



PLANNING COMMISSION MEETING AGENDA

January 23, 2020 at 6:30 PM
Riverton City Hall, 12830 S Redwood Road

Agenda Packet

Agenda Packet 01-23-20
N/A

[PC Packet Jan 23, 2020.pdf](#)

1. Call To Order/ Roll Call

2. Public Hearings

- a. **Home Occupation** Gilbert Lance Wilcken is seeking a conditional use for a home occupation, Wilcken Upholstery to be located at 12523 South Redwood Road.

Follow Public Hearing Procedures

- b. **Conditional Use**, Trilogy REP, LLC is seeking a Conditional Use Permit for My Storage Herriman, storage units in a C-G zone for 2.05 acres of property located at 5565 West 13400 South.

Follow Public Hearing Procedures

- c. **Rezone**, Kirk Young with Riverton Ranch LLC is requesting a rezone of about 6.11 acres located at approximately 4245 South 12600 South. The current zoning is RM-14 with an Elderly Housing Overlay, the requested zoning is RM-14 (Residential Multi-Family 14 units per acre) with no overlay.

Follow Public Hearing Procedures

- d. **Rezone**, RD Development is requesting a rezone of about 12.05 acres located at approximately 11845 South Redwood Road. The current zoning is C-PO, C-N, and RR-22, the requested zoning is RM-6 with a Specific Designation.

Follow Public Hearing Procedure

- e. **Zoning Ordinance Text Change**, Riverton City is proposing amendments to Section 18.175, Wireless Communications Towers, of the Riverton City Code.

Follow Public Hearing Procedure

3. Commission Business

- a. Chair and Vice Chair Elections

Follow Planning Commission Procedures to elect a Chair and Vice Chair for 2020.

4. Minutes Approval: December 12, 2019

5. Adjournment

Riverton City Hall is an ADA compliant facility. Individuals needing special accommodations or assistance during this meeting shall notify the City Recorder's Office at 801-208-3126 at least 24 hours in advance of the meeting. Accessible parking and entrance is located on the south end of the building with elevator access to the Council Chambers located on the second floor.

Certificate of Posting

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

Dated this day of January 23, 2020



Planning Commission Meeting Agenda
January 23, 2020

PRESENTER: Tim Prestwich

ITEM: Agenda Packet 01-23-20

SUMMARY:

FISCAL IMPACT: N/A

FUNDING SOURCE: N/A

ATTACHMENTS:

[PC Packet Jan 23, 2020.pdf](#)

RECOMMENDED MOTION OR ACTION:

N/A



PLANNING COMMISSION MEETING AGENDA

January 23, 2020 at 6:30 PM
12830 South Redwood Road, Riverton, UT

1. Call to Order / Roll Call
2. Public Hearings

- a. **Home Occupation** Gilbert Lance Wilcken is seeking a conditional use for a home occupation, Wilcken Upholstery to be located at 12523 South Redwood Road.
- b. **Conditional Use**, Trilogy REP, LLC is seeking a Conditional Use Permit for My Storage Herriman, storage units in a C-G zone for 2.05 acres of property located at 5565 West 13400 South.
- c. **Rezone**, Kirk Young with Riverton Ranch LLC is requesting a rezone of about 6.11 acres located at approximately 4245 South 12600 South. The current zoning is RM-14 with an Elderly Housing Overlay, the requested zoning is RM-14 (Residential Multi-Family 14 units per acre) with no overlay.
- d. **Rezone**, RD Development is requesting a rezone of about 12.05 acres located at approximately 11845 South Redwood Road. The current zoning is C-PO, C-N, and RR-22, the requested zoning is RM-6 with a Specific Designation.
- e. **Zoning Ordinance Text Change**, Riverton City is proposing amendments to Section 18.175, Wireless Communications Towers, of the Riverton City Code.

3. Commission Business

- a. Chair and Vice Chair Elections.

4. Minutes

- a. December 12, 2019

5. Adjournment

Public Comment Procedure

Items listed on the Planning Commission Agenda as Public Hearing will be open to public comment. Following a presentation and Commission discussion the Planning Commission Chair will open a public comment period. Any person wishing to comment shall limit their comments to no more than two (2) minutes, unless additional time is authorized by the Chair. Citizen groups will be asked to appoint a spokesperson, who shall limit their comments to no more than five (5) minutes. The Chair may limit the total time for taking public comment. A person addressing the Planning Commission during the comment period shall not be allowed to comment more than once during that comment period, the Chair may grant exceptions. All comments shall be directed to the Planning Commission. Speakers should not expect any debate or dialogue with the Commission, City Staff or the applicants during the meeting.

Riverton City Hall is an accessible facility. Individuals needing special accommodations or assistance during this meeting shall notify the City Recorder's Office at 801-208-3126, at least two business days in advance of 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 Planning Commission Agenda was emailed to the Salt Lake Tribune, Deseret News and the South Valley Journal. A copy of the Agenda was also posted at Riverton City Hall, on Riverton City's Website at www.rivertoncity.com, and on the Utah Public Meeting Notice Website at <http://pmn.utah.gov>.
Dated this 16th day of January 2020.

Wilcken Upholstery CUHO



MEMORANDUM

To: Planning Commission
From: Planning Department
Date: January 23, 2020
Subject: **PLZ 20-2001, Conditional Use Home Occupation**, Gilbert Lance Wilcken is seeking a conditional use for a home occupation, Wilcken Upholstery to be located at 12523 South Redwood Road.

This application is a public hearing and administrative action item.

In reviewing the application the Planning Commission is serving an administrative function, decisions are based on substantial evidence.

Example Motion

I move the Planning Commission **approve** application #PLZ 20-2001 Wilcken Upholstery, to be located at 12523 South Redwood Road with the following conditions:

1. The site, structures, and use shall remain in compliance with any and all applicable Riverton City standards and ordinances, specifically the City Home Occupation Ordinance (18.190) and applicable Building and Fire Codes.
2. Applicant must obtain and maintain a Riverton City business license. .
3. Shop area may utilize the space shown on the applicant's site plan submitted with the home occupation application.

Background

This is a public hearing for a Conditional Use Home Occupation to be located in an existing home at 12523 South Redwood Road. The home was built in 1903 and faces Redwood Road. The detached garage was built in 2014 and recently expanded. The property zoning is RR-22, with single family, half-acre lots. Area zoning includes Commercial Downtown (C-D) to the west, and R-4 to the east. The General Plan for the area is Medium High Density Residential. The house has about 1,100-sf on the main floor and a similarly sized basement. The detached garage is about 1,800-sf.

The proposed business is an upholstery business, with office space in the home and a work shop in the detached garage. The applicant described his business this way:

“Focus mostly on general home and office furniture reupholstery service. May also recover motorcycle and snowmobile seats and such, as well as reupholstering restraint seating, camper cushions, and similar items.”

The applicant stated there may be one additional employee in the future, but most work would be conducted by him. There would be few visitors to the house (0-2 per day), and they would visit between 8Am and 5Pm. There is off-street parking available behind the house in front of the garage.

The site plan shows that about half of the garage is

Ordinances and Issues

Home Occupations are governed by RCC 18.190 which gives staff limited ability to approve some home occupations if they meet all of the Fixed Standards (18.190.060) and Qualifications (18.190.070). If an application cannot meet all of the Qualifications it must be reviewed by the Planning Commission. Furthermore, some types of uses are listed as automatically requiring a conditional use (see 18.190.080) which also must come before the Planning Commission. Finally, some uses are expressly prohibited by the ordinance (see 18.190.090).

This comes to the Planning Commission because it is a workshop as described in 18.190.080 (2).

(2) Workshops. Workshops, including carpentry, small scale sheet metal work, furniture making, upholstery and other similar activities.

Home Occupations utilizing a detached garage are also subject to 18.190.080 (3).

(3) Business Not Conducted within a Home. Any home occupation which proposes or conducts activities within an outbuilding, accessory building, attached or detached garage. The following guidelines shall be used to determine the maximum impacts permitted:

(a) The applicant for a home occupation license shall designate the areas of the home, attached/detached garage or accessory structure that will be used for the home occupation and, if approved, the home occupation may be conducted only in the designated area.

(b) A maximum 50 percent of the total floor space of any accessory structure or attached or detached garage may be used for the home occupation. The planning commission may grant an exception for parcels of at least one-half acre.

(c) Any accessory structure used for a home occupation will be reviewed for architectural aesthetics and compatibility of the home and the immediate neighborhood.

(d) The home occupation may utilize one unanimated, nonilluminated flat sign to be attached to the accessory structure where the home occupation is being conducted, in lieu of the sign attached to the home or in a window. The sign may not have an area greater than four square feet.

The garage/shop is proposing using about 50% of the floor space, if it is slightly more, the property is at least one-half acre and could be approved by the commission. The detached garage was expanded starting last spring, so it meets current ordinance for accessory structures.

Notices were sent to all property owners within 300 feet of this site, published in the newspaper and posted on the City's web-page. Staff is recommending approval with the conditions listed

above in the example motion.

Attachments

The following items are attached:

1. Public Notice including Area Map.
2. Application.
3. Applicant's site plan.



NOTICE OF PUBLIC HEARING

The Riverton City Planning Commission will hold a public hearing on Thursday, January 23, 2020 at 6:30 p.m. at the Riverton City Municipal Building located at 12830 S. Redwood Road to take public comment on the following application:

Gilbert Lance Wilcken is seeking a conditional use for a home occupation, “Wilcken Upholstery” to be located at 12523 South Redwood Road.



You received this notice because Salt Lake County property records indicate you own property within 300 feet of the subject property.

COMMENTS

If you have questions about the application or how it might affect you please call the Riverton City Planning Department at 801-208-3124. Written comments to the Planning Commission should be submitted to the Planning Department by 5:00 pm the day before the meeting. Public comments at the meeting may be limited to 2-minutes per person.



Application

Conditional Use - Home Occupation

PLZ# 20-2001
 Permit # 8298
 Date January 7, 2020

A. Name of Proposed Business Wilcken Upholstery
 Applicants Name: Gilbert Lance Wilcken
 Address 12523 S Redwood Rd
 City Riverton State Utah Zip 84065
 Telephone # (385)250-6560 Mobile # (385)250-6560
 E-mail Address Jetseatman@hotmail.com

B. Project Information
 1. Description of proposed business Focus mostly on general home and office furniture reupholstery service. May also recover motorcycle and snowmobile seats and such, as well as reupholstering restaurant seating, camper cushions, and similar items.

- C. Please Answer the Following Questions Related to Your Proposed Business**
- Are there other Home Occupations on site? Yes / No
 - How many employees will work at your home? 0-1
 - Will there be any noise, vibrations or toxins in connection with this business? Yes / No
If yes, please describe _____
 - Where will most of the business be conducted? Detached garage
 - Will there be a need for on-site storage? Yes / No Type of storage? _____
Where will it be located? _____
 - How many visitors per day do you expect to have in connection with this business? 0-2
Is the number of visitors all at once or at different times during the day? (If at different times during the day, please explain) I do not expect many visitors. I will be calling on my customers at their location and bringing the upholstery work back to the shop. The occasional visitor may stop by any time between 8:00am and 5:00pm.
 - How many cars will come and go per day in relation to your business? 0-2
Where will they park? I have plenty of off-street parking behind my house, next to the garage.
 - How many deliveries per week do you expect to have in connection with this business? 0-2
 - Will your business include producing food products, ammunition, explosives, caustic materials or storing animals (This relates only to products actually made on site)? Yes / No
If yes, please explain: _____
 - Will you have any vehicles that pertain to your business on site? Yes / No
If yes, where will they be stored? Behind my house or in the garage.

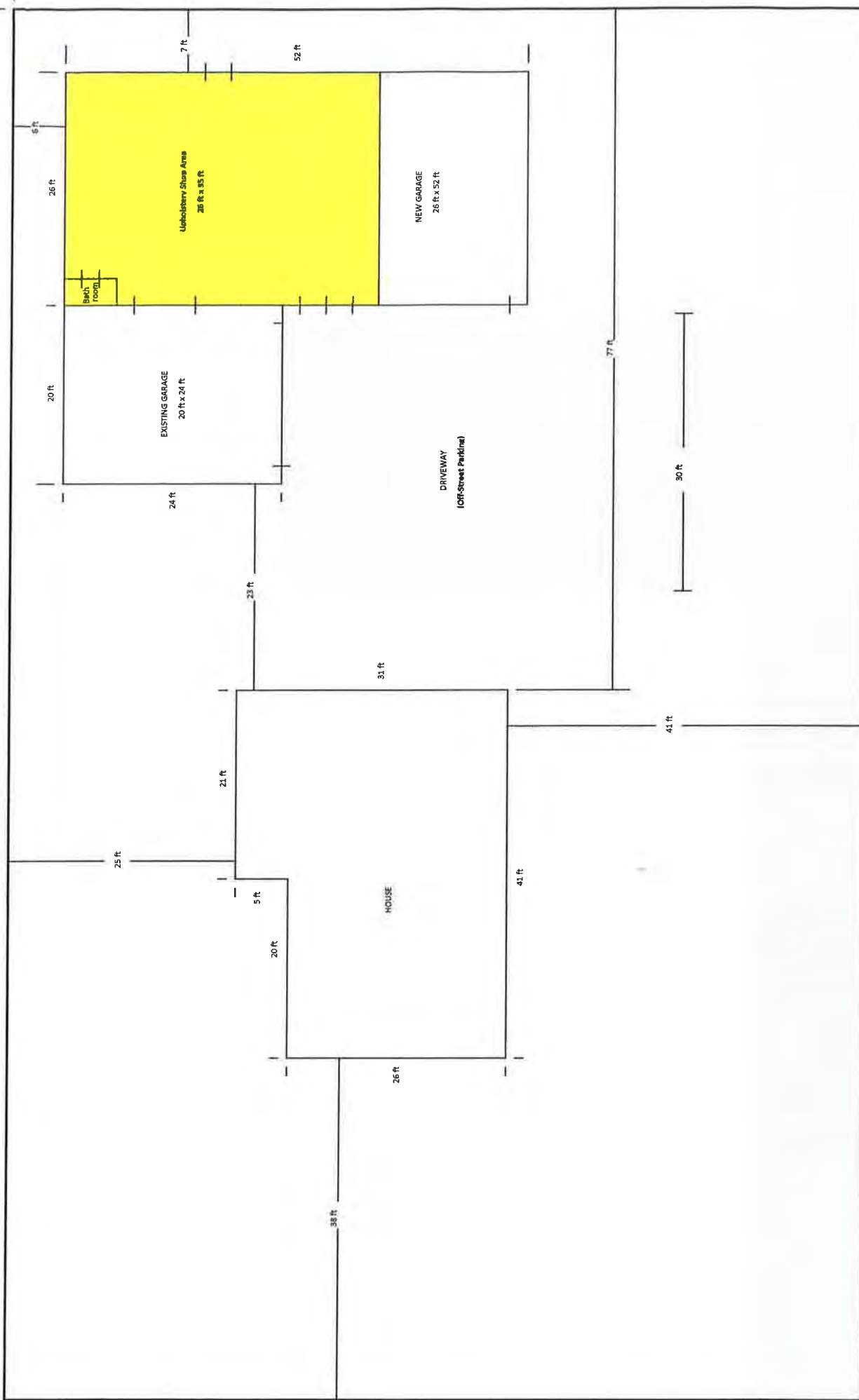

 Applicant's Signature

01/07/2020
 Date

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

155 ft

97 ft



REDWOOD RD



12523 S Redwood Rd, Riverton, UT 84065
 Proposed Upholstery Home Occupation - Plot Plan

Gilbert Lance Wilcken (385)250-6560

PARCEL RECORD: 27274510480000
 PROPERTY TYPE: 111
 MUNICIPAL ZONE: R-22

My Storage Herriman CUP



MEMORANDUM

To: Planning Commission
From: Planning Department
Date: January 23, 2020
Subject: PLZ 20-2002, Conditional Use, My Storage Herriman to be located at 5565 West 13400 South.

