

**RIVERTON CITY, UTAH**  
**ORDINANCE NO. 14-08**

**AN ORDINANCE AMENDING THE RIVERTON CITY GENERAL PLAN TO LOW DENSITY RESIDENTIAL AND REZONING 19.34 ACRES LOCATED AT 12175 SOUTH 3600 WEST FROM RR-22 TO R-3-SD, REQUIRING A MIX OF ½ AND 1/3 ACRE LOTS, KYLE HONEYCUTT REPRESENTING IVORY HOMES, APPLICANT**

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

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

**WHEREAS**, the Riverton City Council has determined that it is in the best interest of the public to amend the Riverton City General Plan Land Use Map designation for this property from the current General Plan designation to **Low Density Residential** and amending the zoning of the property from RR-22 to R-3-SD (Residential Single Family with 14,000 sf minimum lot size, with Specific Development Designations as follows:

1. A minimum of ½ of the lots developed within this property shall be a minimum of .5 acres in size.
2. All lots adjacent to the south property line shall be a minimum of ½ acre in size.
3. Two access points shall be allowed to the property, one on the north and one on 3600 West;

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

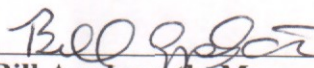
Section 1. The Riverton City General Plan Land Use and Zoning Maps shall be, and hereby is, amended to reflect the changes as shown in Exhibit "A" attached hereto.

Section 2. This ordinance shall take effect upon passage.

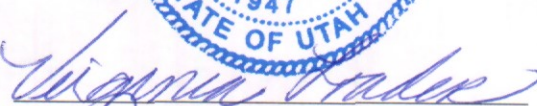
**PASSED AND APPROVED** by the City Council of Riverton, Utah, on this 3rd day of June, 2014 by the following vote:

Council Member Sheldon Stewart	<u>X</u>	Yes	___	No
Council Member Brent Johnson	<u>X</u>	Yes	___	No
Council Member Trent Staggs	<u>X</u>	Yes	___	No
Council Member Paul Wayman	<u>X</u>	Yes	___	No
Council Member Roy Tingey	___	Yes	___	No <i>excused</i>

**RIVERTON CITY**

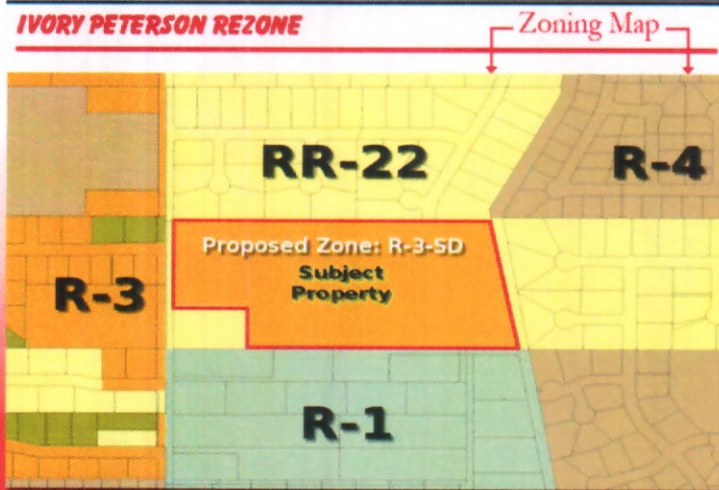
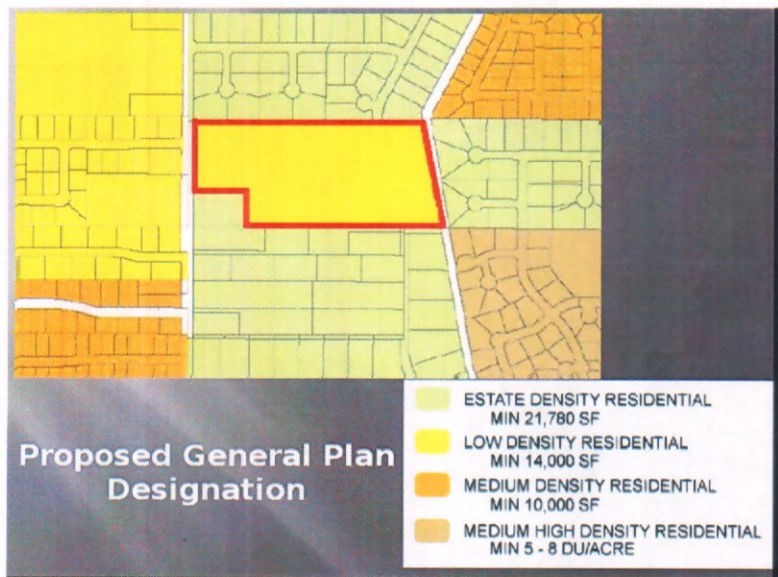
  
