

RIVERTON CITY, UTAH
ORDINANCE NO. 13-03

AN ORDINANCE REZONING 3.55 ACRES LOCATED AT APPROXIMATELY 11973 SOUTH PARK HAVEN LN FROM R-3 (RESIDENTIAL 14,000 SQUARE FOOT LOTS) TO R-4 (RESIDENTIAL ¼ ACRE LOTS), FREISS DEVELOPMENT, 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 to make the proposed amendment from the current designation of R-3 to **R-4 (Residential Single-Family, 10,000 Square Foot Minimum Lot Size)**

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 7th day of May 2013 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 Al Leavitt	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No
Council Member Tracy Thaxton	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No
Council Member Roy Tingey	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No

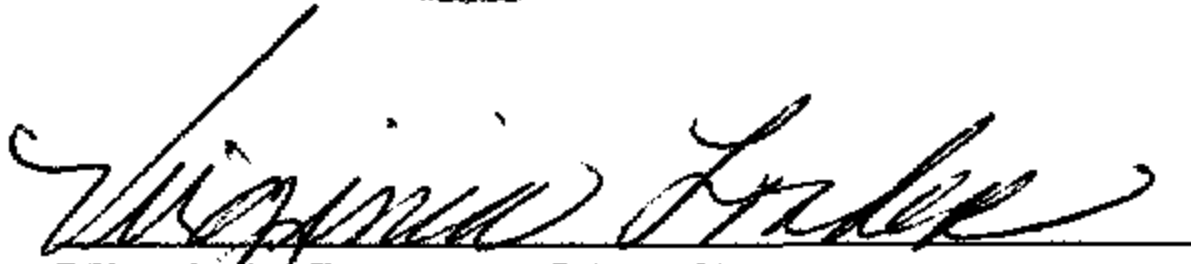


ATTEST

RIVERTON CITY



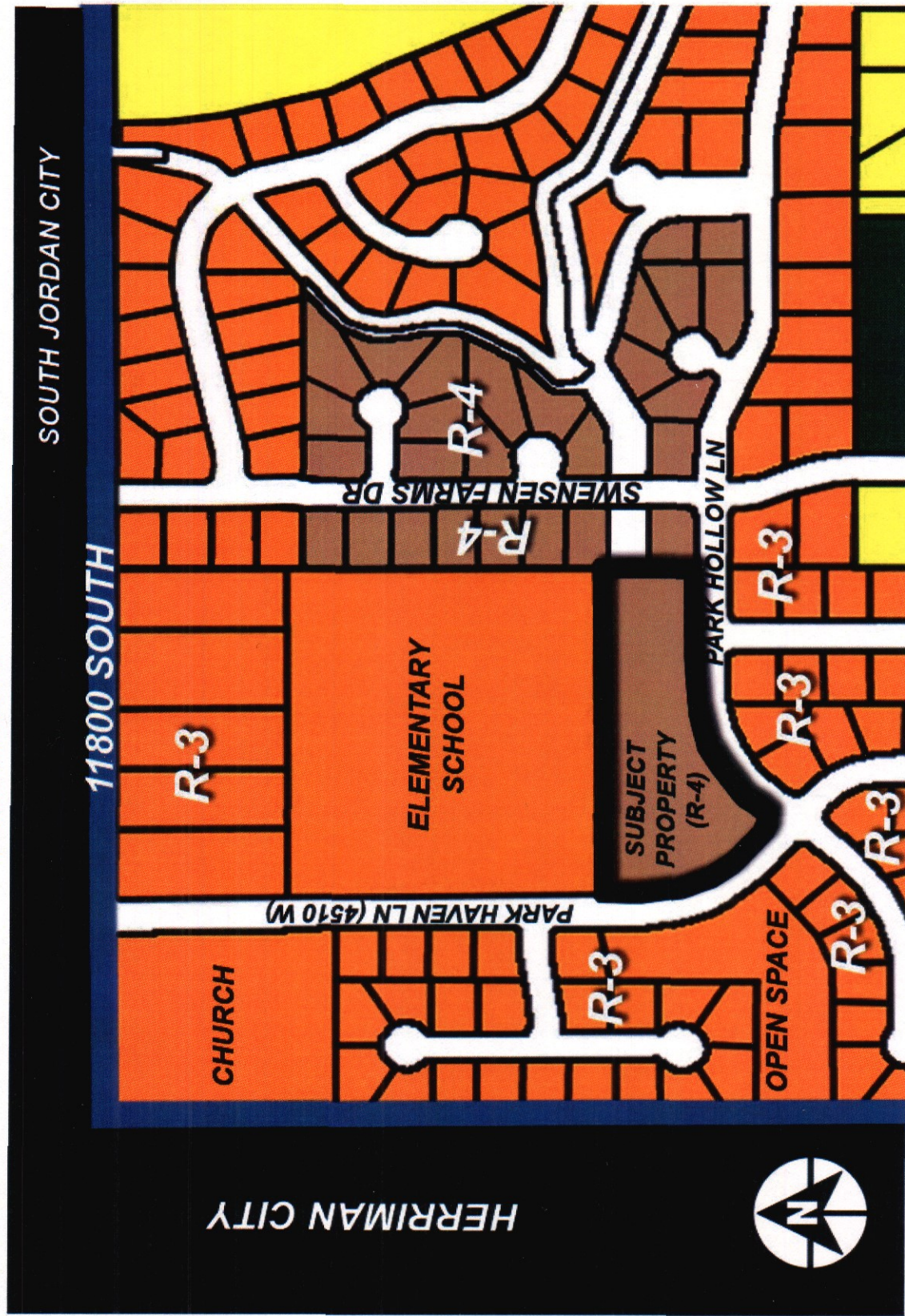
Bill Applegarth, Mayor



Virginia Loader, MMC
City Recorder

Creekside Rezone

Exhibit "A"





Issue Paper

Item No. 4.1

Presenter/Submitted By:	Jason Lethbridge, Planning Manager	
Subject: REZONE, REZONE 3.55 ACRES LOCATED AT APPROXIMATELY 11973 SOUTH PARK HAVEN LN FROM R-3 (RESIDENTIAL 14,000 SQUARE FOOT LOTS) TO R-4 (RESIDENTIAL ¼ ACRE LOTS), FREISS DEVELOPMENT, APPLICANT	Meeting Date: May 7, 2013	
	Fiscal Impact: N/A	
	Funding Source: N/A	
