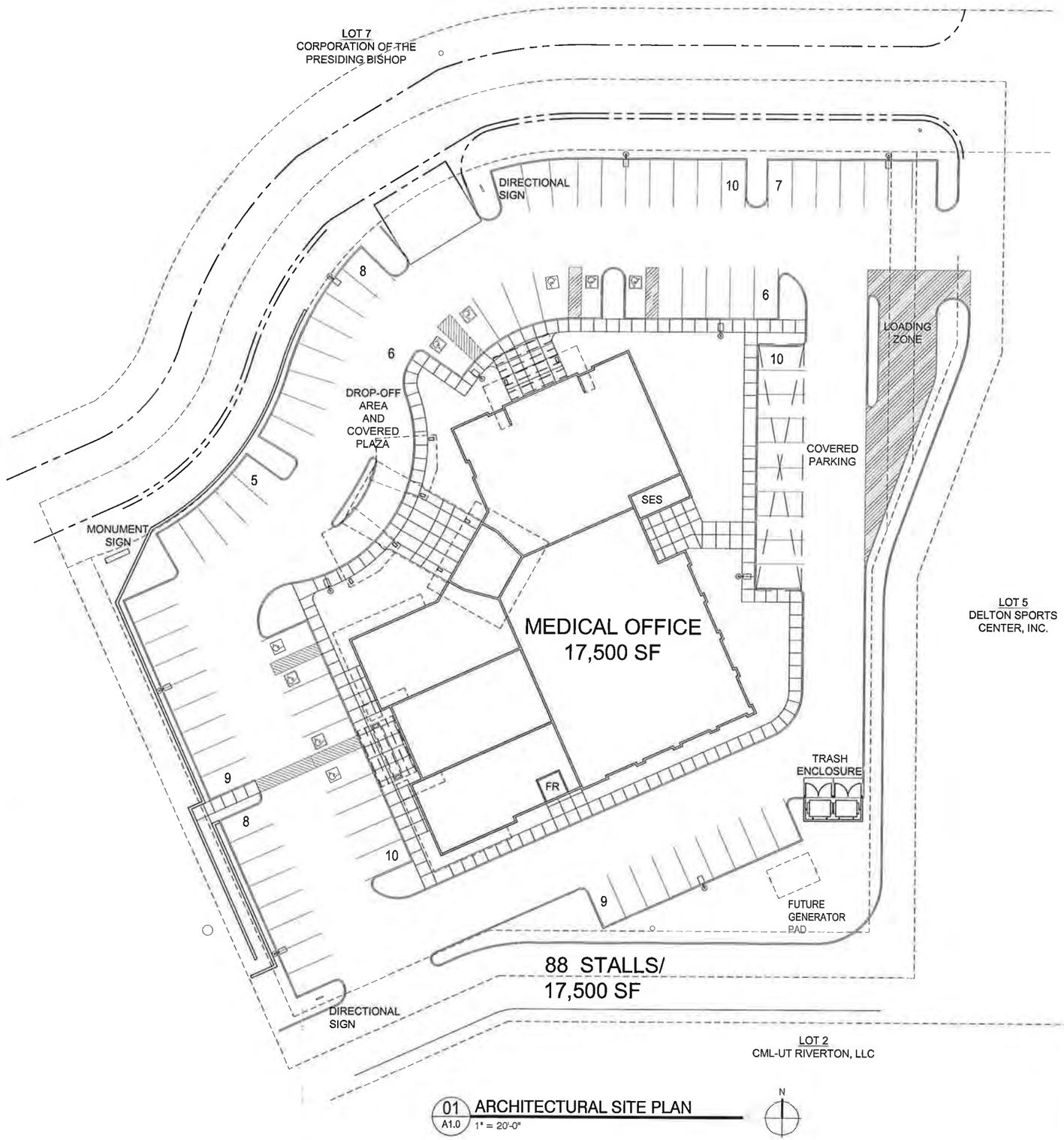


AERIAL VIEW

SPRING CREEK MEDICAL BUILDING FINAL SITE PLAN

AERIAL VIEW

MAR 19 2014



01 A1.0 ARCHITECTURAL SITE PLAN
1" = 20'-0"

SITE DATA:

Project Description

17,500 S.F. WOOD FRAME SINGLE STORY MEDICAL OFFICE BUILDING SHELL WITH SITE IMPROVEMENTS ON A SITE CURRENTLY UNOCCUPIED

Legal Discription

LOT 3 AND 4, SPRING CREEK COMMERCIAL SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE
AREA = 2.49 ACRES

Existing Zoning: C-R

Gross Site Area: 108,464 s.f. / 2.49 acres

Gross Area: 17,500 s.f.

Lot Coverage: 8,591 / 73,009 = 16.1%

Landscape Area: 24,982 s.f. = 23%

Proposed Building Height: 37'-0"

Parking (Health Care)

1 PARKING STALL PER 200 S.F. REQUIRED

PARKING REQUIRED:	88 STALLS
PARKING PROVIDED:	88 STALLS
ADA PARKING REQUIRED:	4 STALLS
ADA PARKING REQUIRED:	9 STALLS (INCL 2 VAN)
COVERED PARKING PROVIDED:	10 STALLS (11% OF TOTAL)

SITE PLAN NOTES:

A. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES
B. THIS PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY
C. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND
D. ALL PROPOSED SIGNAGE SHALL BE APPROVED UNDER A SEPARATE SIGN PERMIT
E. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM THE ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED SO THAT IT EXCEEDS THE GENERAL LEVEL OF NOISE, ODOR OR VIBRATION EMITTED BY USES OUTSIDE THE SITE.
F. OWNERS OF PROPERTY ADJACENT TO PUBLICE RIGHT-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN GHT RIGHTS-OF-WAY IN ACCORDANCE WITH APPROVED PLANS.
G. AFTER FINAL APPROVAL THE PROJECT WILL BE INSPECTED FOR ZONING COMPLIANCE DURING CONSTRUCTION AND PRIOR TO OCCUPANCY. THE APPLICANT IS TO NOTIFY DSD PRIOR TO OCCUPANCY TO ARRANGE FOR INSPECTIONS. CALL 262-6981 AND REQUEST A SITE INSPECTION
H. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
I. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS
J. DUMPSTER ENCLOSURE SHALL RESEMBLE BUILDING IN APPEARANCE AND SHALL USE SIMILAR FINISH MATERIALS. DUMPSTER ENCLOSURE SHALL HAVE SOLID METAL SWING GATES PAINTED TO MATCH STOREFRONT COLOR-SEE DETAIL 01/A102

VICINITY MAP:

C.O.P. APPROVAL STAMPS:

MAR 19 2014

coaction GROUP architectural
565 w chandler blvd, # 112
chandler, az 85225
P 480-452-2210
F 480-907-1180

STATE OF UTAH
DONALD ALLEN WEISER
No. 6736182-0301
LICENSED ARCHITECT

SHELL BUILDING FOR:

SPRING CREEK MEDICAL BUILDING

Riverton Spring Creek Investments, LLC

12523 S. Creek Meadow Rd., Riverton, UT 84065

Initial Drawing Date: 01/09/2014

Revisions:

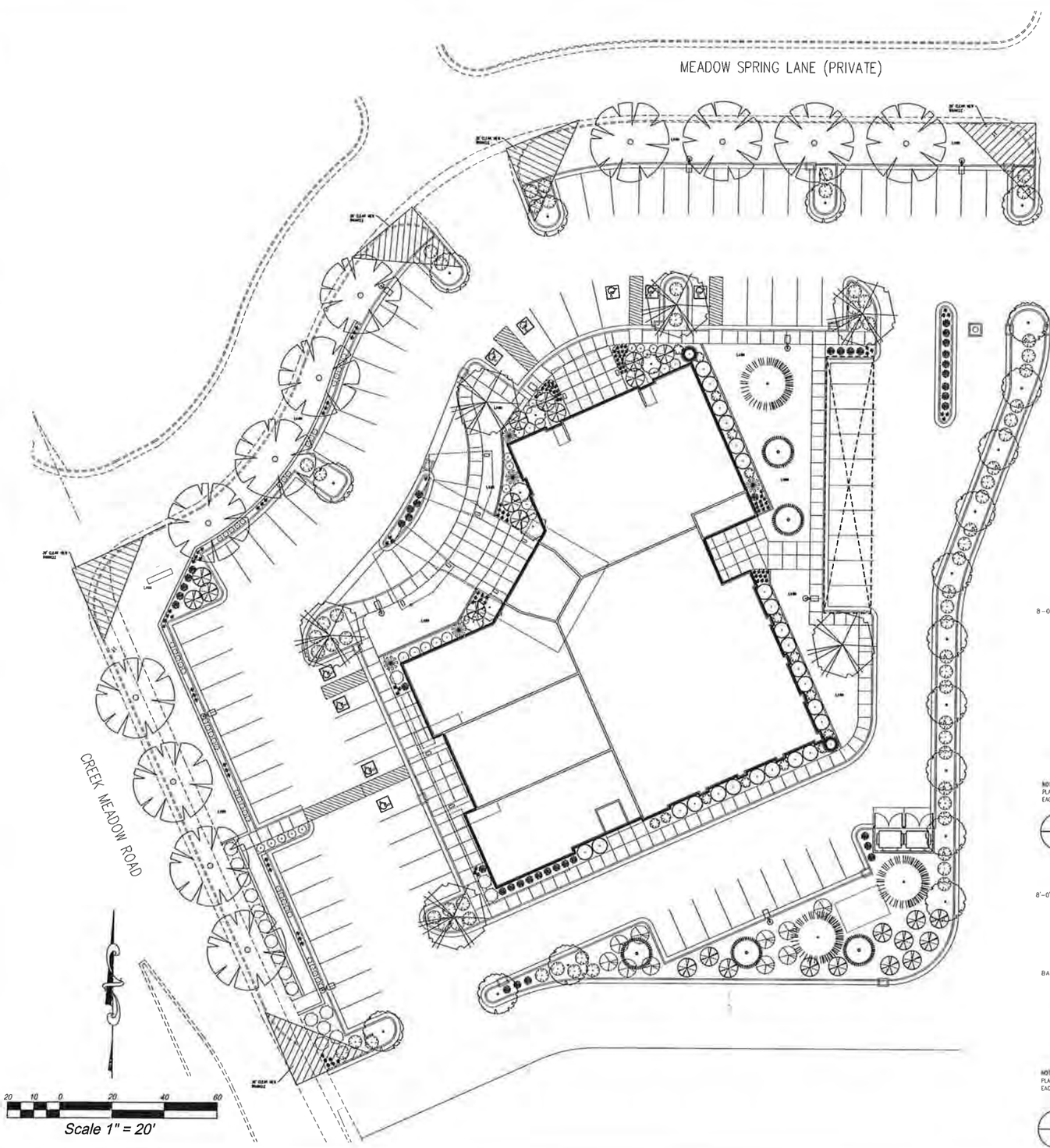
Coaction Project Number: 13.013

Architectural Site Plan

A101

coaction architectural group ©

MAR 19 2014



PLANT SCHEDULE

Broadleaf Deciduous

Symbol	Code Name	Scientific Name	Common Name	Planting Size	Quantity
	Acpa	Acer palmatum 'Bloodgood'	Bloodgood Japanese Maple	6'-8' Ht.	2
	Fasy	Fagus sylvatica 'Rohan Obelisk'	Rohan Obelisk Columnar Beech	2"-Cal	4
	FrAA	Fraxinus americana 'Autumn Applause'	Autumn Applause Ash	2"-Cal	6
	PyCh	Pyrus calleryana 'Chanticleer'	Chanticleer Flowering Pear	2"-Cal	18
	TiGr	Tilia cordata 'Greenspire'	Greenspire Little-leaf Linden	2"-Cal	12

Conifer Evergreen

Symbol	Code Name	Scientific Name	Common Name	Planting Size	Quantity
	Piab	Picea abies 'Cupressina Columnar'	Columnar Norway Spruce	7' Ht	2
	PiNe	Pinus leucodermis 'Heldrichii'	Bosnian Redcone Pine	8' Ht.	5
	Pini	Pinus nigra	Austrian Pine	8' Ht.	3