This application is a public hearing and administrative action item.

In reviewing the application the Planning Commission is serving an administrative function, decisions are based on substantial evidence.

Example Motion

I move the Planning Commission **approve** application #PLZ 20-2002 My Storage Herriman, to be located at 5565 West 13400 South with the following conditions:

1. The applicant make a site plan application which meets city ordinance and is approved by the Planning Commission in a public hearing.
2. The “My Storage” site shall utilize shared access points and cross access with the other commercial properties at the southeast corner of 13400 South and 5600 West.
3. Set backs shall follow the standard set backs listed in 18.70.040, and shall not utilize a zero-lot line or reduced set back.

Background

This is a public hearing for a Conditional Use for Storage Units in a Commercial Gateway (C-G) zone. The applicant has named the project “My Storage Herriman”, but the project is within the city boundaries of Riverton. The City boundary runs along the east side of 5600 West and down the center of 13400 South.

The subject property is about 2.05 acres located at 5565 West 13400 South, south of the IHC Rose Canyon Clinic and Golden West Credit Union. To the south is RR-22, single family residential, and to the east is a city park. The commercial corner is separated by a masonry wall from the residential area and park.

The Commercial Gateway Zone is found in RCC is found in 18.70. It is defined as a zone

“where a combination of retail, professional businesses and related activities are encouraged and established. Regulations of this district are designed to provide a suitable environment for those commercial and service uses which can be well integrated with the adjacent mixed commercial and residential zones.

The “Gateway” shall be any property aligned with main arteries, such as Redwood Road and 12600 South, at or near entrances to the city.”

Ordinances and Issues

Storage Units are listed as a conditional use in the C-G zone.

18.70.030 Conditional uses.

(5) Storage units (except on any property or development adjacent to or having access to 12600 South east of the Bangerter Highway)

The ordinance gives two specific rules for storage units that differ from other C-G developments. Storage units are allowed to cover 60% of the entire site rather than 35% and storage units are only required to landscape 20% of the front office area, rather than 20% of the entire site (see *18.70.050 1 and 2*). The ordinance does not give other criteria for evaluating a conditional use or list other requirements for storage units in the C-G zone.

The C-G zone allows for a zero-lot line development if approved as a conditional use with the site plan. We have recent examples of this with storage units, however in this instance the applicant is not requesting a zero lot line and the concept plan shows a set back from the existing wall.

This hearing is only for the conditional use. If approved the applicant would still need to submit an application for a site plan and go through a complete site plan review and approval.

Notices were sent to all property owners within 300 feet of this site, published in the newspaper and posted on the City’s web-page. A similar noticing will occur prior to the site plan hearing. Staff is recommending approval with the conditions listed above in the example motion.

Attachments

The following items are attached:

1. Public Notice including Area Map.
2. Application.
3. Applicant’s site plan.



NOTICE OF PUBLIC HEARING

The Riverton City Planning Commission will hold a public hearing on Thursday, January 23, 2020 at 6:30 p.m. at the Riverton City Municipal Building located at 12830 S. Redwood Road to take public comment on the following application:

Trilogy REP, LLC is requesting a Conditional Use Permit for “My Storage Herriman”, a storage unit development in a Commercial-Gateway (C-G) zone for 2.05 acres of property located at 5565 West 13400 South. Please note, the property is located within Riverton City Boundaries, but the applicant named the project “My Storage Herriman”.



You received this notice because Salt Lake County property records indicate you own property within 300 feet of the subject property.

COMMENTS

If you have questions about the application or how it might affect you please call the Riverton City Planning Department at 801-208-3124. Written comments to the Planning Commission should be submitted to the Planning Department by 5:00 pm the day before the meeting. Public comments at the meeting may be limited to 2-minutes per person.



PLZ# _____
Permit# _____
Date _____

Conditional Use Permit


Applicant's Name Trilogy REP, LLC
Home Address 9561 S. 700 E., STE 202
City Sandy State UT Zip 84070
Telephone # 801-550-2515 Mobile # 801-550-2515
E-mail Address jbernson@jhbra.com Fax # _____

Contact Person and Title Jeffrey Bernson
Address 9561 S. 700 E., STE 202
City Sandy State UT Zip _____
Telephone # 801-550-2515 Mobile # 801-550-2515
E-mail Address jbernson@jhbra.com Fax # _____

1. Project Information

- Name of proposed business/use (if applicable) My Storage Herriman
- Address Approx. 5600 W. and 13500 S.
- Description of the proposed use Currently being subdivided by IAC. Will be a rectangular 2.05 acre parcel with frontage on 5600 S. and access to 13400 S.
- Tax ID# TBD Total Acreage of the Site 2.05
- Current Zoning of the Proposed Site _____
Zoning of Adjacent Parcels: North C-G South RR-22 East Parks West R-1-21 (Herriman)
- Current Use of Land C-G - Vacant

Please note that for your convenience, an application checklist is enclosed. Incomplete applications will not be accepted or approved.


Applicant's Signature

12-30-19
Date

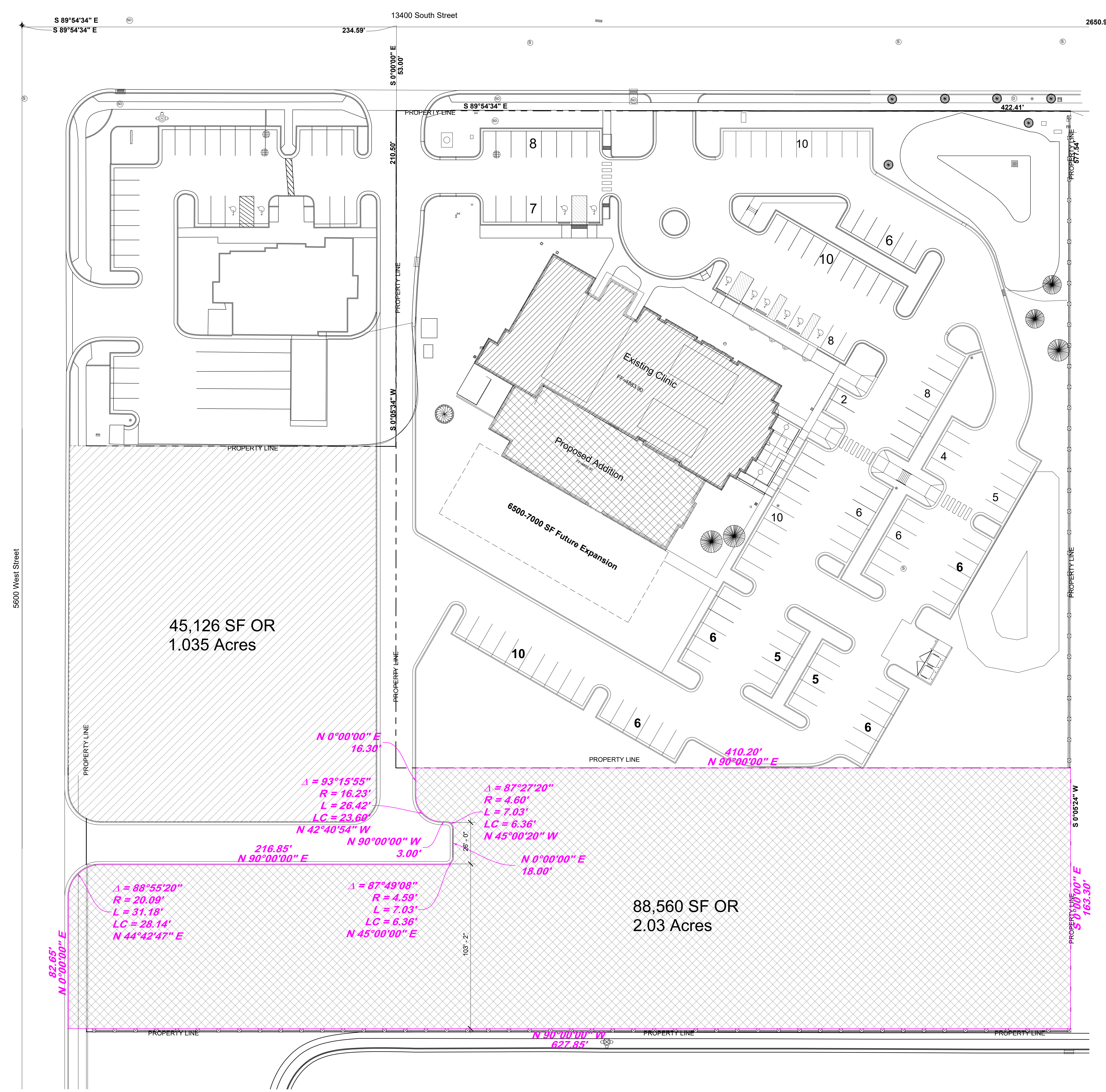
PARKING STALL COUNT ANALYSIS

RIVERTON CITY CODE CHAPTER 18.145	
LAND USE	MEDICAL OR DENTAL OFFICES, CLINICS
SPACES REQUIRED	1 SPACE PER 200 SQ. FT. OF GROSS FLOOR AREA
EXISTING FLOOR AREA	13,144 GSF
NEW FLOOR AREA	6,580 GSF
SUBTOTAL FLOOR AREA	19,724 GSF
FUTURE FLOOR AREA	7,000 GSF
TOTAL FLOOR AREA	26,724 GSF

		REQUIRED		PROVIDED		
		NON-ADA	ADA	TOTAL NON-ADA	ADA	TOTAL
EXIST.	3 PER 51-75 TOTAL STALLS TO BE ADA	-	3	66	63	67
NEW	2 PER 26-50 TOTAL STALLS TO BE ADA	-	2	33	31	35
SUB TOTAL	5 PER 101-150 TOTAL STALLS TO BE ADA	-	5	99	94	102
FUTURE	2 PER 26-50 TOTAL STALLS TO BE ADA	-	2	35	34	34
TOTAL	5 PER 101-150 TOTAL STALLS TO BE ADA	-	5	134	126	134

REV DATE DESCRIPTION

VCBO NUMBER: 18185
CLIENT NUMBER: 00000
DATE: 2018-09-14



45,126 SF OR
1.035 Acres

88,560 SF OR
2.03 Acres

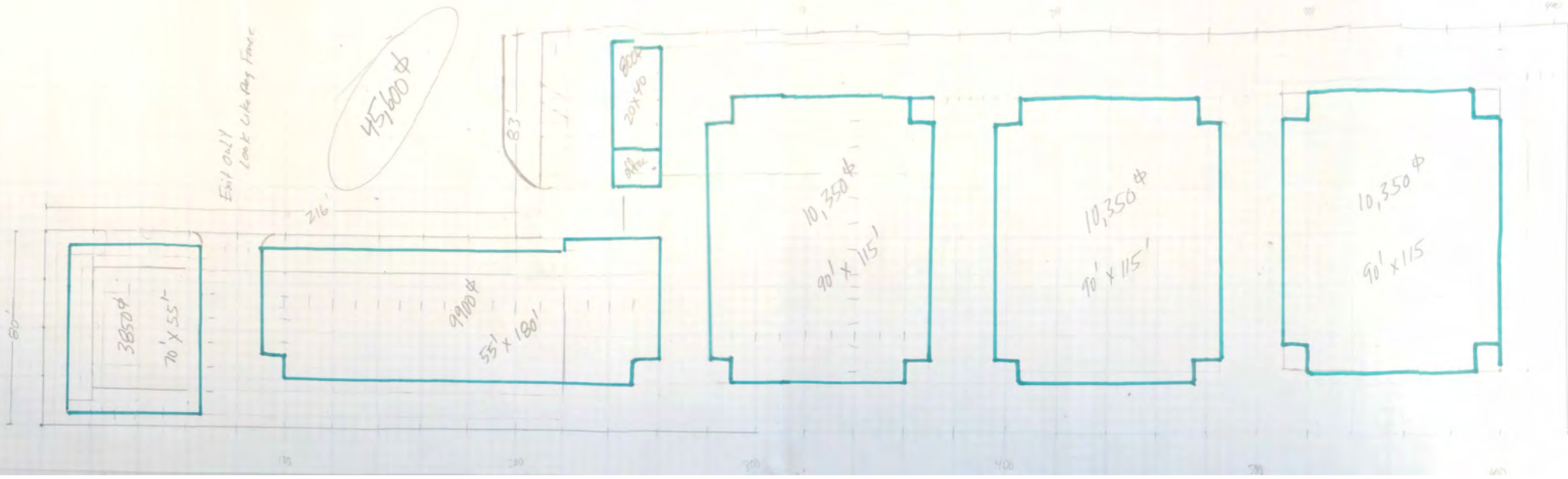
PLAN - SITE - MASTER PLAN

SCALE: 1" = 30'-0"