Background: <p>Downing Aiken, representing Freiss Development, has submitted an application for rezoning of 3.55 acres located at 11973 South Park Haven Lane. The property is currently zoned R-3, as is the property to the south and west. The property to the east is zoned R-4, as is the property to the north. However, the property to the north, across the Midas Creek Channel, is an elementary school.</p> <p>The property is part of the Park Haven Subdivision. That development is zoned R-3, but because of the nature of the original approval in 1998, the majority of the lots within the development are ¼ acre lots. The proposed zoning would allow for development of lots that are consistent with the surrounding properties.</p> <p>At a City Council Meeting held March 5, 2013, the City Council tabled this agenda item to May 7th.</p>		
Recommendation: <p>On February 28, 2013, the Planning Commission voted to recommend approval of this rezoning application.</p>		
Recommended Motion: <p>"I move to adopt <u>Ordinance No. 13-03</u>, rezoning 3.55 acres located at approximately 11973 South Park Haven Lane from R-3 (Residential 14,000 square foot lots) to R-4 (Residential, 10,000 square foot lots) with the inclusion of an SD designation limiting development of the property to six (6) lots."</p>		

CERTIFICATE OF POSTING

I, Virginia Loader, the duly appointed and acting Recorder for Riverton City hereby certify that the foregoing Ordinance No. 13-03 was adopted by the Riverton City Council on the 7th day of May 2013, and that after its passage copies were posted at the following locations:

1. City Office located at 12830 South 1700 West
2. Riverton Library
3. Riverton City Website

Dated this 7th day of May 2013



Virginia Loader
Virginia Loader, MMC
Riverton City Recorder