Shrub

Symbol	Code Name	Scientific Name	Common Name	Planting Size	Quantity
	CoB	Cornus alba 'Bailhalo'	Bailhalo Dogwood	5-Gal	5
	PhSW	Physocarpus opulus 'Summer Wine'	Summer Wine Ninebark	5-Gal	32
	Pimu	Pinus mugo 'Pumilio	Dwarf Mugo Pine	5-Gal	15
	PrPB	Prunus besseyi 'Pawnee Buttes'	Pawnee Buttes Sandcherry	5-Gal	58
	RhGL	Rhus aromatica 'Grow Low'	Grow Low Sumac	5-Gal	10
	RoMR	Rosa 'Meidiland Red'	Red Meidiland Rose	5-Gal	18
	SyHa	Symphoricarpos x chenaulti 'Hancock'	Hancock Coralberry	5-Gal	24
	TaDG	Taxus media 'Dark Green Spreader'	Dark Green Spreader	5-Gal	13
	VoNa	Viburnum opulus 'Nanum'	Dwarf Cranberry Viburnum	5-Gal	15

Grass

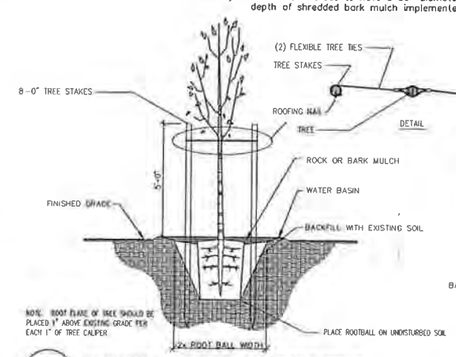
Symbol	Code Name	Scientific Name	Common Name	Planting Size	Quantity
	CaKF	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1-Gal	41

Perennial

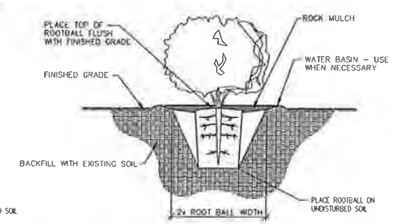
Symbol	Code Name	Scientific Name	Common Name	Planting Size	Quantity
	Hem	Hemerocallis 'Stella d'Oro'	Stella d'Oro Daylily	1-Gal	125
	Irmi	Iris missouriensis	Rocky Mountain Iris	1-Gal	41

NOTES:

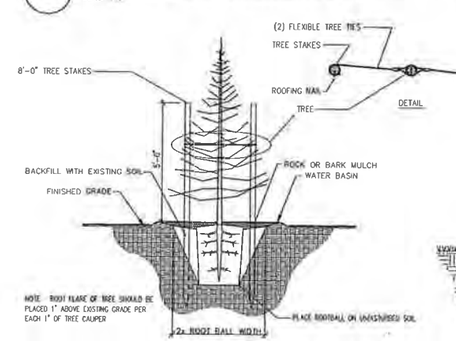
1) Top Soil to be implemented in all new planting areas at the following depths: 12" in all shrub beds, 5" in all lawn areas
2) Lawn to be a Kentucky Bluegrass Blend (min. 2 varieties) and be implemented as sod.
3) 6"x6" flat concrete curbing to be implemented between all shrub bed and lawn areas as shown on plan
4) Cobble Rock Mulch to be 1-1/2" size "Southtown" from Nephi Sandstone-Nephi, Utah. Implement cobble rock over planter beds at a 3" depth.
5) Rock Mulch to be clean and free of debris, placed at uniform depth, and raked smooth.
6) DeWitt #5 Landscape Fabric to be implemented in all shrub beds prior to cobble rock implementation. Follow manufacturers installation instructions.
7) Trees in lawn areas to have a 36" diameter grass free ring around the trunk and have a 2" depth of shredded bark mulch implemented



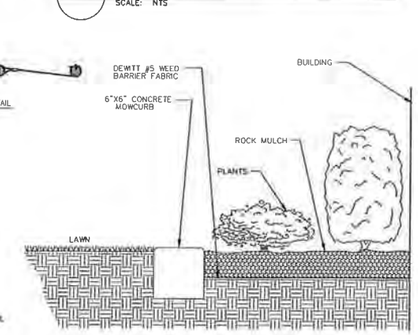
A DECIDUOUS TREE PLANTING DETAIL
SCALE: NTS



B SHRUB PLANTING DETAIL
SCALE: NTS



C EVERGREEN PLANTING DETAIL
SCALE: NTS



D CONCRETE EDGING DETAIL
SCALE: NTS

MAR 19 2014

coaction GROUP architectural
565 w chandler blvd, # 112
chandler, az 85225
P 480-452-2210
F 480-907-1180
BRÄTT, INC.
GENERAL CONTRACTORS
LANDSCAPE ARCHITECTS
LANDSCAPE CONTRACTORS

STATE OF UTAH
DARREN G. WILSON
Wilson Co. LLC
NO. 356187
LICENSED LANDSCAPE ARCHITECT

NEW SHELL BUILDING FOR:
SPRING CREEK MEDICAL BUILDING
Riverton Spring Creek Investments, L.L.C.
12523 S. Creek Meadow Rd., Riverton, UT 84065

Initial Drawing Date:
1/7/2014

Revisions:
1 2/11/14 Updated Site Plan

Coaction Project Number:
13.013

LANDSCAPE PLAN

L101

CLINIC
RETAIL
RETAIL
RETAIL
RETAIL
coaction
GROUP
Single-Source Clinical Facilities Developer

CLINIC
CLINIC
CLINIC
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GROUP
Single-Source Clinical Facilities Developer

RETAIL
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RETAIL
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GROUP
Single-Source Clinical Facilities Developer

HEALTHS CENTER
coaction
GROUP
Single-Source Clinical Facilities Developer

Item No. 4

Issue Paper

Presenter/Submitted By:	Mayor Applegarth	
Subject: Consent Agenda		**Meeting Date:** April 15, 2014
		Fiscal Impact:
		Funding Source:
Background:		
Recommendation: Approve the items on the Consent Agenda as listed.		
Recommended Motion: “I move the City Council approve the Consent Agenda as listed.”		

Riverton City
REGULAR CITY COUNCIL MEETING
Minutes
March 25, 2014

Riverton City Hall
12830 South 1700 West
Riverton, Utah 84065

Attendance:

Mayor William R. Applegarth

Council Members:
Council Member Brent Johnson
Council Member Trent Staggs
Council Member Sheldon Stewart
Council Member Roy Tingey
Council Member Paul Wayman

City Staff:
Lance Blackwood, City Manager - *Excused*
Jeff Hawker, Asst. City Attorney
Virginia Loader, Recorder
Ryan Carter, City Attorney
Jason Lethbridge, Planning Manager
Trace Robinson, City Engineer
Rod Norton, UPD Chief, Riverton Precinct

Citizens: Michael S. Johnson, Wyoma Darlington, Merillee Booren, Al Leavitt, Kerri Nakamura, Sheriff Jim Winder, Scott Jurges, Boy Scout Troop 1117, Riverton Arts Council Members, Julie Johnson

1. GENERAL BUSINESS

Call to Order and Roll Call

6:32:05 PM Mayor Applegarth called the meeting to order at 6:30 p.m. and welcomed those in attendance. He then conducted a Roll Call and Council Members Johnson, Staggs, Stewart, Tingey and Wayman were present.

Pledge of Allegiance – Connor, Boy Scout Troop 1117, directed the Pledge of Allegiance.

Presentations/Reports

Recognition of Boy Scout Troops

Mayor Applegarth recognized Boy Scouts from Troop 1117 and they introduced the members and leaders of their Troop.

Presentation by Riverton Arts Council

6:36:17 PM The Riverton Arts Council presented a song from their upcoming performance of "Shrek the Musical."

Pending Minutes

Report on Unified Police Department (UPD)/Salt Lake Valley Law Enforcement Service Area (SLVLESA)

6:41:33 PM Sheriff Jim Winder, Scott Jurges and Kerri Nakamura presented information regarding the Unified Police Department of Greater Salt Lake - (UPD) vs. the Funding District-Salt Lake Valley Law Enforcement Service Area (SLVLESA). The information they presented included the Operational Department vs. Funding District, UPD and SLVLESA Benefits. Information presented included the UPD Administration and Organization, UPD Pooled Services, UPD Precincts, UPD Budget History, and the following UPD Goals:

Maintain safe and secure communities
- Public safety is not determined solely by the number of arrests, citations or any other statistic. An effective public safety model supports and responds to each individual community's needs and expectations.

Efficient service and cost containment:
- Delivering effective public safety services is expensive. The UPD however has a track record of containing costs by leveraging inherent economies of scale and ensuring effective resource management.
- The UPD model continues to attract additional participation

Support our employees and ensure they support their communities:
- Healthy happy employees provide better service, sustain community support and reduce costs. The UPD is committed to supporting our greatest assets: the men and women who do the job.

Information was then presented regarding SLVLESA Board Members, SLVLESA Board Responsibilities, SLVLESA Budget History and the following SLVLESA Goals:

Increase Fund Balance:
- Decrease reliance on TRANs and reduce borrowing costs
- Enhance Financial Stability
- Allow District to move to July 1 fiscal year

Own instead of Rent Facilities:
- Demonstrate Permanence of service delivery
- Enhance Financial Stability
- Allows co-location partnerships

Sound Budget Practices:
- Predictable and planned property taxes – not crisis based
- Dedication of a portion of revenue to fund balance each year
- Maintain expense growth at 4.5% – 5% or less

Brief discussions were held and questions from Council Members were addressed.

Public Comments

7:55:44 PM Mayor Applegarth explained the public comment procedure and called for public comments:

Pending Minutes

7:56:13 PM Carol Haney spoke in regards to proposed Ordinance No. 14-04 - designating Riverton City truck routes, specifically 1300 West. She said by allowing large trucks on 1300 West would become a safety hazard and asked to Council Members to prohibit truck traffic on 1300 West.

8:00:53 PM Michael S. Johnson commended the City Council and staff and thanked them for their work and service to the City. He said he was happy with the City and encouraged them to continue their good work.

8:01:34 PM Al Leavitt spoke in opposition to truck traffic on 1300 West and asked them to consider restricting truck traffic at 12500 south rather than at 12400 south.

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

2. PUBLIC HEARINGS – There were no Public Hearings scheduled.

3. DISCUSSION/ACTION ITEMS

1. Ordinance No. 14-04 - Amending Section 10.05.090 (2) of Riverton City Code regarding Truck Routes on Specified Riverton City Streets

8:03:01 PM Ryan Carter, City Attorney, explained that Riverton City Municipal Code Section 10.05.090 (2) designates roadways which operators of large-scale, commercial trucks may use as transportation routes within Riverton City. One such truck route is located on 1300 West, from 13650 South to 11600 South, which is the City's municipal border with South Jordan. He said that during a recent City Council Meeting to consider approval of a commercial site plan for a grocery store in the vicinity of 12600 South Redwood Road, Riverton City learned that South Jordan had closed 1300 west as a truck route. He explained that a truck operator could violate South Jordan City ordinances by entering its territory from 1300 West, even though it was lawful to utilize 1300 West up to South Jordan City's border.

Mr. Carter said that, to eliminate confusion that arises from prohibiting trucks to enter South Jordan City from a street in Riverton that is otherwise lawful for truck operators to use, the City Council asked that City staff bring forward an ordinance after reconsidering whether 1300 West should remain a designated truck route. He said City staff reviewed the matter and determined it would be appropriate to keep 1300 West open as a lawful truck route, but terminate the road as a route to the north of 12400 South. He said that solution would continue to enable service trucks to access commercial property at the intersection of 12600 South and 1300 West. Moreover, City staff could place signage along 1300 West between 12400 South and the City's border with South Jordan City, to keep truck operators from entering South Jordan illegally.

Discussion was held in regarding the appropriate location to stop truck traffic on 1300 west and the Council Members determined the northern termination point at 12555 south.

8:09:32 PM In response to Council Member Staggs, Mr. Carter explained that the executive branch would carry out the ordinance and erect appropriate signage at appropriate locations; therefore, it was not necessary to include that language in a motion.