INTERMOUNTAIN HEALTHCARE

ROSE CANYON CLINIC EXPANSION SITE MASTER PLAN
5541 WEST 13400 SOUTH, RIVERTON UT 84096

CONFORMANCE SET



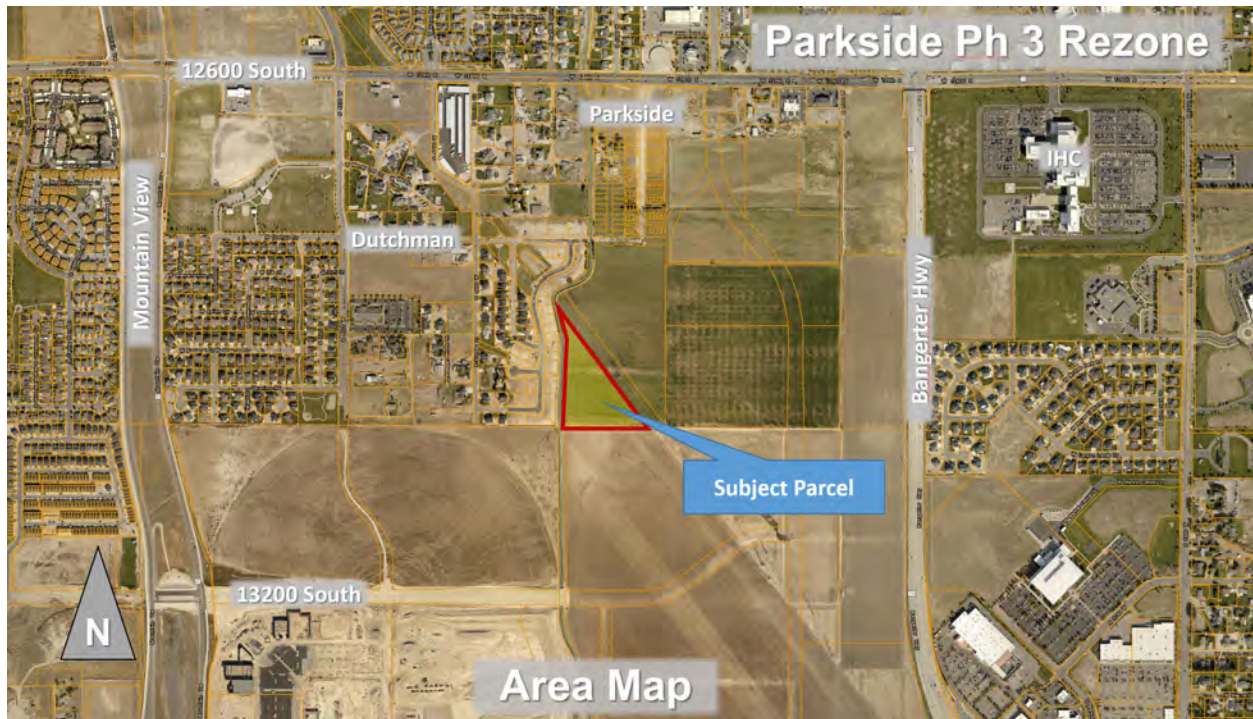
Riverton Ranch Rezone



NOTICE OF PUBLIC HEARING

The Riverton City Planning Commission will hold a public hearing on Thursday, January 23, 2020 at 6:30 p.m. at the Riverton City Municipal Building located at 12830 S. Redwood Road to take public comment on the following application:

Kirk Young with Riverton Ranch, LLC is requesting a rezone of about 6.11 acres located at approximately 4245 West 12800 South. The current zoning is RM-14 with an Elderly Housing Overlay, the requested zoning is RM-14 (Residential Multi-Family 14 units per acre) with no Overlay.



You received this notice because Salt Lake County property records indicate you own property within 1,000 feet of the subject property.

COMMENTS

If you have questions about the application or how it might affect you please call the Riverton City Planning Department at 801-208-3124. Written comments to the Planning Commission should be submitted to the Planning Department by 5:00 pm the day before the meeting. Public comments at the meeting may be limited to 2-minutes per person.



Application Rezone

PLZ# 19-4012
Permit # 8024
Date 9/27/19

Applicant's Name RIVERTON RANCH LLC KIRK YOUNG MANAGER
Address 6150 S. REDWOOD RD STE. 150
City TAYLORSVILLE **State** UT **Zip** 84123
Telephone # 801-889-9977 **Mobile #** _____
E-mail Address KIRK@PROJECTUTAH.COM **Fax #** _____

Property Owner's Name (If Different From Applicant) _____
Address _____
City _____ **State** _____ **Zip** _____
Telephone # _____ **Mobile #** _____
E-mail Address _____ **Fax #** _____

1. Project Information

1. Property Address 4245 W 12600 S.
2. Sidwell/Tax ID#(s) 27-31-200-067
3. Total Acreage of the Site 6.12 Ac
4. Current Zoning of the Proposed Site RM-14 EH
Zoning of Adjacent Parcels: North RM-14 South SLR-SP East RM-14 West R-4-SD
5. Requested Zoning RM-14
6. Riverton City General Plan Designation HIGH DENSITY RESIDENTIAL
7. Description of the Proposed Zone/Use for the Property REMOVING THE ELDERLY HOUSING OVERLAY

Please note that for your convenience, an application checklist is enclosed. Incomplete applications will not be accepted.

Applicant's Signature

9/27/19
Date

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



Parkside – Phase 3 Area

Beginning at a point on the Southwesterly Boundary Line of the Utah Power and Light Property, said point being North 89°31'33" West 1458.37 feet along the Section Line from the East Quarter Corner of Section 31, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 89°31'33" West 647.29 feet along the Section Line to the Easterly Boundary Line of the Provo Reservoir Canal as recorded in that certain Warranty Deed recorded as Entry No. 394935; thence the following three courses along said Easterly Boundary Line: (1) thence North 00°40'00" West 162.30 feet; (2) thence North 03°00'00" East 504.02 feet; (3) thence North 14°30'00" West 221.62 feet to said Southwesterly Boundary Line of the Utah Power and Light Property; thence South 37°27'00" East 1115.45 feet along said Southwesterly Boundary Line to the point of beginning.

Contains 266,295 Square Feet or 6.113 Acres

RIVERTON CITY, UTAH
ORDINANCE NO. 17-04

AN ORDINANCE REZONING 36 ACRES LOCATED AT 4245 WEST 12600 SOUTH FROM PCC (PLANNED COMMERCIAL CENTER) TO RM-14-SD (RESIDENTIAL MULTI-FAMILY, 14 UNITS/ACRE MAX. WITH SPECIFIC DEVELOPMENT DESIGNATIONS) AND RM-14-SD/EHOV (RM-14-SD WITH ELDERLY HOUSING OVERLAY), RIVERTON RANCH, LLC, APPLICANT

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

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

WHEREAS, the Riverton City Council has determined that it is in the best interest of the public to amend the Riverton City Zoning Map by rezoning 36 acres located at approximately 4245 West 12600 South from PCC to RM-14-SD (Residential Multi-Family, 14 Units/Acre Max. With Specific Development Designations) and RM-14-SD/EHOV (RM-14-SD with 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 following changes as shown in Exhibit "A" attached hereto.
- Section 2. Specific Development Designations shall be as follows:
1. Land use and density shall be as described on Exhibit "B".
 2. Exterior materials on all units shall include a minimum of thirty-five (35) percent brick or stone.
 3. There shall be connectivity from open space in this project to the development to the west.
- Section 3. This ordinance shall take effect upon passage.

PASSED AND APPROVED by the City Council of Riverton, Utah, on this 21st day of February 2017 by the following vote:

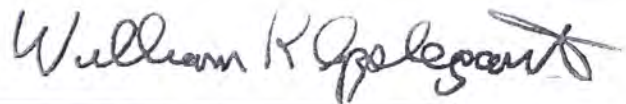
Council Member Sheldon Stewart	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Council Member Brent Johnson	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Council Member Trent Staggs	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Council Member Paul Wayman	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Council Member Tricia Tingey	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No



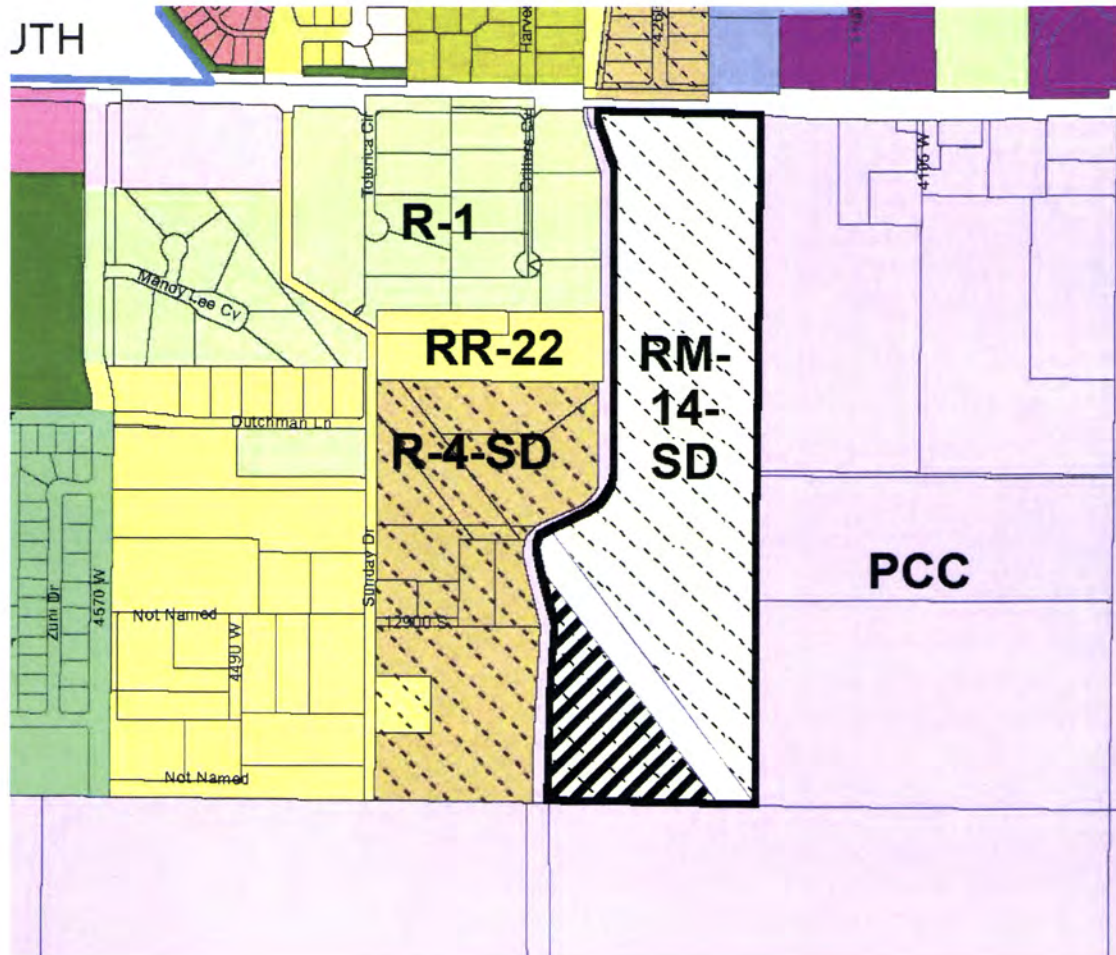
ATTEST:


Virginia Loader, MMC
City Recorder

RIVERTON CITY



Bill Applegarth, Mayor



RD Development Rezone



MEMORANDUM

To: Planning Commission
From: Planning Department
Date: January 23, 2020
Subject: PLZ 19-4015, Rezone, RD Development located at 11845 South Redwood Rd.

This application is a public hearing and legislative action item.

In rendering a decision the Planning Commission is serving a legislative function, decisions are based on reasonably debatable evidence. Planning Commission is making a recommendation to the City Council which has final decision authority for rezone applications.

Example Motions

I move the Planning Commission recommend **approval** of application PLZ-19-4015 rezoning properties located near 11845 South Redwood Road as shown on the attached Proposed Zoning Map from RR-22, C-N and C-PO to RM-6 SD and amend the General Plan to High Density Residential. The SD Designation shall include:

- 1-
- 2-

-OR-

I move the Planning Commission recommend **denial** of application PLZ-19-4015 rezoning properties located near 11845 South Redwood Road as shown on the attached Proposed Zoning Map thus keeping the properties zoned RR-22, C-N and C-PO.

Background

This is a public hearing for a Rezone of several properties totaling about 12.8 acres located on the east side of Redwood Road at about 11845 South. The subject properties are a currently a mixed lot of zoning with single family residential (RR-22) and Professional Office and Neighborhood Commercial Zones. The current General Plan is a mix of Medium Density Residential and Professional Office.

Nearby zoning includes R-4 and R-3 to the South and R-3 across the canal to the east. To the north is RR-22 zoning with larger lots. Across Redwood Road to the west is RM-8 south of 11800 South and RR-22 north of 11800 South.

The applicant is requesting RM-6 SD, which is residential multifamily, 6 units per acre. The “SD” stands for Specific Development and is a means to apply special rules and regulations for a development. In this application the SD would assign areas within the overall development specific lot sizes and unit types.

The applicant has provided three conceptual versions of a zoning map showing four distinct building lot sizes.