Bill Applegarth, Mayor

ATTEST

  
Virginia Loader, MMC  
City Recorder







**Exhibit A**





## Issue Paper

<b>Presenter/Submitted By:</b>	Jason Lethbridge, Planning Manager		
<b>Subject:</b>  <b>GENERAL PLAN AMENDMENT &amp; REZONE, GENERAL PLAN AMENDMENT TO LOW DENSITY RESIDENTIAL AND REZONE OF 19.34 ACRES LOCATED AT 12175 SOUTH 3600 WEST FROM RR-22 TO R-3-SD, REQUIRING A MIX OF ½ AND 1/3 ACRE LOTS, KYLE HONEYCUTT REPRESENTING IVORY HOMES, APPLICANT.</b>	<b>Meeting Date:</b> June 3, 2014		
	<b>Fiscal Impact:</b> N/A		
	<b>Funding Source:</b> N/A		
<b>Background:</b>  Kyle Honeycutt, representing Ivory Homes, has made application for a General Plan amendment and rezone of property located at 12175 South 3600 West. The property consists of 19.34 acres and is currently zoned RR-22. The properties to the north and east are also zoned RR-22. The properties to the south are zoned R-1, and the properties to the west are zoned R-3. The General Plan designation for the property is currently Estate Density Residential, which calls for a minimum ½ acre lots.  The applicant is proposing a mix of lot sizes within development on the property, and has produced a concept plan illustrating the proposal. Essentially, the southern half of the property would consist of ½ acre lots, with the northern half developed as 1/3 acre lots. There are several methods by which this could be accomplished, but what is being proposed by the applicant is an R-3 zone, allowing for a minimum lot size of 1/3 acre, with a Specific Development designation requiring a minimum of ½ of the developed lots within the property to be at least a half-acre in size, and that all of the lots adjacent to the southern property line be that size. The development to the south is currently zoned R-1, and consists of larger, more rural lots with animal rights. The proposed zoning would buffer those lots with the larger half-acre lots. The existing subdivision to the north is zoned RR-22, which also carries animal rights, but with the required fencing as a buffer any impacts will be mitigated there.			
<b>Recommendation:</b>  On May 22, 2014, the Planning Commission voted to recommend APPROVAL of this application.			
<b>Recommended Motion:</b>  "I move that the City Council ADOPT <u>Ordinance No.14-08</u> - amending the General Plan designation to Low Density Residential and rezoning 19.34 acres located at 12175 South 3600 West from RR-22 (Rural Residential ½ acre lots) to R-3-SD (Residential, 14,000 sf min lot site with Specific Development Designation), with the following SD designations:  <ol style="list-style-type: none"><li>1. A minimum of ½ of the lots developed within this property shall be a minimum of .5 acres in size.</li><li>2. All lots adjacent to the south property line shall be a minimum of ½ acre in size.</li><li>3. Two access points shall be allowed to the property, one on the north and one on 3600 West."</li></ol>			

### CERTIFICATE OF POSTING

I, Virginia Loader, the duly appointed and acting Recorder for Riverton City hereby certify that the foregoing Ordinance No. 14- 08 was adopted by the Riverton City Council on the 3rd day of June, 2014, and that after its passage copies were posted at the following locations:

1. City Hall
2. Riverton Library
3. Riverton City Website

Dated this 4th day of June, 2014



Virginia Loader  
Virginia Loader, MMC  
Riverton City Recorder