Pending Minutes

8:21:14 PM Council Member Trent Staggs **MOVED the City Council approve Ordinance No. 14-04 - amending Riverton Municipal Code Section 10.05.090 (2) by altering the northern termination point of 1300 West Street at 12555 South as an established truck route in Riverton City and by altering the northern termination point of 2700 West Street as an established truck route at 11800 South Street in Riverton City**. Council Member Sheldon Stewart **SECONDED** the motion. Mayor Applegarth called for discussion on the motion; there being none, he called for a Roll Call Vote. The vote was as follows: Johnson-Yes, Staggs-Yes, Stewart-Yes, Tingey-Yes and Wayman-Yes. **The motion passed unanimously.**

Mayor Applegarth instructed Jeff Hawker to ensure appropriate signage at appropriate locations, to oversee mapping services to truck drivers, to include on City's website, and to notify KOH Mechanical, which is located on 1300 west.

2. Discussion regarding the Location of Private Mobile Communication Towers on City Property

8:23:20 PM Jason Lethbridge, Planning Manager, explained that Riverton City currently has two mobile communication towers located on City property; one is located in the Main City Park, and the other one adjacent to the Water Shops. He said a third tower was located within the water tank enclosure on 12600 South and 4200 west, but it has been removed by the owner. The lease income for these three locations came to about $45,000.00 annually. The City has been receiving requests for new locations from mobile communications companies, including a request for location of a tower within a City well site enclosure. As these towers require access rights to be granted to the owners, a concern has been raised regarding security for City water tanks and well sites. He then requested feedback from the Council on the potential lease of public property for the installation of mobile communication towers, and on whether facilities such as wells and water tank enclosures should be considered for such uses.

8:26:23 PM Council Member Sheldon Stewart said he would like to continue the benefit of the cell towers to the residents and suggested that a cell tower owner have access to the tower at a City owned location but additional secured access to the City owned facility be in place.

8:29:00 PM In response to Council Member Johnson, Mr. Carter explained that, as property owners, the City has the discretion to determine the terms of a lease agreement.

Council Member Tingey encouraged the City to be very cautious in what they determine to be allowable.

8:33:23 PM Discussions were held regarding proposed City properties with possible requirements for property improvements from cell tower owners. It was the consensus of the Council that they were not concerned with cell towers on City property except if they are placed with any risk, danger, security and/or health of any resident.

4. CONSENT AGENDA

Mayor Applegarth presented the following Consent Agenda:

Pending Minutes

1. **Minutes**: RCCM 03-11-14

8:37:29 PM Council Member Trent Staggs **MOVED the City Council approve the Consent Agenda as listed.** Council Member Roy Tingey **SECONDED** the motion. Mayor Applegarth called for discussion on the motion; there being none, he called for a Roll Call Vote. The vote was as follows: Johnson-Yes, Staggs-Yes, Stewart-Yes, Tingey-Yes and Wayman-Yes. **The motion passed unanimously.**

5. STAFF REPORTS

1. Asst. City Manager Jeff Hawker – No reports.

2. Safety Training

Ryan Carter, City Attorney, said that Kim Dean is conducting audits; the Incident Review Board met and they have made suggestions to the City Manager.

6. ELECTED OFFICIAL REPORTS

Mayor Bill Applegarth – 8:38:38 PM reported on an auto/pedestrian accident that recently occurred. He said he has received requests from residents, based on pedestrian accidents that have occurred within Riverton City, to provide driving safety training. He said he would work with Chief Norton for a safe driving awareness campaign. He commended the City Council for who they are and for the work they do.

Council Member Brent Johnson – 8:43:37 PM thanked City Attorney Ryan Carter and Risk Manager Kim Dean for their work on behalf of the safety and protection of the City Employees and for changing the safety culture of the City.

Council Member Trent Staggs – 8:45:12 PM spoke of the citizen participation that has occurred in recent City Council Meetings; he applauded Carol Haney and others for getting involved regarding the issues in their area.

Council Member Sheldon Stewart – 8:46:35 PM spoke of the recent death of cyclists and an effort of erecting monuments in their behalf with funding from residents in the area. He spoke of a proposal of renaming The Monarch Mile to The Meldrum Mile.

Council Member Roy Tingey – 8:49:45 PM spoke of the need for compression brake enforcement on 12600 South. Chief Rod Norton said he would address that issue with UPD officers.

Council Member Paul Wayman – No report

7. UPCOMING MEETINGS

Mayor Applegarth reviewed the following upcoming meetings:

Pending Minutes

1. April 1, 2014 - Regular City Council Meeting – 6:30 p.m.
2. April 15, 2014 - Regular City Council Meeting – 6:30 p.m.
3. May 6, 2014 - Redevelopment Agency Meeting – 6:20 p.m.
4. May 6, 2014 - Regular City Council Meeting/Work Session – 6:30 p.m.

8. ADJOURN

8:51:54 PM Council Member Sheldon Stewart **MOVED to adjourn the City Council Meeting**. Council Member Brent Johnson **SECONDED** the motion. Mayor Applegarth declared the meeting adjourned at 8:52 p.m.

_____

Virginia Loader, MMC
Recorder

Approved: Pending

Pending Minutes

Item No._____

Issue Paper

Presenter/Submitted By:	G Trace Robinson
Subject: **100 %** Bond release for **AUTOZONE**	**Meeting Date: 04/15/2014** **Fiscal Impact:** $N/A **Funding Source:** N/A

Background:

Engineering, Public Works and Water Departments have performed the necessary infrastructure inspections for the **AUTOZONE** and have found the site complete and constructed to Riverton City's standards. All improvements have been constructed and we recommend that approval be given for a **100 %** release of the bond and that the City accept the improvements.

Recommendation:

It is recommeded that approval be give to release **100 %** of the bond and that the City accept the improvements.

Recommeded Motion:

Motion for approval of bond release.

DESCRIPTION OF SUBDIVISION IMPROVEMENTS COMPLETED AND THE DOLLAR AMOUNT REQUESTED FOR EACH.

AUTOZONE Improvement	ORIGINAL BOND AMOUNT 5/10/2012	80% RELEASE DATE	80% RELEASE AMOUNT	90% RELEASE DATE	90% RELEASE AMOUNT	100% RELEASE DATE	100% RELEASE AMOUNT	AMOUNT REMAINING
SEWER	Separate Agreement							
Culinary Water	$ 10,205.00			1/15/2013	$ 9,184.50	4/15/2014	$ 1,020.50	$ -
Secondary Water	6,527.50			1/15/2013	5,874.75	4/15/2014	652.75	-
Demolition	-			1/15/2013	-	4/15/2014	-	-
Storm Drain	1,129.68			1/15/2013	1,016.71	4/15/2014	112.97	-
Streets	-			1/15/2013	-	4/15/2014	-	-
Sidewalk & Signs	5,503.75			1/15/2013	4,953.38	4/15/2014	550.38	-
Street Lights	6,960.00			1/15/2013	6,264.00	4/15/2014	696.00	-
Fencing & Landscaping	-			1/15/2013	-	4/15/2014	-	-
Record Drawings & GIS	250.00			1/15/2013	225.00	4/15/2014	25.00	-
Other	-			1/15/2013	-	4/15/2014	-	-
								-
								-
								-
								-
								-
								-
Total	$ 30,575.93		$ -		$27,518.34		$ 3,057.59	$ -

Total amount of bond release requested: **$ 3,057.59**

APPROVAL AND ACCEPTANCE STATUS OF THE SUBJECT SUBDIVISION IMPROVEMENTS:

Engineer's Certification: All work described above has been inspected and the above quantities verified. All work appears to have been completed in accordance with Riverton City Subdivision Standards and Specifications.

Public Works Director/ City Engineer

4-8-14
Date

City Inspection Certification: All work described above has been inspected and the appropriate testing requirements have been successfully completed or exceeded.

Water Director's Signature

4-8-14
Date

RIVERTON CITY

SUBDIVISION BOND REDUCTION REQUEST

DEVELOPER'S INFORMATION

1. Subdivision Name: **AUTOZONE**
2. Address: **1875 W 12600 S**
3. Subdivision Developer: **AUTOZONE**
4. Bond Company: **TRAVELERS CASUALTY AND SURETY**
5. **100**% Bond Release Request date: **December 13, 2013**
6. Date of bond release approval by City Council: **April 15, 2014**
7. Description of completed subdivision improvements (attached.)

CITY APPROVAL

Amount of bond release approved by Staff: **$ 3,057.59**

Date of bond release approval by Staff: **March 31, 2014**

The bond amount for the subdivision shall be reduced by an amount equal to as shown above.

_____ _____

Mayor, Riverton City Date

_____ _____

Attest: Date

Item No._____

Issue Paper

Presenter/Submitted By:	G Trace Robinson
Subject: **100 %** Bond release for **TEXAS ROADHOUSE**	**Meeting Date: 04/15/2013**
	Fiscal Impact: $N/A
	Funding Source: N/A

Background:

Engineering, Public Works and Water Departments have performed the necessary infrastructure inspections for the **TEXAS ROADHOUSE** and have found the site complete and constructed to Riverton City's standards. All improvements have been constructed and we recommend that approval be given for a **100 %** release of the bond and that the City accept the improvements.

Recommendation:

It is recommeded that approval be give to release **100 %** of the bond and that the City accept the improvements.

Recommeded Motion:

Motion for approval of bond release.

DESCRIPTION OF SUBDIVISION IMPROVEMENTS COMPLETED AND THE DOLLAR AMOUNT REQUESTED FOR EACH.

TEXAS ROADHOUSE Improvement	ORIGINAL BOND AMOUNT 4/18/2012	80% RELEASE DATE	80% RELEASE AMOUNT	90% RELEASE DATE	90% RELEASE AMOUNT	100% RELEASE DATE	100% RELEASE AMOUNT	AMOUNT REMAINING
SEWER	Separate Agreement							
Culinary Water	$ 35,337.50			1/15/2012	$31,803.75	4/15/2014	$ 3,533.75	$ -
Secondary Water	9,172.50			1/15/2012	8,255.25	4/15/2014	917.25	-
Demolition	-			1/15/2012	-	4/15/2014	-	-
Storm Drain	4,975.00			1/15/2012	4,477.50	4/15/2014	497.50	-
Streets	-			1/15/2012	-	4/15/2014	-	-
Sidewalk & Signs	-			1/15/2012	-	4/15/2014	-	-
Fencing & Landscaping	-			1/15/2012	-	4/15/2014	-	-
Record Drawings & GIS	250.00			1/15/2012	225.00	4/15/2014	25.00	-
Other	-					4/15/2014	-	-
								-
								-
								-
								-
								-
								-
								-
Total	$ 49,735.00		$ -		$44,761.50		$ 4,973.50	$ -

Total amount of bond release requested: **$ 4,973.50**

APPROVAL AND ACCEPTANCE STATUS OF THE SUBJECT SUBDIVISION IMPROVEMENTS:

Engineer's Certification: All work described above has been inspected and the above quantities verified. All work appears to have been completed in accordance with Riverton City Subdivision Standards and Specifications.

Public Works Director/ City Engineer

4-8-14
Date

City Inspection Certification: All work described above has been inspected and the appropriate testing requirements have been successfully completed or exceeded.

Water Director's Signature

4-8-14
Date

RIVERTON CITY

SUBDIVISION BOND REDUCTION REQUEST

DEVELOPER'S INFORMATION

1. Subdivision Name: **TEXAS ROADHOUSE**
2. Address: **12530 S RHETSKI LN**
3. Subdivision Developer: **EXCHANGE BUILDING D, LLC**
4. Bond Company: **DALE BARTON AGENCY**
5. **100**% Bond Release Request date: **December 16, 2013**
6. Date of bond release approval by City Council: **April 15, 2014**
7. Description of completed subdivision improvements (attached.)

CITY APPROVAL

Amount of bond release approved by Staff: **$ 4,973.50**

Date of bond release approval by Staff: **April 2, 2014**

The bond amount for the subdivision shall be reduced by an amount equal to as shown above.