1. Attached Multifamily.
2. Detached Single family on 4,500 sf lots.
3. Detached Single family on 6,000 sf lots.
4. Detached Single family on 8,000 sf lots.

The conceptual zoning map lists unit counts, however it should be pointed out the zoning does not lock in a unit count and the development would still need to go through a site plan and subdivision approval. However, the SD designation could assign areas with different lot sizes. The conceptual zoning map also shows areas of open space and possible natural or wetlands space.

The three concepts differ primarily in the road layout showing three possible road layouts. Staff is not recommending a road layout to the Commission, and would like more information before making a recommendation for the roads. Typically, a rezone does not fix roads to a location, width or connection point, as these are reviewed and approved as part of the site plan. This is another item that could be written into the requirements of the SD designation. If the Commission felt this is an important issue, the Commission could choose to forward a recommendation about a road preference to the Council.

Notices were sent to all property owners within 1,000 feet of this site, published in the newspaper and posted on the City’s web-page. A notice was also posted on the property. A similar noticing will occur prior to the City Council hearing.

RM-6 Zone---RCC 18.45

The RM-6 zone allows both multifamily attached and single family detached housing on small lots. For small lots the zone requires a minimum lot size of 5,000 sf with minimum dimensions of width of 50-ft and minimum depth of 80-ft.

The minimum size for any unit (attached or detached) is 1,200 sf on the main floor. Building exteriors are required to be brick, tile, stone or fiber cement on 20% of any street side façade. Vinyl, aluminum or other metal siding is prohibited.

Attachments

The following items are attached:

1. Public Notice including Area Map.
2. Application.
3. Applicant’s site plan.



NOTICE OF PUBLIC HEARING

The Riverton City Planning Commission will hold a public hearing on Thursday, January 23, 2020 at 6:30 p.m. at the Riverton City Municipal Building located at 12830 S. Redwood Road to take public comment on the following application:

RD Development is requesting a rezone of about 12.05 acres located at approximately 11845 South Redwood Road. The current zoning is C-PO, C-N, and RR-22, the requested zoning is RM-6 with a Specific Designation. RM-6 is a Multi-Family Zone that allows both multi-family units and single family detached housing. A Specific Designation is a zoning overlay which creates specific requirements for a development.



You received this notice because Salt Lake County property records indicate you own property within 1,000 feet of the subject property.

COMMENTS

If you have questions about the application or how it might affect you please call the Riverton City Planning Department at 801-208-3124. Written comments to the Planning Commission should be submitted to the Planning Department by 5:00 pm the day before the meeting. Public comments at the meeting may be limited to 2-minutes per person.



Application Rezoning

PLZ# 19-4015
Permit # 0281
Date December 30, 2019

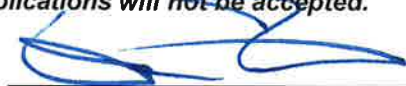
Applicant's Name RD Development
Address 9537 South 700 East
City Sandy State Utah Zip 84070
Telephone # 801-414-8360 Mobile # 801-414-8360
E-mail Address brooke@rd-development.com Fax # _____

Property Owner's Name (If Different From Applicant) WALKER, H BLAINE & C HILEA
Address 24 E ALTAWOOD LN
City SANDY State UTAH Zip 84092
Telephone # _____ Mobile # _____
E-mail Address blaine@blainewalker.com Fax # _____

1. Project Information

1. Property Address 11833s, 11799s & 11845s Redwood Road
2. Sidwell/Tax ID#(s) 2727202021, 2727201027, 2727201033, 2727201030
3. Total Acreage of the Site 12.05
4. Current Zoning of the Proposed Site C-PO, C-N, R-22
Zoning of Adjacent Parcels: North RR-22 South RR-22, R-4 East RR-22, R-3 West RR-22, R-8
5. Requested Zoning R-6-SD
6. Riverton City General Plan Designation Professional Office, Medium Density Residential
7. Description of the Proposed Zone/Use for the Property GP - Medium High Density Residential Attached & Detached Single Family Housing (See Attached Concept Plan For Proposed Uses & Location Of Uses)

Please note that for your convenience, an application checklist is enclosed. Incomplete applications will not be accepted.



Applicant's Signature

12/10/19

Date

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

Meadows @ 118



Legal Descriptions

Parcel # 27272010270000:

BEG E 52.04 FT & N 68 FT FR N 1/4 COR SEC 27, T3S, R1W, SLM; N 89°40'53" E 115.46 FT; N 59.23 FT; S 89°59'40" E 590.31 FT; S 0°02'32" E 394.93 FT; W 330 FT; N 1°22'29" E 17.5 FT; W 17 FT; N 112 FT; W 356.49 FT; N 0°00'02" E 84.36 FT; N 3°25'59" W 50.09 FT; N 0°00'02" E 42.20 FT; S 89°59'58" E 6 FT; N 0°00'02" E 8 FT; N 89°59'58" W 6 FT; N 0°00'02" E 21 FT TO BEG. 5.16 AC. 8323-4190 9258-3854

Parcel # 27272010210000:

BEG S 249.5 FT & E 54.03 FT FR N 1/4 COR SEC 27, T3S, R1W, SLM; E 374.07 FT; S 101.185 FT; W 373.79 FT; N 101.185 FT TO BEG. 0.87 AC. 5222-1084 5443-0729 5689-2907 6186-3133 6186-2134 6289-2560 6971-2865 9209-2541 9253-9602,9606

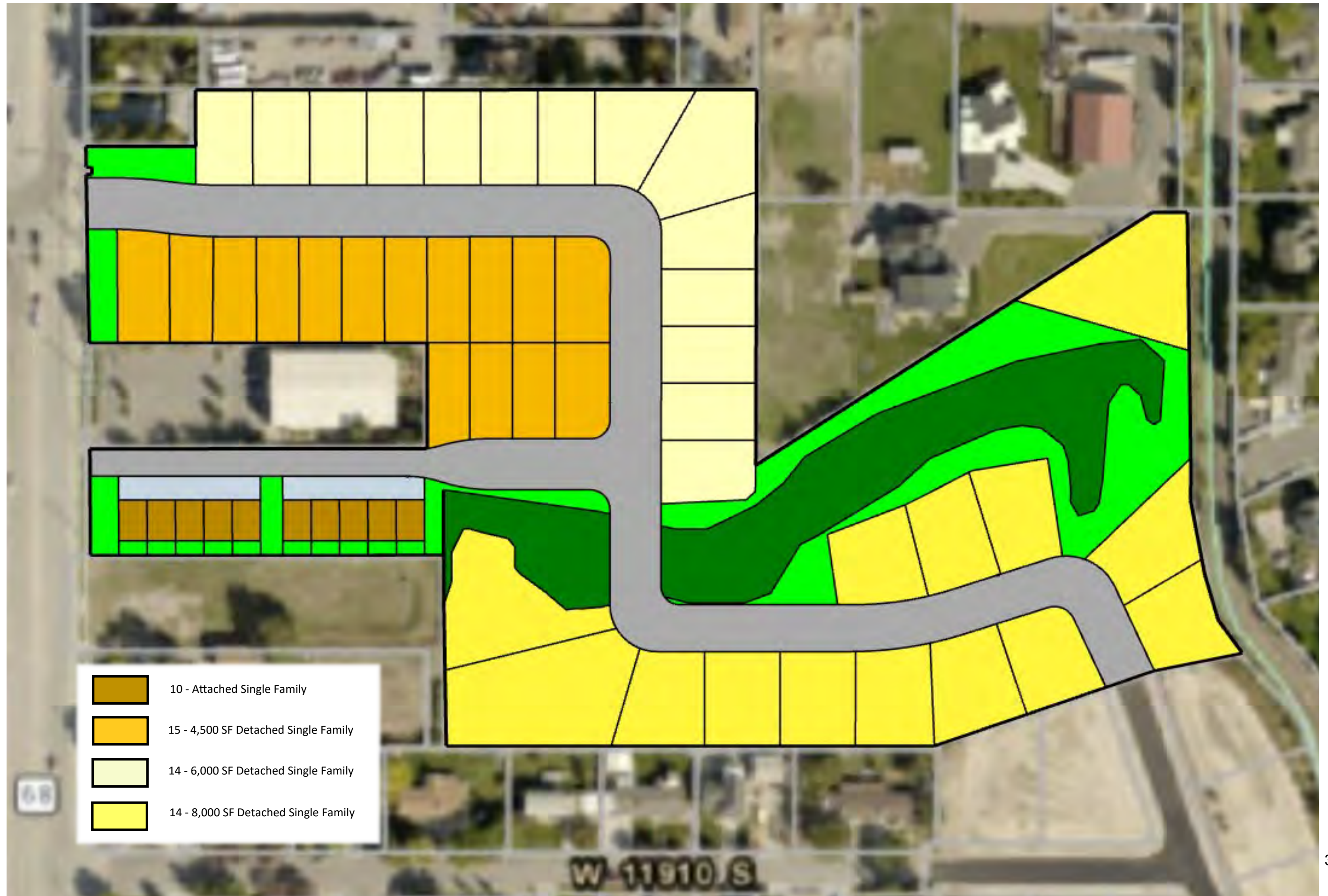
Parcel # 27272010300000:

BEG S 0°06'50" W 305.25 FT & N 85°22' W 1325.17 FT & N 197.96 FT & W 95 FT FR NE COR OF SEC 27, T3S, R1W, SLM; W 95.12 FT; S 57°30' W 462 FT; W 330 FT; S 214.5 FT; S 83° E 532.95 FT; S 28.875 FT; E 15 FT; S 100.1 FT; SE'LY 138.47 FT ALG A 162.38 FT RADIUS CURVE TO R (CHD S 65°08'21" E); E 328.48 FT M OR L TO CEN LINE OF CANAL; NW'LY ALG CANAL TO A PT 350 FT S FR BEG; N 350 FT TO BEG. LESS & EXCEPT BEG S 0°06'50" W 727.90 FT & W 1237.45 FT FR NE COR SD SEC 27; N 18°08'57" W 209.16 FT; N 43°38'57" W 90.79 FT; S 70°48'16" W 95.90 FT; N 19°11'44" W 13.74 FT; S 70°48'16" W 241.55 FT; S 0°01'22" E 110 FT; SE'LY 138.47 FT ALG A 162.38 FT RADIUS FT CURVE TO R (CHD S 65°08'21" E 134.31 FT); E 329.07 FT TO .31 BEG. ALSO LESS & EXCEPT BEG 2083.13 FT N & 428.52 FT E FR CEN SD SEC 27; E 511.98 FT; N 28.88 FT; N 83° E 247.50 FT; S 77° E 140.25 FT; N 66 FT; N 77° W 140.25 FT; S 83° W 247.50 FT; S 66 FT; N 83° W 532.95 FT; S 75.375 FT M OR L TO BEG. ALSO LESS CANAL. 3.53 AC. 5451-0986 4793-0700 8123-5,8 10158-6508

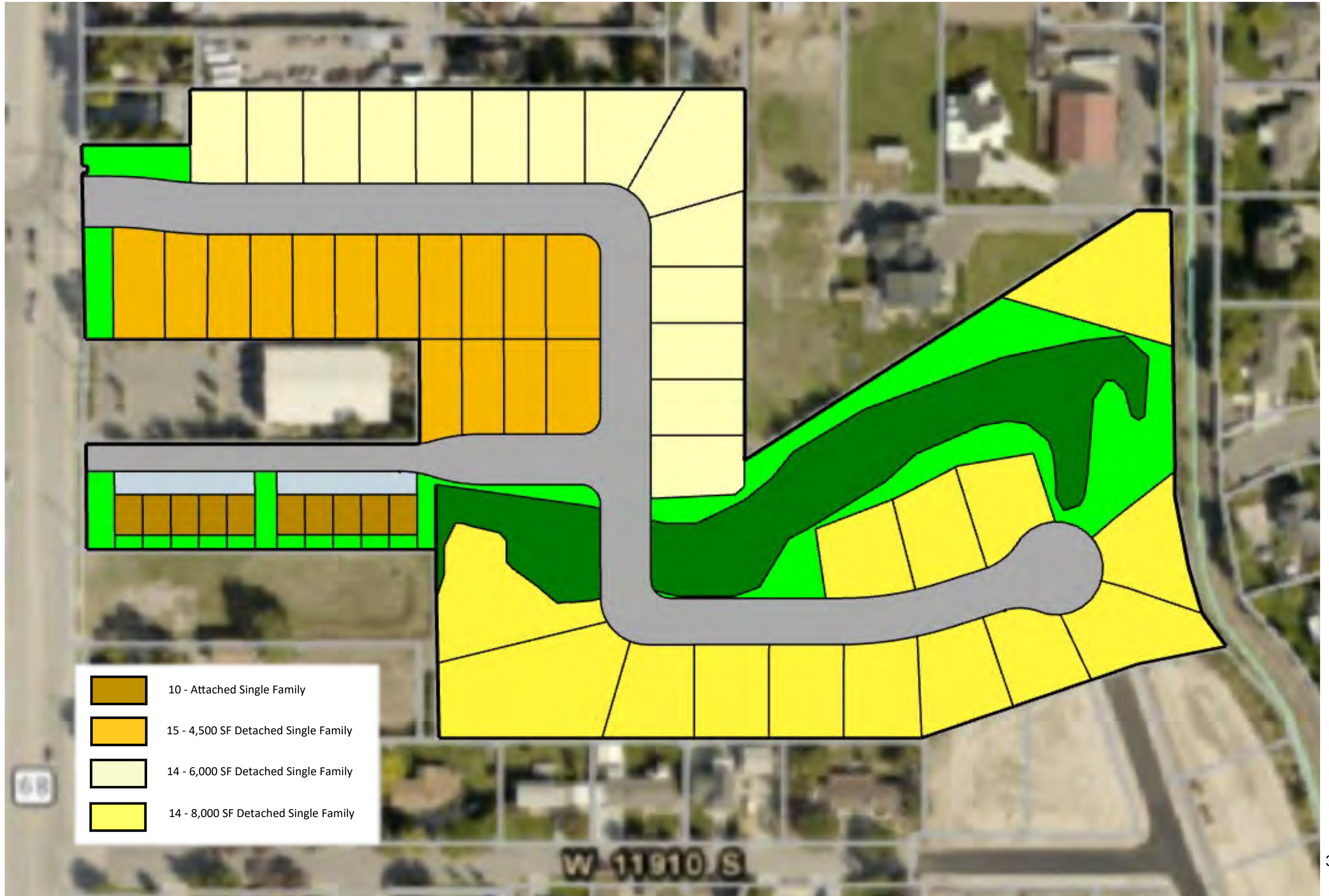
Parcel # 27272010330000:

BEG 2083.13 FT N & 428.52 FT E FR CEN SEC 27, T3S, R1W, SLM; E 511.98 FT; N 28.88 FT; N 83° E 247.50 FT; S 77° E 140.25 FT; N 66 FT; N 77° W 140.25 FT; S 83° W 247.50 FT; S 66 FT; N 83° W 532.95 FT; S 75.375 FT M OR L TO BEG. LESS & EXCEPT BEG S 0°06'50" W 1294.53 FT & W 1053.43 FT FR NE COR, SEC 27, T3S, R1W, SLM; N 6°52'12" W 50.21 FT; N 3°15' W 125.99 FT; N 9°04'19" W 42.83 FT; N 15°37'46" W 73.6 FT; N 27°36'22" W 92.93 FT; N 33°06'20" W 107.21 FT; N 25°46'03" W 108.01 FT; N 17°59'44" W 209.16 FT; N 43°22'44" W 97.97 FT; S 78°30'08" W 92.92 FT; S 70°56'25" W 122.38 FT; S 72°40'18" W 116.97 FT; S 0°07'51" W 110 FT; N 89°53'18" W 15 FT; S 0°07'51" W 50 FT; S 89°52'12" E 15 FT; S 0°07'51" W 488.45 FT; S 0°26'47" W 78.98 FT; S 89°52'41" E 428.83 FT; S 84°03'03" E 60.3 FT; S 89°49'46" E 151.89 FT TO BEG. 1.08 ACM OR L. 8123-5,8 10158-6508

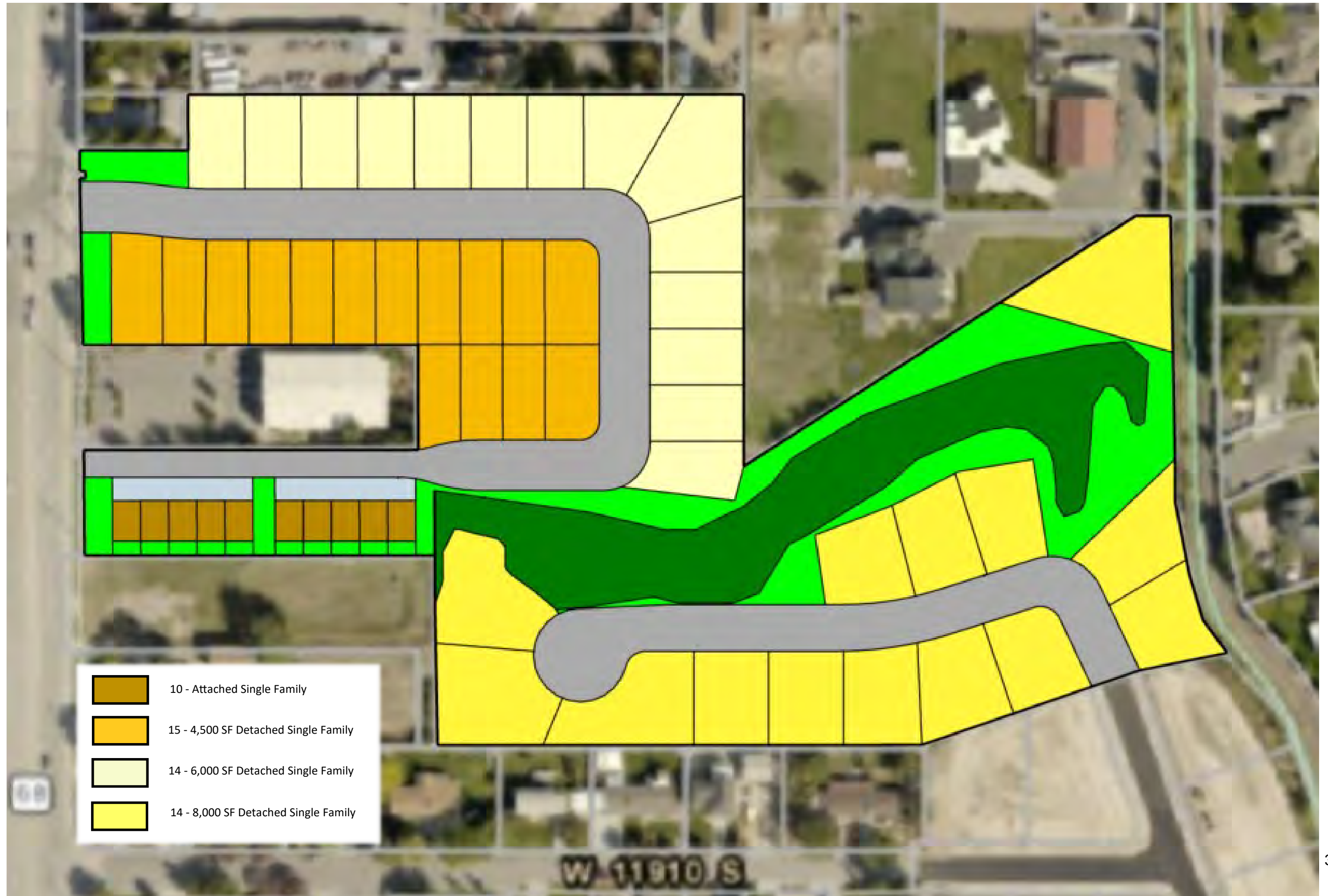
Meadows @ 118



Meadows @ 118 (Alt - A)

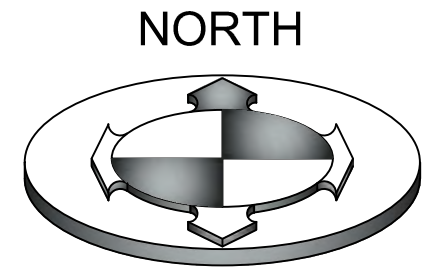
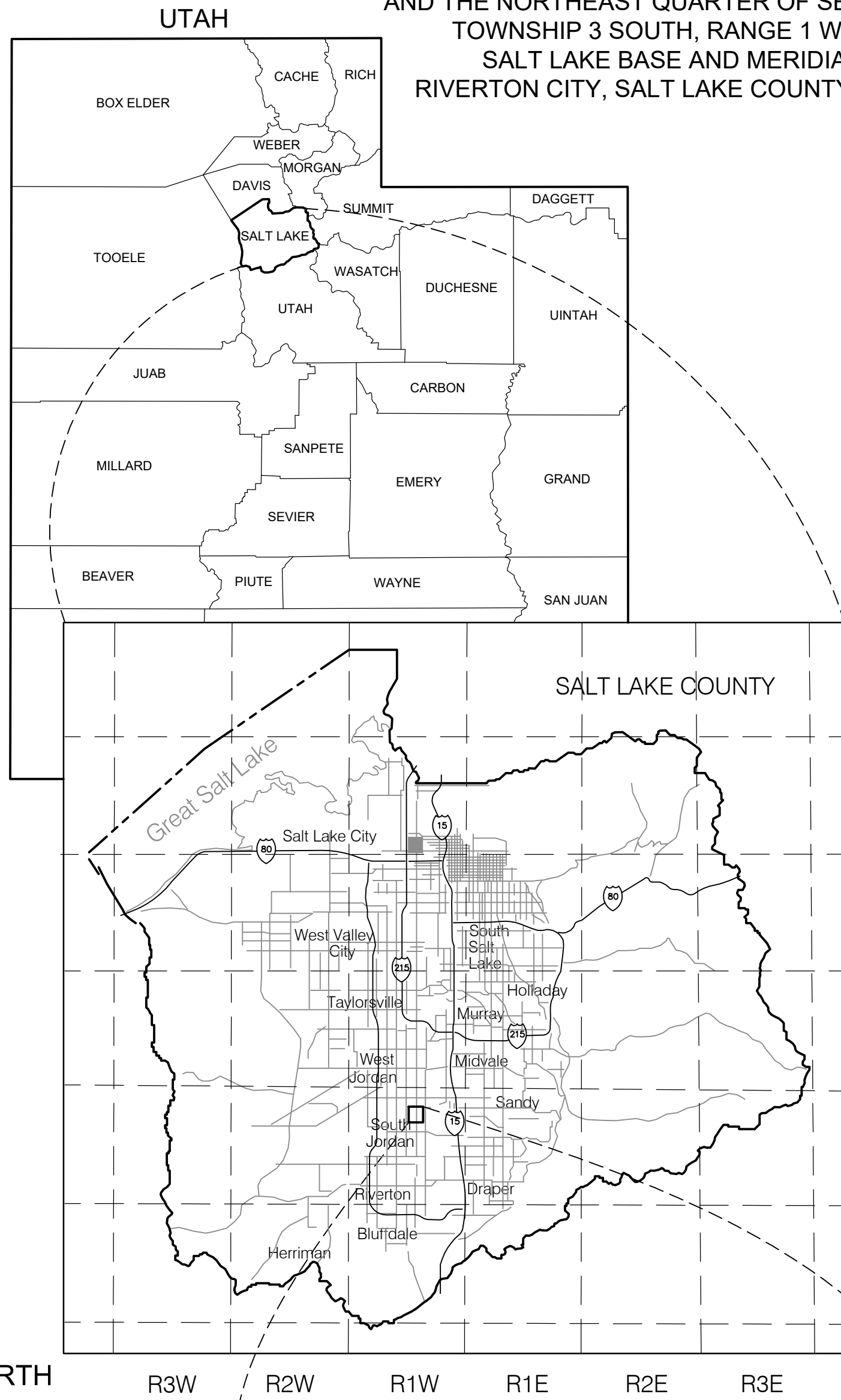


Meadows @ 118 (Alt - B)

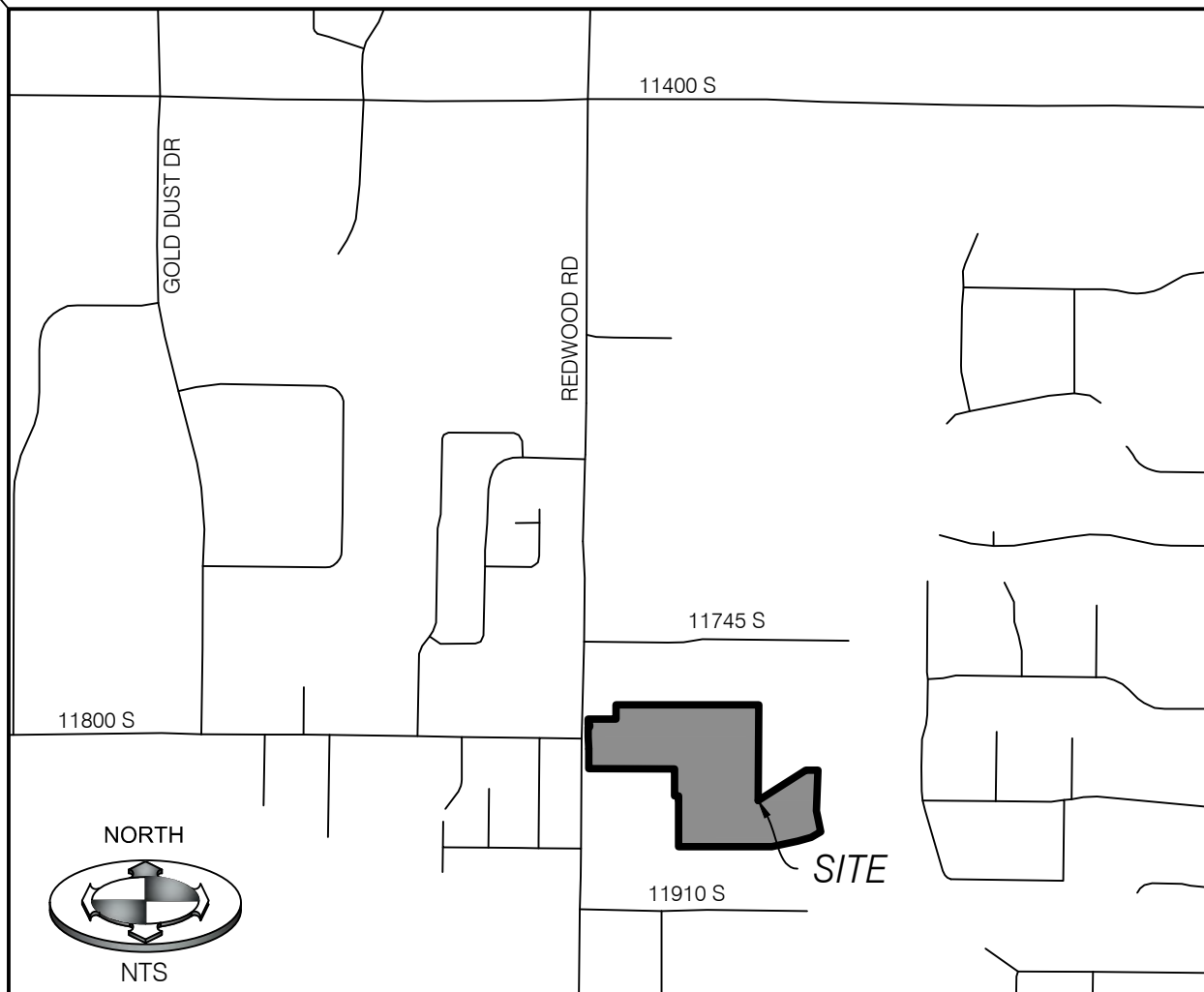


ALT/NSPS LAND TITLE SURVEY

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22,
AND THE NORTHEAST QUARTER OF SECTION 27,
TOWNSHIP 3 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
RIVERTON CITY, SALT LAKE COUNTY, UTAH



VICINITY MAP



VICINITY MAP

SURVEYOR'S CERTIFICATE:

TO: METRO NATIONAL TITLE
FIDELITY NATIONAL TITLE INSURANCE COMPANY
CENTURY LAND HOLDINGS OF UTAH, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALT/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 5, 8, 11 & 13 OF TABLE 'A' THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 25, 2017 AND UPDATED MAY 30, 2018.