_____ _____

Mayor, Riverton City Date

_____ _____

Attest: Date

Item No._____

Issue Paper

Presenter/Submitted By:	G Trace Robinson
Subject: **10 %** Bond release for **RIVERTON MEADOWS LOT 5**	**Meeting Date: 04/15/2014** **Fiscal Impact:** $N/A **Funding Source:** N/A

Background:

Engineering, Public Works and Water Departments have performed the necessary infrastructure inspections for the **RIVERTON MEADOWS LOT 5** and have found the site complete and constructed to Riverton City's standards. All improvements have been constructed and we recommend that approval be given for a **10 %** release of the bond and that the City accept the improvements.

Recommendation:

It is recommeded that approval be give to release **10 %** of the bond and that the City accept the improvements.

Recommeded Motion:

Motion for approval of bond release.

DESCRIPTION OF SUBDIVISION IMPROVEMENTS COMPLETED AND THE DOLLAR AMOUNT REQUESTED FOR EACH.

RIVERTON MEADOWS LOT 5 Improvement	ORIGINAL BOND AMOUNT 9/23/2011	80% RELEASE DATE	80% RELEASE AMOUNT	90% RELEASE DATE	90% RELEASE AMOUNT	100% RELEASE DATE	100% RELEASE AMOUNT	AMOUNT REMAINING
SEWER	Separate Agreement							
Culinary Water	$ 38,236.25			1/15/2013	$ 34,412.63	4/15/2014	$ 3,823.63	$ -
Secondary Water	21,996.25			1/15/2013	19,796.63		2,199.63	-
Demolition	-			1/15/2013	-		-	-
Storm Drain	15,775.00			1/15/2013	14,197.50		1,577.50	-
Streets	-			1/15/2013	-		-	-
Sidewalk & Signs	-			1/15/2013	-		-	-
Street Lights	-			1/15/2013	-		-	-
Fencing & Landscaping	-			1/15/2013	-		-	-
Record Drawings & GIS	250.00			1/15/2013	225.00		25.00	-
Other	-			1/15/2013	-		-	-
								-
								-
								-
								-
								-
								-
Total	$ 76,257.50		$ -		$68,631.75		$ 7,625.75	$ -

Total amount of bond release requested: **$ 7,625.75**

APPROVAL AND ACCEPTANCE STATUS OF THE SUBJECT SUBDIVISION IMPROVEMENTS:

Engineer's Certification: All work described above has been inspected and the above quantities verified. All work appears to have been completed in accordance with Riverton City Subdivision Standards and Specifications.

Public Works Director/ City Engineer

4-8-14
Date

City Inspection Certification: All work described above has been inspected and the appropriate testing requirements have been successfully completed or exceeded.

Water Director's Signature

4-8-14
Date

RIVERTON CITY

SUBDIVISION BOND REDUCTION REQUEST

DEVELOPER'S INFORMATION

1. Subdivision Name: **RIVERTON MEADOWS LOT 5**
2. Address: **12570 SOUTH RHETSKI LANE**
3. Subdivision Developer: **RIVERTON MEADOWS LOT 5**
4. Bond Company: **DALE BARTON AGENCY**
5. **100**% Bond Release Request date: **December 16, 2013**
6. Date of bond release approval by City Council: **April 15, 2014**
7. Description of completed subdivision improvements (attached.)

CITY APPROVAL

Amount of bond release approved by Staff: **$ 7,625.75**

Date of bond release approval by Staff: **April 2, 2014**

The bond amount for the subdivision shall be reduced by an amount equal to as shown above.

_____ _____

Mayor, Riverton City Date

_____ _____

Attest: Date

Item No._____

Issue Paper

Presenter/Submitted By:	G Trace Robinson
Subject: **90 %** Bond release for **ROYAL FARMS PHASE 1**	**Meeting Date: 04/15/2014**
	Fiscal Impact: $N/A
	Funding Source: N/A

Background:

Engineering, Public Works and Water Departments have performed the necessary infrastructure inspections for the **ROYAL FARMS PHASE 1** and have found the site complete and constructed to Riverton City's standards. All improvements have been constructed and we recommend that approval be given for a **90 %** release of the bond and that the City accept the improvements.

Recommendation:

It is recommeded that approval be give to release **90 %** of the bond and that the City accept the improvements.

Recommeded Motion:

Motion for approval of bond release.

DESCRIPTION OF SUBDIVISION IMPROVEMENTS COMPLETED AND THE DOLLAR AMOUNT REQUESTED FOR EACH.

ROYAL FARMS PHASE 1 Improvement	ORIGINAL BOND AMOUNT 7/1/2013	80% RELEASE DATE	80% RELEASE AMOUNT	90% RELEASE DATE	90% RELEASE AMOUNT	100% RELEASE DATE	100% RELEASE AMOUNT	AMOUNT REMAINING
SEWER	Separate Agreement							
CULINARY WATER	$ 253,332.10			4/15/2014	$227,998.89			$ 25,333.21
Secondary Water	156,368.10			4/15/2014	140,731.29			15,636.81
Demolition	15,550.71			4/15/2014	13,995.64			1,555.07
Storm Drain	168,669.55			4/15/2014	151,802.60			16,866.96
Streets	274,412.72			4/15/2014	246,971.45			27,441.27
Sidewalk and Signs	88,986.00			4/15/2014	80,087.40			8,898.60
Street lights	22,680.00			4/15/2014	20,412.00			2,268.00
Record Drawings	15,010.00			4/15/2014	13,509.00			1,501.00
Other	11,940.00			4/15/2014	10,746.00			1,194.00
Fence and Landscaping	14,944.00			4/15/2014	13,449.60			1,494.40
								-
								-
								-
								-
								-
								-
Total	$1,021,893.18		$ -		$919,703.86		$ -	$ 102,189.32

Total amount of bond release requested: **$ 919,703.86**

APPROVAL AND ACCEPTANCE STATUS OF THE SUBJECT SUBDIVISION IMPROVEMENTS:

Engineer's Certification: All work described above has been inspected and the above quantities verified. All work appears to have been completed in accordance with Riverton City Subdivision Standards and Specifications.

Public Works Director/ City Engineer — Date: 4-9-14

City Inspection Certification: All work described above has been inspected and the appropriate testing requirements have been successfully completed or exceeded.

Water Director's Signature — Date: 4-9-14

RIVERTON CITY

SUBDIVISION BOND REDUCTION REQUEST

DEVELOPER'S INFORMATION

1. Subdivision Name: **ROYAL FARMS PHASE 1**

2. Address: **12064 S 3600 W**

3. Subdivision Developer: **RICHMOND AMERICAN HOMES OF UTAH**

4. Bond Company: **HARTFORD FIRE INSURANCE COMP**

5. **90**% Bond Release Request date: **March 19, 2014**

6. Date of bond release approval by City Council: **April 15, 2014**

7. Description of completed subdivision improvements (attached.)

CITY APPROVAL

Amount of bond release approved by Staff: **$ 919,703.86**

Date of bond release approval by Staff: **April 10, 2014**

The bond amount for the subdivision shall be reduced by an amount equal to as shown above.

_____ _____

Mayor, Riverton City Date

_____ _____

Attest: Date

Item No._____

Issue Paper

Presenter/Submitted By:	G Trace Robinson
Subject: **100 %** Bond release for **UNIFIED FIRE AUTHORITY FIRE STATION #124**	**Meeting Date: 04/15/2014** **Fiscal Impact:** $N/A **Funding Source:** N/A

Background:

Engineering, Public Works and Water Departments have performed the necessary infrastructure inspections for the **UNIFIED FIRE AUTHORITY FIRE STATION #124** and have found the site complete and constructed to Riverton City's standards. All improvements have been constructed and we recommend that approval be given for a **100 %** release of the bond and that the City accept the improvements.

Recommendation:

It is recommeded that approval be give to release **100 %** of the bond and that the City accept the improvements.

Recommeded Motion:

Motion for approval of bond release.

DESCRIPTION OF SUBDIVISION IMPROVEMENTS COMPLETED AND THE DOLLAR AMOUNT REQUESTED FOR EACH.

UNIFIED FIRE AUTHORITY FIRE STATION #124 Improvement	ORIGINAL BOND AMOUNT 4/29/2011	80% RELEASE DATE	80% RELEASE AMOUNT	90% RELEASE DATE	90% RELEASE AMOUNT	100% RELEASE DATE	100% RELEASE AMOUNT	AMOUNT REMAINING
SEWER	Separate Agreement							
Culinary Water	$ 33,178.75			2/5/2013	$29,860.88	4/15/2014	$ 3,317.88	$ -
Secondary Water	6,866.25			2/5/2013	6,179.63	4/15/2014	686.63	-
Demolition	-			2/5/2013	-	4/15/2014	-	-
Storm Drain	18,468.54			2/5/2013	16,621.69	4/15/2014	1,846.85	-
Streets	6,817.19			2/5/2013	6,135.47	4/15/2014	681.72	-
Sidewalk & Signs	18,371.88			2/5/2013	16,534.69	4/15/2014	1,837.19	-
Street Lights	5,333.39			2/5/2013	4,800.05	4/15/2014	533.34	-
Fencing & Landscaping	-			2/5/2013	-	4/15/2014	-	-
Record Drawings & GIS	890.00			2/5/2013	801.00	4/15/2014	89.00	-
Other	-			2/5/2013	-	4/15/2014	-	-
								-
								-
								-
								-
								-
								-
Total	$ 89,926.00		$ -		$80,933.40		$ 8,992.60	$ -

Total amount of bond release requested: **$ 8,992.60**

APPROVAL AND ACCEPTANCE STATUS OF THE SUBJECT SUBDIVISION IMPROVEMENTS:

Engineer's Certification: All work described above has been inspected and the above quantities verified. All work appears to have been completed in accordance with Riverton City Subdivision Standards and Specifications.

Public Works Director/ City Engineer — Date: 4-8-14

City Inspection Certification: All work described above has been inspected and the appropriate testing requirements have been successfully completed or exceeded.

Water Director's Signature — Date: 4-8-14

RIVERTON CITY

SUBDIVISION BOND REDUCTION REQUEST

DEVELOPER'S INFORMATION

1. Subdivision Name: **UNIFIED FIRE AUTHORITY FIRE STATION #124**

2. Address: **12662 S 1300 W**

3. Subdivision Developer: **SALT LAKE VALLEY FIRE SERVICE UFA**

4. Bond Company: **RIVERTON CITY**

5. **100**% Bond Release Request date: **February 7, 2014**

6. Date of bond release approval by City Council: **April 15, 2014**

7. Description of completed subdivision improvements (attached.)

CITY APPROVAL

Amount of bond release approved by Staff: **$ 8,992.60**

Date of bond release approval by Staff: **April 8, 2014**

The bond amount for the subdivision shall be reduced by an amount equal to as shown above.

_____ _____

Mayor, Riverton City Date

_____ _____

Attest: Date

Issue Paper

Item No. 4.3

Presenter/Submitted By:	Scott Hill, Water Director

Subject: Exchange of Bear Canyon Water Rights for Utah Lake Distributing Shares.	**Meeting Date:** April 15, 2014
	Fiscal Impact: N/A
	Funding Source: N/A

Background:

Currently Riverton City leases 471.25 acre feet of Bear Canyon Water to Draper Irrigation Company. Riverton City began leasing the shares to Draper Irrigation Company after the water quality became too poor to serve to the community. The exchange is Draper Irrigation Company will deliver to the City a certificate of 92.22 shares of Utah Lake Distributing, representing the right to use 471.25 acre-feet of water each year at 5.11 acre-feet per share.

Recommendation:

Staff's recommendation is to approve the contract that will exchange Bear Canyon Water Rights for Utah Lake Distributing water shares.

Recommended Motion:

"I move the City Council approve Resolution No. 14-26 - Authorizing the Execution of an Amendment to a Water Use Agreement with Draper Irrigation Company."

RIVERTON CITY, UTAH
RESOLUTION NO. 14-26

A RESOLUTION AUTHORIZING THE EXECUTION OF AN AMENDMENT TO A WATER USE AGREEMENT WITH DRAPER IRRIGATION COMPANY

WHEREAS, Riverton City (the "City") and Draper Irrigation Company (collectively the "Parties") previously entered into a Water Use Agreement (the "Agreement") effective November 9, 2002 concerning certain water rights owned by the City; and

WHEREAS, the Parties desire to amend the Agreement in order to complete the fundamental purpose of the Agreement by permanently exchanging certain water rights owned by Draper Irrigation Company for the water rights owned by the City; and

WHEREAS, under the terms of the Agreement, the City is exchanging its water rights for similar water rights of equal value to be used for supplying its inhabitants with water, which is in compliance with the provisions of Article XI, Section 6 of the Utah Constitution; and

WHEREAS, an Amendment to the Agreement has been prepared for execution by and between the Parties and is attached hereto and entitled "Amendment to Water Use Agreement." This Amendment sets forth the rights, duties and obligations of each of the parties with respect thereto; and

WHEREAS, in addition, a Water Right Deed has been prepared and is attached hereto for execution by the City for the purpose of exchanging water rights as described in the Agreement.

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

1. The Mayor is authorized to execute the Amendment to the Water Use Agreement and the Water Right Deed for and on behalf of Riverton City.

2. Upon execution of the Water Right Deed, the City Recorder is authorized to record the same for and on behalf of Riverton City.

3. The Resolution shall take effect immediately.

PASSED AND ADOPTED by the City Council of Riverton, Utah, on this 15th day of April 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]

_____

Bill Applegarth, Mayor

ATTEST:

_____

Virginia Loader, MMC
City Recorder

Exhibit B

RECORDING REQUESTED BY AND
AFTER RECORDING PLEASE RETURN TO:
Draper Irrigation Company
P.O. Box 156
Draper, Utah 84020

APN: N/A

WATER RIGHT DEED

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, RIVERTON CITY, also known as the TOWN OF RIVERTON and the TOWN OF RIVERTON, UTAH, a Utah municipal corporation ("Grantor"), hereby conveys and warrants to DRAPER IRRIGATION COMPANY, a Utah nonprofit corporation whose address is P.O. Box 156, Draper, Utah 84020 ("Grantee"), the following-described water rights whose points of diversion and places of use are located in Salt Lake County, State of Utah:

> Certificated Water Right No. **57-3364**, as such right is more particularly defined in the official records of the Utah Division of Water Rights.
>
> Water Right No. **57-**_____ *[number as assigned by DWR based on accompanying segregation application]* and Grantor's portion of Water Right No. **57-10415**, which together constitute the decreed right to continuously divert and use the first 234,720 gallons per day (or 0.363 cubic feet per second) of water from Bear Canyon Creek, a natural stream of water arising in the mountains east of Draper, Utah, on a constant flow basis, plus 1/6 of any flows in said creek above 0.363 cubic feet per second, pursuant to the December 19, 1919 Findings of Fact and Conclusions of Law and Decree of the Third Judicial District Court for Salt Lake County, Utah in the matter of Riverton Pipe Line Co. v. Bear Canyon Pipe Line Co., Civil No. 22709, which decree allocated ownership of all of the flows of said Bear Canyon Creek, and which decree was affirmed by the Utah Supreme Court in Riverton Pipe Line Co. v. Bear Canyon Pipe Line Co., 196 P. 1004 (Utah 1921).

Grantor also hereby assigns to Grantee all of Grantor's right, title and interest in and to Application for Permanent Change of Water number a_____ *[number as assigned by DWR based on accompanying change application]*, which application was approved by the Utah Division of Water Rights on _____, 2014.

[The remainder of this page is intentionally blank]

IN WITNESS WHEREOF, Grantor has executed this instrument on the _____ day of _____, 2014.

Grantor:

RIVERTON CITY, a Utah municipal corporation

By _____
William R. Applegarth, Mayor

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me on the _____ day of _____, 2014, by William R. Applegarth, in his capacity as the Mayor of RIVERTON CITY, a Utah municipal corporation, on behalf of said corporation.

[SEAL]

_____
NOTARY PUBLIC

AMENDMENT TO WATER USE AGREEMENT

This Amendment to Water Use Agreement ("**Amendment**") is entered into as of _____, 2014 (the "**Effective Date**") by and between RIVERTON CITY, a Utah municipal corporation ("**City**"), and DRAPER IRRIGATION COMPANY, a Utah nonprofit corporation ("**Company**"), each referred to hereinafter as a "**Party**" and collectively referred to as the "**Parties**."

RECITALS

A. The Parties entered into a Water Use Agreement dated November 9, 2002 (the "**Agreement**") concerning certain Water Rights owned by City.

B. Pursuant to the Agreement, Company has been using the Water Rights in Company's water system since 2004. The average annual amount of water received and used by Company under the Water Rights since 2004 has been 471.25 acre-feet.

C. By mutual agreement and consent, and for reasons acceptable to the Parties, some of the actions required under the Agreement have not taken place and some of the provisions of the Agreement have not been followed by the Parties. Nevertheless, the Parties now desire to complete the fundamental purpose of the Agreement by permanently exchanging certain water rights owned by Company for the Water Rights owned by City (both the Spring Right and the Creek Right), as set forth in this Amendment.

D. Under the terms of the Agreement as amended hereby, City is exchanging its Water Rights for similar water rights of equal value to be used for supplying its inhabitants with water, and thus the exchange complies with the provisions of Article XI, Section 6, of the Utah Constitution.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual promises and agreements herein contained, and other good and valuable consideration, the Parties, incorporating the Recitals set forth above, agree as follows:

1. Waiver of Prior Actions. Each Party irrevocably waives all previous failures to comply with the terms of the Agreement.

2. Amendment of Agreement. As contemplated in Section 15 of the Agreement, the Agreement is hereby amended as provided in this Amendment. Capitalized terms herein that are not expressly defined herein shall have the same meanings as specified in the Agreement. In the event of any conflict between the terms of the Agreement and the terms of this Amendment, the terms of this Amendment shall control.

3. Modification of Water Rights. Notwithstanding any other provision of the Agreement, the Parties agree that, by no later than April 30, 2014, City shall file with the DWR a segregation application and a permanent change application, in the forms attached hereto as Exhibit A (collectively, the "**Change Application**"), to allow municipal use of the Water Rights within Company's service area. Company shall pay the required application filing fees and the Parties shall cooperate in seeking prompt approval of the Change Application by the DWR. The parties acknowledge that the Change Application will be approved subject to certain conditions, possibly including a specific amount of diversion entitlement, which may be more or less than the amount (if any) listed in the Change Application. If the Change Application is approved with conditions that are acceptable to Company, the Parties shall close their exchange of water rights as provided in this Amendment. If the Change Application is approved with conditions that Company considers to be too restrictive, then Company shall have the right to terminate this Agreement without any exchange of water rights. If the Change Application is rejected, then this Agreement shall terminate upon expiration of the relevant appeal period unless the rejection is overturned in an appeal. If the Change Application is not approved (including final resolution of any administrative or judicial reviews of the approval) within four years after the Effective Date of this Amendment, then either Party may terminate this Agreement.

4. Exchange of Water Rights. Notwithstanding any other provision of the Agreement, the Parties agree permanently to exchange their water rights, which are considered by the Parties to have equal value, as provided in this Section 4.

a. The exchange shall occur not later than 30 days after (i) the DWR has approved the Change Application and (ii) all relevant judicial appeal periods have expired without any appeal (or if there is any appeal, after the appeal has become final).

b. City shall convey the Water Rights to Company using a duly executed deed substantially in the form of Exhibit B hereto.

c. In exchange, Company shall simultaneously deliver to City a duly endorsed certificate for 92.22 shares of Utah Lake Distributing Company (the "**Shares**"), representing the right to use 471.25 acre-feet of water each year (at 5.11 acre-feet per share) within that company's service area in accordance with the governing documents of that company. The Shares shall be free of any liens and encumbrances and shall not be subject to any delinquent assessments. If the governing documents of Utah Lake Distributing Company do not allow for such fractional shares, then the number of Shares shall be rounded to the nearest fraction that is allowed by the company.

d. The exchange of the Water Rights for the Shares shall be completed at a closing (the "**Closing**") to be held at a time and place mutually agreed to by the Parties, but not later than the deadline set forth in Section 4.a above. The date on which the Closing occurs shall be the "**Closing Date**."

e. After the Closing, Company, as the owner of the Water Rights, shall be free to use the Water Rights as Company sees fit, and City, as the owner of the Shares, shall be

free to use the Shares as City sees fit. Each Party shall be responsible after the Closing for pursuing and obtaining at its sole expense any further change applications or other approvals necessary for the Party's use of its water rights.

f. Company shall pay any and all fees and assessments related to the Water Rights that become due after the Closing Date, and City shall pay any and all fees and assessments related to the Shares that become due after the Closing Date.

g. All provisions of the Agreement that are contrary to this Section 4 shall be deemed to be deleted or amended, as the case may be; the Parties intending instead that the Closing shall occur as set forth in this Section 4.

4. Interim Use of Water Rights. Company shall have the right to continue using the Water Rights in its water distribution system until the Closing occurs and Company becomes the owner of the Water Rights, or until the Agreement is terminated, whichever first occurs.

5. Continuation and Ratification of Amended Agreement. The Agreement shall remain unchanged in all other respects and shall continue in full force and effect as amended herein. The Parties hereby ratify and confirm all provisions of the Agreement as amended hereby.

6. Authority. Each of the Parties represents and warrants that the person or persons signing this Amendment have the necessary authority to do so and to obligate that Party as provided herein.

7. Counterparts. This Amendment may be executed simultaneously or in two counterparts, each of which shall be deemed an original and both of which together shall constitute one and the same instrument.

8. Electronic Signatures. This Amendment may be executed by original, facsimile or electronic signatures, each of which when affixed or delivered shall be deemed to be an original that is enforceable against the executing Party.

[Signature page follows]

IN WITNESS WHEREOF, the Parties have executed this Amendment as of the Effective Date.

City:

RIVERTON CITY, a Utah municipal corporation

By _____
William R. Applegarth, Mayor

Attest _____
City Recorder

Company:

DRAPER IRRIGATION COMPANY, a Utah non-profit corporation

By _____
Name _____
Title _____

Exhibit A

Change Application

(See following 6 pages.)

REQUEST TO SEGREGATE A WATER RIGHT

STATE OF UTAH

Rec. by _____

Fee Amt. $ 50.00

Receipt # _____

This request is hereby filed for the purpose of segregating a water right on the records of the State Engineer pursuant to Section 73-3-27 Utah Code Annotated.

* NEW WATER RIGHT NUMBER: _____ - _____ (*Item to be completed by the Division of Water Rights)

1. WATER RIGHT TO BE SEGREGATED: **57-10415** Application/Claim No:

2. OWNERS OF 57-10415 TO BE INCLUDED IN NEW WATER RIGHT:

Owner/Address

Town of Riverton
12830 South 1700 West
Riverton, UT 84065

3. QUANTITY AND USES OF WATER:

	Currently in 57-10415	Amount To Be Segregated
FLOW and/or QUANTITY:		**0.363 cfs**
MISCELLANEOUS:	**"irrigation, livestock and other beneficial uses" [Unevaluated acft]**	*[Undetermined Amount]*

4. **EXPLANATORY:** *Please provide additional details that may be necessary to properly segregate the water right. If necessary, please attach additional pages. If needed, provide a legal description of the place of use of the water right and the property affected by this segregation.*

This segregation is being filed on the first 234,720 gallons per day [0.363 cfs], that was awarded to Riverton Pipe Line Company and Bear Canyon Pipe Line Company. The 1/6 of all Bear canyon Creek flows above 0.363 cfs that was deeded to the Town of Riverton will be left in Water Right Number 57-10415. The Town of Riverton has acquired all of both Riverton Pipe Line Company and Bear Canyon Pipe Line Company's interests in this water right. This segregation is being filed to facilitate a change application for municipal use by Draper Irrigation Company and so that a trade of water rights between Draper Irrigation Company and Riverton City can occur.