TITLE DESCRIPTION PER TITLE REPORTS:

ORDER NO. 57161B:

PARCEL 1:
COMMENCING AT A POINT 126.25 RODS NORTH AND 428.52 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE EAST 511.98 FEET; THENCE NORTH 1.75 RODS; THENCE NORTH 83° EAST 15 RODS; THENCE SOUTH 77° WEST 8.5 RODS; THENCE NORTH 4 RODS; THENCE NORTH 77° WEST 8.5 RODS; THENCE SOUTH 83° WEST 15 RODS; THENCE SOUTH 4 RODS; THENCE NORTH 83° WEST 32.3 RODS; THENCE SOUTH 75.375 FEET, MORE OR LESS, TO PLACE OF BEGINNING.

BEGINNING AT A POINT WHICH IS SOUTH 0°06'50" WEST 305.25 FEET AND NORTH 85°22' WEST 1325.17 FEET AND NORTH 197.96 FEET AND WEST 95.0 FEET FROM THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE WEST 95.12 FEET; THENCE SOUTH 57°30' WEST 462.0 FEET; THENCE WEST 330.0 FEET; THENCE SOUTH 289.875 FEET, MORE OR LESS; THENCE EAST 526.98 FEET, MORE OR LESS; THENCE SOUTH 110 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF PROPERTY CONVEYED IN THAT CERTAIN QUIT CLAIM DEED RECORDED APRIL 13, 1983 AS ENTRY NO. 3780572, IN BOOK 5451, AT PAGE 986 OF THE OFFICIAL RECORDS; THENCE SOUTHEASTERLY ALONG A 162.38 FOOT RADIUS CURVE TO THE RIGHT 138.47 FEET, MORE OR LESS; THENCE EAST 328.48 FEET, MORE OR LESS, TO THE CENTER LINE OF THE SOUTH JORDAN CANAL; THENCE NORTH-WESTERLY ALONG SAID CANAL TO A POINT 350 FEET SOUTH OF THE POINT OF BEGINNING; THENCE NORTH 350 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF THE SOUTH JORDAN CANAL INCLUDING THE PROPERTY MORE PARTICULARLY DESCRIBED IN THAT CERTAIN INSTRUMENT RECORDED DECEMBER 19, 1884 IN BOOK Y, AT PAGE 936 OF THE OFFICIAL RECORDS.

ALSO LESS AND EXCEPTING FROM THE PARCELS DESCRIBED ABOVE ANY PORTION LYING WITHIN THE FOLLOWING:
A SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 19, TREASURE ESTATES SUBDIVISION PHASE 1, SAID POINT BEING SOUTH 00°06'50" WEST ALONG THE SECTION LINE 1294.53 FEET AND WEST 1053.43 FEET FROM THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF SOUTH JORDAN CANAL THE FOLLOWING NINE (9) COURSES: NORTH 06°52'12" WEST 50.21 FEET; THENCE NORTH 03°15'00" WEST 125.99 FEET; THENCE NORTH 09°04'19" WEST 42.83 FEET; THENCE NORTH 15°37'46" WEST 73.60 FEET; THENCE NORTH 27°36'22" WEST 92.93 FEET; THENCE NORTH 33°06'20" WEST 107.21 FEET; THENCE NORTH 25°46'03" WEST 108.01 FEET; THENCE NORTH 17°59'44" WEST 209.16 FEET; THENCE NORTH 43°22'44" WEST 97.97 FEET; THENCE SOUTH 78°30'08" WEST 92.92 FEET; THENCE SOUTH 70°56'25" WEST 122.38 FEET; THENCE SOUTH 116°22'18" WEST 116.97 FEET TO THE NORTH END OF THE AGREED UPON LINE AS CONTAINED IN THAT CERTAIN AGREEMENT DEED DATED DECEMBER 27, 1974 AS ENTRY NO. 2682767 IN BOOK 3779 AT PAGES 24-26; THENCE SOUTH 00°07'51" WEST ALONG SAID AGREED UPON BOUNDARY LINE 110.00 FEET TO THE INTERSECTION OF SAID AGREED UPON LINE AND THE EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF MELBA LANE AS CONTAINED IN THAT CERTAIN RIGHT-OF-WAY DEED AS ENTRY NO. 2565709 IN BOOK 3407 AT PAGE 314; THENCE NORTH 89°53'18" WEST ALONG SAID EXTENDED RIGHT-OF-WAY LINE 15.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF MELBA LANE; THENCE SOUTH 00°07'51" WEST ALONG THE EAST END OF MELBA LANE 50.00 FEET; THENCE SOUTH 89°52'12" EAST ALONG THE EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF MELBA LANE 15.00 FEET TO THE INTERSECTION OF SAID SOUTH LINE AND SAID AGREED UPON BOUNDARY LINE; THENCE SOUTH 00°07'51" WEST ALONG SAID AGREED UPON BOUNDARY LINE 488.45 FEET; THENCE SOUTH 00°26'47" WEST 78.98 FEET TO THE NORTHWEST CORNER OF TREASURE ESTATES SUBDIVISION PHASE 1; THENCE ALONG THE NORTH LINES OF SAID TREASURE ESTATES SUBDIVISION PHASE 1 THE FOLLOWING THREE (3) COURSES: SOUTH 89°52'41" EAST 428.83 FEET; THENCE SOUTH 84°03'03" EAST 60.30 FEET; THENCE SOUTH 89°49'46" EAST 151.89 FEET TO THE POINT OF BEGINNING.

PARCEL 1A:
TOGETHER WITH THE BENEFICIAL INTEREST PURSUANT TO THAT CERTAIN EASEMENT AGREEMENT RERECORDED OCTOBER 13, 1998 AS ENTRY NO. 7116883 IN BOOK 8123 AT PAGE 15 OF THE OFFICIAL RECORDS.

PARCEL 1B:
ALSO TOGETHER WITH THAT CERTAIN TEMPORARY RIGHT-OF-WAY AS RESERVED IN THAT CERTAIN WARRANTY DEED RECORDED JULY 12, 2013 AS ENTRY NO. 11682589 ON BOOK 10158 AT PAGE 6508 OF THE OFFICIAL RECORDS.

ORDER NO. NCS-825805-SL-C1, AMENDMENT NO. 1:

BEGINNING AT A POINT ON A FENCE LINE EAST 33.00 FEET AND NORTH 68.00 FEET FROM THE NORTH QUARTER CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG THE FENCE LINE NORTH 89°40'53" EAST 134.50 FEET, THENCE NORTH 59.23 FEET TO A FENCE LINE, THENCE ALONG THE FENCE LINE SOUTH 89°59'40" EAST 590.31 FEET, THENCE SOUTH 00°02'32" EAST 394.93 FEET, THENCE WEST 330.00 FEET, THENCE NORTH 01°22'29" EAST 17.50 FEET, THENCE WEST 17.00 FEET, THENCE NORTH 112.00 FEET, THENCE WEST 378.52 FEET, THENCE NORTH 205.50 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PARCEL DESCRIBED IN THAT CERTAIN FINAL JUDGMENT OF CONDEMNATION RECORDED NOVEMBER 02, 2007 AS ENTRY NO. 10283101 IN BOOK 9540 AT PAGE 5689 OF OFFICIAL RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE, BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT AND THE EASTERLY RIGHT OF WAY LINE OF THE EXISTING HIGHWAY STATE ROUTE 68 AT A POINT 68.07 FEET (68.00 FEET BY RECORD) NORTH ALONG THE QUARTER SECTION LINE AND 33.00 FEET EAST FROM THE NORTH QUARTER CORNER OF SAID SECTION 27, WHICH POINT IS APPROXIMATELY 32.96 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE CENTERLINE OF SAID HIGHWAY OPPOSITE ENGINEER STATION 114+71.10, AND RUNNING THENCE NORTH 89°40'53" EAST 19.04 FEET ALONG SAID NORTHERLY BOUNDARY LINE TO A POINT 52.00 FEET PERPENDICULARLY DISTANT EASTERLY FROM SAID CENTERLINE, THENCE SOUTH 00°00'02" WEST 21.00 FEET ALONG A LINE PARALLEL WITH AND 52.00 FEET PERPENDICULARLY DISTANT EASTERLY FROM SAID CENTERLINE TO A POINT OPPOSITE ENGINEER STATION 114+50.20; THENCE SOUTH 89°59'58" EAST 6.00 FEET TO A POINT 58.00 FEET PERPENDICULARLY DISTANT EASTERLY FROM SAID CENTERLINE OPPOSITE ENGINEER STATION 114+50.20; THENCE SOUTH 00°00'02" WEST 8.00 FEET ALONG A LINE PARALLEL WITH AND 58.00 FEET PERPENDICULARLY DISTANT EASTERLY FROM SAID CENTERLINE TO A POINT OPPOSITE ENGINEER STATION 114+42.20; THENCE NORTH 89°59'58" WEST 6.00 FEET TO A POINT 52.00 FEET PERPENDICULARLY DISTANT EASTERLY FROM SAID CENTERLINE OPPOSITE ENGINEER STATION 114+42.20; THENCE SOUTH 00'00'02" WEST 42.20 FEET ALONG A LINE PARALLEL WITH AND 52.00 FEET PERPENDICULARLY DISTANT EASTERLY FROM SAID CENTERLINE TO A POINT OPPOSITE ENGINEER STATION 114+00; THENCE SOUTH 03°25'59" EAST 50.09 FEET TO A POINT 55.00 FEET PERPENDICULARLY DISTANT EASTERLY FROM SAID CENTERLINE OPPOSITE ENGINEER STATION 113+50; THENCE SOUTH 00°00'02" WEST 84.36 FEET ALONG A LINE PARALLEL WITH AND 55.00 FEET PERPENDICULARLY DISTANT EASTERLY FROM SAID CENTERLINE TO THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE SOUTH 89°52'45" WEST (WEST BY RECORD) 22.03 FEET ALONG SAID SOUTHERLY BOUNDARY LINE TO THE EASTERLY RIGHT OF WAY LINE OF SAID EXISTING HIGHWAY; THENCE NORTH 205.50 FEET ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING.
(NOTE: ROTATE ALL BEARINGS IN THE ABOVE DESCRIPTION 00°22'11" CLOCKWISE TO OBTAIN HIGHWAY BEARINGS.)

GENERAL NOTES:

THIS SURVEY IS BASED UPON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY METRO NATIONAL TITLE DATED MAY 4, 2018, AS ORDER NO. 57161B AND THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES DATED MAY 4, 2018, ORDER NO. NCS-825805-SL-C1, AMENDMENT NO. 1.

NOTES PERTAINING TO EXCEPTIONS TO COVERAGE, SCHEDULE B OF ORDER NO. 57161B REFERENCED TITLE REPORT:

ITEMS 1-11 NOT ADDRESSED BY THIS SURVEY.

ITEM 12 ANY RIGHTS, INTERESTS OR EASEMENTS IN FAVOR OF THE STATE OF UTAH, THE UNITED STATES OF AMERICA, OR THE PUBLIC WHICH EXIST OR ARE CLAIMED TO EXIST IN AND OVER THE WATERS, BED AND BANKS OF SOUTH JORDAN CANAL.
(SURVEY FINDINGS: NOT PLOTTABLE)

ITEM 13 THAT PORTION OF THE PROPERTY, IF ANY, INCLUDED WITHIN THE DESCRIPTION TO BE INSURED HEREIN, WHICH WAS ACQUIRED, OR MAY HEREAFTER BE ACQUIRED BY VIRTUE OF AVULSION OR THE ARTIFICIAL ALTERATION OF THE COURSE OF A STREAM OR RIVER, OR LANDS THAT MAY HAVE BEEN LOST BY SUDDEN ARTIFICIAL ALTERATION IN THE COURSE OF A STREAM OR RIVER PRIOR TO THE ISSUE DATE OF THIS DOCUMENT; AND ANY ADVERSE CLAIM BASED ON THE ASSERTION THAT THE BED OF A RIVER OR STREAM HAS CHANGED LOCATION AS A RESULT OF OTHER THAN NATURAL CAUSES.
(SURVEY FINDINGS: NOT PLOTTABLE)

ITEM 14 EASEMENT, AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: SALT LAKE COUNTY SEWERAGE IMPROVEMENT DISTRICT NO. 1, A BODY POLITIC OF THE STATE OF UTAH RECORDED: FEBRUARY 22, 1974
ENTRY NO.: 2601600
BOOK/PAGE: 3521 / 374
PARTIAL ABANDONMENT OF EASEMENTS: RECORDED: OCTOBER 29, 2003 ENTRY NO.: 8871514
BOOK / PAGE: 8903 / 535
(SURVEY FINDINGS: AS SHOWN)

ITEM 15 EASEMENT, AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: SALT LAKE COUNTY SEWERAGE IMPROVEMENT DISTRICT NO. 1, A BODY POLITIC OF THE STATE OF UTAH RECORDED: OCTOBER 1, 1975
ENTRY NO.: 2747694
BOOK/PAGE: 3986 / 182
(SURVEY FINDINGS: AS SHOWN)

ITEM 16 EASEMENT, AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: SALT LAKE COUNTY SEWERAGE IMPROVEMENT DISTRICT NO. 1, A BODY POLITIC OF THE STATE OF UTAH RECORDED: MAY 2, 1979
ENTRY NO.: 3272899
BOOK/PAGE: 4854 / 1436
(SURVEY FINDINGS: AS SHOWN)