5. **SIGNATURES:** *If the applicant is a corporation or other organization, the signature must be in the name of such corporation or organization by its proper officer, or in the name of the partnership by one of the partners, and the names of the other partners shall be listed. If there is more than one applicant, a power of attorney, authorizing one to act for all should accompany the application.*

The undersigned hereby acknowledges that, even though assistance in the preparation of this form may have been provided by employees of the Division of Water Rights, all responsibility accuracy and completeness of the information contained herein, as well as, the DECISION TO SEGREGATE THIS WATER RIGHT rests with the undersigned owner(s).

Town of Riverton
12830 South 1700 West
Riverton, UT 84065

_____

Town of Riverton
(If a Corporation, give title of officer signing)

APPLICATION FOR PERMANENT CHANGE OF WATER

STATE OF UTAH

Receipt by:_____

Fee Rec.:_____

Receipt #_____

For the purpose of obtaining permission to make a permanent change of water in the State of Utah, application is hereby made to the State Engineer, based upon the following showing of facts, submitted in accordance with the requirements of Section 73-3-3 Utah Code Annotated, as amended.

***WATER RIGHT NO.**_____-_____ ***APPLICATION NO. a**_____

Changes are proposed in (check those applicable)

☑ point of diversion ☑ place of use ☑ nature of use ☐ period of use ☐ storage

1. **OWNER INFORMATION** **County Tax ID**_____

   Name(s): See Attached Sheets Interest:_____%

   Address:_____

   City:_____ State:_____ Zip Code:_____

   Phone Number _____

2. ***PRIORITY OF CHANGE:**_____ ***FILING DATE:**_____

   *Is this change amendatory? (Yes/No): No

3. **RIGHT EVIDENCED BY:** Water Right Number 57-3364 and a portion of Water Right Number 57-10415, which is now 57-

   Prior Approved Change Applications for this right:_____

**********HERETOFORE**********

4. **QUANTITY OF WATER:** 1.113 cfs and/or _____ac-ft.
5. **SOURCE:** Bear Canyon Springs and Bear Canyon Creek
6. **COUNTY:** Salt Lake
7. **POINT(S) OF DIVERSION:** 57-3364 - North 580 feet and East 2095 feet from the SW Corner of Section 27, T3S, R1E, SLB&M

   57- unspecified in the decree

   Description of Diverting Works: Diversion structure in the bed of Bear Canyon Creek and tunnel to develop spring water

8. **POINT(S) OF REDIVERSION**

   The water will be rediverted from_____at a point:_____

   Description of Diverting Works:_____

9. **POINT(S) OF RETURN**

   The water will be returned to the natural stream/source at a point(s): _____

***These items are to be completed by the Division of Water Rights**

10. NATURE AND PERIOD OF USE

Irrigation:	From _____	to _____
Stockwatering:	From _____	to _____
Domestic:	From _____	to _____
Municipal:	From January 1	to December 31
Mining:	From _____	to _____
Power:	From _____	to _____
Other:	From January 1	to December 31

11. PURPOSE AND EXTENT OF USE

Irrigation: _____ acres. Sole supply of _____ acres.

Stockwatering (number and kind): _____

Domestic: _____ Families and/or _____ Persons.

Municipal (name): Riverton City

Mining: _____ Mining District in the _____ Mine.

Ores mined: _____

Power Plant name: _____ Type: _____ Capacity: _____

Other (describe): Irrigation, livestock and other beneficial uses as per decree.

12. PLACE OF USE

Legal description of place of use by 40 acre tract(s):

Within the service area of Riverton City and the service areas of Riverton Pipe Line Company and Bear Canyon Pipe Line Company.

13. **STORAGE**

Reservoir Name: _____ Storage Period: from _____ to _____

Capacity: _____ ac-ft. Inundated Area: _____ acres.

Height of dam: _____ feet.

Legal description of inundated area by 40 tract(s): _____

**********THE FOLLOWING CHANGES ARE PROPOSED**********

14. **QUANTITY OF WATER:** 1.113 cfs and/or _____ ac-ft.

15. **SOURCE:** Bear Canyon Springs and Bear Canyon Creek

Balance of the water will be abandoned: _____ ,or will be used as heretofore: _____

16. **COUNTY:** Salt Lake

17. **POINT(S) OF DIVERSION:** Same as heretofore and in addition, North 674 feet and East 2028 feet from the SW Corner of Section 27, T 3S, R1E, SLB&M and North 1087 feet and East 78 feet from the SW Corner of Section 27, T3S, R1E, SLB&M.

Description of Diverting Works: Concrete diversion dam and a pond

COMMON DESCRIPTION: Draper

18. **POINT(S) OF REDIVERSION**

The water will be rediverted from _____ at a point: _____

Description of Diverting Works: _____

19. **POINT(S) OF RETURN**

The water will be returned to the natural stream/source at a point(s): _____

20. NATURE AND PERIOD OF USE

Irrigation:	From		to	
Stockwatering:	From		to	
Domestic:	From		to	
Municipal:	From	January 1	to	December 31
Mining:	From		to	
Power:	From		to	
Other:	From		to	

21. PURPOSE AND EXTENT OF USE

Irrigation: _____ acres. Sole supply of _____ acres.
Stockwatering (number and kind): _____
Domestic: _____ Families and/or _____ Persons.
Municipal (name): Draper Irrigation Company
Mining: _____ Mining District at the _____ Mine.
Ores mined: _____
Power: Plant name: _____ Type: _____ Capacity: _____
Other (describe): _____

22. PLACE OF USE

Legal description of place of use by 40 acre tract(s): Within the service area of Draper Irrigation Company

23. STORAGE

Reservoir Name: _____ Storage Period: from _____ to _____
Capacity: _____ ac-ft. Inundated Area: _____ acres.
Height of dam: _____ feet.
Legal description of inundated area by 40 tract(s): _____

24. EXPLANATORY

The following is set forth to define more clearly the full purpose of this application. Include any supplemental water rights used for the same purpose. (Use additional pages of the same size if necessary). See attached sheets

****

The undersigned hereby acknowledges that even though he/she/they may have been assisted in the preparation of the above-numbered application through the courtesy of the employees of the Division of Water Rights, all responsibility for the accuracy of the information contained herein, including maps and other documents attached, at the time of filing, rests with the applicant(s).

_____ Signature of Applicant

_____ Signature of Applicant

*If applicant is a corporation or other organization, signature must be the name of such corporation or organization by its authorized agent, or in the name of the partnership by one of the partners.

_____ Authorized Agent (please print)

_____ Authorized Agent (signature)

Attachment to Change Application

Item Number 1 – Owner Information

Riverton City – aka Town of Riverton – 100%
12830 South 1700 West
Riverton, UT 84065

Riverton City has entered into an agreement to exchange these rights with:

Draper Irrigation Company
P.O. Box 156
Draper, UT 84020

Because Draper Irrigation Company will be the end user of this water, Draper Irrigation Company has also signed this change application.

Item Number 3 – Right Evidenced By

This change application is filed on two water rights, Water Right Number 57-3364 and a segregated portion of Water Right Number 57-10415. Water Right Number 57-3364 is a certificated water right for 0.75 cfs of water from a spring in Bear Canyon. The segregated portion of Water Right Number 57-10415 is the flow of water that was awarded to Riverton Pipe Line Company and Bear Canyon Pipe Line Company in a decree under Riverton Pipe Line Company vs. Bear Canyon Pipe Line Company et al, Third Judicial District Court, Salt Lake County, Utah, Civil Number 22709, dated December 19, 1919, Judge J. Louis Brown, and now owned by Riverton City. The segregated portion only includes the first 234,720 gallons per day that was awarded to Riverton Pipe Line Company and Bear Canyon Pipe Line Company that has been deeded to the Town of Riverton, the other 6/36 interest of the remaining water is not included in this change application.

Item Number 4 – Quantity of Water

Water Right Number 57-3364 was certificated for 0.75 cfs of water. The additional 0.363 cfs is from the 234,720 gallons per day converted to a flow rate in cfs, for a total of 1.113 cfs.

Item Number 21 – Purpose and Extent of Use

Riverton City has entered into an agreement to exchange these water rights with Draper Irrigation Company upon approval of this change application, such that the water will be used hereafter within the Draper Irrigation Company service area. Draper Irrigation Company is a

Public Water Supplier under Utah Code section 73-1-4(1)(b) and is therefore entitled to make municipal use of this water within its service area, per the State Engineer's policy memorandum dated December 2, 2010.

Item Number 24 – Explanatory

The purpose of this change application is to modify the use of these two water rights to municipal for Draper Irrigation Company and to add an additional two points of diversion, one at a new location on Bear Canyon Creek where the water is to be diverted and an additional nearby point where a retention pond has been constructed.

Item No. 4.4

Issue Paper

Presenter/Submitted By:	Scott Hill, Water Director

Subject: Abandonment of easement property located at approximately 4500 West 14400 South.	**Meeting Date:** April 15, 2014
	Fiscal Impact: N/A
	Funding Source: N/A

Background:

The City acquired this easement on January 3, 1980. At this time the easement is deemed not needed and will be turned over to Mike Bradshaw, Momentum Development Group.

Recommendation:

Staff's recommendation is to approve the abandonment of easement property and will transfer the easement from Riverton City to Mike Bradshaw, Momentum Development Group.

Recommended Motion:

"I move the City Council approve Resolution No. 14-28 - Approving an Easement Disclaimer for the purpose of abandoning an easement located at approximately 4500 West 14400 South."

RIVERTON CITY, UTAH
RESOLUTION NO. 14-28

A RESOLUTION APPROVING AN EASEMENT DISCLAIMER FOR THE PURPOSE OF ABANDONING AN EASEMENT LOCATED AT APPROXIMATELY 4500 WEST 14400 SOUTH

WHEREAS, Riverton City (the "City) currently owns a 20 foot wide water line easement ("Easement") across real property located at approximately 4500 West 14400 South (the "Property"); and

WHEREAS, the Easement was recorded by the Salt Lake County Recorder on January 3, 1980 as Entry Number 3384165 in Book 5018 at Page 8; and

WHEREAS, little is known as to why the easement was recorded in the City's favor in the year 1980, but it cannot conceivably serve the City's needs for development of any City-owned water facilities; and

WHEREAS, the Property is under development, and discovery of the Easement is interfering with development on the Property; and

WHEREAS, in the event new development triggers the need for a water line easement, it will likely arise in another location, and the City shall require dedication of a new easement, free of charge, as a condition of development approval; and

WHEREAS, the City desires to abandon the Easement on the Property because it holds no resale value in the real estate market and is of no use to the City.

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

1. The Mayor is authorized to sign and execute the attached document entitled "Easement Disclaimer," and the City Recorder is authorized to record the same for and on behalf of Riverton City.

2. The Resolution shall take effect immediately.

PASSED AND ADOPTED by the City Council of Riverton, Utah, on this 15th day of April, 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]

_____

Bill Applegarth, Mayor

ATTEST:

_____

Virginia Loader, MMC
City Recorder

3384165

EASEMENT

For the sum of One Dollars ($1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned GRANTORS hereby grant, convey, sell, and set over unto Riverton City Corporation, a body politic of the State of Utah, hereinafter referred to as GRANTEE, its successors and assigns, a perpetual right-of-way and easement to lay, maintain, operate, repair, inspect, protect, install, remove and replace water pipelines, valves, valve boxes and other water transmission and distribution structures and facilities, hereinafter called FACILITIES, said right-of-way and easement being situated in Salt Lake County, State of Utah over and through a parcel of the GRANTORS' land lying within a strip twenty (20) feet wide, said strip extending ten (10) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

See attached Exhibit "A" for legal description.

The above described tract, insofar as it extends within the boundary of grantor's property, contains .61 acre, more or less.

TO HAVE AND TO HOLD the same unto the said GRANTEE, its successors and assigns, so long as such facility shall be maintained, with the right of ingress and egress in said Grantee, its officers, employees, agents and assigns to enter upon the above-described property with such equipment as is necessary to install, maintain, operate, repair, inspect, protect, remove and replace said facilities. During construction periods, GRANTEE and its agents may use such portion of the property along and adjacent to said right-of-way as may be reasonably necessary in connection with the construction or repair of said facilities. The contractor performing the work shall restore all property, through which the work traverses, to as near its original condition as is reasonably possible. GRANTORS shall have the right to use said premises except for the purpose for which this right-of-way and easement is granted to the said GRANTEE, provided such use shall not interfere with the facilities or with the conveyance of water through said facilities, or any other rights granted to the GRANTEE here-under.

GRANTORS shall not build or construct or permit to be built or constructed any building or other improvement over or across said right-of-way nor change the contour thereof without the written consent of GRANTEE. This right-of-way and easement grant shall be binding upon and inure to the benefit of the successors and assigns of the GRANTORS and the successors and assigns of the GRANTEE, and may be assigned in whole or in part by GRANTEE.

IF WITHIN TWO YEARS OF 11/25/79 NO PROGRESS HAS BEEN MADE THIS EASEMENT WILL REVERT BACK TO GRANTOR.

IN WITNESS WHEREOF, the GRANTORS have executed this right-of-way easement, this _____ day of _____, 19__.

William O. Edward

KATIE L. DIXON
RECORDER
SALT LAKE COUNTY, UTAH
No Fee
JAN 3 8 28 AM '80
Riverton City
REQ OF
REF
C.R.
Evelyn Thompson
EVELYN THOMPSON

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

On the 25 day of November, 1979, personally appeared before me William O. Edward, the signers of the above instrument, who duly acknowledged to me they executed the same.

Sandra Putnam
NOTARY PUBLIC

Residing in Salt Lake City, Utah

My Commission Expires Aug. 29, 1981

BOOK 5318 PAGE 8

October 19, 1979

RIVERTON EASEMENT DESCRIPTION

Edward

A part of the Southeast Quarter of the Northwest Quarter of Section 7, Township 4 South, Range 1 West, Salt Lake Base and Meridian.

Commencing Southerly, south 10 feet from the Northeast Corner of the Southeast Quarter of the Northwest Quarter of Section 7, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence West 1320 feet, more or less, to the West property line of the William O. Edward property; said line being parallel to the North line of said Southeast Quarter and 10 feet perpendicularly distant therefrom.

BOOK 5318 PAGE 9

MNT: 39143

WHEN RECORDED RETURN TO:

Mike Bradshaw
Momentum Development Group
4393 South Riverboat Road, Suite 450
Salt Lake City, Utah 84123

APN: 33-07-126-001;
33-07-201-001; and
33-07-251-001

EASEMENT DISCLAIMER

The undersigned, RIVERTON CITY CORPORATION, is the GRANTEE under the terms of that certain Easement that was recorded on January 3, 1980 in the records of the Salt Lake County Recorder, State of Utah as Entry Number 3384165 in Book 5018 at Page 8 (hereinafter the "Water Line Easement") creating a 20 foot wide water line easement over and across the real property described on the Exhibit "A" that is attached hereto and by this reference made a part hereof (hereinafter the "Burdened Property").

WHEREAS, the undersigned has never utilized any portion of the Water Line Easement over and across the Burdened Property. No improvements have been constructed within the portion of the Water Line Easement on the Burdened Property by the undersigned and no such improvements are presently existing and being serviced and/or utilized by the undersigned within such portion of the Water Line Easement.

THEREFORE, undersigned hereby DISCLAIMS AND RELEASES any and all easements, rights of way and any other rights obtained by way of the Water Line Easement as to the Burdened Property.

EXECUTED on this _____ day of _____ 2014 in Riverton, Salt Lake County, State of Utah.

RIVERTON CITY CORPORATION, a
municipal corporation of the State of Utah

By: _____
Mayor

STATE OF UTAH)
) ss:
COUNTY OF SALT LAKE)

On the _____ day of _____ 2014, personally appeared before me _____, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same in his capacity as the Mayor of Riverton City Corporation, a municipal corporation of the State of Utah.

_____
NOTARY PUBLIC

EXHIBIT "A"

(the "Burdened Property")

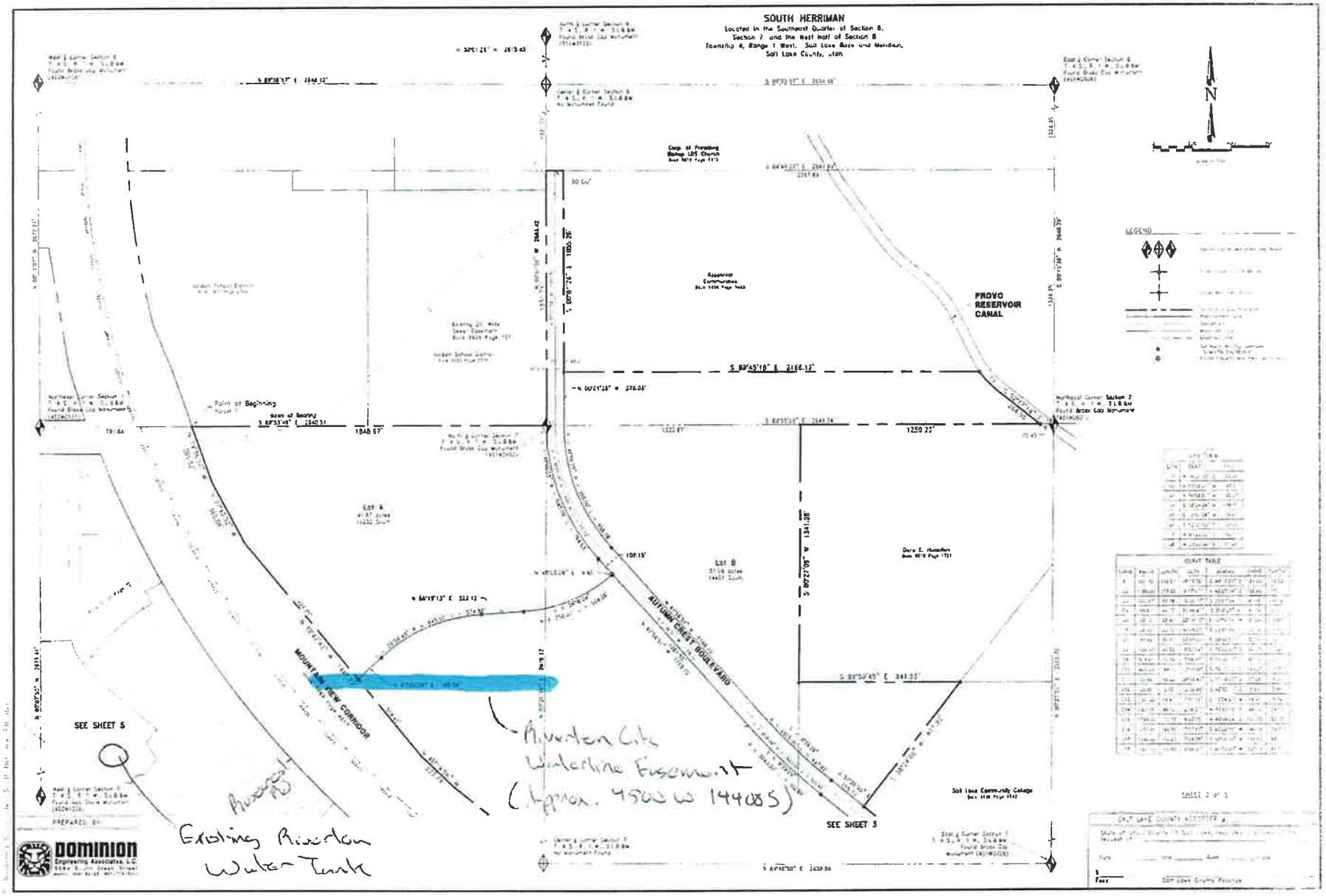
October 19, 1979

RIVERTON EASEMENT DESCRIPTION

Edward

A part of the Southeast Quarter of the Northwest Quarter of Section 7, Township 4 South, Range 1 West, Salt Lake Base and Meridian.

Commencing Southerly, south 10 feet from the Northeast Corner of the Southeast Quarter of the Northwest Quarter of Section 7, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence West 1320 feet, more or less, to the West property line of the William O. Edward property; said line being parallel to the North line of said Southeast Quarter and 10 feet perpendicularly distant therefrom.


SOUTH HERRIMAN
Located in the Southeast Quarter of Section 8,
Section 7, and the West Half of Section 8
Township 4, Range 1 West, Salt Lake Base and Meridian,
Salt Lake County, Utah
N
PROVO RESERVOIR CANAL
Point of Beginning
Lot A
Lot B
MOUNTAIN VIEW CORRIDOR
AUTUMN CREST BOULEVARD
SEE SHEET 5
SEE SHEET 3
Riverton City Waterline Easement (Approx. 4500 W 14400 S)
Existing Riverton Water Tank
DOMINION Engineering Associates, L.C.

Item No. 4.5

Issue Paper

Presenter/Submitted By:	Craig Calvert, Purchasing Manager

Subject: Request authority to enter into a contract with Acme Construction to complete the 4570 West Roadway improvement Project (12790 South to 12600 South)	**Meeting Date:** April 15, 2014 **Fiscal Impact:** $228,941.35 **Funding Source:** 73-61-700

Background:

The Engineering Division has complete the design for the 4570 Roadway Improvement Project which includes demolition, site clearing, excavation; sawcutting existing road and removal of existing roadway/hard surfaces(to include ~20,000 ft^2 ACP removal); placement of ~27,000 ft^2 of Asphalt Concrete Pavement Sections; installation of one catch basin; waterway and transition structures; 1,300 ft curb and gutter; 9,800 ft^2 concrete sidewalk and ADA ramps; raising utilities to grade; abandon utility services; signage and pavement markings; minor landscape tie-ins. An invitation for bid for the construction of the project has been issued and the tabulation is attached.

Recommendation:

Staff's recommendation is to enter into a contract with Acme Construction to complete the 4570 West Roadway improvement Project (12790 South to 12600 South).

Recommended Motion:

"I move the City Council approve Resolution No. 14-24 – authorizing the City to contract with Acme Construction to complete the 4570 West Roadway improvement Project (12790 South to 12600 South)."

RIVERTON CITY, UTAH
RESOLUTION NO. 14-24

A RESOLUTION AUTHORIZING THE CITY TO ENTER INTO A CONTRACT WITH ACME CONSTRUCTION TO COMPLETE THE 4570 WEST ROADWAY IMPROVEMENT PROJECT (12790 SOUTH TO 12600 SOUTH)

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

WHEREAS, the Riverton City Engineer would like to complete the 4570 Roadway Improvement Project;

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

1. Riverton City approves the execution of a contract with Acme Construction to complete the 4570 West Roadway improvement Project (12790 South to 12600 South).