ITEM 17 EASEMENT, AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: SALT LAKE COUNTY SEWERAGE IMPROVEMENT DISTRICT NO. 1, A BODY POLITIC OF THE STATE OF UTAH RECORDED: MAY 2, 1979
ENTRY NO.: 3272900
BOOK/PAGE: 4854 / 1440
PARTIAL ABANDONMENT OF EASEMENTS:
RECORDED: OCTOBER 29, 2003
ENTRY NO.: 8871516
BOOK / PAGE: 8903 / 541
(SURVEY FINDINGS: AS SHOWN)

ITEM 18 EASEMENT, AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: SALT LAKE COUNTY SEWERAGE IMPROVEMENT DISTRICT NO. 1, A BODY POLITIC OF THE STATE OF UTAH RECORDED: MAY 17, 1979
ENTRY NO.: 3280804
BOOK/PAGE: 4864 / 109
(SURVEY FINDINGS: AS SHOWN)

ITEM 19 EASEMENT AGREEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:
DATED: OCTOBER 9, 1998
RECORDED: OCTOBER 13, 1998
ENTRY NO.: 7116883
BOOK/PAGE: 8123 / 15
(SURVEY FINDINGS: NO AFFECT - OUTSIDE OF PROPERTY BOUNDARY)

ITEM 20 EASEMENT, AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: SOUTH VALLEY SEWER DISTRICT, A BODY POLITIC OF THE STATE OF UTAH RECORDED:
OCTOBER 29, 2003
ENTRY NO.: 8871519
BOOK/PAGE: 8903 / 551

PARTIAL ABANDONMENT OF EASEMENTS:
RECORDED: MARCH 25, 2004
ENTRY NO.: 9013311
BOOK / PAGE: 8962 / 3668

PARTIAL ABANDONMENT OF EASEMENTS:
RECORDED: MARCH 25, 2004
ENTRY NO.: 9013312
BOOK / PAGE: 8962 / 3671
(SURVEY FINDINGS: AS SHOWN)

ITEM 21 EASEMENT, AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: SOUTH VALLEY SEWER DISTRICT, A BODY POLITIC OF THE STATE OF UTAH RECORDED:
OCTOBER 29, 2003
ENTRY NO.: 8871520
BOOK/PAGE: 8903 / 555
(SURVEY FINDINGS: AS SHOWN)

ITEM 22 THE TERMS AND CONDITIONS OF THE RESERVATIONS AS SET FORTH IN WARRANTY DEED:
DATED: JULY 11, 2013
RECORDED: JULY 12, 2013
ENTRY NO.: 11682589
BOOK/PAGE: 10158 / 6508
(SURVEY FINDINGS: NO AFFECT, SEE NARRATIVE)

ITEM 23 EASEMENT, AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: RIVERTON CITY
RECORDED: JULY 20, 2016
ENTRY NO.: 12324853
BOOK/PAGE: 10454 / 7299
(SURVEY FINDINGS: AS SHOWN)

ITEMS 24-25 NOT A SURVEY ITEM

ITEM 26-27 INTENTIONALLY DELETED

ITEM 28 DRAINAGE EASEMENT, AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: H. BLAINE WALKER AND C. HILEA WALKER, HUSBAND AND WIFE AS JOINT TENANTS
GRANTEE: TREASURE VALLEY REAL ESTATE AND CONSTRUCTION A UTAH CORPORATION
RECORDED: FEBRUARY 9, 2018
ENTRY NO.: 12713414
BOOK/PAGE: 10645 / 7799
(SURVEY FINDING: AS SHOWN)

GENERAL NOTES: (CONT.)

NOTES PERTAINING TO EXCEPTIONS TO COVERAGE, SCHEDULE B OF ORDER NO. NCS-825805-SL-C1, AMENDMENT NO. 1 REFERENCED TITLE REPORT:

ITEMS 1-10 NOT ADDRESSED BY THIS SURVEY.

ITEM 11 THE LEGAL DESCRIPTION CONTAINED IN THAT CERTAIN DEED EXECUTED BY JAMES PETERSON, IN FAVOR OF SOUTH JORDAN CANAL COMPANY, RECORDED DECEMBER 19, 1884 IN BOOK Y OF DEEDS AT PAGE 936 OF OFFICIAL RECORDS, OVERLAPS AND CONFLICTS WITH THE LAND DESCRIBED HEREIN.
BOUNDARY LINE AGREEMENT RECORDED JUNE 23, 2015 AS ENTRY NO. 12076749 IN BOOK 10336 AT PAGE 6287 OF OFFICIAL RECORDS.
(SURVEY FINDINGS: NO AFFECT, PARCEL IN THIS REPORT DOES NOT ADJOIN THE CANAL AND IS NOT ADJOINING THE BOUNDARY LINE AGREEMENT)

ITEM 12 AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR CUT AND/OR FILL SLOPES AND NECESSARY DRAINAGE DITCHES AND INCIDENTAL PURPOSES, AS GRANTED TO THE STATE ROAD COMMISSION OF UTAH BY INSTRUMENT RECORDED OCTOBER 10, 1953 AS ENTRY NO. 1615444 IN BOOK 1549 AT PAGE 238 OF OFFICIAL RECORDS. NOTE: THE ABOVE EASEMENT PURPORTS TO AFFECT THE SUBJECT PROPERTY, BUT THE EXACT LOCATION CANNOT BE DETERMINED BECAUSE OF AN INCOMPLETE LEGAL DESCRIPTION. (THE FOLLOWING AFFECTS A PORTION OF THE SOUTHERLY BOUNDARY OF THE SUBJECT PROPERTY)
(SURVEY FINDINGS: NOT PLOTTABLE)

ITEM 13 THE LEGAL DESCRIPTION CONTAINED IN THAT CERTAIN WARRANTY DEED EXECUTED BY SELDON M. DANIELS ALSO KNOWN AS S. M. DANIELS, IN FAVOR OF H. BLAINE WALKER AND C. HILEA WALKER, HUSBAND AND WIFE AS JOINT TENANTS, RECORDED OCTOBER 13, 1998 AS ENTRY NO. 7116881 IN BOOK 8123 AT PAGE 8 OF OFFICIAL RECORDS, OVERLAPS AND CONFLICTS WITH THE LAND DESCRIBED HEREIN.
(SURVEY FINDINGS: SAID DEED CREATES AN OVERLAP, AS SHOWN)

ITEM 14 EASEMENTS OVER, ACROSS OR THROUGH THE LAND FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, AS GRANTED TO THE UTAH DEPARTMENT OF TRANSPORTATION BY INSTRUMENT RECORDED NOVEMBER 26, 2007 AS ENTRY NO. 10283101 IN BOOK 9540 AT PAGE 5689 OF OFFICIAL RECORDS.
(SURVEY FINDINGS: AS SHOWN)

ITEM 15 VEHICULAR ACCESS IS LIMITED TO OPENINGS PERMITTED BY THE UTAH STATE DEPARTMENT OF TRANSPORTATION IN ACCORDANCE WITH SECTION 41-6A-714, UTAH CODE ANNOTATED, AS AMENDED 2005.
(SURVEY FINDINGS: NOT PLOTTABLE)

ITEMS 16-18 NOT ADDRESSED BY THIS SURVEY.

NARRATIVE OF BOUNDARY:

SCOPE
BENCHMARK ENGINEERING & LAND SURVEYING, LLC WAS RETAINED BY KAMERON SPENCER OF CENTURY COMMUNITIES TO PERFORM AN ALT/NSPS SURVEY OF SUBJECT PROPERTY AS SHOWN HEREON.

NARRATIVE
DURING THE PERFORMANCE OF THIS SURVEY, A DISCREPANCY OF OCCUPATION WAS DISCOVERED NEAR THE NORTHWEST CORNER OF THE SUBJECT PROPERTY. RECORD DESCRIPTIONS PLACE THE BOUNDARY LINE APPROXIMATELY 19 FEET WEST OF AN EXISTING CHAIN LINK FENCE. IT IS RECOMMENDED THAT THIS DISCREPANCY BE ADDRESSED PRIOR TO DEVELOPMENT OF THE SUBJECT PROPERTY.

FURTHERMORE, IT APPEARS THAT THE RECORD DESCRIPTIONS IN THIS AREA WHICH TIE TO THE NORTH QUARTER OF SECTION 27 OR THE SOUTH QUARTER OF SECTION 22 HAVE DISCREPANCIES OF SEVERAL FEET IN A NORTH/SOUTH DIRECTION. IT APPEARS THAT THIS WAS CAUSED FROM TWO MONUMENTS BEING UTILIZED FOR THIS CORNER. OCCUPATION LINES WERE RELIED UPON TO RETRACE THE LOCATION OF THE SUBJECT PROPERTY.

PARCEL 1A AND 1B OF TITLE REPORT ORDER NO. 57161B HAVE NO AFFECT OF THE PROPERTY AT THIS TIME. THE TREASURE ESTATES SUBDIVISION PROVIDES A PUBLIC ACCESS TO PARCEL 1 WHICH FULFILLS THE ACCESS AGREEMENT.

THE R4 SURVEY REFERENCED BELOW WAS USED TO DETERMINE THE PROPERTY LINE BETWEEN THE SUBJECT PROPERTY AND PARCEL 27-27-201-029. IT IS RECOMMENDED THAT A BOUNDARY LINE AGREEMENT BE PREPARED TO DEFINE THE PROPERTY LINE.

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 00°22'14" WEST BETWEEN THE MONUMENTS FOUND MARKING THE NORTH QUARTER CORNER AND THE CENTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AS SHOWN HEREON.

BENCHMARK DESCRIPTION: NORTH QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN (BRASS CAP MONUMENT IN RING AND LID)
ELEVATION: 4439.11 (NAVD88 DATUM, GEOID 12A)

LIST OF REFERENCED DOCUMENTS

- R1) COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, DATED MAY 4, 2018, AS ORDER NO. 57161B
- R2) COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES, DATED MAY 4, 2018, AS ORDER NO. NCS-825805-SL-C1, AMENDMENT NO. 1
- R3) SURVEY PERFORMED BY MICHAEL W. NADEAU ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY SURVEYOR AS FILE NO. S2006-05-0444.
- R4) SURVEY PERFORMED BY R. SHANE JOHANSEN ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY SURVEYOR AS FILE NO. S2013-11-0487.
- R5) STONE RIDGE FARM PHASE 2, RECORDED APRIL 6, 1995 AS ENTRY NO. 6056140 IN BOOK 95 AT PAGE 80 AT THE OFFICE OF THE SALT LAKE COUNTY RECORDER.
- R6) SURVEY PERFORMED BY KAGAN DIXON ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY SURVEYOR AS FILE NO. S2016-10-0743.
- R7) SURVEY PERFORMED BY ROBERT JONES ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY SURVEYOR AS FILE NO. S00-08-0489.
- R8) SURVEY PERFORMED BY MICHAEL WANDEMANN ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY SURVEYOR AS FILE NO. S2014-11-0519.
- R9) SURVEY PERFORMED BY R. LYNN PETERSON ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY SURVEYOR AS FILE NO. S89-03-0088.
- R10) TREASURE ESTATES SUB. PHASE 2, RECORDED JUNE 22, 2018 AS ENTRY NO. 12776225 IN BOOK 2018P AT PAGE 195 AT THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

DRAWN BY: BAL	CHECKED BY: KD	FIELD CREW: KD-ZS-CL	DATE: 5/28/2018	DRAWN FILE: 17030608	SCALE: MEASURES INCH ON FULL SIZE SHEETS ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS
BENCHMARK ENGINEERING & LAND SURVEYING & CIVIL 9130 SOUTH STATE STREET SUITE # 100 SANDY, UTAH 84070 (801) 542-7192 www.benchmarkcivil.com					
PROJECT NO. 1703060					
ALT/NSPS LAND TITLE SURVEY SVA.01 1 OF 2					

Wireless Communications Zoning Text



MEMORANDUM

To: Planning Commission

From: Planning Department

Date: January 23, 2020

Subject: **Ordinance Amendment** Riverton City is proposing amendments to Section 18.175, Wireless Communications Towers, of the Riverton City Code, addressing architectural standards for wireless communications towers and approval processes for towers on school district properties.

Proposed Motion”

I move the Planning Commission continue the public hearing for this ordinance amendment to the February 13, 2020 Planning Commission meeting.

Background

This item was placed on the agenda to consider amendments to the Riverton City Code regarding wireless communication tower design and approval. However, additional time is needed to prepare the proposed text amendment, and so staff is requesting that this item be continued to the February 13, 2020 meeting.

Commission Elections

Minutes

Dec 13, 2019

MEMO

SUBJECT: Planning Commission Minutes, December 13, 2019

The Riverton City Planning Commission met on December 13, 2019 at Riverton City Hall, 12830 South Redwood Road. Due to construction in that building, the audio equipment normally used to record the meeting for transcription was not available. A portable recording system was in place but failed for unknown reasons. Therefore, no audio recording exists for the December 13, 2019 Planning Commission meeting, and no transcription can be made.

Attached are attendance, record of comment, and record of motion sheets for the items on the December 13th Planning Commission agenda. These sheets were compiled by Tim Prestwich with the Planning Department during the meeting, and will constitute the minutes for the December 13, 2019 Planning Commission meeting.



Jason Lethbridge

Development Services Director

O: 801-208-3141 | C: 801-505-2840

Planning Commission Attendance

Meeting Date: Dec 12, 2019 PC Meeting

	Brian Russell	Dennis Hansen	Kent Hartley	Ed James	Troy Rushton	Grant Lefgren	Gary Cannon
PRESENT	X	X	X	X	X	X	X
ABSENT							

Staff Present: X Jason Lethbridge, Development Services Dir; X Craig Bott, Deputy City Attorney;
X Tim Prestwich, Planning Department; X Brian Moore, Engineering Department

- Brian exited after Country View PhE
- Jason entered during Cottonwood Insurance
- Commissioner Ed James recused himself from CountryLife PhE. He sat in the audience during that portion, then returned to his place with the Commission for the remainder of the meeting.