2. This resolution shall become effective upon passing.

PASSED AND ADOPTED by the City Council of Riverton, Utah, on this 15th day of April by the following vote:

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

RIVERTON CITY

[SEAL]

_____
Bill Applegarth, Mayor

ATTEST:

_____
Virginia Loader, MMC
City Recorder

Bid #CC14-291 4570 West RIP Project			Acme		Post Asphalt		Newman		Wolff		Staker		Geneva		Bowen		Granite		Kilgore	
Specification/Plan Reference Number(s)	**Quant.**	**Unit**	**Unit Price**	**Amount**	**Unit Price**	**Amount**	**Unit Price**	**Amount**	**Unit Price**	**Amount**	**Unit Price**	**Amount**	**Unit Price**	**Amount**	**Unit Price**	**Amount**	**Unit Price**	**Amount**	**Unit Price**	**Amount**
Component "A"																				
Mobilization	1	LS	17,500.00	17,500.00	4,000.00	4,000.00	10,000.00	10,000.00	6,378.00	6,378.00	9,220.00	9,220.00	29,752.00	29,752.00	12,800.00	12,800.00	13,000.00	13,000.00	26,500.00	26,500.00
Construction Surveying	1	LS	1,500.00	1,500.00	3,000.00	3,000.00	2,500.00	2,500.00	2,806.00	2,806.00	3,500.00	3,500.00	2,500.00	2,500.00	2,530.00	2,530.00	3,500.00	3,500.00	2,280.00	2,280.00
Traffic Control	1	LS	4,000.00	4,000.00	6,000.00	6,000.00	6,000.00	6,000.00	3,189.00	3,189.00	17,040.00	17,040.00	6,000.00	6,000.00	7,200.00	7,200.00	26,000.00	26,000.00	10,300.00	10,300.00
Site Clearing and Re-establishment	1	LS	10,300.00	10,300.00	3,500.00	3,500.00	5,500.00	5,500.00	6,549.00	6,549.00	9,000.00	9,000.00	11,000.00	11,000.00	8,200.00	8,200.00	8,500.00	8,500.00	13,000.00	13,000.00
Remove Tree (19 to 36 Inch Circumference)	12	EA	210.00	2,520.00	115.00	1,380.00	205.00	2,460.00	178.00	2,136.00	250.00	3,000.00	300.00	3,600.00	200.00	2,400.00	250.00	3,000.00	260.00	3,120.00
Remove Tree (25 to 35 Inch Circumference)	6	EA	210.00	1,260.00	150.00	900.00	255.00	1,530.00	331.00	1,986.00	250.00	1,500.00	300.00	1,800.00	300.00	1,800.00	250.00	1,500.00	260.00	1,560.00
Remove Asphalt Concrete Pavement	20415	SF	0.35	7,145.25	0.35	7,145.25	0.50	10,207.50	0.80	16,332.00	0.37	7,553.55	0.85	17,352.75	0.50	10,207.50	0.70	14,290.50	0.50	10,207.50
Remove Concrete Curb and Gutter	3290	LF	2.00	6,580.00	2.50	8,225.00	3.10	10,199.00	1.70	5,593.00	2.22	7,303.80	3.90	12,831.00	3.00	9,870.00	3.50	11,515.00	4.40	14,476.00
Remove Concrete Approach, Sidewalk, Flatwork, ADA Ramp	1635	SF	0.40	654.00	1.75	2,861.25	1.35	2,207.25	0.80	1,308.00	0.45	735.75	1.15	1,880.25	0.50	817.50	1.50	2,452.50	1.10	1,798.50
Roadway Excavation	1000	CY	8.50	8,500.00	12.00	12,000.00	17.35	17,350.00	17.50	17,500.00	18.00	18,000.00	19.50	19,500.00	7.00	7,000.00	22.00	22,000.00	33.90	33,900.00
Embankment Fill	15	CY	23.80	357.00	30.00	450.00	77.35	1,160.25	12.00	180.00	45.00	675.00	33.50	502.50	78.00	1,170.00	19.00	285.00	18.15	272.25
Excavation and Grading of Field	200	CY	7.15	1,430.00	12.00	2,400.00	5.00	1,000.00	5.82	1,164.00	2.05	410.00	7.60	1,520.00	5.75	1,150.00	11.00	2,200.00	48.95	9,790.00
Storm Drain Catch Basin (APWA Plan 315 Single Grate)	1	EA	2,500.00	2,500.00	2,650.00	2,650.00	4,500.00	4,500.00	2,421.00	2,421.00	2,400.00	2,400.00	2,850.00	2,850.00	2,100.00	2,100.00	3,300.00	3,300.00	2,950.00	2,950.00
Pedestrian Access Ramp (APWA Plan 235)	5	EA	1,000.00	5,000.00	575.00	2,875.00	500.00	2,500.00	957.00	4,785.00	1,000.00	5,000.00	1,450.00	7,250.00	1,350.00	6,750.00	1,350.00	6,750.00	1,365.00	6,825.00
Concrete Sidewalk/Flatwork, 4" thick	9800	SF	3.20	31,360.00	3.25	31,850.00	4.20	41,160.00	4.70	46,060.00	3.93	38,514.00	4.20	41,160.00	3.00	29,400.00	4.00	39,200.00	4.95	48,510.00
30" Concrete Curb and Gutter (APWA Plan 205 Type A)	1300	SF	13.30	17,290.00	14.00	18,200.00	15.80	20,540.00	17.50	22,750.00	16.00	20,800.00	19.00	24,700.00	18.00	23,400.00	17.50	22,750.00	19.00	24,700.00
Colored Concrete Parkstrip	350	SF	6.40	2,240.00	10.00	3,500.00	8.80	3,080.00	8.58	3,003.00	5.60	1,960.00	8.30	2,905.00	6.00	2,100.00	6.00	2,100.00	7.05	2,467.50
Waterway Transition Structure (APWA Plan 213)	2	EA	405.00	810.00	2,250.00	4,500.00	2,175.00	4,350.00	1,207.00	2,414.00	1,620.00	3,240.00	965.00	1,930.00	1,050.00	2,100.00	2,000.00	4,000.00	1,140.00	2,280.00
4 Foot Waterway (APWA Plan 211)	25	LF	40.60	1,015.00	45.00	1,125.00	40.00	1,000.00	52.00	1,300.00	80.00	2,000.00	60.50	1,512.50	10.50	262.50	65.00	1,625.00	56.65	1,416.25
Asphalt Concrete Pavement Section (6" ACP, 8" UTBC)	27000	SF	3.20	86,400.00	3.50	94,500.00	3.05	82,350.00	3.74	100,980.00	3.18	85,860.00	3.10	83,700.00	4.25	114,750.00	4.00	108,000.00	3.65	98,550.00
Adjust Water Valve to Grade	4	EA	300.00	1,200.00	400.00	1,600.00	660.00	2,640.00	320.00	1,280.00	600.00	2,400.00	486.00	1,944.00	350.00	1,400.00	600.00	2,400.00	415.00	1,660.00
Adjust Fire Hydrant and Valve to Grade	1	EA	1,430.00	1,430.00	400.00	400.00	800.00	800.00	1,282.00	1,282.00	600.00	600.00	522.00	522.00	1,650.00	1,650.00	2,500.00	2,500.00	790.00	790.00
Abandon Water Service at Main	4	EA	562.00	2,248.00	250.00	1,000.00	700.00	2,800.00	114.00	456.00	100.00	400.00	121.00	484.00	550.00	2,200.00	1,150.00	4,600.00	2,625.00	10,500.00
4" Solid Line, White Pavement Marking Paint	1925	LF	0.10	192.50	0.24	462.00	0.15	288.75	0.12	231.00	0.14	269.50	0.20	385.00	0.10	192.50	0.10	192.50	0.15	288.75
4" Solid Double Line, Yellow Pavement Marking Paint	1250	LF	0.20	250.00	0.24	300.00	0.30	375.00	0.20	250.00	0.28	350.00	0.40	500.00	0.20	250.00	0.20	250.00	0.30	375.00
8" Solid Line, White Pavement Marking Paint	545	LF	0.20	109.00	0.50	272.50	0.50	272.50	0.20	109.00	0.28	152.60	0.40	218.00	0.20	109.00	0.20	109.00	0.30	163.50
12" Solid Line, White Pavement Marking Paint	850	LF	0.85	722.50	0.75	637.50	1.00	850.00	1.00	850.00	0.80	680.00	1.10	935.00	1.00	850.00	1.00	850.00	0.85	722.50
Arrow Message, Pavement Marking Paint	11	EA	13.20	145.20	20.00	220.00	20.00	220.00	16.00	176.00	18.30	201.30	25.00	275.00	14.50	159.50	16.00	176.00	18.65	205.15
"SCHOOL" Message, Pavement Marking Paint	1	EA	49.75	49.75	100.00	100.00	115.00	115.00	60.00	60.00	65.00	65.00	90.00	90.00	55.00	55.00	59.00	59.00	67.30	67.30
"ONLY" Message, Pavement Marking Paint	1	EA	33.15	33.15	80.00	80.00	95.00	95.00	41.00	41.00	45.00	45.00	62.00	62.00	36.50	36.50	40.00	40.00	46.60	46.60
Sign, R3-7, "RIGHT LANE MUST TURN RIGHT"	1	EA	200.00	200.00	225.00	225.00	949.75	949.75	1,052.00	1,052.00	245.00	245.00	338.00	338.00	730.00	730.00	750.00	750.00	255.00	255.00
Total Componenta "A"				214,941.35		216,358.50		239,000.00		254,621.00		243,120.50		279,999.00		253,640.00		307,894.50		329,976.80
Component "B"																				
Number of Days to Complete Project	$500	Days	28	14,000.00	45	22,500.00	45	22,500.00	45	22,500.00	37	18,500.00	33	16,500.00	50	25,000.00	33	16,500.00	45	22,500.00
			Overall Total	228,941.35		238,858.50		261,500.00		277,121.00		261,620.50		296,499.00		278,640.00		324,394.50		352,476.80

Issue Paper

Item No. 4.6

Presenter/Submitted By:	Ryan Carter, City Attorney
Subject: Resolution of support for public programs offered by the South Valley Sanctuary	**Meeting Date:** April 15, 2014 **Fiscal Impact:** N/A **Funding Source:** N/A

Background:

Councilmember Stewart asked that this Resolution be placed on the Council agenda for discussion and adoption.

Recommendation:

As this item was placed on the Agenda by a member of the Council, staff has no recommendation.

Recommended Motion:

"I move the Riverton City Council adopt Resolution No. 14-27 - supporting South Valley Sanctuary community outreach programs against domestic violence."

RIVERTON CITY, UTAH
RESOLUTION NO. 14-27

A RESOLUTION OF THE GOVERNING BODY OF RIVERTON CITY SUPPORTING SOUTH VALLEY SANCTUARY COMMUNITY OUTREACH PROGRAMS AGAINST DOMESTIC VIOLENCE

WHEREAS, the South Valley Sanctuary is a non-profit organization which opened in Salt Lake County in 1998 and offers shelter and supportive services to men, women and children who are in imminent danger from domestic violence; and

WHEREAS, the South Valley Sanctuary provides in-house support services, case management, mental health therapy and a variety of basic needs including; safe shelter, food, clothing, and personal care items to victims of domestic violence; and

WHEREAS, the South Valley Sanctuary, in partnership with cities and communities in Salt Lake County has begun to move some of its case management services away from shelter facilities and into the community, closer to the people who need them; and

WHEREAS, through their case management program, Sanctuary counselors help individuals, partners and families begin to realize what a healthy relationship is and how to maintain healthy relationships; and

WHEREAS, the South Valley Sanctuary has formed a Domestic Violence Coalition, made up of stakeholders in the community that meet and plan programs to prevent domestic abuse and sexual assault, and also coordinate service resources in the cities they serve; and

WHEREAS, the South Valley Sanctuary is the second largest domestic violence shelter in Utah; the only domestic violence shelter in the county that maintains a confidential location; and the Sanctuary is the only domestic violence shelter in Utah that can house both male and female survivors on site; and

WHEREAS, in 2012 in Utah, 1 in 3 women were victims of family violence and 1 in 7 men were victims of family violence; and

WHEREAS, 33 family violence-related homicides occurred in Utah during 2012; and

WHEREAS, one family violence-related homicide occurs each month; and

WHEREAS, Women experienced 169,156 intimate partner-related physical assaults and rapes according to the Utah Behavioral Risk Factor Surveillance System from 2008; and

WHEREAS, last year South Valley Sanctuary was able to shelter 324 individuals, 171 women, 7 men and 147 children for a total of 11,064 days of stay. 59 community presentations were given, and 1217 domestic violence calls were answered; and

WHEREAS, from March 2013 to March 2014, during its first year of operating case management services at a satellite location in West Jordan City, Shelter counselors provided resources and case management services to 131 individuals: 108 Females and 23 Males; and

WHEREAS, Riverton City recognizes the impacts of abuse and domestic violence in our communities, and understands community outreach and other services provided by South Valley Sanctuary are needed.

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

1. Riverton City will support the efforts of the South Valley Sanctuary to expand their services into the southwest region of Salt Lake County, thereby making services available to Riverton City residents at City facilities such as the Sandra Lloyd Community Center, including:

    a. Case Management services to domestic violence victims and other victims of crime.
    b. Assistance in providing referrals to the community at large.
    c. Educational group sessions to teach about healthy relationships.
    d. Monthly meetings with community stakeholders, such as social service providers, the health care administrators, justice system officials, education system officials, clergy, media, local employers, and City and other government employees. Said meetings shall enable attendees to assess domestic violence and community response, and to understand the role attendees play in helping prevent and ultimately end domestic violence.

2. The Resolution shall take effect immediately.

PASSED AND ADOPTED by the City Council of Riverton, Utah, on this 15th day of April, 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
City Recorder