Planning Commission Motion

Meeting Date: December 12, 2019

Item: Apex Rezone

Agenda Item #2a

	Brian Russell	Dennis Hansen	Kent Hartley	Ed James	Troy Rushton	Grant Lefgren	Gary Cannon
Motion		1					
Second				1			

Motion: Motion # 1 (if multiple motions)

Sample Motions:

Motion #1: I move the Planning Commission recommend **approval** of the requested rezone of approximately 0.49 acres located at 2435 West 12600 South, as shown on the accompanying exhibit from RR-22 to C-PO (Commercial Professional Office).

~~Motion #2: I move the Planning Commission recommend **denial** of the requested rezone of approximately 0.49 acres located at 2435 West 12600 South, thus keeping the property zoned RR-22.~~

No Change From Motion In Packet

VOTE:

	Brian Russell	Dennis Hansen	Kent Hartley	Ed James	Troy Rushton	Grant Lefgren	Gary Cannon
AYE	All	AYE					
NAY							
ABSTAIN							

PASS

FAIL

Planning Commission Motion

Meeting Date: December 12, 2019

Item: Country View Condos

Agenda Item #2b

	Brian Russell	Dennis Hansen	Kent Hartley	Ed James	Troy Rushton	Grant Lefgren	Gary Cannon
Motion							✓
Second							

Motion: Motion # 1 (if multiple motions)

I move the Planning Commission **approve** application #PLZ 19-8007 Country View Estates Ph E, to be located at 12529 South 2700 West

~~No~~ Change From Motion In Packet

VOTE:

	Brian Russell	Dennis Hansen	Kent Hartley	Ed James	Troy Rushton	Grant Lefgren	Gary Cannon
AYE	X	X	X		X	X	X
NAY							
ABSTAIN				X			

PASS

FAIL

Planning Commission Motion

Meeting Date: December 12, 2019

Item: My Little Angels

Agenda Item #2c

	Brian Russell	Dennis Hansen	Kent Hartley	Ed James	Troy Rushton	Grant Lefgren	Gary Cannon
Motion							
Second							

Motion: Motion # _____ (if multiple motions)

- *Based on the evidence there is no impact on neighborhood parking*

I move the Planning Commission **approve** application #PLZ 19-2044 My Little Angels Daycare, to be located at 2152 West Arbor Hill Ct with the following conditions:

1. The site, structures, and use shall remain in compliance with any and all applicable Riverton City standards and ordinances, specifically the City Home Occupation Ordinance (18.190) and applicable Building and Fire Codes.
2. Applicant must obtain and maintain a Riverton City business license. .
3. Maximum of 8 children at any time.
4. Maximum of 10 children per day.
5. Total Vehicle Trips (drop-offs and/or pick-ups) may not exceed 12 per day.

No Change From Motion In Packet

VOTE:

	Brian Russell	Dennis Hansen	Kent Hartley	Ed James	Troy Rushton	Grant Lefgren	Gary Cannon
AYE	AII	AYE	_____				
NAY							
ABSTAIN							

PASS

FAIL

Planning Commission Motion

Meeting Date: December 12, 2019

Item: KW Chocolates

Agenda Item #2d

	Brian Russell	Dennis Hansen	Kent Hartley	Ed James	Troy Rushton	Grant Lefgren	Gary Cannon
Motion							
Second							

Motion: Motion # 1 (if multiple motions)

I move the Planning Commission **approve** application #PLZ 19-2045 KW Chocolates, to be located at 3399 West Corsica Drive with the following conditions:

1. The site, structures, and use shall remain in compliance with any and all applicable Riverton City standards and ordinances, specifically the City Home Occupation Ordinance (18.190) and applicable Building and Fire Codes.
2. Applicant must obtain health inspections and clearances as required by the State and County for each level of food production.
3. Applicant must obtain and maintain a Riverton City business license.
4. The household kitchen may be used as allowed by state law until an onsite commercial kitchen is completed.
5. The commercial kitchen will be located in the basement of the house and take up less than 50% of the basement floor space.
6. The commercial kitchen must be inspected and approved by governing agencies.
7. The commercial kitchen must be completed within three (3) years of this conditional use permit. If the commercial kitchen is not complete within three years the business may continue to operate from the home kitchen as allowed by State Law.
8. All other fixed standards and qualifications respecting number of employees, customer visits, parking, hours or operation etc. are in effect whether the applicant uses a home kitchen or a commercial kitchen.

No Change From Motion In Packet

VOTE:

	Brian Russell	Dennis Hansen	Kent Hartley	Ed James	Troy Rushton	Grant Lefgren	Gary Cannon
AYE	All	AYE	—————				
NAY							
ABSTAIN							

PASS

FAIL

Planning Commission Motion

Meeting Date: December 12, 2019

Item: Cottonwood Security

Agenda Item #2e

	Brian Russell	Dennis Hansen	Kent Hartley	Ed James	Troy Rushton	Grant Lefgren	Gary Cannon
Motion		/					
Second				/			

Motion: Motion # 1 (if multiple motions)

I move the Planning Commission **approve** application #PLZ 19-2046 Cottonwood Security, to be located at 2029 West 11800 South with the following conditions:

1. The site, structures, and use shall remain in compliance with any and all applicable Riverton City standards and ordinances, specifically the City Home Occupation Ordinance (18.190) and applicable Building and Fire Codes.
2. If the existing detached garage was completed without a building permit or issued a certificate of occupancy, it must obtain them before the garage can be used for business purposes.
3. Applicant must obtain and maintain a Riverton City business license.
4. The home occupation may use 50% of the floor space of the existing detached garage for product storage. Storage must meet building and fire codes.
5. No outside product storage.
6. Onsite lite fabrication, and/or product assembly.
7. One non-resident employee may work from this location.
8. Owner to provide an off street parking spot for the employee.
9. All other fixed standards and qualifications respecting number of employees, customer visits, parking, hours or operation etc, are in effect.

~~No Change From Motion In Packet~~

VOTE:

	Brian Russell	Dennis Hansen	Kent Hartley	Ed James	Troy Rushton	Grant Lefgren	Gary Cannon
AYE	All	AYE					
NAY							
ABSTAIN							

PASS

FAIL

Planning Commission Motion

Meeting Date: December 12, 2019

Item: Luna Custom Guns

Agenda Item #2f

	Brian Russell	Dennis Hansen	Kent Hartley	Ed James	Troy Rushton	Grant Lefgren	Gary Cannon
Motion						/	
Second		/					

Motion: Motion # _____ (if multiple motions)

1. The site, structures, and use shall remain in compliance with any and all applicable Riverton City standards and ordinances, specifically the City Home Occupation Ordinance (18.190) and applicable Building and Fire Codes.
2. Applicant must obtain and maintain a Riverton City business license.
3. The home occupation may use the existing third car garage for product storage. Storage must meet building and fire codes and ATF requirements.
4. No onsite fabrication, manufacturing and/or product assembly.
5. All other fixed standards and qualifications respecting number of employees, customer visits, parking, hours or operation etc, are in effect.

~~No Change From Motion In Packet~~

VOTE:

	Brian Russell	Dennis Hansen	Kent Hartley	Ed James	Troy Rushton	Grant Lefgren	Gary Cannon
AYE	All	AYE					
NAY							
ABSTAIN							

PASS

FAIL

Planning Commission Motion

Item: Wireless Communication

Agenda Item #2g

	Brian Russell	Dennis Hansen	Kent Hartley	Ed James	Troy Rushton	Grant Lefgren	Gary Cannon
Motion							
Second							

Motion: Motion # _____ (if multiple motions)

No motion. Open and closed public hearing. PC asked questions and made recommendations regarding wireless communications towers.

No Change From Motion In Packet

VOTE:

	Brian Russell	Dennis Hansen	Kent Hartley	Ed James	Troy Rushton	Grant Lefgren	Gary Cannon
AYE							
NAY							
ABSTAIN							

PASS

FAIL

Planning Commission Motion

Meeting Date: December 12, 2019

Item: Butterfield Beckstead Ph2

Agenda Item #3a

	Brian Russell	Dennis Hansen	Kent Hartley	Ed James	Troy Rushton	Grant Lefgren	Gary Cannon
Motion		1					
Second				1			

Motion: Motion # 1 (if multiple motions)

I move the Planning Commission **approve** application #PLZ 19-8005 Beckstead Butterfield Office Ph 2, to be located at 13024 South Redwood Road with the following conditions:

1. Fix minor Riverton City staff redline comments on the plans.
2. Storm drainage systems and accommodations comply with the Riverton City Standards and ordinances, and with the recommendations of the Riverton City Engineering Division.
3. Applicant complete a Long Term Storm Water Management Plan according to Riverton City standards and ordinances.
4. A Land Disturbance Permit must be issued by the City prior to any construction grading on the site.
5. The site and structures comply with any and all applicable Riverton City Standards and ordinances, including the International Building and Fire Codes.
6. The applicant must obtain final approval from utility providers.
7. The applicant must provide city staff with copies of final permits from outside agencies such as FEMA, SLCounty Flood Control and UDOT.
8. All mechanical equipment shall be screened from view by landscaping.

No Change From Motion In Packet

VOTE:

	Brian Russell	Dennis Hansen	Kent Hartley	Ed James	Troy Rushton	Grant Lefgren	Gary Cannon
AYE	All	AYE	—————→				
NAY							
ABSTAIN							

PASS

FAIL

Planning Commission Motion

Meeting Date: December 12, 2019

Item: Minutes

Agenda Item #4a

	Brian Russell	Dennis Hansen	Kent Hartley	Ed James	Troy Rushton	Grant Lefgren	Gary Cannon
Motion							
Second							

Motion: Motion # 1 (if multiple motions)

I move to approve the minutes as is, with minor typographical corrections.

No Change From Motion In Packet

VOTE:

	Brian Russell	Dennis Hansen	Kent Hartley	Ed James	Troy Rushton	Grant Lefgren	Gary Cannon
AYE	A11	AYE					
NAY							
ABSTAIN							

PASS

FAIL

Planning Commission Comments

Meeting Date: December 12, 2019

PUBLIC COMMENTS FOR ITEM 1

1 <i>Alicia Davis - Applicant</i>	2	3	4	5
6	7	8	9	10
11	26	13	14	15

PUBLIC COMMENTS FOR ITEM 2

1 <i>Kent Allred - Applicant</i>	2	3	4	5
6	7	8	9	10
11	26	13	14	15

PUBLIC COMMENTS ITEM 3

1 <i>No comments</i>	2	3	4	5
6	7	8	9	10
11	26	13	14	15

PUBLIC COMMENTS FOR ITEM 4

1 Kelsey Watson — Applicant	2	3	4	5
6	7	8	9	10
11	26	13	14	15

PUBLIC COMMENTS FOR ITEM 5

1 Alex Fruch — Applicant	2	3	4	5
6	7	8	9	10
11	26	13	14	15

PUBLIC COMMENTS ITEM 6

1 Jason Luna — applicant	2	3	4	5
6	7	8	9	10
11	26	13	14	15

PUBLIC COMMENTS FOR ITEM 7

wireless

1 <i>None</i>	2	3	4	5
6	7	8	9	10
11	26	13	14	15

PUBLIC COMMENTS FOR ITEM 9

1 <i>None</i>	2	3	4	5
6	7	8	9	10
11	26	13	14	15

PUBLIC COMMENTS ITEM 10

1 <i>None</i>	2	3	4	5
6	7	8	9	10
11	26	13	14	15



Planning Commission Meeting Agenda
January 23, 2020

PRESENTER: Tim Prestwich

ITEM: **Home Occupation** Gilbert Lance Wilcken is seeking a conditional use for a home occupation, Wilcken Upholstery to be located at 12523 South Redwood Road.

SUMMARY:

FISCAL IMPACT: N/A

FUNDING SOURCE: N/A

RECOMMENDED MOTION OR ACTION:

Follow Public Hearing Procedures



Planning Commission Meeting Agenda
January 23, 2020

PRESENTER: Tim Prestwich

ITEM: **Conditional Use**, Trilogy REP, LLC is seeking a Conditional Use Permit for My Storage Herriman, storage units in a C-G zone for 2.05 acres of property located at 5565 West 13400 South.

SUMMARY:

FISCAL IMPACT: N/A

FUNDING SOURCE: N/A

RECOMMENDED MOTION OR ACTION:

Follow Public Hearing Procedures



Planning Commission Meeting Agenda
January 23, 2020

PRESENTER: Tim Prestwich

ITEM: **Rezone**, Kirk Young with Riverton Ranch LLC is requesting a rezone of about 6.11 acres located at approximately 4245 South 12600 South. The current zoning is RM-14 with an Elderly Housing Overlay, the requested zoning is RM-14 (Residential Multi-Family 14 units per acre) with no overlay.

SUMMARY:

FISCAL IMPACT: N/A

FUNDING SOURCE: N/A

RECOMMENDED MOTION OR ACTION:

Follow Public Hearing Procedures



Planning Commission Meeting Agenda
January 23, 2020

PRESENTER: Tim Prestwich

ITEM: **Rezone**, RD Development is requesting a rezone of about 12.05 acres located at approximately 11845 South Redwood Road. The current zoning is C-PO, C-N, and RR-22, the requested zoning is RM-6 with a Specific Designation.

SUMMARY:

FISCAL IMPACT: N/A

FUNDING SOURCE: N/A

RECOMMENDED MOTION OR ACTION:

Follow Public Hearing Procedure



Planning Commission Meeting Agenda
January 23, 2020

PRESENTER: Tim Prestwich

ITEM: **Zoning Ordinance Text Change**, Riverton City is proposing amendments to Section 18.175, Wireless Communications Towers, of the Riverton City Code.

SUMMARY:

FISCAL IMPACT: N/A

FUNDING SOURCE: N/A

RECOMMENDED MOTION OR ACTION:

Follow Public Hearing Procedure



Planning Commission Meeting Agenda
January 23, 2020

PRESENTER: Tim Prestwich

ITEM: Chair and Vice Chair Elections

SUMMARY:

FISCAL IMPACT: N/A

FUNDING SOURCE: N/A

RECOMMENDED MOTION OR ACTION:

Follow Planning Commission Procedures to elect a Chair and Vice Chair for 2020.